



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, June 26, 2014

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Commissioners Present:
Jim McLean, Chair
Greg Adkins, Vice Chair
Stewart Clifton
Jeff Haynes
Andree LeQuire
Councilmember Hunt

Staff Present:
Rick Bernhardt, Executive Director
Doug Sloan, Deputy Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Bob Leeman, Planning Manager II
Kathryn Withers, Planning Manager II
Cindy Wood, Planner III
Carrie Logan, Planner III
Jason Swaggart, Planner II
Andrew Collins, Planner II
Latisha Birkeland, Planner II
Melissa Sajid, Planner II
Jon Michael, Legal

Commissioners Absent: Hunter Gee, Derrick Dalton, Lillian Blackshear, Jessica Farr

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-664

MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:13 p.m.

B. ADOPTION OF AGENDA

Mr. Adkins moved and Mr. Haynes seconded the motion to adopt the revised agenda. (6-0)

C. APPROVAL OF JUNE 12, 2014 MINUTES

Councilman Hunt moved and Mr. Adkins seconded the motion to approve the June 12, 2014 minutes. (6-0)

D. RECOGNITION OF COUNCILMEMBERS

Council Lady Weiner spoke in favor of Item 2, Item 6, and Item 16.

Council Lady Johnson spoke in favor of Item 13.

Councilmember Westerholm spoke in favor of Item 10 and Item 18.

E. NASHVILLENEXT UPDATE

Mr. Collins presented the NashvilleNext Update.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

1b. 2012SP-029-001

BL2013-353 / TENPENNY
TANKSLEY AVENUE

4. 2013Z-008PR-001

BL2013-392 / WEINER

7. 2014SP-044-001

130 MARIE STREET

9. 2014SP-048-001

1008 JOSEPH AVENUE

11. 2014SP-050-001

NHC CENTRAL PIKE

16. 2014Z-044PR-001

Mr. Haynes moved and Councilmember Hunt seconded the motion to approve the deferred items. (6-0)

G. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

- 2. 2014Z-015TX-001**
BL2014-772 \ WEINER
CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES
- 3. 2014SP-023-001**
2905 DAVIS AVENUE
- 5. 2006SP-022-002**
MORGAN PARK PLACE (AMENDMENT)
- 6. 2014SP-043-001**
SONYA DRIVE TOWNHOMES
- 8. 2014SP-045-001**
410 DONELSON PIKE
- 10. 2014SP-049-001**
16TH & BOSCOBEL
- 12. 2014SP-052-001**
501 CHURCH STREET
- 13. 2014Z-041PR-001**
- 15a. 2014Z-043PR-001**
- 15b. 2014HP-001-001**
- 17. 2014NHC-001-002**
BL2014-801 \ ALLEN
HILLSBORO-WEST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION
- 18. 2014NHC-003-002**
BL2014-812 \ WESTERHOLM
LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION
- 20. 53-84P-002**
ROSE MONTE, PH 3-5
- 21. 53-86P-001**
RIVERGATE SQUARE
- 22. 98-73P-003**
HICKORY HILLS (PARKING LOT EXPANSION)
- 23. 2006S-148G-14**
HERMITAGE CREEK (PRELIMINARY PLAT EXTENSION)
- 25. New employee contracts for Michelle Lacewell and Lisa Milligan.**

- 26. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and SGA/Kresge for grant funds from the Kresge foundation.**
- 27. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and SGA for Non-Profit pass-through for the Integration of Public Health into Transportation Plans.**
- 28. Contract with TDOT for grant funding awarded by MPO to Metro for active transportation program.**
- 32. Accept the Director's Report and Approve Administrative Items**

Mr. Haynes moved and Councilmember Hunt seconded the motion to approve the Consent Agenda. (6-0)

H. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 119-13, Parcel(s) 286

Council District 16 (Tony Tenpenny)

Staff Reviewer: Cynthia Wood

A request to amend the South Nashville Community Plan: 2007 Update to change the Land Use Policy from Single-Family Attached and Detached in Neighborhood General (SFAD in NG) Policy to Transition or Buffer in Neighborhood General Land Use Policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike, (0.26 acres), requested by Dale & Associates, applicant; Thomas, Garrett and Andrew Ford, owners (also see Specific Plan case # 2012SP-029-001).

Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014CP-011-001 to the July 24, 2014, Planning Commission meeting. (6-0)

1b. 2012SP-029-001

BL2013-353 / TENPENNY

TANKSLEY AVENUE

Map 119-13, Parcel(s) 286

Council District 16 (Tony Tenpenny)

Staff Reviewer: Bob Leeman

A request to rezone from RS10 to SP-A zoning for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit automobile parking, requested by Dale & Associates, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Community Plan Amendment Proposal No. 2014CP-011-001).

Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2012SP-029-004 to the July 24, 2014, Planning Commission meeting. (6-0)

Zoning Text Amendments

2. 2014Z-015TX-001

BL2014-772 \ WEINER

CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES

Staff Reviewer: Carrie Logan

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, to modify the conditions pertaining to lot size, setbacks, street standard, landscaping, and hours of operation for construction/demolition landfills and recycling facilities, requested by Councilmember Sheri Weiner, applicant.

Staff Recommendation: Approve with an Amendment to the Council Bill.

APPLICANT REQUEST

Modify the conditions pertaining to construction/demolition landfills and recycling facilities.

Text Amendment

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, to modify the conditions pertaining to lot size, setbacks, street standard, landscaping, and hours of operation for construction/demolition landfills and recycling facilities.

CRITICAL PLANNING GOALS

N/A

EXISTING ZONING CODE

The current code allows Construction/Demolition Landfills as a use permitted with conditions (PC) in the Commercial Limited (CL), Commercial Services (CS) and all industrial zoning districts. The code allows Construction/Demolition Landfills as a special exception use (SE) in the Agricultural (AG), Agricultural/Residential (AR2A), and Mixed Use Intensive (MUI) zoning districts. The code provides for certain performance standards for the use in those districts.

A **Construction/Demolition Landfill** means the disposal of non-biodegradable waste resulting from road building, construction, remodeling, repair or demolition of structures.

Construction and demolition waste, debris, or material means discarded materials resulting from construction, remodeling, repair, demolition, or salvage operations that are generally considered not to be water soluble and nonhazardous in nature, including but not limited to steel, glass, brick, concrete, asphalt material, pipe, gypsum, wallboard, ceiling tiles, ceramic tile, carpeting, and lumber from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure and/or landscaping, and including rocks, soils, tree remains, trees, and other vegetative matter than normally results from land clearing, landscaping and development operations for a construction project.

The current code allows Recycling Facilities as a use permitted with conditions (PC) only in all industrial zoning districts. The code provides for certain performance standards for the use in those districts.

A **Recycling Facility** means a facility, other than a facility open to the public to receive household waste and recyclable material, where any method, technique, or process is utilized to separate, process, modify, convert, treat or otherwise prepare non-putrescible waste so that component materials or substances may be used or reused or sold to third parties for such purposes. The use or reuse of a solid waste may not be used in a manner that would constitute solid waste disposal.

ANALYSIS

Staff is recommending disapproval of the council bill as filed, but approval of the request with amendments. The proposed changes to the Zoning Code would establish additional restrictions on construction/demolition landfill and recycling facility uses where they are currently permitted with conditions in CL, CS and industrial zoning districts.

Construction/demolition landfill and recycling facility uses are necessary to support Davidson County's continued growth. Both uses can help reduce the levels of waste transported to traditional sanitary landfills and the recycling facility use can help reduce Davidson County's overall waste stream. Both uses are appropriate in industrial zoning districts, which accommodate more intense uses and are generally located away from sensitive uses such as residential uses. Further restricting the uses in industrial districts would reduce the potential sites available in Davidson County.

The proposed text amendments would establish additional site criteria and operation standards for construction/demolition landfill uses where they would be permitted by special exception, in agricultural zoning districts and mixed-use intensive zoning districts. Agricultural zoning districts are often located in areas also containing existing and growing residential neighborhoods. The proposed amendments would provide additional safeguards for existing residential uses and zoning districts from the intense uses. The Board of Zoning Appeals will still be required to grant a special exception for construction/demolition uses to ensure it is appropriate in its proposed context.

The proposed text amendment, without the amendment recommended by planning staff would make the following changes to the Code:

Section 17.16.110.A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be ~~five one~~ acres.
2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector or arterial street ~~or a street~~ designated on the major street plan.
3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, ~~two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure,~~ and one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses), and ~~further,~~ the facility shall not be located less than two thousand feet from the property line of any school, religious institution or park.
4. Landscape Buffer Yard. Along all adjacent residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. In addition, the entire facility shall be enclosed by a ~~chain-link type~~ fence constructed in conformance with section 16.24.330 of the metropolitan code at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.

- ~~5. Recycling Facility. If located on the same lot as the construction/demolition landfill, a recycling facility shall be permitted as an accessory use provided it accepts construction/demolition waste only. The provisions of Section 17.16.110.C. shall not apply to an accessory use.~~
- ~~6. All loading, unloading, compacting, sorting, processing or storage shall take place within a completely enclosed building.~~
- ~~5. Hours of operation. No operations shall take place at the facility between the hours of 6:00 p.m. and 7:00 a.m.~~

Section 17.16.110.D. Recycling Facility.

1. Lot Size. The minimum lot area shall be five ~~one~~ acres.
2. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred fifty feet from any zoning district boundary that permits residential uses or a legally occupied residential structure one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses). ~~Notwithstanding the foregoing sentence, recycling facilities located on the same lot as a construction/demolition landfill shall meet all of the setback requirements applicable to construction/demolition landfills.~~
3. Landscape Buffer Yard.
 - a. Along all residential zoning districts permitting residential use, opaque fencing at least eight feet in height shall be constructed in compliance with the terms of Section 17.24.210(G) of the landscape buffer yard requirements. The fencing requirements set forth herein shall supercede the setback requirements for screening walls and fencing contained in Section 17.12.040. Screening in the form of landscape buffer yard Standard D shall be applied outside any required opaque fencing.
 - b. For facilities not adjacent to a zoning district that permits residential uses, the entire facility shall be enclosed by a chain-link type fence at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.
4. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan. A traffic impact study shall demonstrate that traffic generated to/from the site will only use streets where the existing level of service (LOS) is "D," and it is forecasted to remain at a LOS D or better with the proposed recycling facility traffic.
5. All compacting, sorting, processing or storage shall take place within a completely enclosed building. The term "completely enclosed building" means a structure with at least four walls and is totally enclosed when all doors are closed. The enclosed area(s) of a recycling facility shall have concrete floors or floors made of some other hard material that is easily cleanable. All loading and unloading shall take place:
 - a. On a partially enclosed loading dock when the loading dock connects directly to the completely enclosed building in which compacting, sorting, processing or storage takes place; or
 - b. Within a Completely Enclosed Building. If a recycling facility utilizes a loading dock for loading and unloading, the loading dock shall not be used for storage and shall be cleaned of all materials at the close of each business day. The areas around loading docks and other high-traffic areas shall be paved.
6. Hours of Operation. The hours of operation for any recycling facility located adjacent to a zoning district that permits residential uses shall be limited to 7:00 a.m. to 6:00 p.m.
7. Lighting. For any recycling facility located adjacent to a zoning district that permits residential uses, all light and glare shall be directed on-site to ensure that surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.

Section 17.16.210.A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be five acres.
- ~~42.~~ 2. Setback. ~~The facility~~ All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall not be located within a minimum of one hundred feet of from any residential zone district or district permitting residential use property line, and one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses). ~~Further the facility shall not be located within two thousand feet of the property line of any school, religious institution or park.~~
- ~~23.~~ 3. Landscape Buffer Yard. Along all adjacent residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D-1 shall be applied along common property lines.
- ~~34.~~ 4. Street Standard. At a minimum, the construction/demolition landfill uses shall have driveway access on nonresidential collector or arterial streets as designated on the major street plan.
- ~~45.~~ 5. Recycling Facility. If located on the same lot as the construction/demolition landfill, a recycling facility may be permitted as an accessory use provided it accepts construction/demolition waste only and complies with the requirements provided in Section 17.16.110.D.
- ~~6.~~ 6. Hours of operation. No operation shall take place at the facility between the hours of 6:00 p.m. and 7:00 a.m. and between 6:00 p.m. and 9:00 a.m. on weekends.

Staff Recommended Amendment for Approval:

To ensure construction/demolition landfill and recycling facility uses are not further restricted from industrial zoning districts where they are appropriate uses, staff recommends that Section 17.16.110.A (Construction/Demolition Landfill) and Section 17.16.110.D (Recycling Facility) remain as they currently exist in the zoning code with the exception of the proposed changes to the street standard and landscape buffer yard requirements for the construction/demolition landfill uses (Section 17.16.110.A.2 and Section 17.16.110.A.4 respectively).

Staff recommends the changes proposed to Section 17.16.210.A (Construction/Demolition Landfill) remain. With the staff changes to Sections 17.16.110A and 17.16.110.D, and including the proposed changes to Section 17.16.210.A as currently proposed in BL2014-772, staff recommended approval.

Staff's proposed amendments are outlined as follows:

Section 17.16.110.A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be one acre.
2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector or arterial street ~~or a street~~ designated on the major street plan.
3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, two hundred fifty feet from any residential zoning district boundary, and five hundred feet from any residential structure, and further, the facility shall not be located less than two thousand feet from the property line of any school or park.
4. Landscape Buffer Yard. Along all adjacent residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. In addition, the entire facility shall be enclosed by a ~~chain-link type~~ fence constructed in conformance with section 16.24.330 of the metropolitan code at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.
5. Recycling Facility. If located on the same lot as the construction/demolition landfill, a recycling facility shall be permitted as an accessory use provided it accepts construction/demolition waste only. The provisions of Section 17.16.110.D shall not apply to an accessory use.
- 6a. All loading, unloading, compacting, sorting, processing or storage shall take place within a completely enclosed building.

Section 17.16.110.D. Recycling Facility.

