

Metropolitan Planning Commission



Staff Reports

June 26, 2014

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to 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.

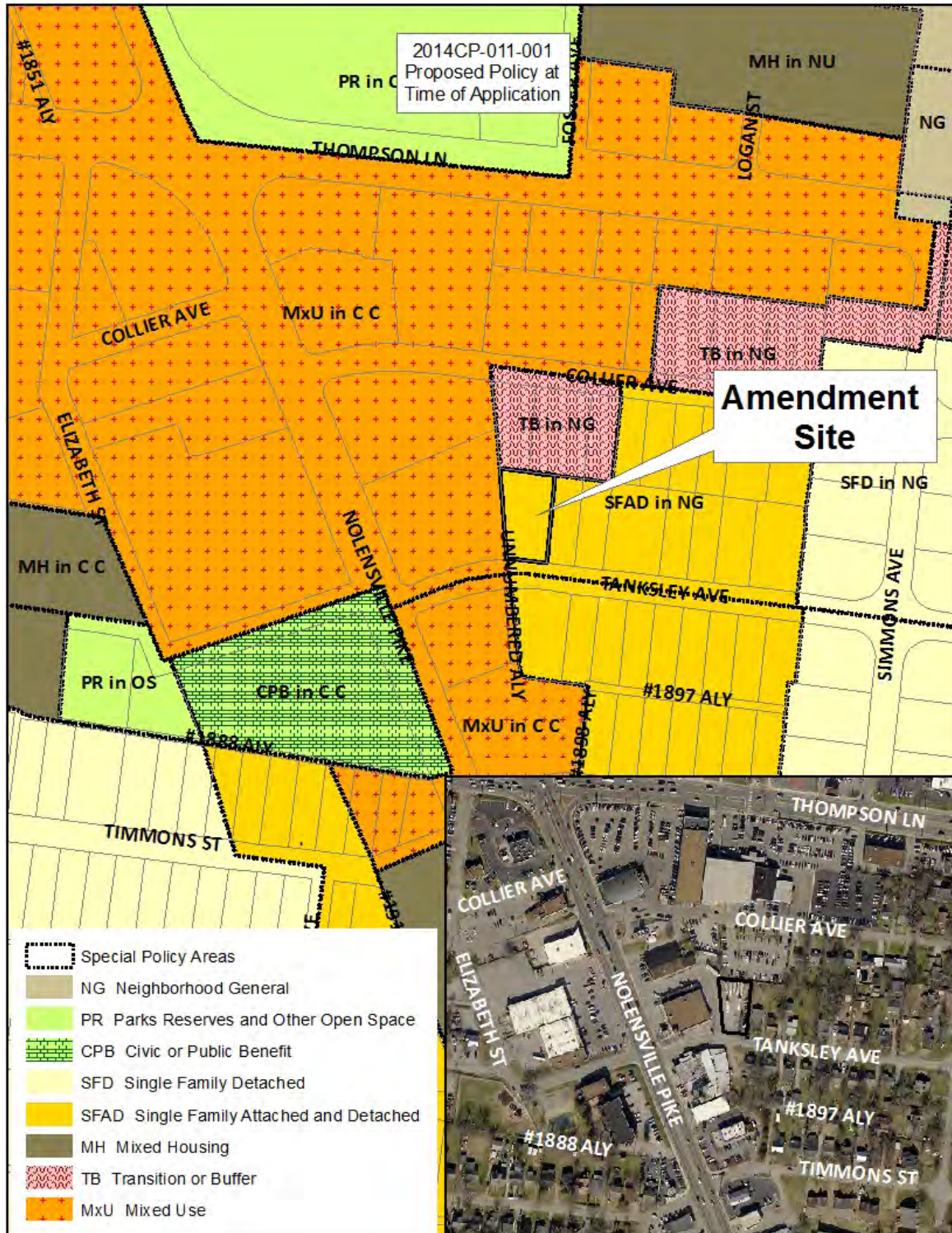


PREVIOUSLY DEFERRED ITEMS

- **Community Plan Amendments**
- **Specific Plans**
- **Zone Changes**



Metro Planning Commission Meeting of 6/26/2014



2014CP-011-001
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
 316 Tanksley Avenue, Map 119-13 Parcel 286
 South Nashville
 16- Tony Tenpenny



Project No.	Major Plan Amendment 2014CP-011-001
Project Name	South Nashville Community Plan: 2007 Update – Tanksley Avenue
Associated Case	2012SP-029-001
Council District	16 – Tenpenny
School Districts	7 – Pinkston
Requested by	Dale and Associates, Inc., applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners
Deferral	<i>This request was deferred at the May 8, 2014, Planning Commission meeting by the applicant.</i>
Staff Reviewer	Wood
Staff Recommendation	<i>Defer to the July 24, 2014, Planning Commission meeting.</i>

DEFERRAL

Staff recommends deferral to the July 24, 2014, Planning Commission meeting. The applicant has agreed to the deferral.



Metro Planning Commission Meeting of 6/26/2014



2012SP-029-001
TANKSLEY AVENUE
Map 119-13, Parcel(s) 286
South Nashville
16 - Tony Tenpenny



Project No. Zone Change 2012SP-029-001
Project Name Tanksley Avenue SP
Associated Case 2014CP-011-001
Council Bill BL2013-353
Council District 16 – Tenpenny
School District 7 – Pinkston
Requested by Dale & Associates, applicant, Thomas Ford Jr., Garrett Lee & Bruce Andrew, owners

Deferral *This request was deferred at the May 8, 2014, Planning Commission meeting by the applicant.*

Staff Reviewer Leeman
Staff Recommendation *Defer to the July 24, 2014, Planning Commission meeting.*

APPLICANT REQUEST
Permit automobile parking.

Preliminary SP
A request to rezone from Single-Family Residential (RS10) to Specific Plan – Auto (SP-A) zoning for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit automobile parking.

STAFF RECOMMENDATION
Staff recommends that the request be deferred to the July 24, 2014, Planning Commission meeting.



NO SKETCH



Project No.	Text Amendment 2014Z-015TX-001
Project Name	Construction/Demolition Landfill and Recycling Facilities
Council Bill No.	BL2014-772
Council District	Countywide
School District	Countywide
Requested by	Councilmember Sheri Weiner, applicant.

Defferal This application was deferred at the May 22, 2014, and June 12, 2014, Planning Commission meetings at the request of the Councilmember.

Staff Reviewer Logan
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.



Metro Planning Commission Meeting of 6/26/2014

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 f~~Further, the facility shall not be located less than two thousand feet from the property line of any school, religious institution or park.



Metro Planning Commission Meeting of 6/26/2014

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:



Metro Planning Commission Meeting of 6/26/2014

- 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.
12. 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.

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).



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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.
12. 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.



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014



2014SP-023-001
2905 DAVIS AVENUE
Map 072-10, Parcel(s) 020
05, East Nashville
07 (Anthony Davis)



Project No. 2014SP-023-001
Project Name 2905 Davis Avenue
Council District 7 – Davis
School District 5 – Kim
Requested by Dale & Associates, Inc., applicant; Regal Homes Co., owner.
Deferral *This item was deferred from the May 8, 2014, Planning Commission meeting at the request of the applicant.*