1. Lot Size. The minimum lot area shall be one acre.
2. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred fifty feet from any zoning district boundary that permits residential uses or a legally occupied residential structure.
3. Landscape Buffer Yard.
 - a. Along all residential zoning districts permitting residential use, opaque fencing at least eight feet in height shall be constructed in compliance with the terms of Section 17.24.210(G) of the landscape buffer yard requirements. The fencing requirements set forth herein shall supercede the setback requirements for screening walls and fencing contained in Section 17.12.040. Screening in the form of landscape buffer yard Standard D shall be applied outside any required opaque fencing.
 - b. For facilities not adjacent to a zoning district that permits residential uses, the entire facility shall be enclosed by a chain-link type fence at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.
4. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan. A traffic impact study shall demonstrate that traffic generated to/from the site will only use streets where the existing level of service (LOS) is "D," and it is forecasted to remain at a LOS D or better with the proposed recycling facility traffic.
5. All compacting, sorting, processing or storage shall take place within a completely enclosed building. The term "completely enclosed building" means a structure with at least four walls and is totally enclosed when all doors are closed. The enclosed area(s) of a recycling facility shall have concrete floors or floors made of some other hard material that is easily cleanable. All loading and unloading shall take place:
 - a. On a partially enclosed loading dock when the loading dock connects directly to the completely enclosed building in which compacting, sorting, processing or storage takes place; or
 - b. Within a Completely Enclosed Building. If a recycling facility utilizes a loading dock for loading and unloading, the loading dock shall not be used for storage and shall be cleaned of all materials at the close of each business day. The areas around loading docks and other high-traffic areas shall be paved.
6. Hours of Operation. The hours of operation for any recycling facility located adjacent to a zoning district that permits residential uses shall be limited to 7:00 a.m. to 6:00 p.m.
7. Lighting. For any recycling facility located adjacent to a zoning district that permits residential uses, all light and glare shall be directed on-site to ensure that surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.

Section 17.16.210.A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be five acres.
2. Setback. ~~The facility~~ All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall not be located within a minimum of one hundred feet of from any residential zone district or district permitting residential use property line, and one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses). ~~Further the facility shall not be located within two thousand feet of the property line of any school, religious institution or park.~~
23. Landscape Buffer Yard. Along all adjacent residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D-1 shall be applied along common property lines.

34. Street Standard. At a minimum, the construction/demolition landfill uses shall have driveway access on nonresidential collector or arterial streets as designated on the major street plan.
45. Recycling Facility. If located on the same lot as the construction/demolition landfill, a recycling facility may be permitted as an accessory use provided it accepts construction/demolition waste only and complies with the requirements provided in Section 17.16.110.D.
6. Hours of operation. No operation shall take place at the facility between the hours of 6:00 p.m. and 7:00 a.m. and between 6:00 p.m. and 9:00 a.m. on weekends.

CODES ADMINISTRATION RECOMMENDATION

No Exceptions Taken

PUBLIC WORKS RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with an amendment to the Council Bill.

ORDINANCE NO. BL2014-772

An Ordinance amending Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations to modify the conditions pertaining to lot size, setbacks, street standard, landscaping, and hours of operation for construction/demolition landfills and recycling facilities (Proposal No. 2014Z-015TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.16.110 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting the provisions of subsections A. and D. in their entirety, and substituting with the following new subsections A. and D.:

A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be five acres.
2. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector or arterial street designated on the major street plan.
3. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas, shall be located a minimum of one hundred feet from any property line, and one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses). Further, the facility shall not be located less than two thousand feet from the property line of any school, religious institution or park.
4. Landscape Buffer Yard. Along all adjacent residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D shall be applied. In addition, the entire facility shall be enclosed by a fence constructed in conformance with section 16.24.330 of the metropolitan code at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.
5. Hours of operation. No operations shall take place at the facility between the hours of 6:00 p.m. and 7:00 a.m.
6. Recycling Facility. If located on the same lot as the construction/demolition landfill, a recycling facility shall be permitted as an accessory use provided it accepts construction/demolition waste only. The provisions of Section 17.16.110.C. shall not apply to an accessory use.

D. Recycling Facility.

1. Lot Size. The minimum lot area shall be five acres.
2. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses). Notwithstanding the foregoing sentence, recycling facilities located on the same lot as a construction/demolition landfill shall meet all of the setback requirements applicable to construction/demolition landfills.
3. Landscape Buffer Yard.
 - a. Along all residential zoning districts permitting residential use, opaque fencing at least eight feet in height shall be constructed in compliance with the terms of Section 17.24.210(G) of the landscape buffer yard requirements. The fencing requirements set forth herein shall supersede the setback requirements for screening walls and fencing contained in Section 17.12.040. Screening in the form of landscape buffer yard Standard D shall be applied outside any required opaque fencing.
 - b. For facilities not adjacent to a zoning district that permits residential uses, the entire facility shall be enclosed by a chain-link type fence at least eight feet in height. The fence shall be patrolled each day to remove all windblown debris captured by the fence.
4. Street Standard. Driveway access can be from any local street, provided that street is not bounded by any residential zoning district from the driveway access point to the street's intersection with a collector street or a street designated on the major street plan. A traffic impact study shall demonstrate that traffic generated to/from the site will only use streets where the existing level of service (LOS) is "D," and it is forecasted to remain at a LOS D or better with the proposed recycling facility traffic.
5. All compacting, sorting, processing or storage shall take place within a completely enclosed building. The term "completely enclosed building" means a structure with at least four walls and is totally enclosed when all doors are closed. The enclosed area(s) of a recycling facility shall have concrete floors or floors made of some other hard material that is easily cleanable. All loading and unloading shall take place:
 - a. On a partially enclosed loading dock when the loading dock connects directly to the completely enclosed building in which

compacting, sorting, processing or storage takes place; or

b. Within a Completely Enclosed Building. If a recycling facility utilizes a loading dock for loading and unloading, the loading dock shall not be used for storage and shall be cleaned of all materials at the close of each business day. The areas around loading docks and other high-traffic areas shall be paved.

6. Hours of Operation. The hours of operation for any recycling facility located adjacent to a zoning district that permits residential uses shall be limited to 7:00 a.m. to 6:00 p.m.

7. Lighting. For any recycling facility located adjacent to a zoning district that permits residential uses, all light and glare shall be directed on-site to ensure that surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.

Section 2. That Section 17.16.210 is hereby amended by deleting subsection A. in its entirety and substituting with the following new subsection A.:

A. Construction/Demolition Landfill.

1. Lot Size. The minimum lot area shall be five acres.

2. Setback. All buildings, structures, storage containers and areas, and vehicle loading/unloading areas shall be located a minimum of one hundred feet from any property line, and one thousand feet from the property line of any property zoned R, RS, RM, MHP, MUN, OR, ON, or SP (if the SP plan permits residential uses). Further, the facility shall not be located within two thousand feet of the property line of any school, religious institution or park.

3. Landscape Buffer Yard. Along all adjacent residential zone districts and districts permitting residential use, screening in the form of landscape buffer yard Standard D-1 shall be applied along common property lines.

4. Street Standard. At a minimum, the construction/demolition landfill uses shall have driveway access on nonresidential collector or arterial streets as designated on the major street plan.

5. Recycling Facility. If located on the same lot as the construction/demolition landfill, a recycling facility may be permitted as an accessory use provided it accepts construction/demolition waste only and complies with the requirements provided in Section 17.16.110.D.

6. Hours of operation. No operations shall take place at the facility between the hours of 6:00 p.m. and 7:00 a.m. and between 6:00 p.m. and 9:00 a.m. on weekends.

Section 3. Be it further enacted that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Sheri Weiner

Approved (6-0), Consent Agenda

Resolution No. RS2014-163

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-015TX-001 is **Approved with an Amendment to the Council Bill. (6-0)**

Specific Plans

3. 2014SP-023-001

2905 DAVIS AVENUE

Map 072-10, Parcel(s) 020

Council District 07 (Anthony Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 2905 Davis Avenue, approximately 115 feet north of Litton Avenue, (0.26 acres), to permit up to two single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit two single-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 2905 Davis Avenue, approximately 115 feet north of Litton Avenue (0.26 acres), to permit up to two single-family dwelling units on separate lots.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

The SP increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The additional density supports the viability of nearby developing commercial corridors and centers.

The proposed SP promotes walkable neighborhoods by requiring building placement and design elements that create a streetscape that enhances the pedestrian experience. The SP will also eliminate an existing curb cut, reducing the number of potential pedestrian/automobile conflicts.

The property is located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways.

The development increases residential density near an existing transit line. The site is served by an MTA transit line along Gallatin Pike and McGavock Pike. Bike lanes are available on Gallatin Pike connecting the neighborhood with downtown to the southwest.

Further, the additional residential opportunity within a developed area of Nashville helps to mitigate urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county. The SP provides additional housing options in this area of East Nashville.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The proposed SP is consistent with the existing policy. The Neighborhood General policy supports a variety of housing options. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

PLAN DETAILS

The site is located on Davis Avenue to the northeast of the intersection of Gallatin Pike and Litton Avenue. A structure, which is proposed to be demolished, is located on the lot. Surrounding zoning includes R6, OR20 and MUL-A, and the area is characterized by a variety of land uses.

Site Plan

The SP calls for two lots (7.8 DU/AC). Lot 1 is 5,500 square feet and Lot 2 is 5,600 square feet. The SP provides the following requirements:

Use	Single-Family Residential
Minimum Lot Size	5,500 Square Feet
Number of Lots	2
Max FAR	0.6 (per lot)
Max ISR	0.7 (per lot)
Front Yard Setback	20' minimum or in line with adjacent context
Side Yard Setback	3.5'
Rear Yard Setback	20'
Height Standards	2 Stories (29' at front setback and max 35')
Lot Access	Rear Alley

The SP also provides conceptual house plans and provides further limitations which are as follows:

1. EIFS and vinyl siding shall be prohibited.
2. Finished porches shall be elevated a minimum of 24 inches from the abutting average ground area.
3. Porches shall provide a minimum of six feet of depth.
4. Access shall be limited from the alley only with no parking within the front setback.

ANALYSIS

The proposed SP is consistent with the Neighborhood General land use policy. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

•Approved as preliminary SP. Applicant will need to pay required Capacity fees before Final SP or Plat is approved.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

No table was prepared because the proposed zoning will not increase traffic.

SCHOOL BOARD REPORT

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning district would generate one additional student than what is typically generated under the existing R6 district. Students would attend Inglewood Elementary School, Isaac Litton Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to two single-family dwelling units on separate lots.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
3. Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:
4. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Windows shall be vertically oriented at a ratio of 2:1 or greater.
6. EIFS and vinyl siding shall be prohibited.
7. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting average ground elevation.
8. Porches shall provide a minimum of six feet of depth.
9. Maximum height of units shall be 2 stories in 35 feet to the top of the roof.
10. All lots shall have access from Alley #2040.
11. No parking shall be permitted in the front setback.
12. Depict a build-to line 30' from Davis Avenue, consistent with the adjacent existing houses on Davis Avenue, on the final plat.
13. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
14. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

15. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved (6-0), Consent Agenda

Resolution No. RS2014-164

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-023-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

CONDITIONS

1. **Uses within the SP shall be limited to two single-family dwelling units on separate lots.**
2. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.**
3. **Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met.**
4. **Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.**
5. **Windows shall be vertically oriented at a ratio of 2:1 or greater.**
6. **EIFS and vinyl siding shall be prohibited.**
7. **Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting average ground elevation.**
8. **Porches shall provide a minimum of six feet of depth.**
9. **Maximum height of units shall be 2 stories in 35 feet to the top of the roof.**
10. **All lots shall have access from Alley #2040.**
11. **No parking shall be permitted in the front setback.**
12. **Depict a build-to line 30' from Davis Avenue, consistent with the adjacent existing houses on Davis Avenue, on the final plat.**
13. **A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.**
14. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.**
15. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

Zone Changes

4. 2013Z-008PR-001

BL2013-392 / WEINER

SAWYER BROWN ROAD (UNNUMBERED)

Map 128, Parcel(s) 045

Council District 22 (Sheri Weiner)

Staff Reviewer: Jason Swaggart

A request to rezone from SP to RS80 zoning for property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive (39.09 acres), requested by the Metro Planning Department and Councilmember Sheri Weiner, applicants; Community Bank & Trust, owner.

Staff Recommendation: Defer to the August 14, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2013Z-008PR-001 to the August 14, 2014, Planning Commission meeting. (6-0)

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

5. 2006SP-022-002

MORGAN PARK PLACE (AMENDMENT)

Map 082-09-0-J, Parcel(s) 001-010, 019-029, 031-033, 035-040, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 400, 402, 404, 406, 408, 412, 416, 418, 420, 422
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

A request to amend the Morgan Park Place Specific Plan district for various properties located along 4th Avenue North, 5th Avenue North and Van Buren Street, between 3rd Avenue North and 5th Avenue North, to amend the caption of BL 2006-1037 to allow a total of 72 residential units where 72 residential units were shown on the preliminary SP plan but where 60 residential units were identified in the original Council Bill, to eliminate condition #2 since a greenway has been constructed and to clarify that all other provisions of BL 2006-1037 remain in place, requested by Lawrence Bros., LLC and the Metro Planning Department, applicants; various property owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

SP amendment to permit the correct number of units and remove a specific condition in the original council bill.

Amend SP

A request to amend the Morgan Park Place Specific Plan district for various properties located along 4th Avenue North, 5th Avenue North and Van Buren Street, between 3rd Avenue North and 5th Avenue North, to amend the caption of BL2006-1037 to allow a total of 72 residential units where 72 residential units were shown on the preliminary SP plan but where 60 residential units were identified in the original Council Bill, to eliminate condition #2 since a greenway has been constructed and to clarify that all other provisions of BL2006-1037 remain in place.

Existing Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan.

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

Urban Mixed-Use Neighborhood (T4 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

Consistent with Policy?

Yes. The proposed amendment does not change any design requirements or permit additional uses not shown on the Council approved site plan. The existing site plan provides for a mixture of residential uses and nonresidential uses consistent with the policy.

PLAN DETAILS

The Morgan Park Specific Plan was originally approved by Council in May of 2006. It sits on the north side of Van Buren Street between 3rd Avenue North and 5th Avenue North. The development is broken down into two areas – East and West. East is between 3rd and 4th and West is between 4th and 5th.

A majority of the development is constructed (approximately 38 units). Areas not constructed are located at the northeast corner of 5th and Van Buren, the northwest corner of 4th and Van Buren and northwest of 3rd and Van Buren. A final site plan was recently approved for the corner of 5th and Van Buren and the corner of 4th and Van Buren, leaving only the northwest corner of 3rd and Van Buren without any specific construction details/approvals.

The Council approved preliminary SP plan permits residential (townhomes, flats and detached units) as well retail, office and restaurant. Following is a table that breaks out the development rights as detailed on the approved preliminary SP plan:

	East	West	Total
Multi-Family Town Homes*	22	18	40
Single Family	18	10	28
	0	4	4
Total Res. Units	40	32	72

*Town Homes account for Multi-Family

	East	West	Total
Non Residential (sq ft.)	21,452	19,316	40,768

While the Council approved preliminary SP plan identifies a maximum of 72 units, the enacting Council Ordinance limits the development to 60 residential units, consisting of 28 multi-family units, 28 townhomes and four single-family units.

The greenway required by the Council Ordinance has been constructed.

STAFF ANALYSIS

While it is not clear why the ordinance was inconsistent with the site plan, the approved plan was reviewed by staff and considered by the Planning Commission. Since the greenway has been constructed then the condition is no longer relevant; however, all other requirements in the current Council Ordinance should remain.

MHZA RECOMMENDATION

Approve

FIRE MARSHAL’S OFFICE

N/A

PUBLIC WORKS RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions.

CONDITIONS

1. Requirements specified in BL2006-1037 not specifically amended shall remain in effect.

Resolution No. RS2014-165

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-022-002 is **Approved with conditions and disapproved without all conditions. (6-0)**

CONDITIONS

1. Requirements specified in BL2006-1037 not specifically amended shall remain in effect.

6. 2014SP-043-001

SONYA DRIVE TOWNHOMES

Map 114, Parcel(s) 210
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R40 to SP-R zoning for property located at 7295 Sonya Drive, approximately 1,360 feet north of Old Hickory Boulevard (1.83 Acres), to permit up to 16 residential dwelling units, requested by Dale & Associates, applicant; Ismail, Nabeel and Mona Mohammed, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit 16 townhome units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R40) to Specific Plan-Residential (SP-R) zoning for property located at 7295 Sonya Drive, north of Old Hickory Blvd (1.83 acres), to permit up to 16 residential townhome units.

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 1 lot including 1 duplex, for a total of 2 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. The Specific Plan included only one residential building type.

CRITICAL PLANNING GOALS

- N/A

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm.

T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm.

Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. This lot is surrounded by land uses that are at a higher residential density than R40. This SP is consistent with the existing surrounding neighborhood. Allowing similar type structures, such as townhomes, on this lot is consistent with the development pattern in the neighborhood.

PLAN DETAILS

The subject site is approximately 1.83 (79,715 SF) acres in size. There is an existing single-family structure located on the lot that will be removed. North of this site are apartments located in an R10 zoning district. To the south, townhomes are located in an RM9 zoning district. This single family property is surrounded by higher density.

Site Plan

The SP is for 16 townhouses in four buildings- each with four units. Units are a maximum of three stories in 35 feet to the top of the ridge. All units will provide a porch entry on the front facade. Finished floors and porches will be raised a minimum of 18 inches and a maximum of 30 inches from the abutting average ground elevation.

A sidewalk is proposed along the interior of the site, providing pedestrian access to Sonya Drive, and along the frontage of Sonya Drive. Landscaping is shown throughout the development, which includes buffering around the dumpster enclosure and the guest parking areas. A landscape buffer has been provided along the south property line. Heavy vegetation along the north and east property line shall remain. Stormwater management areas have been provided on the south portion of the site.

The proposed townhomes are to be built in character with the adjacent Stoneridge Townhome Development to the south of this property. A conceptual elevation has been included with the preliminary SP. The applicant has stated that the building exteriors shall consist of masonry products; no vinyl is permitted. The SP includes notes that address design considerations. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan.

A geotechnical study shall be required with the final site plan. If the report identifies problem soils on site, the report shall address engineering design techniques to mitigate for the problem soils, or the number of units shall be reduced with a redesigned layout to avoid the problem soils.

FIRE MARSHAL RECOMMENDATION

- N/A for the zone change - FD access & fire flow not approved.

STORMWATER RECOMMENDATION

- Preliminary SP approved

HVUD RECOMMENDATION

- Detailed construction plans for water and sewer will need to be submitted to Harpeth Valley for review and approval at the appropriate time.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate recycling container within the dumpster enclosure prior to final SP.

Maximum Uses in Existing Zoning District: **R40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.83	1.08 D	2 U*	20	2	3

*Based on one two-family lot.

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.83	-	16 U	107	9	10

Traffic changes between maximum: **R40** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 14 U	+87	+7	+7

SCHOOL BOARD REPORT

Projected student generation existing R40 District: 0 Elementary 0 Middle 0 High
 Projected student generation proposed SP District: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing R40 zoning district. Students would attend Grower Elementary School, H.G. Hill Middle School, and Hillwood High School. H. G. Hill Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle students.

Fiscal Liability

The fiscal liability of 3 new middle school students is \$70,500.00 (3 X 23,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

The proposed SP is consistent with the Suburban Neighborhood Maintenance land use policy, and the plan meets three critical planning goals. Staff recommends approval of the SP with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses include 16 residential units.
2. A geotechnical study shall be required with the final site plan. If the report identifies problem soils on site, the report shall address engineering design techniques to mitigate for the problem soils, or the number of units shall be reduced with a redesigned layout to avoid the problem soils.
3. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the ridge. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Add the following note to plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 2,200 square feet.

Approved (6-0), Consent Agenda

Resolution No. RS2014-166

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-043-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

CONDITIONS

1. Permitted uses include 16 residential units.
2. A geotechnical study shall be required with the final site plan. If the report identifies problem soils on site, the report shall address engineering design techniques to mitigate for the problem soils, or the number of units shall be reduced with a redesigned layout to avoid the problem soils.
3. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the ridge. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.

d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.

e. Porches shall provide a minimum of six feet of depth.

4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.

5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

8. Add the following note to plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 2,200 square feet.

7. 2014SP-044-001

130 MARIE STREET

Map 071-15, Parcel(s) 018

Council District 05 (Scott Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for property located at 130 Marie Street, approximately 520 feet west of Meridian Street, (0.16 acres), to permit up to two detached units, requested by Dale & Associates, Inc., applicant; Regal Homes, owner.

Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-044-001 to the July 24, 2014, Planning Commission meeting. (6-0)

8. 2014SP-045-001

410 DONELSON PIKE

Map 096-09, Part of Parcel(s) 074

Council District 15 (Phil Claiborne)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 and OL to SP-R zoning for property located at 410 Donelson Pike, at the northwest corner of Lakeland Drive and Donelson Pike (2.04 Acres), to permit up to 15 residential units, requested by Third Coast Design Studio, applicant; Ronald Grizzard and Frank Batson, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit up to 15 detached dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) and Office Limited (OL) to Specific Plan – Residential (SP-R) zoning for property located at 410 Donelson Pike, at the northwest corner of Lakeland Drive and Donelson Pike (2.04 Acres), to permit up to 15 residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 8 lots with 2 duplex lots for a total of 10 units.*

Office Limited (OL) is intended for moderate intensity office uses.

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

The subject site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The request provides an additional housing option in the area.

DONELSON/HERMITAGE COMMUNITY PLAN

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed development permits residential uses, which is supported by the policy. Units are also detached along Lakeland Drive, which is consistent with the single-family units which are on the opposite side Lakeland Drive. A portion of the site is zoned for office uses and the proposed SP would bring the zoning in compliance with the land use policy.

PLAN DETAILS

The approximately 2.04 acre site is located in the Donelson area along the north side of Lakeland Drive. It is approximately 400 feet west of Donelson Pike. The property is mostly vacant, but does contain a single-family dwelling. The site is relatively flat and includes open field and some wooded areas. There are no known environmentally sensitive areas on the site. A portion of the site, closest to Donelson Pike is zoned for office uses (OL).

Site Plan

The plan calls for 15 detached residential units. A majority of the units front onto Lakeland Drive or a small courtyard. The 15 homes are broken into three separate courtyard clusters, each consisting of five units. Each cluster has access onto Lakeland Drive. Each unit contains a two car garage. The plan also calls for Lakeland Drive to be broadened to accommodate additional parking. All the garages are located in an area where they are not visible from Lakeland Drive. The plan also includes conceptual elevations for three unit types. The plan provides for the future extension of Seneca Drive by providing a right of way reservation within an area currently shown for a courtyard.

ANALYSIS

The plan is consistent with the land use policy and meets two critical planning goals. The plan also provides for the future extension of Seneca Drive which runs north to south. The portion of Seneca that abuts the northern property line and the portion of Seneca that is located on the south side of Lakeland Drive are not built and only consist of right-of-way. It is likely that Seneca will not be extended, but this plan would permit the extension if it were ever needed.

FIRE MARSHAL’S OFFICE

Approved with conditions

- Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. 2006 IFC B105.1 One- and two-family dwellings.
- The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m2) shall be 1,000 gallons per minute (3785.4 L/min) for duration of 2 hours.} 1,000 gpm @ 20 psi required. 1,300 gpm @ 20 psi per plan. 5/30/14 - This approval for single family detached homes only.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

The developer’s final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.02	4.35 D	5 U*	48	4	6

*Based on one two-family lot.

Maximum Uses in Existing Zoning District: **OL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.24	0.75 F	73,180 SF	1049	147	161

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.26	-	15 U	251	15	30

Traffic changes between maximum: **R10 and OL** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-846	-136	-137

STORMWATER RECOMMENDATION

Approve with conditions

- Adequate room for detention / water quality may not be available for the western portion of the site. If additional area is required, then lots shall be removed to make additional room, as necessary.

WATER SERVICES

Approve

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate three more students than what is typically generated under the existing R10 zoning district. Students would attend McGavock Elementary School, Two Rivers Middle School, and McGavock High School. McGavock Elementary and Two Rivers Middle School are both identified as over capacity. There is capacity within the cluster for additional elementary and middle school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with Neighborhood General land use policy and meets several critical planning goals.

CONDITIONS

1. Uses shall be limited to 15 detached residential units.
2. Prior to the issuance of any building permits, a right-of-way reservation for the extension of Seneca Drive shall be platted.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Resolution No. RS2014-167

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-045-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

CONDITIONS

1. Uses shall be limited to 15 detached residential units.

2. Prior to the issuance of any building permits, a right-of-way reservation for the extension of Seneca Drive shall be platted.

3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

9. 2014SP-048-001

1008 JOSEPH AVENUE

Map 082-03, Parcel(s) 026

Council District 05 (Scott Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for property located at 1008 Joseph Avenue, approximately 230 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-048-001 to the July 24, 2014, Planning Commission meeting. (6-0)

10. 2014SP-049-001

16TH & BOSCOBEL

Map 083-13, Parcel(s) 483

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 404 South 16th Street, at the southwest corner of South 16th Street and Boscobel Street (0.14 Acres), to permit three detached units, requested by Dale & Associates, applicant; Dan Sloss, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit up to 3 detached dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 404 South 16th Street, at the southwest corner of South 16th Street and Boscobel Street (0.14 Acres), to permit three detached units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 1 lot, including 1 duplex, for a total of 2 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choices
- Supports Infill Development

The proposed SP supports development that is consistent with the character of surrounding development and creates an opportunity for infill housing. In addition, the site is served by an existing transit route that runs along Shelby Avenue, which will be supported by the additional density proposed by the SP.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes, the proposed SP is consistent with the existing policy. The Neighborhood General policy supports a variety of housing options. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

PLAN DETAILS

The site is located at the southwest corner of the intersection of Boscobel Street and South 16th Street. Currently there is an existing single-family dwelling that is proposed to be removed. Surrounding zoning is R6, and the area is predominantly residential. Access to the site is from both South 16th Street and Boscobel Street.

Site Plan

The plan proposes 3 detached residential units. The site slopes significantly toward Boscobel Street and includes steep slopes greater than 25% on the northern half of the property. Several retaining walls are proposed throughout the site. A landscape buffer is proposed along the western property line where the site is adjacent to an existing vacant residential lot.

The overall site layout includes two units that front on South 16th Street and one unit that fronts on Boscobel Street. Since the corner unit will have a side façade fronting South 16th Street, it is important that this unit is designed so that the units relate well to those streets and enhance the pedestrian experience. Architectural images have not been included with the preliminary SP. The plan, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. The maximum height of the units will be three stories in 35' measured to the eave. Building elevations will be submitted and reviewed with the final SP site plan.

Two driveways, one from each street, are proposed on the site, and each is intended to also serve as a parking pad for one unit. Parking is provided off the alley for the unit at the corner of South 16th Street and the alley. Each unit includes two surface parking spaces. The SP is in close proximity to an existing transit line and bikeway that runs along Shelby Avenue. Sidewalks are proposed along both the South 16th Street and Boscobel Street frontages. A rain garden is proposed at the corner of 16th and Boscobel to address stormwater concerns.

LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION OVERLAY

This property is located in the proposed Lockeland Springs-East End Neighborhood Conservation Overlay expansion area (2014NHC-003-002), which is also on the June 26, 2014, Planning Commission agenda. MHC staff has reviewed the proposal for an SP at the southwest corner of S. 16th Street and Boscobel and recommend approval of the project.

ANALYSIS

The proposed SP is consistent with the existing Neighborhood General land use policy and meets two critical planning goals. Although the site does not have alley access, it is situated on a corner. In addition, the topography of the site is challenging. Consequently small cottages as proposed complement the neighborhood. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- See roads comments

WATER SERVICES RECOMMENDATION

Approved

- Applicant will need to pay capacity fees before the Final SP Stage.
- Applicant/Engineer will need to contact our Department to possibly look at the abandonment of the 1” existing water line.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Curb and gutter will be required with the lip of the proposed gutter on the existing EOP.

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.14	7.26 D	2 U*	20	2	3

*Based on one two-family lot.

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.14	-	3 U	29	3	4

Traffic changes between maximum: **R6** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+9	+1	+1

SCHOOL BOARD REPORT

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning district would not generate any more students than what is typically generated under the existing R6 district. Students would attend Warner Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to three detached residential units.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by

5. Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved (6-0), Consent Agenda

Resolution No. RS2014-168

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-049-001 is Approved with conditions and disapproved without all conditions. (6-0)

CONDITIONS

1. Uses within the SP shall be limited to three detached residential units.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

11. 2014SP-050-001

NHC CENTRAL PIKE

Map 087, Parcel(s) 089

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-MU zoning for property located at 4214 Central Pike, at the southeast corner of S. New Hope Road and Central Pike (15.4 Acres), to permit a mixture of uses, requested by Ragan-Smith-Associates, Inc., applicant; Thomas Golden et ux, owners.

Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-050-001 to the July 24, 2014, Planning Commission meeting. (6-0)

12. 2014SP-052-001

501 CHURCH STREET

Map 093-61, Part of Parcel 082

Council District 19, Erica Gilmore

Staff Reviewer: Carrie Logan

A request to rezone from DTC to SP-MU zoning for a portion of property located at 501 Church Street, at the corner of Church Street and 5th Avenue North and located in the Capitol Mall Redevelopment District (0.43 acres), to permit a mixture of uses, requested by the Metro Planning Department, applicant; 501, LLC, owner.

Staff Recommendation: Approve with an amendment and disapprove without an amendment.

APPLICANT REQUEST

Rezone to SP to permit a mixture of uses.

Zone Change

A request to rezone from DTC to SP-MU zoning for a portion of property located at 501 Church Street, at the corner of Church Street and 5th Avenue North and located in the Capitol Mall Redevelopment District (0.43 acres), to permit a mixture of uses.

Existing Zoning

Downtown Code (DTC) is a zoning district category that is intended for high intensity office, retail, restaurant, amusement, and residential use and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) District is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of uses.

CRITICAL PLANNING GOALS

- Promotes Compact Building Design

Compact building design encourages development with a small physical footprint that integrates uses into a coherent form that relates to and complements the surrounding development. In this case, compact building design will efficiently use land by building up rather than out, providing a mixture of uses and providing a portion of property for a public benefit.