Staff Reviewer Sajid
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

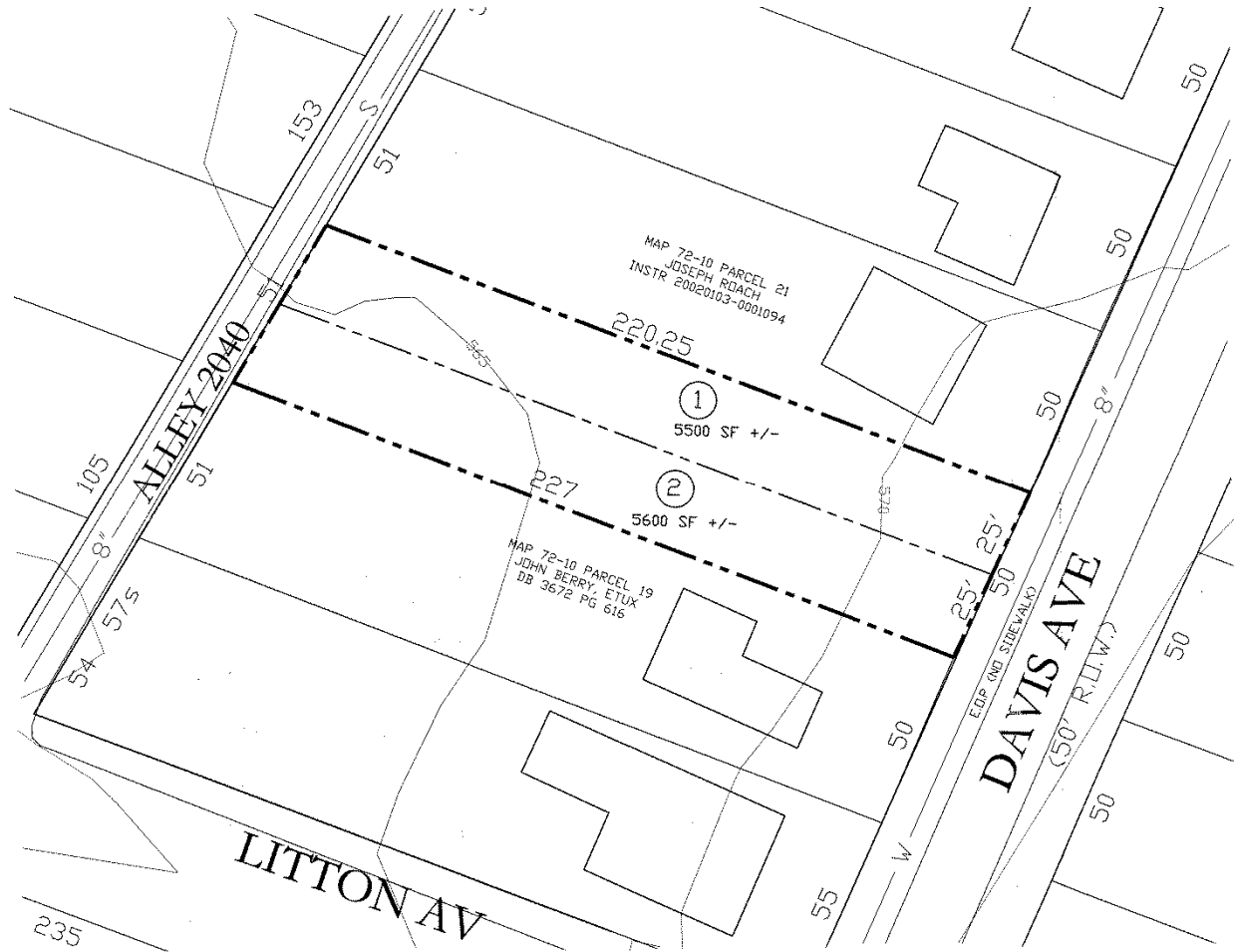
- Supports Infill Development
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

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.



Metro Planning Commission Meeting of 6/26/2014



Proposed Site Plan



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

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.

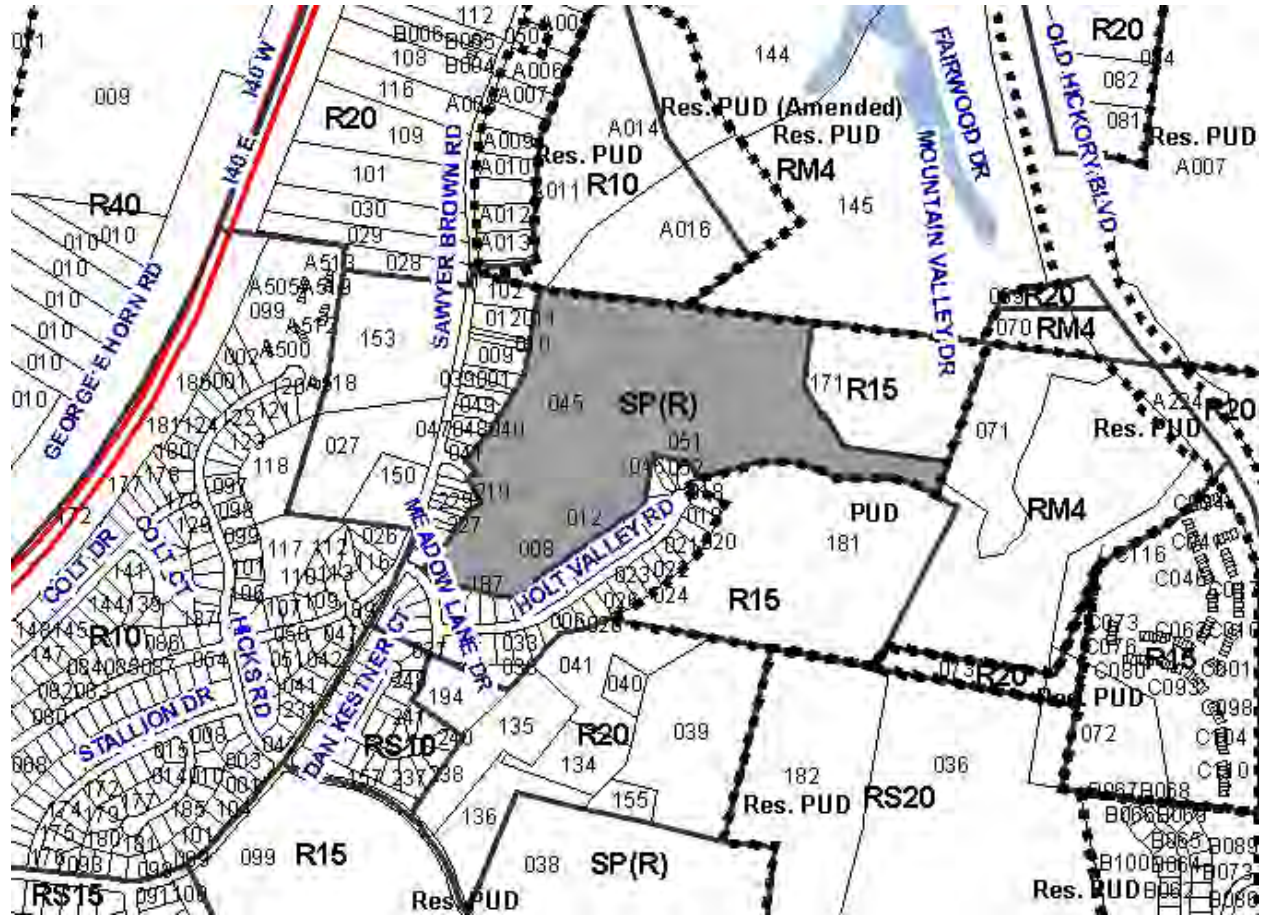


Metro Planning Commission Meeting of 6/26/2014

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:
 - a. Building facades fronting a street 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 24 inches and a maximum of 48 inches from the abutting average ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
4. Maximum height of units shall be 2 stories in 35 feet to the top of the roof.
5. All lots shall have access from Alley #2040.
6. No parking shall be permitted in the front setback.
7. Depict a build-to line 30' from Davis Avenue, consistent with the adjacent existing houses on Davis Avenue, on the final plat.
8. 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.
9. 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.
10. 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.



Metro Planning Commission Meeting of 6/26/2014



2013Z-008PR-001 ~ BL2013-392
SAWYER BROWN ROAD (UNNUMBERED)
Map 128, Parcel(s) 045
06, Bellevue
CO Conservation
22 (Sheri Weiner)



Project No.	Zone Change 2013Z-008PR-001
Council Bill No.	BL2013-392
Council District	22 – Weiner
School District	9 – Frogge
Requested by	Councilmember Sheri Weiner, applicant; Community Bank & Trust, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the August 14, 2014, Planning Commission meeting.</i>

APPLICANT REQUEST
Zone change from SP to RS80.

Zone Change
A request to rezone from Specific Plan (SP) to Single-Family Residential (RS80) zoning for property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive (39.09 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the August 14, 2014, Planning Commission meeting at the request of the applicant.



SEE NEXT PAGE



RECOMMENDATIONS TO METRO COUNCIL

- **Specific Plans**
- **Zone Changes**
- **Neighborhood Conservation Overlays**



Metro Planning Commission Meeting of 6/26/2014



2006SP-022-002

MORGAN PARK PLACE (AMENDMENT)

Map 082-09, Parcels- Various

08, North Nashville

19 (Erica Gilmore)



Project No.	Zone Change 2006SP-022-002
Bill No.	BL2014-817
Project Name	Morgan Park Place (Amendment # 1)
Council Bill No.	BL2014-817
Council District	19 – Gilmore
School District	1 – Gentry
Requested by	Lawrence Bros., LLC and the Metro Planning Department, applicants; various property owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

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.



Metro Planning Commission Meeting of 6/26/2014

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	22	18	40
Town Homes*	18	10	28
Single Family	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.