DOWNTOWN COMMUNITY PLAN

T6 Downtown Core (T6 DC) is intended to preserve and enhance the “core” of Downtown (roughly the Central Business District) such that it will remain the commercial, civic and entertainment center of Nashville and Middle Tennessee. T6 DC is intended to have the highest intensity of development in the County. T6 DC constitutes the single largest concentration of non-residential development in Middle Tennessee. Offices are the predominant type of development, although the T6 Downtown Core contains a diverse array of land uses including retail, entertainment, civic and public benefit uses, government services, and higher density residential. The highest intensity development is in the central portion of the Core (north of Broadway), with less intensive uses locating in the surrounding “frame” area of T6 Downtown Core, in the SoBro neighborhood.

5th and Church SP Regulating Plan 2014SP-052-001

All provisions of the DTC Core Subdistrict Standards, the General Standards and the Sign Standards, unless modified by the provisions below, shall be applicable to the property.

Building Height (maximum):

- 750 feet

Vehicular Parking, Access and Loading:

- Vehicular access and loading shall be from the alley or an adjacent property. Vehicular access and loading is prohibited from 5th Avenue North and Church Street.
- Any valet drop-off shall not cross the sidewalk corridor but “laybys” may be permitted on 5th Avenue North and Church Street if the development provides additional right-of-way for the layby.

Structured Parking:

- Church St. and 5th Ave. North shall have architectural facade treatments that blend with the character of the building, or provide upper level habitable liners.

Pedestrian Entrances to the building (minimum):

- 5th Ave. North: One clearly marked public pedestrian entrance
- Church St: One clearly marked public pedestrian entrance

Streetscape:

- Sidewalks and street elements (street trees, plantings, and furnishing zones) shall comply with the Major and Collector Street Plan.

General Standards Modified:

- Build-to zone on Church and 5th Avenue North may be expanded from 0' to 35' for a public plaza.
- The lobby height may exceed the general standards.
- Minimum upper floor height may match Metro garage upper floor height.

Consistent with Policy?

Yes. The policy supports a diverse array of land uses including retail, entertainment, civic and public benefit uses, government services, and higher density residential. The highest intensity development is in the central portion of the Core, near this site.

REQUEST DETAILS

This property was rezoned from Commercial Core to SP in 2006 to permit the Signature Tower. In 2011, it was rezoned to DTC to be consistent with the surrounding zoning.

MDHA is purchasing the portion of the parcel that is not requested to be rezoned to build a parking garage. This rezoning will allow development of the remaining portion, consistent with previously approved plans for this site.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

No traffic table was prepared because this request is not anticipated to generate significant additional traffic.

SCHOOL BOARD REPORT

The proposed zoning district would not generate any more students than what is typically generated under the existing DTC zoning district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapprove without all conditions.

CONDITIONS

1. Permitted uses are all uses permitted by DTC.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the DTC zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved (6-0), Consent Agenda

Resolution No. RS2014-169

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-052-001 is **Approved with an amendment and disapprove without an amendment.** (6-0)

Zone Changes

13. 2014Z-041PR-001

BL2014-810 \ JOHNSON
Map Various, Parcels Various
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Jason Swaggart

A request to rezone from R10 to RS10 zoning for various properties located along Anderson Road, Bluewater Drive, Bluewater Trace, Bluewater Way, Brantley Drive, Cedarcliff Road, Charlton Drive, Cherry Hills Drive, Cold Spring Drive, Lera Jones Drive, Moss Landing Drive, Moss Spring Drive, Mosssdale Drive, Owendale Drive, Rogers Court and Safford View Drive, north of Anderson Road (approximately 96 acres), requested by Councilmember Karen Johnson, applicant; various property owners.

Staff Recommendation: Disapprove as submitted; Approve with a substitute ordinance.

APPLICANT REQUEST

Zone change from R10 to RS10.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Single-Family Residential (RS10) zoning for various properties located along Anderson Road, Bluewater Drive, Bluewater Trace, Bluewater Way, Brantley Drive, Cedarcliff Road,

Charlton Drive, Cherry Hills Drive, Cold Spring Drive, Lera Jones Drive, Moss Landing Drive, Moss Spring Drive, Mossdale Drive, Owendale Drive, Rogers Court and Safford View Drive, north of Anderson Road (approximately 96 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre.

According to Metro property records, there are five lots within the proposed rezoning area that have existing duplexes.

Proposed Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

CRITICAL PLANNING GOALS

- Does Not Support a Range of Housing Choices
- Does Not Support a Variety of Transportation Choices
- Does Not Support Infill Development
- Does Not Promote Compact Building Design

The proposed zone change would limit residential development within the boundary to single-family detached where detached duplexes are currently permitted. By limiting development to one residential type, this zone change does not support a range of housing choices. Most of the lots in the subject area contain single-family homes, and only one lot in the area has adequate area to be subdivided. Since most of the lots do not contain adequate area to be subdivided, the only way to provide additional housing choice would be to convert single-family lots to two-family. The area does have bus service. A bus line runs along Anderson Road and along Owendale Drive. Additional density is important in supporting transit service.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

The T3 NM policy is intended to preserve the general character of the area, but it also support some change. The subject area is currently zoned to permit single and two-family uses; however, the area consists of mostly single-family uses. The two-family uses (five lots) are scattered throughout the subject area. While it could be argued that the character of the area would change if a high number of lots with existing single-family were converted to two-family, strategically placed detached two-family homes would enhance the character.

ANALYSIS

The current R10 zoning district permits single-family detached residential as well as duplexes (attached or detached). The proposed zone change to RS10 would eliminate the ability to construct duplexes. Residential diversity is the only aspect of development that this zone change would affect. No differences exist between the bulk standards of the RS10 and R10 zoning districts in the Zoning Code. Building height and parking requirements are the same in both districts, and redevelopment is required to be consistent with adjacent lots in terms of contextual street setbacks. This site falls outside of the Urban Zoning Overlay (UZO), which would allow duplexes to be detached. Detaching future two family dwellings would allow for the existing character of detached dwellings to be maintained. Redevelopment of lots within this neighborhood to duplexes would follow the same requirements as redevelopment of lots to new single-family dwellings. Two-family dwellings as a permitted use in the area would provide an additional housing option and the residents would benefit from and support existing public transit that runs along Nolensville Pike.

Staff proposes a substitute ordinance that would permit duplexes at strategic and appropriate locations. Permitting two-family dwellings at these strategic locations would provide some additional housing choice and opportunities within the developed community. Strategic locations are identified as corner lots where detached duplexes may be incorporated and arranged so that one of the detached duplexes is oriented toward each public street at that intersection. Such an arrangement would mirror the existing character of the neighborhood and maintain the rhythm of the street. Strategic locations would include corner lots with existing, legally built two family dwellings as well as larger corner lots that do not currently have two family dwellings.

STAFF RECOMMENDED AMENDMENT

Staff recommends keeping the following parcels R10, since these properties are slightly larger than 10,000 square feet and are located at strategic locations for two family dwellings:

Parcel	Address	Lot Area
15005014300	414 CEDARCLIFF RD	13,068
15001019900	500 OWENDALE DR	13,068
15002032600	3200 BLUEWATER TRCE	13,504
15005015300	2913 MOSSDALE DR	13,068
15002005000	524 MOSS LANDING DR	14,810
15005023600	428 SAFFORD VIEW DR	13,939
15006008300	2976 BRANTLEY DR	14,810
15002002400	2917 MOSS SPRING DR	13,939
15002031200	3201 BLUEWATER TRCE	13,939
15006005300	2964 BRANTLEY DR	17,860

It is important to note that on June 12, 2014, the Planning Commission approved a concept plan for the larger parcel (parcel 006 and denoted on the above map with a star). If this zone change is approved prior to the construction of two-family dwellings, then two-family dwellings would not be permitted on any lots within the approved subdivision.

STAFF RECOMMENDATION

Staff recommends disapproval of the requested zone change as submitted but approval with a substitute ordinance.

Approved (6-0), Consent Agenda

Resolution No. RS2014-170

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-041PR-001 **is Disapproved as submitted; Approved with a substitute ordinance. (6-0)**

14. 2014Z-042PR-001

Map 033, Parcel(s) 112
Council District 10 (Doug Pardue)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to IWD zoning for property located at 1226 Dickerson Pike, approximately 190 feet east of Campbell Road (1.68 acres), requested by Paul Teller, applicant; John H. Harris et ux, owners.

Staff Recommendation: Disapprove

APPLICANT REQUEST

Zone change from CS to IWD

Zone Change

A request to rezone from Commercial Service (CS) to Industrial Warehousing/Distribution (IWD) zoning for property located at 1226 Dickerson Pike, east of Campbell Road (approximately 1.68 acres).

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

CRITICAL PLANNING GOALS

N/A

PARKWOOD – UNION HILL COMMUNITY PLAN

Mixed Use (MU) is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community

facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

No. The proposed industrial uses are not consistent with Mixed Use Policy, which calls for commercial and residential uses. Industrial uses in this policy area and along this portion of the corridor would set a bad precedent and are inconsistent with the long term vision for the street. The goal of the policy is to have uses that can provide opportunities for living, working and shopping, and to have commercial uses that can serve the surrounding residential areas.

ANALYSIS

This property is located along a commercial corridor with a Mixed Use policy. Many uses permitted, permitted with conditions or a special exception in the IWD zoning district are not supported by the Mixed Use policy. For example, IWD zoning would permit the following uses that are not consistent with Mixed Use policy and not permitted by the existing CS zoning:

- Automobile Repair (PC in CS)
- Automobile Sales (PC in CS)
- Self-Service Storage (PC in CS)
- Vehicular Rental/Leasing (PC in CS)
- Vehicular Sales & Services, limited (PC in CS)
- Wrecker Service
- Artisan Distillery
- Building Contractor Supply (PC in CS)
- Heavy Equipment, Sales and Service
- Manufacturing (light) (PC in CS)
- Microbrewery
- Tank farm
- Motor Freight
- Railroad Station
- Railroad Yard
- Collection Center
- Construction/Demolition Landfill
- Recycling Facility
- Sanitary Landfill
- Waste Transfer

FIRE MARSHAL RECOMMENDATION

- N/A

PUBLIC WORKS RECOMMENDATION

- N/A

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	1.68	0.6	43,908 SF	1917	42	127

Maximum Uses in Proposed Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.68	0.8	58,544 SF	209	18	19

Traffic changes between maximum: **CS** and proposed **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 14,636 SF	-1708	-24	-108

SCHOOL BOARD REPORT

No school support was prepared because the proposed IWD district will generate fewer students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends disapproval since the request is not consistent with the Mixed Use (MU) Land Use Policy.

Ms. Birkeland presented the staff recommendation of disapproval.

Applicant (name unclear), spoke in favor of the application and requested conditional zoning so if the property is ever sold, it will revert back to the previous zoning.

Gary Reinke, 1609 West Road, spoke in opposition to the application and noted that, if approved, the integrity of the area would be compromised.

Applicant stated that he'd like to be a good neighbor and to make the area more appealing.

Chairman McLean closed the Public Hearing.

Councilmember Hunt spoke in favor of staff recommendation of disapproval and noted concerns with approving IWD so close to a residential area.

Mr. Clifton spoke in favor of staff recommendation of disapproval and clarified that there is no conditional zoning.

Mr. Adkins noted that IWD is a very intense use and spoke in favor of staff recommendation of disapproval.

Ms. LeQuire spoke in favor of staff recommendation of disapproval.

Mr. Clifton moved and Councilman Hunt seconded the motion to disapprove. (6-0)

Resolution No. RS2014-171

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-042PR-001 is **Disapproved. (6-0)**

15a. 2014Z-043PR-001

Map 033, Parcel(s) 112
Council District 19 (Erica Gilmore)
Staff Reviewer: Carrie Logan

A request to rezone from SP-MU to DTC zoning for properties located at 201, 203, 205, 207, 209, 215, 217 and 221 Broadway and 109, 113 and 119 2nd Avenue South and at 110 and 116 3rd Avenue South, between 2nd and 3rd Avenues South and located within the Capitol Mall Redevelopment District and the Rutledge Hill Redevelopment District (1.16 acres), requested by Civil Site Design Group, PLLC, applicant; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Rezone to DTC.

Zone Change

A request to rezone from SP-MU to DTC zoning for properties located at 201, 203, 205, 207, 209, 215, 217 and 221 Broadway and 109, 113 and 119 2nd Avenue South and at 110 and 116 3rd Avenue South, between 2nd and 3rd Avenues South and located within the Capitol Mall Redevelopment District and the Rutledge Hill Redevelopment District (1.16 acres).

Existing Base Zoning

Specific Plan-Mixed Use (SP-MU) District is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a hotel and residential uses.

Proposed Base Zoning

Downtown Code (DTC) is a zoning district category that is intended for high intensity office, retail, restaurant, amusement, and residential use and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The rezoning to DTC, along with the Historic Preservation Overlay District, will preserve the historic structures and ensure that new construction is compatible with the historic district through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

DOWNTOWN COMMUNITY PLAN

T6 Second and Broadway (T6 SB) is intended to preserve the historic and cultural prominence of the Second Avenue and Broadway corridors by encouraging the adaptive reuse of historic buildings, creating development that is compatible with the general character of existing buildings on the Second and Broadway corridors, and by maintaining the corridors' ability to move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. The policy encourages the preservation and protection of historic features. The rezoning to DTC, will implement the design principles in the land use policy.

REQUEST DETAILS

This property was rezoned to The Westin Nashville Hotel and Condominiums in 2007 and amended in 2008. Properties included in the request are surrounded by the DTC and the existing Broadway Historic Preservation Overlay. This request would complete the overlay and make the zoning compatible with the zoning of the surrounding properties.

TRAFFIC & PARKING

No table was prepared because this request is not anticipated to generate significant additional traffic over the existing SP-MU zoning and because the DTC does not have a maximum floor area ratio.

SCHOOL BOARD REPORT

No school support was prepared because this request is not likely to generate additional students.

STAFF RECOMMENDATION

Staff recommends approval.

Approved (6-0), Consent Agenda

Resolution No. RS2014-172

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-043PR-001 is **Approved. (6-0)**

15b. 2014HP-001-001

BROADWAY HISTORIC PRESERVATION OVERLAY

Map 093-06-2, Parcel(s) 097-099

Map 093-06-4, Parcel(s) 041-043, 045-047, 049, 050, 056-057

Council District 19 (Erica S. Gilmore)

A request to apply the provisions of the Broadway Historic Preservation Overlay District to various properties located along Broadway, 2nd Avenue South, and 3rd Avenue South, at the corner of Broadway and 2nd Avenue South (approximately 1.16 acres), requested by the Metro Historical Commission and the Metro Planning Department, applicants; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply Historic Preservation Overlay District.

Historic Preservation Overlay District

A request to apply the provisions of the Broadway Historic Preservation Overlay District to various properties located along Broadway, 2nd Avenue South, and 3rd Avenue South, at the corner of Broadway and 2nd Avenue South (approximately 1.16 acres).

Existing Base Zoning

Specific Plan-Mixed Use (SP-MU) District is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a hotel.

Proposed Overlay

Historic Preservation Overlay Districts (HP) are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The Historic Preservation Overlay District is intended to preserve historic structures through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

DOWNTOWN COMMUNITY PLAN

T6 Second and Broadway (T6 SB) is intended to preserve the historic and cultural prominence of the Second Avenue and Broadway corridors by encouraging the adaptive reuse of historic buildings, creating development that is compatible with the general character of existing buildings on the Second and Broadway corridors, and by maintaining the corridors' ability to move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. The policy encourages the preservation and protection of historic features. The proposed Broadway Historic Preservation Overlay District will aid implementation of the design principles in the land use policy.

REQUEST DETAILS

Properties included in the request are surrounded by the existing Broadway Historic Preservation Overlay. This request would complete the overlay, by applying it to the area along Broadway, 3rd Avenue South and Second Avenue South.

Metro Historic Zoning Commission staff recommendation

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120.A. Historic Districts Defined. Historic Preservation and Neighborhood Conservation Districts. These districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meet one or more of the following criteria:

1. The district is associated with an event that has made a significant contribution to local, state or national history; or
2. It includes structures associated with the lives of persons significant in local, state or national history; or
3. It contains structures or groups of structures that embody the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

This area was initially left out of the Broadway Historic Preservation Zoning Overlay to accommodate a Specific Plan (SP) for a hotel development. The SP requires MHZC review of alterations to two of the buildings in the overlay which front Broadway. The hotel is no longer being planned and property owners would like to close the SP so that they are free to request rezoning of individual properties. In concurrence with the original intentions of the SP, property owners have agreed to apply for local historic designation in order to complete the historic district.

Analysis and Findings:

The area proposed to be included is completely surrounded, on all four sides, with the existing historic preservation zoning overlay. Extending the overlay to this portion is key to protecting the district as a whole. The area includes historic and non-historic buildings and parking areas.

The properties meet standard 3 of section 17.26.120.A. of the design guidelines as embodying the distinctive characteristics of their individual types and the overall period of the neighborhood. The expansion completes the National Register nomination which includes the entire southern side of the 200 block of Second Avenue; thereby meeting standard 5 as eligible for listing in the National Register of Historic Places.

Finding proposed extension meets the standards of the ordinance, Staff suggests the Commission recommend to City Council that the Broadway Historic Preservation Zoning Overlay be expanded.

Staff recommends that the Commission adopt the current design guidelines to also apply to the expanded area.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On June 18, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the design guidelines for the Broadway Historic Preservation Overlay District.

STAFF RECOMMENDATION

Staff recommends approval of the expansion of the Broadway Historic Preservation Overlay District.

Approved (6-0), Consent Agenda

Resolution No. RS2014-173

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014HP-001-001 is Approved. (6-0)

16. 2014Z-044PR-001

Map 114, Parcel(s) 119, 124
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to MUL and RM15-A zoning for properties located at 645 Old Hickory Boulevard and 7461 Charlotte Pike, approximately 880 feet east of Sawyer Brown Road (30.51 acres), requested by Dale & Associates, Inc. applicant; Agape Fellowship Church, owner.

Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014Z to the July 24, 2014, Planning Commission meeting. (6-0)

Neighborhood Conservation Overlays

17. 2014NHC-001-002

BL2014-801 \ ALLEN
HILLSBORO-WEST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION
Map 104-10, Parcel(s) 223-227, 232-239
Council District 18 (Burkley Allen)
Staff Reviewer: Melissa Sajid

A request to apply the provisions of the Hillsboro-West End Neighborhood Conservation Overlay District to properties located at 2805, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815 A, 2816 and 2817 Blair Boulevard and at 3201 Hillside Drive, west of Natchez Trace (approximately 5 acres), requested by Councilmember Burkley Allen, applicant; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply Neighborhood Historic Conservation Overlay.

Neighborhood Conservation Historic Overlay

A request to apply the provisions of the Hillsboro-West End Neighborhood Conservation Overlay District to properties located at 2805, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815 A, 2816 and 2817 Blair Boulevard and at 3201 Hillside Drive, west of Natchez Trace (approximately 5 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

Proposed Overlay

Neighborhood Conservation Overlay Districts (NHC) are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The Neighborhood Conservation Overlay District is intended to preserve historic structures within the Hillsboro – West End neighborhood through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

MIDTOWN-GREEN HILLS COMMUNITY PLAN

Residential Low-Medium (RLM) policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Consistent with Policy?

Yes. Both policies encourage the preservation and protection of historic features. The proposed Hillsboro-West End Neighborhood Conservation Overlay District will aid implementation of the design principles provided for both applicable land use policies.

REQUEST DETAILS

Properties included in the request are contiguous to the existing boundary of the Hillsboro-West End Neighborhood Conservation Overlay District. The expansion request includes 13 properties that are located on Blair Boulevard and Hillside Drive, west of Natchez Trace. The housing types included in this request are predominantly single-family residential. The Hillsboro-West End Neighborhood Conservation Overlay District was established by Metro Council in January 2006 and expanded in February 2014. The properties that are the subject of this request were intended to have been included in the expansion that was approved in February 2014.

The Metro Historic Zoning Commission (MHZC) considered this request at its June 18, 2014, meeting and recommended approval. The following background information from the Metro Historical Commission staff was available in the staff report to the MHZC:

Metro Historic Zoning Commission Staff Recommendation

Background:

Councilmember Allen is requesting expansion of the existing Hillsboro-West End Neighborhood Conservation Zoning Overlay. The area proposed is part of the National Register of Historic Places nomination listed in 1993 that is generally bounded by Vanderbilt University campus to the north, I-440 to the south, West End Avenue to the west and Hillsboro Pike to the east. The neighborhood association organized block captains to gauge interest and provide information. Informational public meetings were held on September 14, 2013, September 19, 2013 and January 19, 2014. It was the intention of the neighborhood to include this portion of the district in the most recent expansion approved; however, it was left out due to an administrative error. The neighborhood association met all notice requirements of the Planning Commission, Metro Historic Zoning Commission and the Metro Council.

Applicable Ordinances:

Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

- 1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;*
- 2. It is associated with the lives of persons significant in local, state or national history;*
- 3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;*
- 4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or*
- 5. It is listed or is eligible for listing in the National Register of Historic Places.*

Article III

17.36.110 Historic Overlay Districts Established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

B. Neighborhood Conservation (NC) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, relocated or demolished in part or whole, increased in habitable area, or changed in height unless the action complies with the requirements set forth in this title.

Article IX

17.40.410 Powers and Duties.

A. Creation of Historic Overlay Districts. The Historic Zoning Commission shall review application calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36, Article III, referring written recommendations to the Metropolitan Council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The Historic Zoning Commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public

notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

Analysis and Findings:

Proposed Hillsboro-West End Neighborhood Conservation Zoning Overlay Expansion Meets "Standard 5"

The expansion area is included in the National Register of Historic Places district listed by the National Park Service in 1993. Based on the historic resource survey completed in 2013, the expansion area retains a high concentration of historic integrity.

Staff suggests the Commission recommend to City Council that the Hillsboro-West End Neighborhood Conservation Zoning Overlay be expanded. The district meets standard 5 of section 17.36.10.B of the zoning ordinance and is listed in the National Register of Historic Places.

Staff recommends adoption of the current design guidelines to guide future change in the expansion area.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On June 18, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the existing design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

STAFF RECOMMENDATION

Staff recommends approval of the expansion of the Hillsboro-West End Neighborhood Conservation Zoning Overlay District.

Ms. Sajid presented the staff recommendation of approval.

Council Lady Allen spoke in favor of the application and clarified that this was intended to be part of the expansion overlay earlier this year, but the addresses for these properties were inadvertently left off the caption although they were included in the map.

Tom Cash, 3104 Acklen Avenue, spoke in favor of the application.

Karen Cronin, 2809 Blair Blvd, spoke in favor of the application.

Scott Weiss, 2910 Westmoreland Drive, spoke in favor of the application.

Chairman McLean closed the Public Hearing.

Mr. Clifton moved and Mr. Adkins seconded the motion to approve. (6-0)

Resolution No. RS2014-174

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014NHC-001-002 is Approved. (6-0)

18. 2014NHC-003-002

BL2014-812 \ WESTERHOLM

LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

Map Various, Parcels Various

Council District 06 (Peter Westerholm)

Staff Reviewer: Jason Swaggart

A request to apply the provisions of the Lockeland Springs-East End Neighborhood Conservation Overlay District to various properties located along Boscobel Street, Lillian Street, South 14th Street, South 15th Street, South 16th Street, South 17th Street and Shelby Avenue, north of Shelby Avenue (approximately 39.5 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply Neighborhood Historic Conservation Overlay.

Neighborhood Conservation Historic Overlay

A request to apply the provisions of the Lockeland Springs-East End Neighborhood Conservation Overlay District to various properties located along Boscobel Street, Lillian Street, South 14th Street, South 15th Street, South 16th Street, South 17th Street and Shelby Avenue, north of Shelby Avenue (approximately 39.5 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots.

Proposed Overlay

Neighborhood Conservation Overlay Districts (NHC) are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

CRITICAL PLANNING GOALS

• Preserves Historic Resources

The Neighborhood Conservation Overlay District is intended to preserve historic structures within the Lockeland Springs – East End neighborhood through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

Consistent with Policy?

Yes. The NG policy encourages the preservation and protection of historic features. The proposed Lockeland Springs – East End Neighborhood Conservation Overlay District will aid implementation of the design principles provided for the land use policy.

REQUEST DETAILS

Properties included in the request are contiguous to the existing boundary of the Lockeland Springs – East End Neighborhood Conservation Overlay District. The properties to be included are generally located North of Long Avenue, South of Fatherland Street, east of 14th Street and west of 18th Street. The area consists of mostly single-family uses, but it also includes several two-family uses. The Lockeland Springs – East End Neighborhood Conservation Overlay District was established by Metro Council in September 1985.

The following background information from the Metro Historical Commission staff was available in the staff report to the MHZC.

Metro Historic Zoning Commission staff recommendation

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120.A. Historic Districts Defined. Historic Preservation and Neighborhood Conservation Districts. These districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meet one or more of the following criteria:

1. The district is associated with an event that has made a significant contribution to local, state or national history; or
2. It includes structures associated with the lives of persons significant in local, state or national history; or
3. It contains structures or groups of structures that embody the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The neighborhood hosted general informational meetings on December 11, 2013 and January 13, 2014. A “windshield” architectural resource survey was conducted by staff of the MHZC.

Analysis and Findings:

The area proposed to be included, with the exception of Boscobel Street, includes buildings constructed at the turn-of-the-century and helps to tell the story of the Lockeland Springs-East End neighborhood. The majority of the homes were constructed between the 1890s and the 1930s, as were many of the historic homes in the current boundaries. The extension of the overlay continues the architectural diversity of the rest of the neighborhood with primarily bungalow, and Queen Anne styles. The inclusion of these areas helps to match the neighborhood boundaries with the overlay boundaries. The properties now proposed to be added were not included at time of the initial designation of the neighborhood due to lack of support.

The 1400-1600 blocks of Boscobel Street have characteristics that are unique to the Lockeland Springs-East End Neighborhood Conservation overlay district: it has very few historic structures (only 8 that have frontage on Boscobel) most of which lie near South 17th Street; it lies in a depression where the grade drops more than 20 feet across the length of some of the parcels; one of the block faces lacks an improved alley for vehicular access; there has been significant new construction on these blocks since 2010, most of which is in a contemporary style and two-stories in height with a flat roof form. Despite the lack of historic context, these blocks are important to include in the overlay as new construction here affects the rest of the district, due to its geographic location within the interior of the neighborhood. Because of the scarcity of historic structures and the other noted unique characteristics of these blocks, the design guidelines for new construction will include italicized information to allow infill on the 1400-1600 blocks to meet these additional criteria that may not be appropriate in areas where the historic context is more complete:

- The height of new buildings may be up to 2 stories.
- The width of new buildings may be up to 40 feet.
- The roofs of new buildings may be flat or have minimal slopes.
- Attached garages may be appropriate where there is not an improved alley or where there is a significant grade change of more than 15 feet across the parcel.
- Front loaded garages may be appropriate if there is no improved alley access to the parcel, but they should have a recessed entry.

The properties meet standard 3 of section 17.26.120.A. of the design guidelines as embodying the distinctive characteristics of their individual types and the overall period of the neighborhood and meet standard 5 as eligible for listing in the National Register of Historic Places. Not including Boscobel Street, approximately sixty-one percent (61%) of the principle buildings are considered contributing, meaning they contribute to the historic character of the district. Even including the largely non-contributing blocks of Boscobel, more than half of the buildings are contributing.

Finding that the majority of the buildings meet the standards of the ordinance, Staff suggests the Commission recommend to City Council that the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay be expanded.

Staff recommends that the Commission adopt the current design guidelines, with the additional italicized guidance for the 1400-1600 blocks of Boscobel, to also apply to the expanded area.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On June 18, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay District.

STAFF RECOMMENDATION

Staff recommends approval of the expansion of the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay District.

Approved (6-0), Consent Agenda

Resolution No. RS2014-175

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014NHC-003-002 is **Approved. (6-0)**”

19. 2014NHC-004-001

BL2014-807 \ HOLLEMAN

SYLVAN PARK NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

Map Various, Parcels Various

Council District 24 (Jason Holleman)

Staff Reviewer: Carrie Logan

A request to apply the provisions of the Sylvan Park Neighborhood Conservation Overlay District to various properties located along Colorado Avenue, Dakota Avenue, Idaho Avenue, Murphy Road, Nebraska Avenue, Nevada Avenue, Utah Avenue, Wyoming Avenue, 42nd Avenue North, 44th Avenue North, 45th Avenue North, 46th Avenue North, 47th Avenue North, 48th Avenue North, 49th Avenue North, 50th Avenue North and 51st Avenue North, north of Murphy Road (approximately 40 acres), requested by Councilmember Jason Holleman, applicant; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply Neighborhood Conservation Overlay District.

Neighborhood Conservation Overlay District

A request to apply the provisions of the Sylvan Park Neighborhood Conservation Overlay District to various properties located along Colorado Avenue, Dakota Avenue, Idaho Avenue, Murphy Road, Nebraska Avenue, Nevada Avenue, Utah Avenue,

Wyoming Avenue, 42nd Avenue North, 44th Avenue North, 45th Avenue North, 46th Avenue North, 47th Avenue North, 48th Avenue North, 49th Avenue North, 50th Avenue North and 51st Avenue North, north of Murphy Road (approximately 40 acres).