MHZC RECOMMENDATION

Approve

FIRE MARSHAL'S OFFICE

N/A

PUBLIC WORKS RECOMMENDATION

N/A



Metro Planning Commission Meeting of 6/26/2014

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES

Approved

STAFF RECOMMENDATION

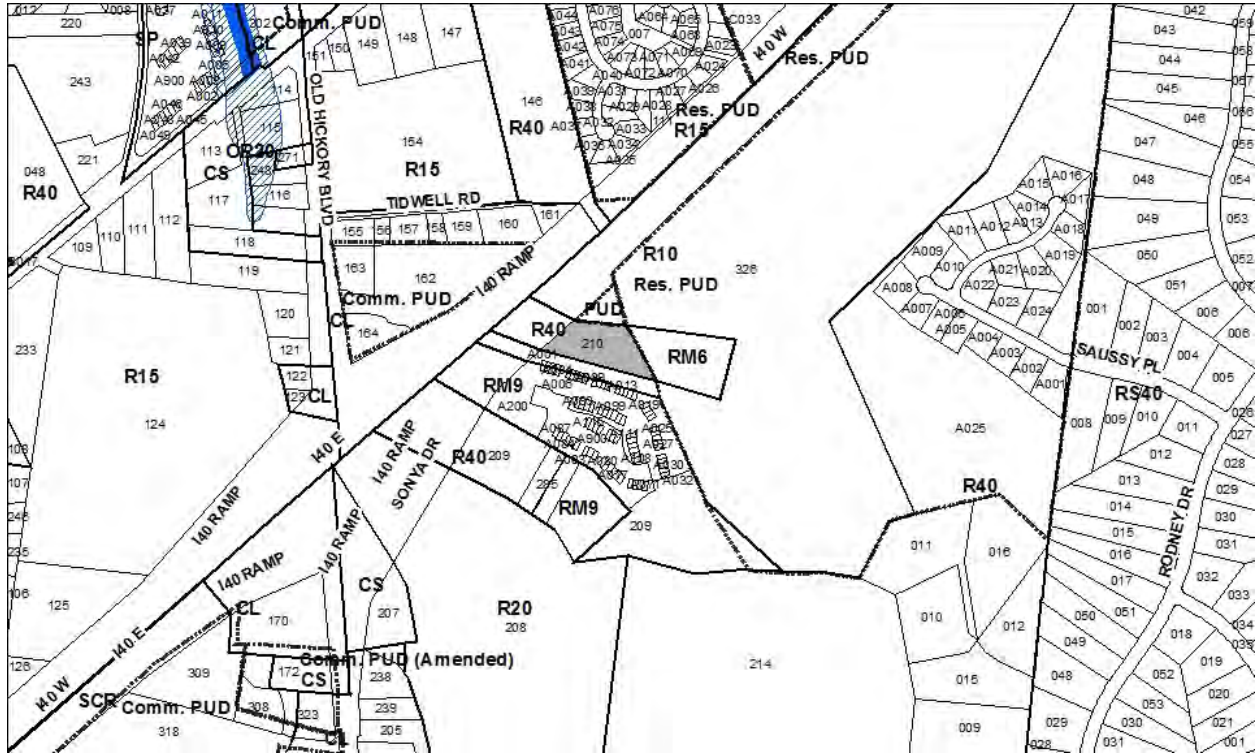
Staff recommends that the request be approved with conditions.

CONDITIONS

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



Metro Planning Commission Meeting of 6/26/2014



2014SP-043-001
SONYA DRIVE TOWNHOMES
Map 114, Parcel(s) 210
06, Bellevue
22 (Sheri Weiner)



Project No. 2014SP-043-001
Project Name Sonya Drive Townhomes
Council District 22 - Weiner
School District 9 - Frogge
Requested by Dale & Associates, Inc., applicant; Ismail, Nabeel and Mona Mohammed, owners.

Staff Reviewer Birkeland
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

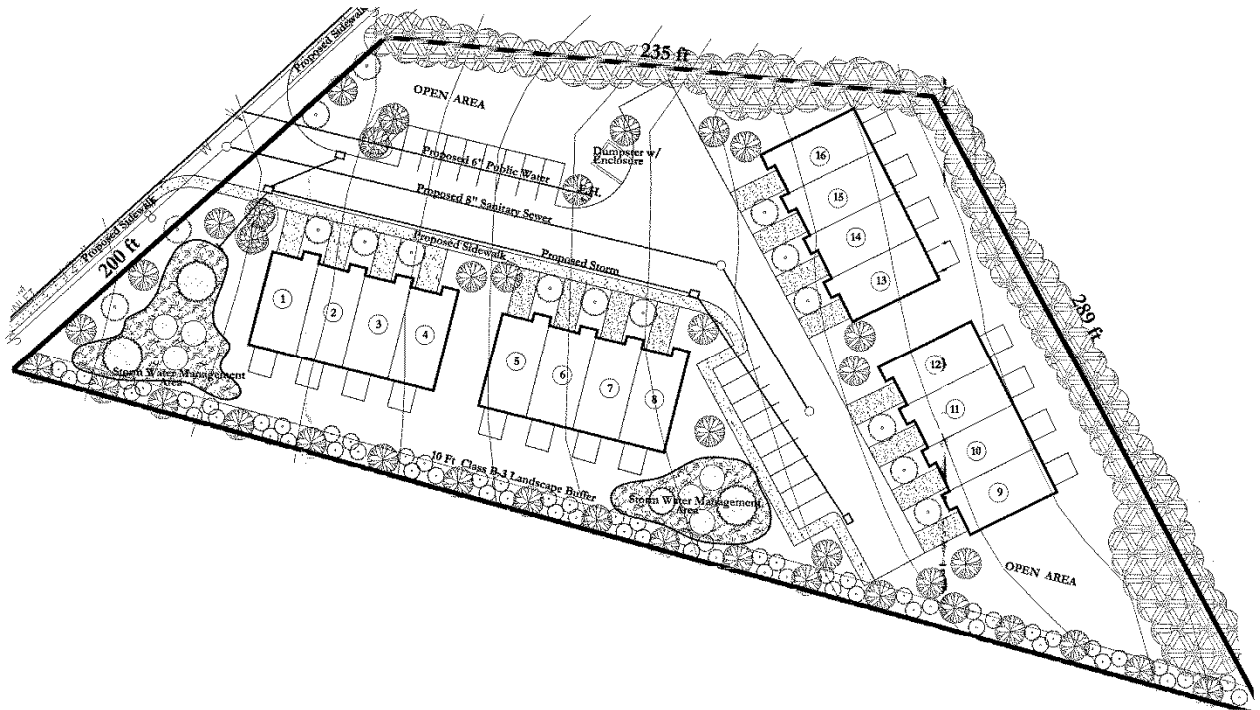
BELLEVUE COMMUNITY PLAN

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.



Metro Planning Commission Meeting of 6/26/2014



Proposed Site Plan



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

- 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.



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014



2014SP-044-001
130 MARIE STREET
Map 071-15, Parcel(s) 018
05, East Nashville
05 (Scott Davis)



Project No. 2014SP-044-001
Project Name 130 Marie Street
Council District 6 – Westerholm
School District 5 – Kim
Requested by Dale & Associates, Inc., applicant; Dan Sloss, owner.

Staff Reviewer Sajid
Staff Recommendation Disapprove

APPLICANT REQUEST

Preliminary SP to permit up to 2 detached units.

Preliminary SP

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.

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

N/A

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

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.

Detailed Policy

Single-Family Detached (SFD) is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Consistent with Policy?

No. While two detached units could be consistent with the policies, the Neighborhood General policy also encourages alley access. No alley is available at the site, and the site would require access directly from Marie Street and parking pads in front of the units. While there is existing alley right-of-way, the alley has never been constructed.



Metro Planning Commission Meeting of 6/26/2014



Proposed Site Plan



Metro Planning Commission Meeting of 6/26/2014

PLAN DETAILS

The site is approximately 0.16 (6,970 SF) acre in size and is located on Marie Street, east of the intersection of Dickerson Pike and Marie Street in East Nashville. Currently, the subject property is vacant. Surrounding zoning includes RS5 and CL, and the area includes a mixture of land uses. Access to the site is from Marie Street as Alley 2017 is unbuilt.

Site Plan

The SP proposes a detached two-family dwelling. As proposed the SP provides the following requirements:

Use	Single or Two Family Residential Detached
Number of Lots	1
Max FAR	0.6 (per lot)
Max ISR	0.7 (per lot)
Front Yard Setback	Section 17.12.030 (Metro Zoning Code)
Side Yard Setback	3'
Separation between units	6'
Rear Yard Setback	20'
Height Standards	2 Stories (29' at front setback and 35' max)
Lot Access	Marie Street

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

1. Two-family units must be detached.
2. Separation between units is subject to all Building and Fire Code requirements.
3. Façade Requirements:
 - a. Building facades fronting a street 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 24" and a max of 48" from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.

ANALYSIS

Staff recommends disapproval of the SP. Since the existing alley is not built, the site would have to take access directly from Marie Street. The plan calls for a parking pad that is nearly the full width of the lot and is located in the front setback. As a result, the front yard of the site consists mostly of driveway/parking. This is not in character with the surrounding area. Since the alley is unbuilt, all of the existing lots have access from Marie Street, but the majority of the other lots include narrower driveways that can route parking to the side or rear of the lot. Front driveways and parking pads are not appropriate in dense urban neighborhoods because it creates conflicts between cars entering and exiting a property and pedestrians using sidewalks.

If the Commission approves the request, then staff recommends that additional requirements be included. The additional requirements are intended to reduce the impact that the proposed development could have on the surrounding area and are as follows:



Metro Planning Commission Meeting of 6/26/2014

Additional standards:

- Parking shall be located behind the principal structure.
- Front loaded garages shall not be permitted.