Existing Base Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

Specific Plan-Mixed Use (SP-MU) District is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

Proposed Overlay

Neighborhood Conservation Overlay Districts (NHC) are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The Neighborhood Conservation Overlay District is intended to preserve historic structures within the Sylvan Park neighborhood through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

WEST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

T4 Urban Open Space (T4 OS) is intended to preserve and enhance existing open space in urban areas. T4 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*.

T4 Urban Neighborhood Center (T4 NC) is intended to preserve, enhance, and create urban neighborhood centers that are compatible with the general character of urban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, civic and public benefit land uses, with residential only present in mixed use buildings. T4 Urban Neighborhood Centers serve urban neighborhoods within a 5 minute walk.

Consistent with Policy?

Yes. All three policies encourage the preservation and protection of historic features. The proposed Sylvan Park Neighborhood Conservation Overlay District will aid implementation of the design principles provided for all three applicable land use policies.

REQUEST DETAILS

Properties included in the request are contiguous to the existing boundary of the Park and Elkins Neighborhood Conservation Overlay District. The majority of the properties included in the expansion are confined by the north side of Nevada Avenue, the south side of Colorado Avenue, 42nd Avenue North to the east and 51st Avenue North to the west. One property on Murphy Road is included. The housing types included in this request are predominately single-family residential, however, there are other residential types including but not limited to two-family and multi-family. The area also includes a SP for a neighborhood center and other nonresidential structures. The Park and Elkins Neighborhood Conservation Overlay District was established by Metro Council in 2013. This request would expand the Park and Elkins Neighborhood Conservation Overlay and rename it to the Sylvan Park Neighborhood Conservation Overlay.

Metro Historic Zoning Commission staff recommendation

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120.A. Historic Districts Defined. Historic Preservation and Neighborhood Conservation Districts. These districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meet one or more of the following criteria:

1. The district is associated with an event that has made a significant contribution to local, state or national history; or
2. It includes structures associated with the lives of persons significant in local, state or national history; or

3. It contains structures or groups of structures that embody the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The neighborhood has discussed the possibility of neighborhood conservation zoning (NCZO) since 1997. An attempt for an overlay, significantly larger than what is now being proposed, failed in 2005 due to lack of support. In 2013 Metro Council adopted the Park & Elkins NCZO, which primarily includes the properties between 42nd Avenue and 51st Avenue on Park and Elkins. The Councilmember now requests an extension to the existing overlay and the renaming of the overlay from Park & Elkins to the Sylvan Park NCZO. Multiple public meetings have been held over the years. Most recently, the neighborhood hosted general information meetings on October 14, 2013 and April 3, 2014 both at the Cohn School. A "windshield" architectural resource survey is currently being conducted by the MHZC and volunteers meeting the Secretary of Interior's Professional Qualifications.

Analysis and Findings:

The area proposed to be included is comprised of buildings constructed at the turn-of-the-century and helps to tell the story of the Sylvan Park neighborhood. The majority of the homes were constructed between the 1890s and the 1940s, as were many of the historic homes in the current boundaries. The extension of the overlay continues the architectural diversity of the rest of the neighborhood with primarily bungalow, Queen Anne and Tudor revival styles. The inclusion of these areas helps to match the neighborhood boundaries with the overlay boundaries.

The purpose of the overlay is to guide growth rather than "freeze" the area in any particular time. Since the adoption of the Park & Elkins Overlay in 2011, the Commission has approved 6 additions, 3 out buildings, and 1 infill with associated outbuilding. There have been no denials.

The properties meet standard 3 of section 17.26.120.A. of the design guidelines as embodying the distinctive characteristics of their individual types and the overall period of the neighborhood.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On June 18, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the design guidelines for the Sylvan Park Neighborhood Conservation Overlay District.

STAFF RECOMMENDATION

Staff recommends approval of the expansion of the Sylvan Park Neighborhood Conservation Overlay District. Ms. Logan presented the staff recommendation of approval.

Councilman Holleman spoke in favor of the application.

John Summers, 5000 Wyoming Ave, spoke in favor of the application; this overlay meets all requirements and criteria.

Jeannine Brush, 4907 Wyoming Ave, spoke in favor of the application.

Nancy Stetten, 4306 Nebraska Ave, spoke in favor of the application and stated that the need for affordable housing is greater than ever, therefore we should not continue to tear down nice, affordable housing. This overlay is the only way to protect the neighborhood.

Isaac Friedman, 4304 Utah Ave, spoke in favor of the application and stated that the homes in Sylvan Park have personality and are works of art; they cannot be replaced.

Jim Hardaway, 4408 Wyoming Ave, spoke in favor of the application and noted that the old homes and character of the neighborhood needs to be protected.

Louise Hardaway, 4408 Wyoming Ave, spoke in favor of the application and clarified that this overlay speaks to the commission's mission statement; the distinctive and diverse character of the neighborhood needs to be preserved.

James Trigg, 5002 Wyoming Ave, spoke in favor of the application.

Pat Lynch, 5002 Wyoming Ave, spoke in favor of the application; the charm of this historic neighborhood needs to be protected.

Jeff Pennig, 147 50th Ave N, spoke in favor of the application.

Caroline Trost, 4310 Dakota Ave, spoke in favor of the application.

Emily Kitos, 4409 Nevada Ave, spoke in favor of the application and noted that she is tired of seeing beautiful old houses torn down.

Jerri Lynn Hilton, 4203 Nevada Ave, spoke in favor of the application.

Charles Gonce, 4200 Wyoming Ave, spoke in favor of the application.

Elaine Hackerman, 4701 Utah Ave, spoke in favor of the application and noted that the ambiance of the neighborhood needs to be protected.

Catherine Hayden, 5000 Wyoming Ave, spoke in favor of the application in order to preserve the character and diversity of the neighborhood.

Peter Brush, 4907 Wyoming Ave, spoke in favor of the application.

Wilson Montgomery, 4309 Nevada Ave, spoke in favor of the application.

Brett Withers, 1113 Granada Ave, spoke in favor of the application and noted that this overlay will keep the area diverse.

Allen Grant, 4508 Wyoming Ave, spoke in opposition to the application and noted that an overwhelming majority of the neighborhood is against it.

Travis Hanley, 4908 Idaho Ave, spoke in opposition to the application and noted that 94% of participating homeowners do not want this.

Lauren Rodgers, 4200 Nebraska Ave, spoke in opposition to the application and stated that it appears to go against young families.

John Rodgers, 4200 Nebraska Ave, spoke in opposition to the application and stated that his family will not be able to stay in the neighborhood if the overlay is passed.

Zach Todd, 4208 Dakota Ave, spoke in opposition to the application.

Dan Shomo, 4804 Idaho Ave, spoke in opposition to the application and noted that Councilmember Holleman indicated that he has enough votes to pass this at council; asked for disapproval.

Tony Hagelgans, 140 51st Ave N, spoke in opposition to the application.

Elayne Crain, 4504 Idaho Ave, spoke in opposition to the application.

Tonya Hanley, 4908 Idaho Ave, spoke in opposition to the application.

Heidi Erby, 4903 Idaho Ave, spoke in opposition to the application and noted that this is too restrictive for upgrades, improvements, or even to sell the house.

Johanna Staubitz, 221 38th Ave N, spoke in opposition to the application.

Robert Francescon, 4807 Nebraska Ave, spoke in opposition to the application.

Mark Lambert, 4302 Utah, spoke in opposition to the application.

John Staubitz, 221 38th Ave N, spoke in opposition to the application.

Leslie Riley, 4302 Utah, spoke in opposition to the application and noted that Sylvan Park does not want this.

Will Sanford, 150 41st Ave N, spoke in opposition to the application.

Stephanie Grant, 4508 Wyoming Ave, spoke in opposition to the application and noted that it does not conform to the West Nashville Community Plan; if approved, residential structures will remain exactly as they are today.

Devon Frost, 4802 Idaho Ave, spoke in opposition to the application and noted that she would like to have a family one day.

Tony Snyder, 4603 Dakota Ave, spoke in opposition to the application.

Griffin Dunham, 4807 Idaho Ave, spoke in opposition to the application and noted that there is not enough data/proof to show that this is good for the neighborhood.

Aaron Dale, 4708 Nebraska, spoke in opposition to the application and stated that it restricts property rights.

Rob Terry, 6525 Jocelyn Hollow Road, spoke in opposition to the application and stated that there has not been enough community meetings.

Christie Bradley, 4707 Idaho, spoke in opposition to the application.

John Kleiner, 4704 Wyoming Ave, spoke in opposition to the application.

Councilmember Holleman noted that the majority of the comments made are not related to the portion that the commission is to consider.

Chairman McLean closed the Public Hearing.

Mr. Haynes inquired why this is moving so quickly.

Councilmember Holleman disagreed and clarified that this started over a year ago in terms of conversation and community meetings started last fall. A compromise could not be reached at those community meetings although he tried for a consensus.

Mr. Haynes expressed concerns and stated that he cannot support it.

Ms. LeQuire noted that just because it meets all the criteria doesn't make it the right tool. Perhaps there are other solutions that also meet the criteria that could draw the neighborhood together. There doesn't seem to be consensus even among the commissioners as to what the proper tool is.

Mr. Adkins stated that he voted against this previously when he was a councilmember and will vote against it now because good planning is having that consensus in the neighborhood. Current landowners should not have their property rights changed unless it is a consensus or there is a radical reason to rezone. The consensus piece is critical. There could be other tools to control some of the outrages and bad examples.

Mr. Clifton noted that there is no right to a rezoning simply because it doesn't violate the general plan. This is a very complex and emotional issues. He stated that he is inclined to support this because it is a small tool that can allow renters a place to be.

Councilmember Hunt stated that he has a hard time telling a property owner what to do with their property.

Councilmember Holleman clarified that this would be the least restrictive historic zoning district in the entire county.

Ms. LeQuire moved to defer.

Mr. Clifton stated that the commission owes it to the councilmember to take a vote; why defer unless we know specifically what we are seeking.

Ms. LeQuire withdrew her motion to defer.

Mr. Clifton moved and Councilmember Hunt seconded the motion to approve. (2-4) Mr. Haynes, Mr. Adkins, Ms. LeQuire, and Chairman McLean voted against.

Mr. Adkins moved and Mr. Haynes seconded the motion to disapprove. (4-2) Mr. Clifton and Councilmember Hunt voted against.

Resolution No. RS2014-176

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014NHC-004-001 is Disapproved. (4-2)

K. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

Planned Unit Developments: final site plans

20. 53-84P-002

ROSE MONTE, PH 3-5

Map 161, Parcel(s) 307

Council District 04 (Brady Banks)

Staff Reviewer: Bob Leeman

A request to revise the preliminary plan and for final site plan approval for a portion of the Rose Monte Residential Planned Unit Development Overlay District located at Zermatt Avenue (unnumbered), approximately 1,780 feet south of Old Hickory Boulevard (19.71 acres), zoned RM15, to revise the layout of 229 multi-family units and to permit mass grading in Phases Three through Five, requested by Wamble & Associates, applicant; MDN, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan and final for grading only.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan for a portion of the Rose Monte Residential Planned Unit Development Overlay District located at Zermatt Avenue (unnumbered), approximately 1,780 feet south of Old Hickory Boulevard (19.71 acres), zoned RM15, to revise the layout of the 229 multi-family units and to permit mass grading in Phases Three through Five.

PLAN DETAILS

History

The original Hickory Heights Villas preliminary PUD was approved by the Metro Council in 1985 for 1,464 total residential units. The PUD was revised by the Planning Commission in 2006, to permit 211 townhomes and 90 condominiums on this portion and another portion of the plan.

The current revision to the preliminary PUD does not change the number of units on this portion of the PUD. The proposed changes to the layout increase the number of housing types from two to four while maintaining an interconnected street system as was originally approved.

Site Layout, Access, & Parking

The proposed PUD plan includes 229 townhome units, which front on several private drives and open space that connect to Zermatt Avenue. Surface parking is located to the rear of all of the units, and sidewalks line all of the drives on both sides. All townhomes units have one and two bedrooms with an overall total of 635 parking spaces. There are also two pocket park areas provided throughout the development.

Topography

There is a large portion of the site that has steep slopes. While this is a "grandfathered" PUD approved under the previous Zoning Code, and where the current Hillside Standards of the Zoning Code would not apply, the proposed revision attempts to minimize the scale and number of retaining walls on this part of the PUD.

Design and slopes

The development will include a townhouse product that is constructed into the hillside, as each set of units will gradually "step up/down" the hills. Some of the units are designed to be split level to minimize grading and to reduce the number of visible retaining walls.

ANALYSIS

The proposed residential layout is consistent with the previously approved preliminary plan for this portion of the PUD. The final site plan for grading only will allow the developer to move forward with infrastructure, while developing more detailed building plans for the development. A second final site plan will be required for the infrastructure and buildings when the applicant is prepared to submit those plans. This proposal does not alter the basic development concept established by the approved PUD plan. The number of units and layout are consistent with the PUD approved by Council. Accordingly, this request is being considered as a revision (minor modification) and does not require Council approval. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.

2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:

- a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
- b. The boundary of the planned unit development overlay district is not expanded;
- c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
- d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
- e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
- f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive;
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive;
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive;
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval;
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

STORMWATER RECOMMENDATION

Approve with Conditions

Erosion Protection & Sediment Control (EPSC) Measures

- Please outline the undisturbed 2+ acres.
- The riser pipe on the outlet control device in the sed basin should not have perforations lower than the live pool elevation.
- The design currently does not have a forebay which would facilitate settling. Add baffle(s) to result in a minimum L:W ratio of 4.
- The design includes an anti-clog collar. I consulted another engineer in the office and it looks like we are moving away from using them because of their performance failures.

FIRE MARSHAL

Approved with Conditions: Fire apparatus access roads shall not exceed 10 percent in grade. Per Jimmy Yates - project will comply.

PUBLIC WORKS RECOMMENDATION

Approved with Conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- With final construction plans include Public Works standard construction details and drawings.
- 10% in grade meets Public Works standards.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS (if approved)

1. Comply with Public Works conditions and all Metro Stormwater conditions.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water Prior to final PUD approval, all conditions of the revised Traffic Impact Study shall be met for off-site improvements and for public streets.
3. No rip-rap rock shall be used to stabilize any slope.
4. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.

Approved (6-0), Consent Agenda

Resolution No. RS2014-177

"BE IT RESOLVED by The Metropolitan Planning Commission that 53-84P-002 is **Approved with conditions. (6-0)**

CONDITIONS (if approved)

- 1. Comply with Public Works conditions and all Metro Stormwater conditions.**
- 2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water Prior to final PUD approval, all conditions of the revised Traffic Impact Study shall be met for off-site improvements and for public streets.**
- 3. No rip-rap rock shall be used to stabilize any slope.**
- 4. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.**
- 5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.**

21. 53-86P-001

RIVERGATE SQUARE

Map 034-05, Parcel(s) 129
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Commercial Planned Unit Development Overlay District located at 1592 Gallatin Pike, at the southwest corner of Gallatin Pike and Alta Loma Road (0.75 acres), zoned R6, to permit a restaurant with a drive-thru window in an existing building, requested by Blind Dog Enterprises, LLC, applicant; Rivergate Square Station, Inc., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of a Planned Unit Development and final site plan to permit an automobile parking.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Commercial Planned Unit Development Overlay District located at 1592 Gallatin Pike, at the southwest corner of Gallatin Pike and Alta Loma Road (0.75 acres), zoned R6, to permit a restaurant with a drive-thru window in an existing building.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *In this instance the land uses are dictated by the PUD Overlay.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD

district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The subject PUD is approved for a variety of commercial and office uses.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The subject site is located in Madison at the southwest corner of side of Gallatin Pike and Alta Loma Road. It is directly in front of the Home Depot. The site is currently developed and consists of a 6,180 square foot building.

Site Plan

The plan calls for a portion of the existing building (2,360 square feet) to be converted into a restaurant, fast-food use. The other uses in the building include medical office and general office. The plan also calls for the addition of a drive-thru window and additional parking.

ANALYSIS

The proposed use is permitted in the PUD and it will be located within the footprint of an existing building. The revision is also not inconsistent with the Council approved preliminary PUD plan. Since there are no major changes and the request is in keeping with the Council approved plan, then staff finds that the proposed revision is a minor modification.

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

FIRE MARSHAL'S OFFICE

N/A

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
5. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Approved (6-0), Consent Agenda

Resolution No. RS2014-178

"BE IT RESOLVED by The Metropolitan Planning Commission that 53-86P-001 is Approved with conditions. (6-0)

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
5. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. **Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.**

22. 98-73P-003

HICKORY HILLS (PARKING LOT EXPANSION)

Map 031, Parcel(s) 148

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

A request to revise the preliminary and for final site plan approval for a portion of the Hickory Hills Planned Unit Development Overlay District located at 533 Hickory Hills Boulevard, approximately 900 feet north of Old Hickory Boulevard, zoned OR20 (12.45 acres), to permit a parking lot expansion, requested by KJ Associates, Inc., applicant, Ervin Equipment, Inc., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of a Planned Unit Development and final site plan to permit an automobile parking.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary and for final site plan approval for a portion of the Hickory Hills Planned Unit Development Overlay District located at 533 Hickory Hills Boulevard, approximately 900 feet north of Old Hickory Boulevard, zoned Office/Residential (OR20) (12.45 acres), to permit a parking lot expansion.

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of xx units. In this instance the land uses are dictated by the PUD Overlay.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The subject PUD is approved for a variety of commercial warehousing, light manufacturing and office uses.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The plan calls for the addition of 24 parking spaces in an area that is currently undeveloped. Other revisions include additional stormwater facilities.

ANALYSIS

Since the proposed parking is permitted in the PUD and does not increase the floor area in the PUD or permit changes not permitted by the PUD enacting ordinance then staff finds that the proposed change is a minor modification.

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;

- f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

FIRE MARSHAL'S OFFICE

N/A

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The plan shall provide a landscape island for a continuous row of parking that contains more than 15 spaces, as required by the landscape standards of the Metro Zoning Code.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Resolution No. RS2014-179

"BE IT RESOLVED by The Metropolitan Planning Commission that 98-73P-003 is Approved with conditions. (6-0)

CONDITIONS

- 1. The plan shall provide a landscape island for a continuous row of parking that contains more than 15 spaces, as required by the landscape standards of the Metro Zoning Code.**
- 2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.**
- 3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.**
- 4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**
- 5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.**
- 6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.**

Subdivision: Concept Plans

23. 2006S-148G-14

HERMITAGE CREEK (PRELIMINARY PLAT EXTENSION)

Map 086, Parcel(s) 249

Council District 12 (Steve Glover)

Staff Reviewer: Latisha Birkeland

A request for a variance from Section 1-9.2 of the Subdivision Regulations to extend the preliminary plat approval to June 26, 2015, for Hermitage Creek Subdivision, approved for 11 single-family clustered lots, requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.

Staff Recommendation: Approve extension of preliminary plat approval to June 26, 2015.

APPLICANT REQUEST

Variance from the Subdivision Regulations to permit an extension of a preliminary plat approved under earlier regulations.

Concept plan extension

A request for a variance from Section 1-9.2 of the Subdivision Regulations to extend the preliminary approval to June 26, 2015, for the Hermitage Creek Subdivision, approved for 11 single-family cluster lots. The previous extension expired on July 26, 2013.

Existing Zoning

Single-Family Residential RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

CRITICAL PLANNING GOALS

N/A

SUBDIVISION DETAILS

The original preliminary plat for Hermitage Creek was approved by the Planning Commission on May 25, 2006, under the previous Subdivision Regulations that were adopted March 21, 1991. The subdivision is located on the east side of Tulip Grove Road between Old Lebanon Dirt Road and Central Pike. The subdivision is approved for 11 single-family cluster lots. The Planning Commission has approved three previous variances to permit the extension of the preliminary plan. The first extension was approved on June 12, 2008, the second extension was approved on May 28, 2009, and the third extension was approved on July 26, 2012.

Current Extension Request

This is a request for a variance from the Section 1-9.2 of the Subdivision Regulations to permit an extension of preliminary to June 26, 2015. The preliminary plat was approved under the previous Subdivision Regulations. Section 1-9.2 of the current Subdivision Regulations prohibits the extension of preliminary plats approved under the Subdivision Regulations adopted March 21, 1991.

2. Subdivisions Submitted or Approved Prior to the Effective Date. Any subdivision submitted as a complete application or approved in preliminary or final form, but not yet expired, prior to the effective date may, at the discretion of the applicant, continue under the subdivision regulations adopted March 21, 1991, as amended, but no extensions shall be granted for these subdivisions.

Section 1-11 of the Subdivision Regulations permits the Planning Commission to grant variances if it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations provided that such variance does not have the effect of nullifying the intent and purpose of these regulations.

The findings are based on a number of criteria. These include conditions unique to the property that are not applicable generally to other property and the particular physical conditions of the property involved. The physical conditions must cause a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.

The applicant has stated that an extension is due to the economic downturn. The current state of the development includes the completion of all water and sewer construction as well as the installation of the curb and cutter and asphalt base for the road and the majority of the grading and drainage structures.

STAFF ANALYSIS

Since most of the infrastructure has been completed, it is appropriate to approve the extension. If the extension is not approved, the applicant would be required to file a new application for Concept Plan approval, and the plan would have to meet current regulations or obtain a variance from regulations.

STORMWATER RECOMMENDATION

Approved

FIRE MARSHAL RECOMMENDATION

Approved with conditions:

1. Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1.

{2006 IFC B105.1 One- and two-family dwellings.

The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for a duration of 2 hours.}

2. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

3. Fire apparatus access roads shall not exceed 10 percent in grade.

ROADS

No exceptions taken.

TRAFFIC AND PARKING

No exceptions taken.

STAFF RECOMMENDATION

Staff recommends approval and that the preliminary plat approval be extended to June 26, 2015.

Approved (6-0), Consent Agenda

Resolution No. RS2014-180

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006S-148G-14 Approves extension of preliminary plat approval to June 26, 2015. (6-0)

Subdivision: Final Plats

24. 2014S-099-001

JOSEPH KNOWLES, RESUB. LOT 5

Map 105-14, Parcel(s) 171
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 853 Bradford Avenue, approximately 210 feet east of 9th Avenue South, zoned R8 (0.48 acres), requested by Campbell, McRae & Associates, Surveying, Inc., applicant; Allen Perry, owner.

Staff Recommendation: Disapprove

APPLICANT REQUEST

Create two lots and grant variances from the infill street frontage and lot size compatibility requirements.

Final Plat

A request for final plat approval to create two lots on property located at 853 Bradford Avenue, approximately 210 feet east of 9th Avenue South, zoned One and Two-Family Residential (R8) (0.48 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The applicant requests final plat approval for a two lot subdivision of property located on Bradford Avenue west of Knowles Avenue in the Green Hills – Midtown community plan area. The proposed subdivision does not meet the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision Regulations. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations; under this section, the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

The existing lot is 20,998 square feet and has 100' feet of frontage on Bradford Drive and is proposed to be subdivided into two lots with the following areas and street frontages:

- Lot 1: 10,499 Sq. Ft., (0.24 Acres), and 50 Ft. of frontage;
- Lot 2: 10,499 Sq. Ft., (0.24 Acres), and 50 Ft. of frontage.

The plan indicates that both lots shall be restricted to single-family residential. An existing dwelling is to remain on Lot 2. Access for both lots is to be restricted to the alley, and parking pads are not permitted within the front setback. The plat also includes a proposed street setback and restricts building height to a maximum of 35 ft.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Residential Medium policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Both lots meet the minimum standards of the R8 zoning district.

Street Frontage

Both lots have frontage on a public street.

Density

Residential Medium land use policy supports density up to 9 dwelling units per acre. The proposed infill subdivision provides a density of 4.2 dwelling units per acres which falls within the range supported by policy.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots created must be equal to or greater than 55 ft which is the smallest lot frontage of the surrounding lots. The proposed subdivision does not meet the lot frontage requirement.

Lot Frontage Analysis	
Minimum Proposed	50'
70% of Average	49.9'
Smallest Surrounding Parcel	55'

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 11,761 square feet, which is the smallest lot area of the surrounding lots. The proposed subdivision does not meet the lot size requirement.

Lot Size Analysis	
Minimum Proposed	10,499 SF
70% of Average	9,300 SF
Smallest Surrounding Parcel	11,761 SF

3. Street setback: The street setbacks for the subject properties are located within the Urban Zoning Overlay (UZO). A front setback of 53.4 feet is proposed. Surrounding homes are setback from about 50 ft to 57 ft.

4. Lot orientation: Both proposed lots are orientated toward Bradford Avenue which is consistent with the existing lot pattern.

Agency Review

All review agencies recommend approval.

Harmony of Development

The proposed subdivision does not meet the Community Character criteria. However, the Planning Commission may grant approval if it determines that the subdivision provides for the harmonious development of the community. In this case, the applicant has proposed several conditions to attempt to meet this provision: restricting the lots to single-family residential, limiting the access to alley access, limiting the building height to 35 ft and adding a platted street setback.

Staff finds that the conditions proposed by the applicant do not overcome the incompatibility of the proposed lots with regard to lot frontage and lot area to provide for the harmonious development of the community.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Conditional if approved

- Bearings reference

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff finds that the proposed subdivision is not consistent with the Subdivision Regulations and, therefore, recommends disapproval of the subdivision.

CONDITIONS (if approved)

1. The final plat shall comply with the conditions of Metro Stormwater.
2. All of the existing driveway other than the area behind the existing structure and driveway ramp on Bradford Avenue shall be removed prior to the recordation of the plat.
3. Add the following note and show on proposed lots: Building height shall be limited to 2 stories in 35 feet.

4. Add a 10'zone from 53.4 feet to 63.5 feet and label "Covered Porch encroachment zone."
5. Revise the platted setback to 63.5 feet.

Ms. Sajid presented the staff recommendation of disapproval.

Allen Perry, spoke in favor of the application and noted that his intent is to build something harmonious with the neighborhood.

Chairman McLean closed the Public Hearing.

Councilmember Hunt spoke in favor of the application.

Mr. Clifton noted that looking at the larger area might make sense in this situation.

Mr. Adkins noted that it is important that the commission be consistent and apply their own rules. Once you look at the larger neighborhood, it seems harmonious.

Mr. Clifton moved and Councilmember Hunt seconded the motion to approve. (6-0)

Resolution No. RS2014-181

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-099-001 is **Approved. (6-0)**

L. OTHER BUSINESS

25. New employee contracts for Michelle Lacewell and Lisa Milligan.

Approved (6-0), Consent Agenda

Resolution No. RS2014-182

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contracts for Michelle Lacewell and Lisa Milligan are **Approved. (6-0)**

26. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and SGA/Kresge for grant funds from the Kresge foundation.

Approved (6-0), Consent Agenda

Resolution No. RS2014-183

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and SGA/Kresga for grant funds from the Kresge foundation is **Approved. (6-0)**

27. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and SGA for Non-Profit pass-through for the Integration of Public Health into Transportation Plans.

Approved (6-0), Consent Agenda

Resolution No. RS2014-184

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and SGA for Non-Profit pass-through for the Integration of Public Health into Transportation Plans is **Approved. (6-0)**

28. Contract with TDOT for grant funding awarded by MPO to Metro for active transportation program.
29. Historic Zoning Commission Report
30. Board of Parks and Recreation Report
31. Executive Committee Report
32. Accept the Director's Report and Approve Administrative Items

Resolution No. RS2014-185

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director’s Report and Administrative Items are **Approved. (6-0)**”

33. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

June 26, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

July 24, 2014

MPC Meeting

4pm, 1419 Rosa Parks Boulevard, MDHA Training Center

August 14, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

N. ADJOURNMENT


The meeting adjourned at 7:52 p.m.

Chairman

Secretary



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: June 26, 2014
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: Richard C. Bernhardt, FAICP, CNU-A 
Re: Executive Director's Report

The following items are provided for your information.

A. Planning Commission Projected Attendance (6 members are required for a quorum)

1. Attending: McLean; Adkins; Hunt; Clifton; Gee; Haynes; Dalton; LeQuire
2. Leaving Early:
3. Absent: Blackshear; Farr
4. Legal Representation – Jon Michael will be attending

B. June 26, 2014 MPC meeting NashvilleNext MPC Topic

1. Retrofitting Suburbia (Collins)
2. Upcoming – July 24, 2014 - Housing & Health and Livable Communities Resource Team Goals, Policies and Findings (Driving Forces and Influence Diagrams) (Diaz)
3. Upcoming – August 14, 2014 - Natural Resources and Hazard Adaption & Economic and Workforce Development Resource Team Goals, Policies and Findings (Driving Forces and Influence Diagrams) (Briggs & Claxton)

C. Planning Commission Meetings

1. Due to a conflict with the Election Commission:
 - a. **July 24, 2014 – 4:00 pm; MDHA Training Center, 1419 Rosa Parks Blvd; Nashville.**
 - b. October 23, 2014 – 4:00 pm; MDHA Training Center, 1419 Rosa Parks Blvd; Nashville.

D. Planning Commission Annual Retreat

1. Saturday August 9, 2014 (8:30 – 1:00) Location TBD

E. Employee News

1. Today's agenda includes a new position. The MPO has awarded the Planning Department with funding for an Active Mobility Planner. This position will be located in the Community Plans Division and will be charged with being an advocate for Complete Streets, Context Sensitive Solutions and other sustainable transportation planning principles and practices.