ANALYSIS

The proposed SP is not consistent with the existing Single Family Detached in Neighborhood General land use policy. Therefore, staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

- Applicant will need to pay capacity fees before the Final SP Stage.

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.

Maximum Uses in Existing Zoning District: **RS5**

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)	0.16	8.71 D	1 U	10	1	2

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)	0.16	-	2 U	20	2	3

Traffic changes between maximum: **RS5** 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	+10	+1	+1

SCHOOL BOARD REPORT

Projected student generation existing **RS5** district: 0 Elementary 0 Middle 0 High

Projected student generation proposed **SP-R** district: 1 Elementary 0 Middle 0 High



Metro Planning Commission Meeting of 6/26/2014

The proposed SP-R zoning district would generate one more student than what is typically generated under the existing RS5 district. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Shwab Elementary School has been identified as over capacity. There is capacity within the cluster for elementary students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends disapproval.

CONDITIONS (if approved)

1. Uses within the SP shall be limited to two single-family 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 RS3.75 zoning district as of the date of the applicable request or application.
3. Parking shall be located behind the principal structures.
4. Front loaded garages shall not be permitted.
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.



Metro Planning Commission Meeting of 6/26/2014



2014SP-045-001
410 DONELSON PIKE
Map 096-09, Part of Parcel(s) 074
14, Donelson - Hermitage
15 (Phil Claiborne)



Project No. Zone Change 2014SP-045-001
Project Name 410 Donelson Pike
Council District 15 – Claiborne
School District 4 – Shepherd
Requested by Third Coast Design Studio, applicant; Ronald Grizzard and Frank Batson, owners.

Staff Reviewer Swaggart
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

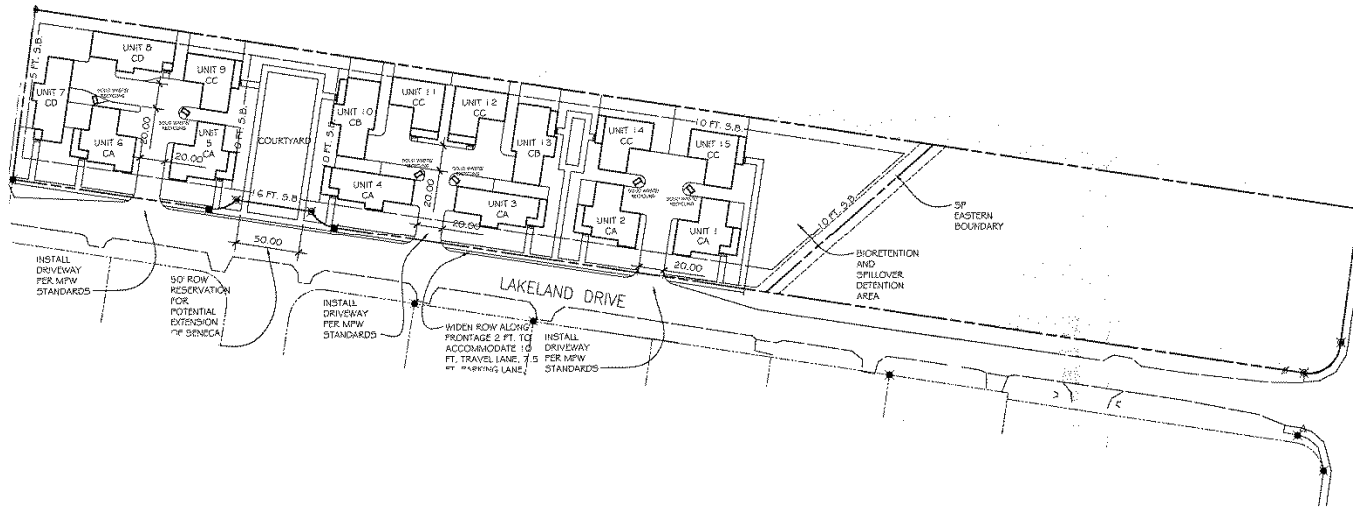
The subject site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost 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



Metro Planning Commission Meeting of 6/26/2014



Proposed Site Plan



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

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.
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.



Metro Planning Commission Meeting of 6/26/2014



2014SP-048-001
1008 JOSEPH AVENUE
Map 082-03, Parcel(s) 026
05, East Nashville
05 (Scott Davis)



Project No. 2014SP-048-001
Project Name 1008 Joseph Avenue
Council District 5 – Davis
School District 5 – Kim
Requested by Dale & Associates, Inc., applicant; Regal Homes, owner.

Staff Reviewer Sajid
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit up to 2 detached dwelling units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (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.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

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 Dickerson Pike which will be supported by the additional density proposed by the SP.

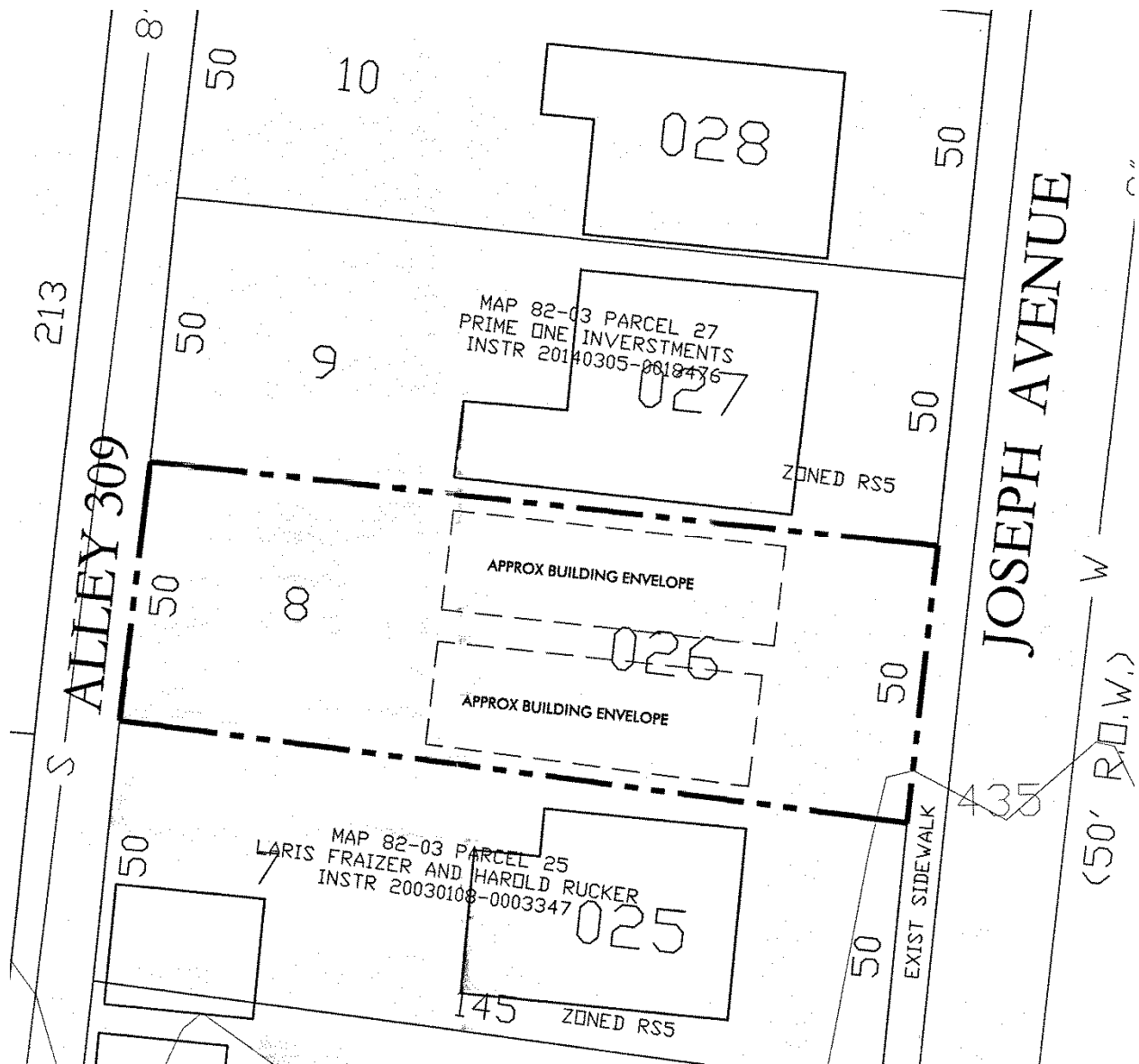
EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

Community Center (CC) policy is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. 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.



Metro Planning Commission Meeting of 6/26/2014



Proposed Site Plan



Metro Planning Commission Meeting of 6/26/2014

Detailed Policy

Mixed Use (MxU) is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy?

Yes, the proposed SP is consistent with the Mixed Use in Community Center land use policy. The Mixed Use in Community Center policy supports a variety of housing options, in addition to commercial uses. In addition, the proposed development is located adjacent to existing transit line which will be supported by greater residential density as proposed by the SP.

PLAN DETAILS

The site is located on Joseph Drive south of the intersection of Joseph Drive and Evanston Avenue, west of Dickerson Pike. The property is currently vacant. Surrounding zoning includes RS5 and CL, and the area includes a mixture of land uses. Access to the site is from the alley located to the rear of the property.

Site Plan

The SP would permit a detached two family dwelling or a single-family dwelling. The SP provides the following requirements:

Use	Single or Two Family Residential Detached
Number of Lots	1
Max FAR	0.6 (per lot)
Max ISR	0.7 (per lot)
Front Yard Setback	Section 17.12.030 (Metro Zoning Code)
Side Yard Setback	3'
Separation between units	6'
Rear Yard Setback	20'
Height Standards	2 Stories (29' at front setback and 35' max)
Lot Access	Rear Alley Only

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

1. Two-family units must be detached.
2. Separation between units is subject to all Building and Fire Code requirements.
3. Façade Requirements:
 - a. Building facades fronting a street 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 24" and a max of 48" from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.



Metro Planning Commission Meeting of 6/26/2014

ANALYSIS

The proposed SP is consistent with the existing Mixed Use in Community Center land use policy, and the plan meets two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Conditional if approved

- Add Preliminary Note to plans:
(This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.)

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Applicant will need to pay capacity fees before the Final SP Stage.

PUBLIC WORKS RECOMMENDATION

No exception 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: **RS5**

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)	0.16	8.71 D	1 U	10	1	2

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)	0.16	-	2 U	20	2	3

Traffic changes between maximum: **RS5** 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	+10	+1	+1



Metro Planning Commission Meeting of 6/26/2014

SCHOOL BOARD REPORT

Projected student generation existing RS5 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 RS5 district. Students would attend Glenn Elementary School, Jere Baxter Middle School, and Maplewood 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 condition.

CONDITIONS

1. Uses within the SP shall be limited to two detached residential units.
2. Access shall be limited to the alley.
3. Parking shall not be permitted between the structures and Joseph Avenue.
4. 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.
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.



Metro Planning Commission Meeting of 6/26/2014



2014SP-049-001
16TH & BOSCOBEL
Map 083-13, Parcel(s) 483
05, East Nashville
06 (Peter Westerholm)



Project No. 2014SP-049-001
Project Name 16th & Boscobel
Council District 6 – Westerholm
School District 5 – Kim
Requested by Dale & Associates, Inc., applicant; Dan Sloss, owner.

Staff Reviewer Sajid
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

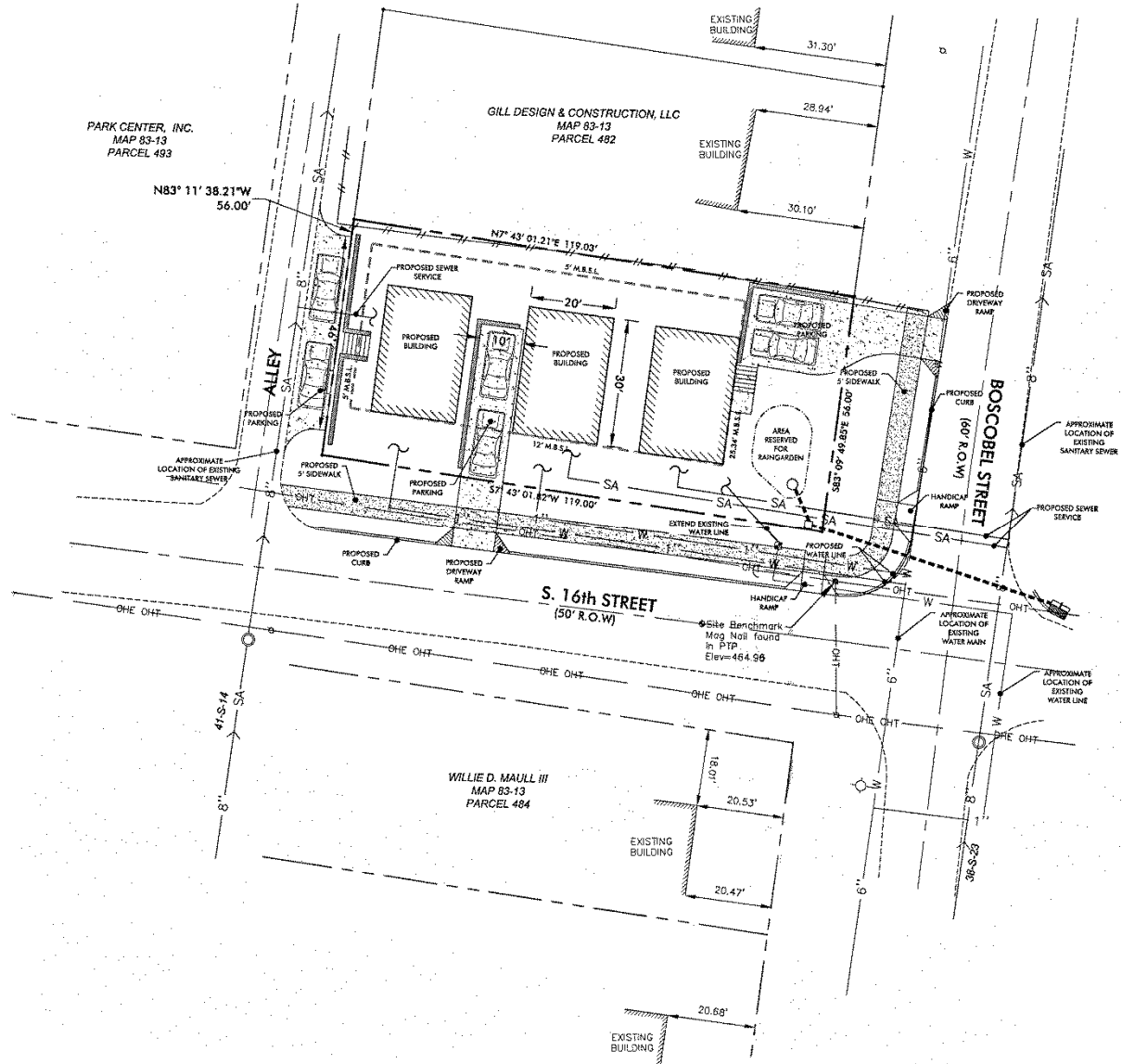
Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design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



Metro Planning Commission Meeting of 6/26/2014



Proposed Site Plan



Metro Planning Commission Meeting of 6/26/2014

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. The Historic Zoning Administrator has elected not to make a recommendation on this SP since the SP was submitted prior to adoption of the neighborhood conservation overlay expansion. However, if both the SP and neighborhood conservation overlay are approved, then the proposed development must comply with the Lockeland Springs-East End Design Guidelines. Without a recommendation, staff does not know if the proposed SP complies with the design guidelines.

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.



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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

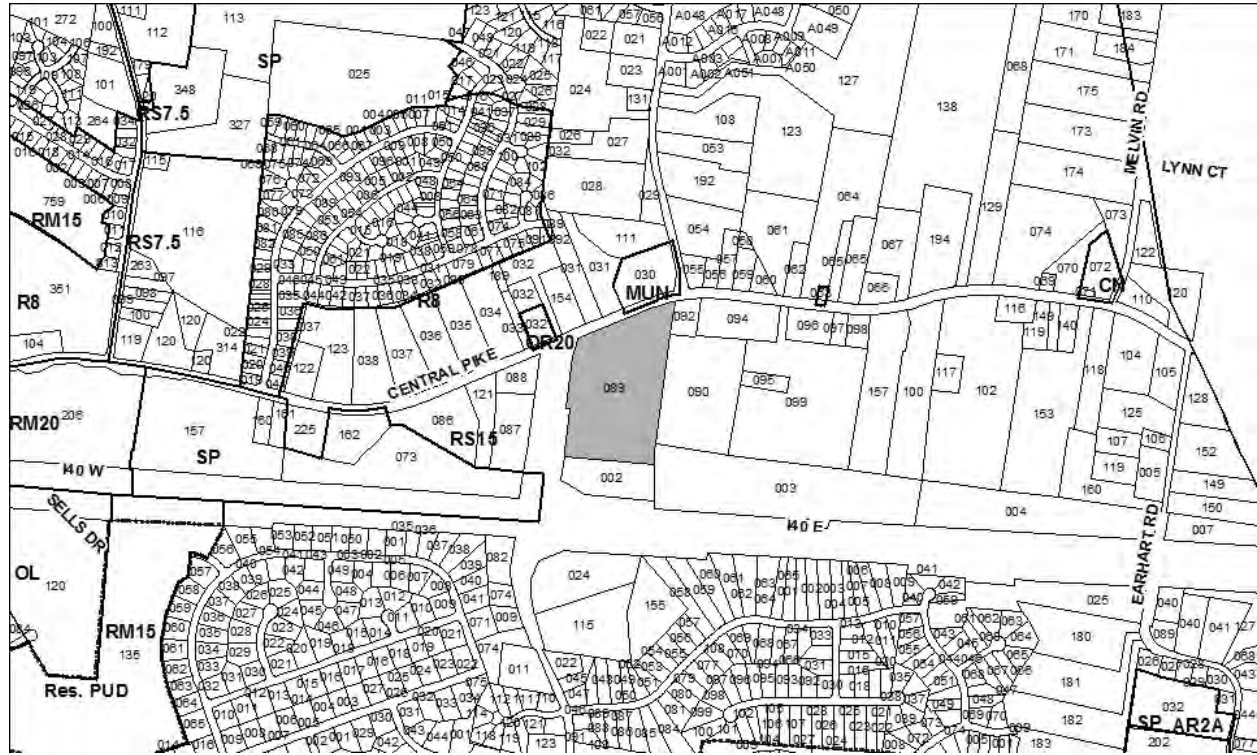
Staff recommends approval with conditions and disapproval without all conditions.