In addition to integrating active transportation principles into NashvilleNext and other community and transportation planning efforts, the position will assist the Land Development Division to incorporate bicycle and pedestrian best practices into the review of development proposals, and will coordinate with the MPO on regional bicycle and pedestrian transportation initiatives.

2. We are still looking for the following:
 - a. Vacant Positions
 - i. Planner II in Land Development
 - ii. Urban Designer for the Design Studio with an architectural background.

F. Communications

G. Community Planning

H. Land Development

I. GIS

J. Executive Director Presentations

1. June 18, 2014, Leadership GNAR, NashvilleNext
2. June 25, 2014, Whites Creek Steering Committee, NashvilleNext

K. NashvilleNext

1. Presentations and Meetings

- a. NashvilleNext Lounges are underway. Completed ones since the last report include:
 - i. June 16, 2014, Edmondson Pike Library
 - ii. June 25, 2014, Green Hills Library

2. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for next stages. These are the second DRAFT version

Be Nashville

- Nashvillians lift one another up and help people help themselves.
- Our culture celebrates creativity, respect for history, and optimism for the future.
- Nashville's welcoming nature represents the best of Southern hospitality and celebrates our cultural and economic diversity, bringing new and old Nashvillians together.

Foster Strong Neighborhoods

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are healthy, safe, and affordable – friendly to pedestrians, with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural and historic features, and strong schools.
- Our neighborhoods offer Nashvillians choice in where and how to live, including rural, suburban, urban, and downtown options. They grow with us as we move into the future.

Expand Accessibility

- Nashville is accessible, allowing all Nashvillians to come together to work, to play, to learn, and to create community and contribute to civic life, regardless of background or ability.
- Nashville has a complete and efficient transportation system, adding transit, walking, and biking options to our existing road network.
- Nashvillians have genuine access to employment and educational opportunities, online capabilities, civic representation, nature and recreation, and government services.

Create Economic Prosperity

- Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and quality of life make Nashville competitive in the evolving international economy.
- Nashville's success is based on promoting opportunities for growth and success for individuals from all communities in all sizes and kinds of businesses.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Advance Education

- Nashville recognizes that education is a lifelong endeavor; it is how we prepare our children for tomorrow's challenges, and how all Nashvillians remain able to successfully participate in the workforce and civic life. Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- Nashvillians support children and families by ensuring quality PK-12 education for all through support from neighborhoods, businesses, institutions, non-profits, individuals, and governments.
- Nashville's excellent colleges and universities are community assets and tremendous resources for the community that add to its prestige.

Champion the Environment

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the steep slopes in the west and the lush tree canopy – are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and provide a competitive advantage to Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of buildings and infrastructure.

Ensure Equity for All

- Nashville is stronger because we value diversity in all its forms and welcome all Nashvillians, regardless of age, race, ethnicity, ability or limitation, income, gender, sexual orientation, where you were born or where you live.

- Ensuring equity has been and continues to be central to Nashville’s culture. As Nashville changes, we remain committed to removing unjust differences.
- We are vigilant in protecting human rights for all to ensure that all are engaged in decision making and share in the city’s growth, prosperity and quality of life.

3. NashvilleNext Overall Schedule

- a. Making Policy Decisions (Summer/Fall 2014)
 - i. Community Engagement on Scenario Options
 - ii. Resource Teams and Steering Committee develop policy options
 - iii. Community engagement on policy options
- b. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision
 - ii. Policies and Actions
 - iii. Preferred Alternative
 - iv. Community Plan Updates
 - v. Implementation Schedule
 - vi. Planning Commission Adoption

4. NashvilleNext Key Activities:

- a. Phase 3 (of 5) of the process is completed with over 10,000 participants.
- b. The alternative futures evaluation and comment period is underway
- c. List of special projects underway include:
 - i. The Airport Employment Center Master Design
 - ii. Identification of Downtown open space network
 - iii. Examining the potential use for the Missing Middle housing typology
- d. Coordinating with MTA and Nashville GreenPrint (tree canopy master plan) as they begin their master planning efforts.

5. Resource Teams:

- a. NashvilleNext Resource Teams have moved into Phase 2 (of 3) of their process. The purpose of this Phase is to develop goals and policies for each plan element and as impacted by the scenario alternatives. As of Thursday, May 22, 2014, all Resource Teams have met to review and assess the alternative futures.

Resource Team - Phase 2	1st	2nd	3rd	4th
Economic/Workforce Development	●	●	●	○
Arts, Culture, & Creativity	●	●	●	○
Natural Resources/Hazard Adaptation	●	●	●	○
Education & Youth	●	●	●	●
Housing	●	●	●	○
Health, Livability, & Built Environment	●	●	●	○
Land Use, Transportation, & Infrastructure (different schedule)	●	○	○	○

1. NashvilleNext Community Conservations (all held at the Martin Professional Development Center)

- a. June 30, 2014 Housing and Gentrification Community Conservation
- b. July 10, 2014 Arts & Culture Community Conservation
- c. August 5, 2014 Transportation Community Conservation
- d. September, 2014 Economic and Workforce Development

2. NashvilleNext Futures Review Community Festivals

- a. August 9, 2014 East Nashville Tomato Art Festival

3. NashvilleNext Future Open Lounges

Tentative Date	Time	Venue / Location
7/7/2014	5 - 7 pm	First Presbyterian on Franklin Pike
7/8/2014	5 - 7 pm	Antioch High School
7/14/2014	5 - 7 pm	Loveless Café
7/17/2014	5 - 7 pm	Bellevue Baptist
7/21/2014	5 - 7 pm	Harding Place YMCA
7/22/2014	5 - 7 pm	Newk's (Belle Meade)
7/24/2014	5 - 7 pm	Peacock Ballroom
7/28/2014	5 - 7 pm	Coleman Community Center
7/29/2014	5 - 7 pm	Hermitage Community Center
7/31/2014	4:30 - 6:30 pm	Easley Community Center (Rose Park)
8/4/2014	5 - 7 pm	West Nashville Police Precinct
8/7/2014	5 - 7 pm	Hadley Park Community Center
8/8/2014	5-7 pm	Donelson Farmer's Market Location
8/11/2014	4:30 - 6:30 pm	East Park Community Center
8/12/2014	Lunchtime	Farmers Market
8/16/2014	9 - 11 am	Beaman Park Nature Center
8/18/2014	5 - 7 pm	Old Hickory Community Center
8/21/2014	5 - 7 pm	Hartman Park Community Center
8/25/2014	5 - 7 pm	Paradise Ridge Community Center
8/27/2014	5 - 7 pm	Madison Library (W)
9/4/2014	5 - 7 pm	Madison Police Precinct
9/8/2014	5 - 7 pm	MT Zion Church
9/9/2014	5 - 7 pm	Goodlettsville City Hall

4. NashvilleNext Special Studies

- a. **Gentrification Analysis and Recommendations** – Work is underway with Ms. Amie Thurber, Ms. Jyoti Gupta, Dr. James C. Fraser and Dr. Doug Perkins of Vanderbilt University on issues and recommendations related to gentrification in Nashville. The recommendations will be considered in the NashvilleNext policy and action phase.

b. Jefferson Street Economic Analysis - Identification of inner-city commercial districts comparable to Jefferson Street in other cities that have achieved sustained economic revitalization. Analysis of public policies, private investments, and other public- private interventions that was instrumental to the successful revitalization. Focus of the study is to identify cases, interventions and factors that lead to revitalization without gentrification-related displacement of existing residents and small businesses. The case studies will include identification of programs beyond the typical public sector approaches of land acquisition, rezoning, and streetscape improvements. We have received a copy of the final draft for review. Vanderbilt (Dr. Doug Perkins and Karl Jones) and TSU (Dr. David Patchett)

A. Planning Commission Workshops (all include 1.5 hours Planning Commissioners Training credits)

B. APA Training Opportunities

- 4. Scheduled APA Webinars
- 5. Nashville Room, 2nd floor MOB.
- 6. All are scheduled from 3:00 – 4:30 pm
- 7. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)

Administrative Items

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff and are ready to be approved by the Planning Commission through acceptance and approval of this report or otherwise approved on behalf of the Planning Commission **through 06/20/2014.**

APPROVALS	# of Applications	<i>Total # of Applications 2014</i>
Specific Plans	0	14
PUDs	0	3
UDOs	0	1
Subdivisions	4	71
Mandatory Referrals	6	77
Grand Total	10	166

SPECIFIC PLANS (finals only): MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

MANDATORY REFERRALS: MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
5/30/2014	6/6/2014	APADMIN	2014M-036ES-001	2617 NELDIA COURT STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept a permanent easement for the 2617 Neldia Court Stormwater Improvement Project on property located at 2617 Neldia Court, (Project No. 14-SWC-118), requested by Metro Water Services, applicant; Tsung Wen Chen and Mildred Franco-Chen, owners.	07 (Anthony Davis)
6/3/2014	6/10/2014	APADMIN	2014M-037ES-001	BARRYWOOD DRIVE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept a permanent and temporary easement for the Barrywood Drive Stormwater Improvement Project on property located at 5037 Timberhill Drive, (Project No. 14-SWC-212), requested by Metro Water Services, applicant; O.G. Harper et ux, owners.	26 (Chris Harmon)

6/3/2014	6/10/2014	APADMIN	2014M-009EN-001	TRAIL WEST AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Trail West" comprised of a 3'6" X 14' projecting blade sign encroaching 9'6" above the right-of-way at 209 Broadway, zoned SP-MU and located within the Capitol Mall Redevelopment District, requested by Joslin and Son Signs, applicant; Edward and Karen Smith, owners.	19 (Erica Gilmore)
6/6/2014	6/11/2014	APADMIN	2014M-006EN-001	ACME FARM SUPPLY BUILDING AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Acme Farm Supply" comprised of a 5' X 16' projecting sign at 101 Broadway, zoned DTC and located within the Lower Broadway Historic Preservation District and the Capitol Mall Redevelopment District, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Lester Turner and Currey Thornton, Trustees, owners.	19 (Erica Gilmore)
6/6/2014	6/17/2014	APADMIN	2014M-009AB-001	4TH AVENUE NORTH (PORTION OF)	A request to abandon a portion of 4th Avenue North (easements and utilities to be abandoned and relocated) from Jackson Street southward approximately 700 feet to the proposed cul-de-sac for the remaining 4th Avenue North to be dedicated by subdivision plat (case # 2014S-134-001), requested by Barge Cauthen & Associates, applicant.	19 (Erica Gilmore)
6/9/2014	6/17/2014	APADMIN	2014M-038ES-001	NASHVILLE BALLPARK DEVELOPMENT	A request to abandon approximately 500 linear feet of 30" combination sewer main (Project # 14-SL-68) and 720 linear feet of six inch water main (Project # 14-WL-23) along 4th Avenue North and to abandon approximately 390 linear feet of six inch water main along Jackson Court for various properties located between Harrison and Jackson Streets, requested by Metro Water Services, applicant; Metro Government and MFP Real Estate, LLC, owners.	19 (Erica Gilmore)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/30/2014	6/9/2014	APADMIN	2014S-103-001	HAYNIES GROVE, RESUB LOTS 23, 24 & 25	A request for final plat approval to consolidate three lots into two lots, located at 100 Fern Avenue and 31 Evergreen Avenue, at the southwest corner of Fern Avenue and Evergreen Avenue, zoned RS5 (0.36 acres), requested by Dale & Associates, applicant; Matthew Strader, owner.	02 (Frank R. Harrison)
9/12/2013	6/11/2014	APADMIN	2013S-182-001	BUCKINGHAM COMPANIES 21ST AVENUE SOUTH	A request for final plat approval to create one lot and dedicate right-of-way within the Nashville West End Specific Plan District on properties located at 204 and 208 21st Avenue North and at 2003, 2005, 2007 and 2009 Division Street, at the northeast corner of Grand Avenue and 21st Avenue South (2.03 acres), zoned SP, requested by LaGasse Family Partners, LLC, owner; Littlejohn Engineering Associates, Inc., applicant.	19 (Erica S. Gilmore)
5/15/2014	6/18/2014	APADMIN	2014S-117-001	SUGAR VALLEY PLACE SECTION 2	A request for final plat approval to create 10 lots on a portion of property located at Nolensville Pike (unnumbered), on the south side of Sunnywood Drive and partially located within the Floodplain Overlay District (0.58 acres), zoned SP, requested by Anderson, Delk, Epps & Associates, Inc. applicant; SAF Properties, LLC, owner.	31 (Fabian Bedne)
4/10/2014	6/20/2014	APADMIN	2014S-092-001	WEST END ANNEX, RESUB LOT 31	A request for final plat approval to create two lots on property located at 4310 Colorado Avenue, approximately 340 feet west of 42nd Avenue North, zoned RS7.5 (0.37 acres), requested by Campbell, McRae & Associates, Surveying, Inc., applicant; Baird Graham, owner.	24 (Jason Holleman)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
6/6/2014	Approved Release	2014B-002-002	BELL ESTATES
6/6/2014	Approved Extension	2011B-024-003	BELLE ARBOR, PHASE 1
6/6/2014	Approved Extension/Reduction	2012B-010-003	JORDAN RIDGE AT EATON'S CREEK, PHASE 8
6/6/2014	Approved Extension/Reduction	2009B-011-007	JORDAN RIDGE AT EATON'S CREEK, PHASE 9
6/6/2014	Approved Replacement/Reduction	2009B-014-005	TULIP RESERVE
6/10/2014	Approved New	2014B-020-001	ONE CITY NASHVILLE
6/12/2014	Approved Extension	2007B-037-010	ARUNDEL SUBDIVISION PHASE 1, SECTION 1 (WATER SERVICES)
6/13/2014	Approved Extension	2007B-078-004	WALDEN, PHASE 1A
6/16/2014	Approved Extension/Reduction	2013B-033-002	BARNES BEND ESTATES, PHASE 2, SECTION 3
6/17/2014	Approved New	2013B-037-001	FAWN CROSSING, SECTION 3
6/17/2014	Approved Release	2011B-009-003	MILL CREEK TOWNE CENTRE, RESUB. LOT 5, 2ND REV.
6/17/2014	Approved Collected	2005B-014-003	WOODLAND FOREST, SECTION 2
6/18/2014	Approved Release	2013B-023-002	COTTAGES OF IDAHO

Calendar of Events

- A. **Tuesday; July 22, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- B. **Thursday, July 24, 2014** - [MPC Meeting](#); 4pm, **MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- C. **Thursday, August 14, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Tuesday; August 26, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- E. **Thursday, August 28, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, September 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Tuesday; September 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- H. **Thursday, September 25, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, **MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- K. **Tuesday; October 28, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- L. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Tuesday; November 25, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- N. **Thursday, December 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Tuesday; December 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- P. **Thursday, January 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Tuesday; January 27, 2015** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)