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 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.



Metro Planning Commission Meeting of 6/26/2014



2014SP-050-001
NHC CENTRAL PIKE
Map 087, Parcel(s) 089
14, Donelson - Hermitage
12 (Steve Glover)



Project No.	Zone Change 2014SP-050-001
Project Name	NHC Central Pike
Council District	12 – Glover
School District	4 – Shepherd
Requested by	Ragan-Smith-Associates, Inc., applicant; Thomas Golden et ux, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to July 24, 2014, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP intended to provide standards for a variety of uses.

Preliminary SP

A request to rezone from Single-Family Residential (RS15) to Specific Plan – Mixed Use (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.

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. *RS15 would permit a maximum of 40 single-family lots.*

Proposed 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. This Specific Plan includes residential uses in addition to office and/or commercial uses.

STAFF RECOMMENDATION

Staff recommends deferral to July 24, 2014, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 6/26/2014



2014SP-052-001
501 CHURCH STREET
Map 093-61, Part of Parcel 082
09, Downtown
19 (Erica Gilmore)



Project No.	Zone Change 2014SP-052-001
Council District	19 – Gilmore
School District	5 – Kim
Requested by	Metro Planning Department, applicant; 501, LLC, owner.
Staff Reviewer	Logan
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

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.



Metro Planning Commission Meeting of 6/26/2014

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.





Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



2014Z-041PR-001

Map Various, Parcels Various

13, Antioch - Priest Lake

29 (Karen Y. Johnson)



Project No. 2014Z-041PR-001
Council Bill BL2014-810
Council District 29 – Johnson
School District 6 – Mayes; 7 – Pinkston
Requested by Councilmember Karen Johnson, applicant; various property owners.

Staff Reviewer Swaggart
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.



Metro Planning Commission Meeting of 6/26/2014

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.

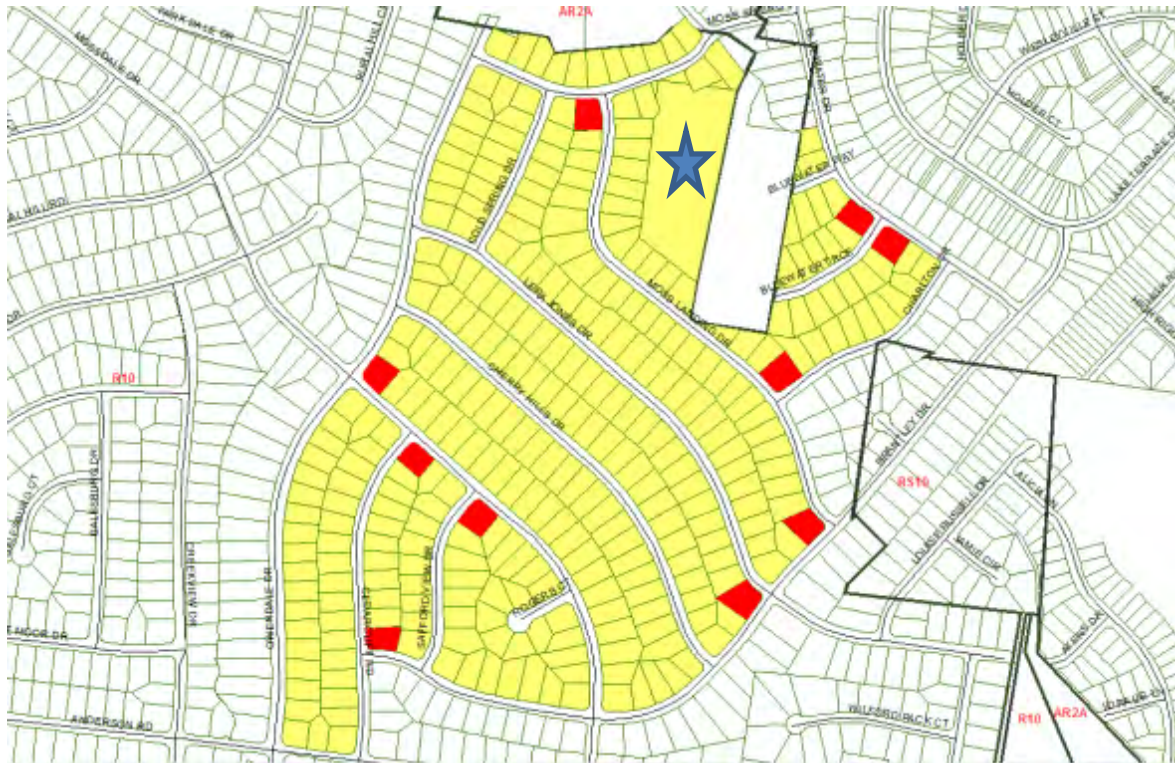
STAFF RECOMMENDED AMENDMENT

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:



Metro Planning Commission Meeting of 6/26/2014

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



Shaded lots should remain R10

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.



Metro Planning Commission Meeting of 6/26/2014



2014Z-042PR-001

1226 DICKERSON PIKE

Map 033, Parcel(s) 112

02, Parkwood - Union Hill

10 (Doug Pardue)



Project No.	Zone Change 2014Z-042PR-001
Council District	10 – Pardue
School District	3 - Speering
Requested by	Paul Teller, applicant; John H. Harris et ux, owners.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Disapprove</i>

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



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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

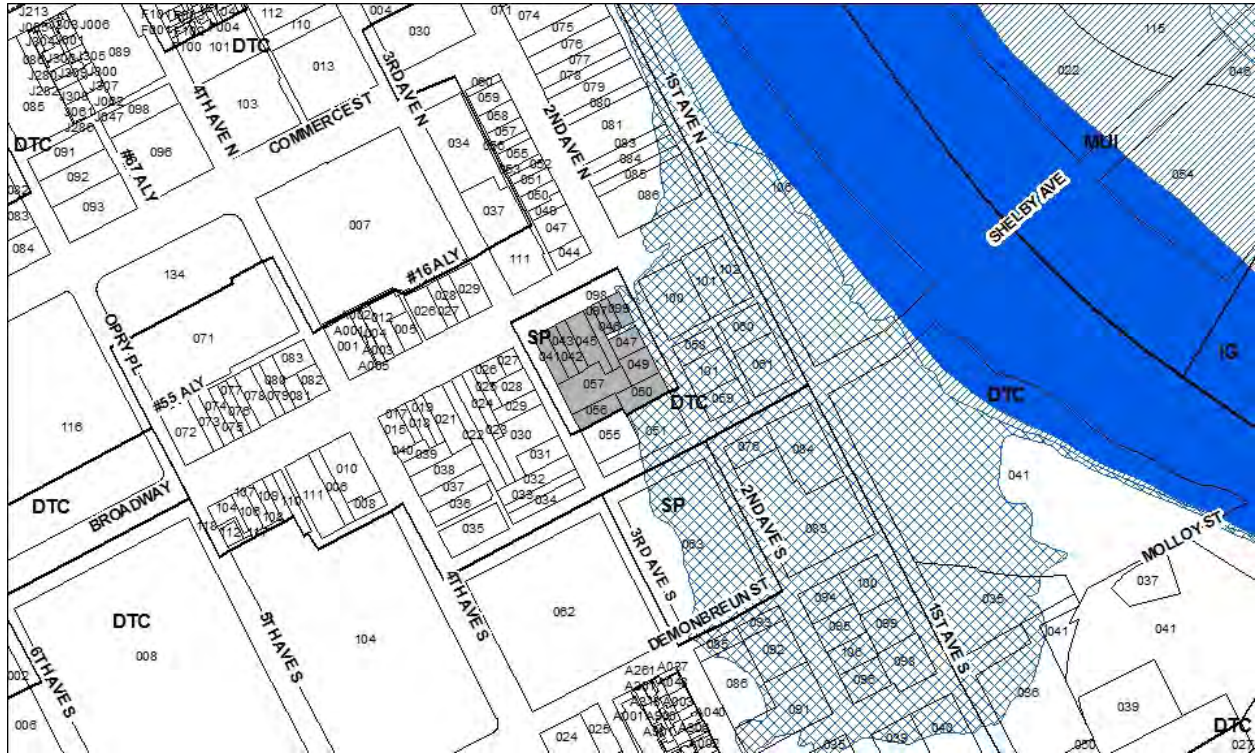
No school support was prepared because the proposed IWD district will generate fewer students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 6/26/2014



2014Z-043PR-001

Map Various Parcels Various

09, Downtown

19 (Erica Gilmore)



Project No.	Zone Change 2014Z-043PR-001
Associated Case	2014HP-001-001
Council District	19 – Gilmore
School District	5 – Kim
Requested by	Civil Site Design Group, PLLC, applicant; various property owners.
Staff Reviewer	Logan
Staff Recommendation	<i>Approve</i>

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.



Metro Planning Commission Meeting of 6/26/2014

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

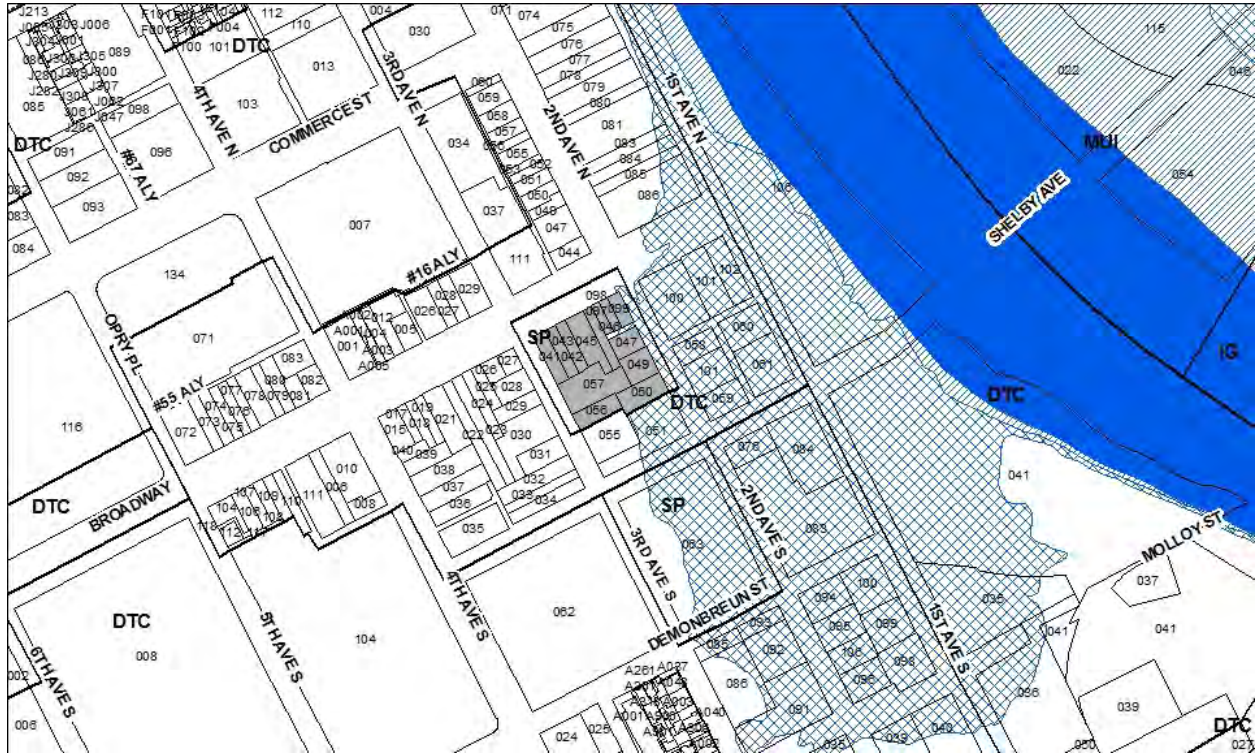
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



2014HP-001-001

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

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

09, Downtown

19 (Erica S. Gilmore)



Project No.	Historic Preservation Overlay District 2014HP-001-001
Project Name	Broadway Overlay Expansion
Associated Case	2014Z-043PR-001
Council District	19 – Gilmore
School District	5 – Kim
Requested by	Metro Historical Commission and the Metro Planning Department, applicants; various property owners.
Staff Reviewer	Logan
Staff Recommendation	<i>Approve</i>

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.



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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

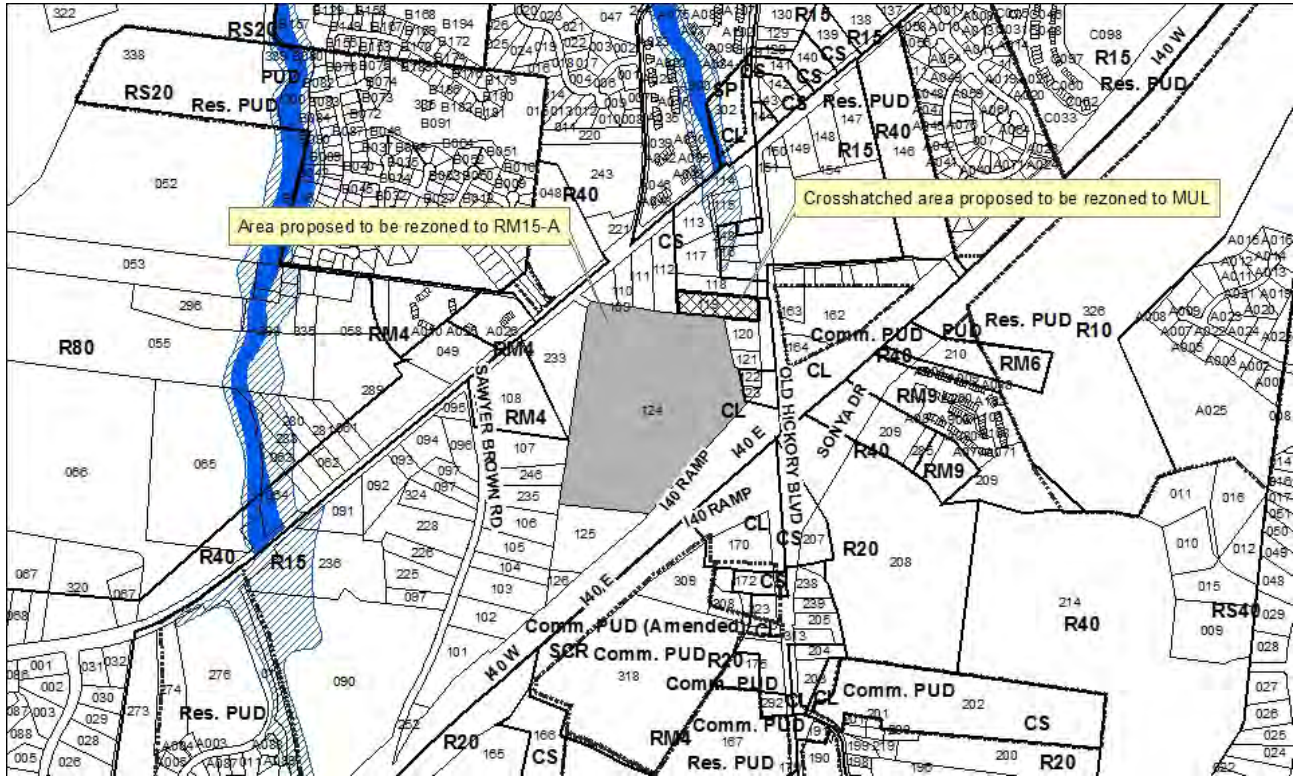
On June 18, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the design guidelines for the Broadway Historic Preservation Overlay District.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 6/26/2014



2014Z-044PR-001

Map 114, Parcel(s) 119, 124

06, Bellevue

22 (Sheri Weiner)



Project No.	Zone Change 2014Z-044PR-001
Council District	22 - Weiner
School District	9 - Frogge
Requested by	Dale and Associates, Inc. applicant; Agape Fellowship Church, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Zone change from R15 to MUL and RM-15A.

Zone Change

A request to rezone from R15 to MUL (approximately 2.23 acres) and RM15-A (approximately 28 acres) for property located at 645 Old Hickory Blvd. and 7461 Charlotte Pike, east of Sawyer Brown Road (approximately a total 30.51 acres).

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 89 lots with 22 duplex lots for a total of 112 units.*

Proposed Zoning

Multi-Family Residential (RM15) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 420 units.*

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

CRITICAL PLANNING GOALS

- Does Not Preserve Sensitive Environmental Features

To protect environmentally sensitive features, such as steep slopes, a site plan is necessary. Reviewing the site plan would allow staff to verify the impact of development on environmental features and work with the developer to minimize those impacts. Staff has not received a site plan and cannot verify if the sensitive environmental features on this site will be protected.

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable



Metro Planning Commission Meeting of 6/26/2014

land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

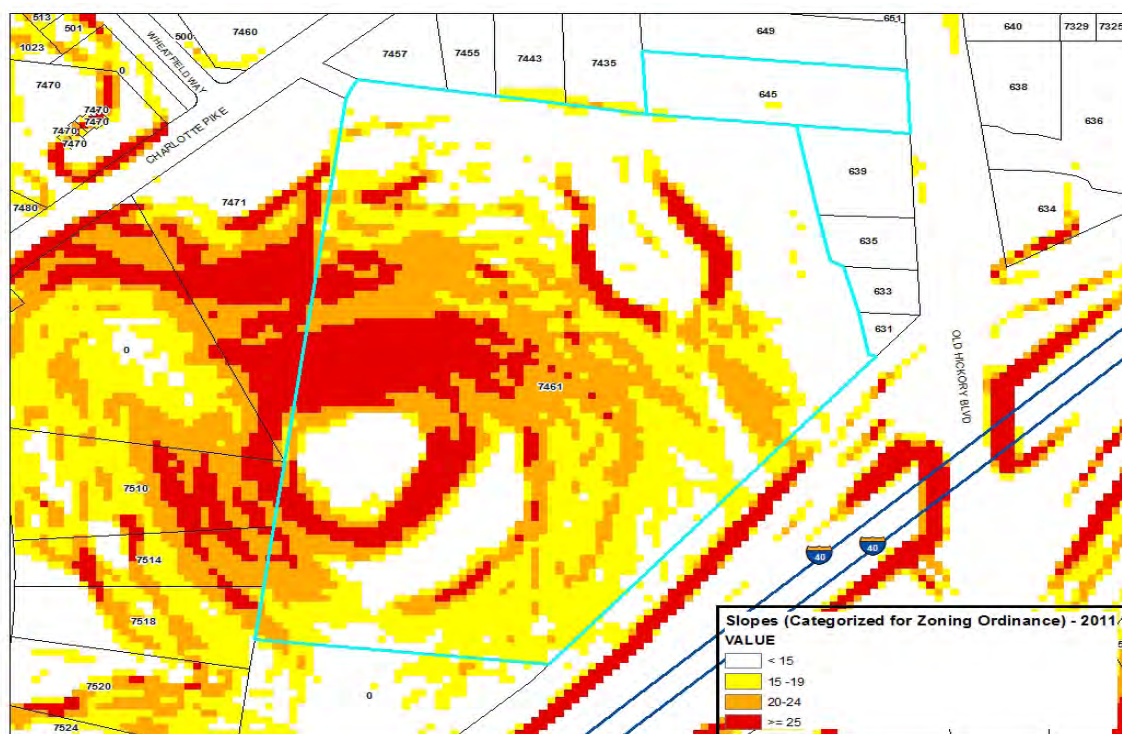
The general principles for areas with steep slopes are designed to encourage perseverance of steeply sloping areas and reduce pressure for modification and development of these areas. Non-structural, low intensity uses and very low density residential uses are recommended in areas with 20% + slopes. In all areas with 12-20% slopes, development should be small footprint and, to the greatest extent possible, should be carefully designed to fit the natural land form of the site.

Consistent with Policy?

No. MUL and RM-15A are appropriate zoning districts for the above policies, if accompanied by an Urban Design Overlay or Planned Unit Development, or SP to insure design objectives. The rezoning request does not include a site plan for review, thus making it inconsistent with the policy.

ANALYSIS

A majority of the 28 acres proposed to be zoned RM15-A is covered by steep slopes. These slopes exceed a 20% grade change. Staff has requested that the applicant submit a site plan showing how they plan on addressing the slopes and the additional housing units the proposed zoning will allow. Without a site plan, staff cannot recommend approval for the zone change. A map of the area, including the slopes, is below:





Metro Planning Commission Meeting of 6/26/2014

FIRE MARSHAL RECOMMENDATION

- N/A

PUBLIC WORKS RECOMMENDATION

- N/A

Maximum Uses in Existing Zoning District: **R15**

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)	30.51	2.90 D	110 U*	1136	87	117

*Based on R15 allowing 25% duplex lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.23	1 F	97,138 SF	6665	152	624

Maximum Uses in Proposed Zoning District: **RM15-A**

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)	28.28	15 D	424 U	2693	212	251

Traffic changes between maximum: **R15** and proposed **MUL** and **RM15-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+8222	+277	+758

SCHOOL BOARD REPORT

Projected student generation existing R15 District: 5 Elementary 3 Middle 3 High
Projected student generation proposed RM-15A District: 23 Elementary 16 Middle 12 High

The proposed RM-15A zoning district could generate 40 more students than what is typically generated under the existing R15 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 13 new middle school students is \$305,500 (13 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.



Metro Planning Commission Meeting of 6/26/2014

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

STAFF RECOMMENDATION

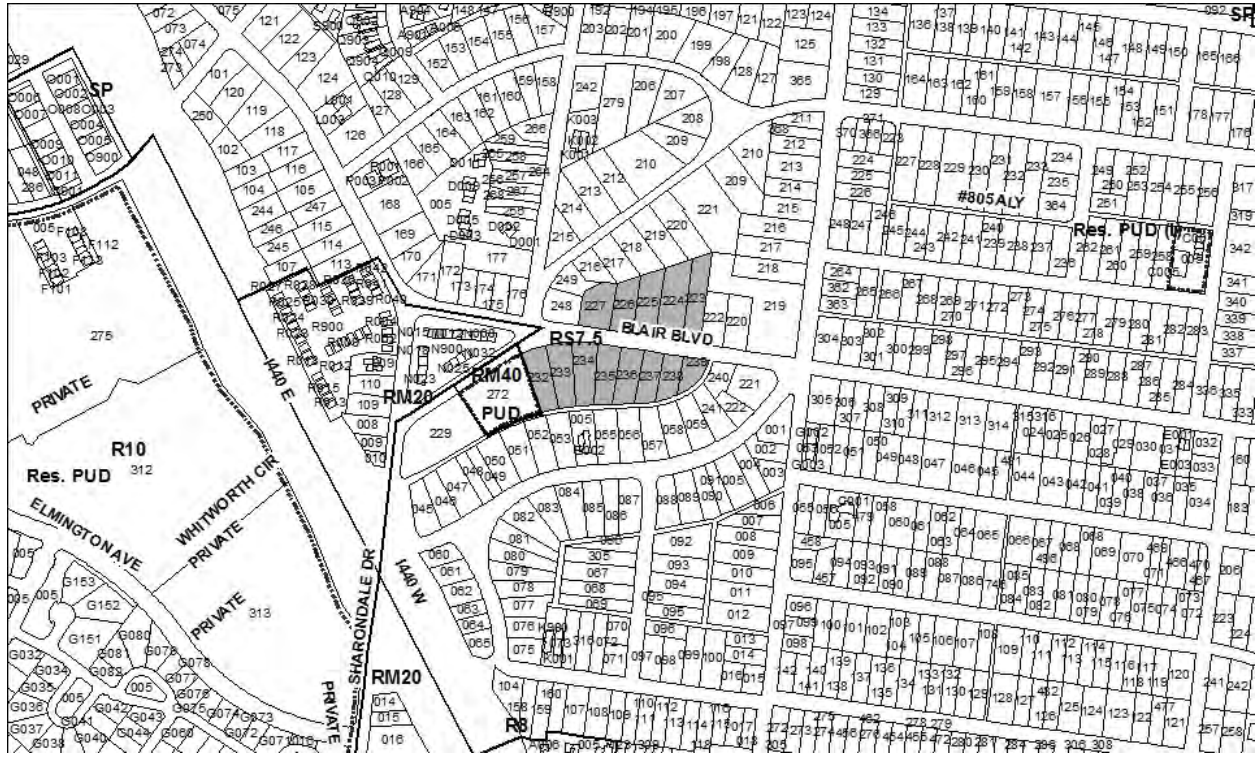
Staff recommends that the proposed MUL and RM15-A zoning districts be disapproved because they are not consistent with the Bellevue Community Plan and they do not meet the special policy of preserving sensitive environmental features.



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



2014NHC-001-002

HILLSBORO-WEST END NEIGHBORHOOD CONSERVATION OVERLAY

EXPANSION

Map 104-10, Parcel(s) 223-227, 232-239

10, Green Hills - Midtown

18 (Burkley Allen)



Project No.	Neighborhood Conservation Historic Overlay 2014NHC-001-002
Project Name	Hillsboro – West End Neighborhood Conservation Overlay
Council Bill	BL2014-801
Council District	18 – Allen
School District	8 – Hayes
Requested by	Councilmember Burkley Allen, applicant, various property owners.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve</i>

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



Metro Planning Commission Meeting of 6/26/2014

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;*



Metro Planning Commission Meeting of 6/26/2014

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 of 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



Metro Planning Commission Meeting of 6/26/2014

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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



2014NHC-003-002

LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION

OVERLAY EXPANSION

Map Various Parcels Various

05, East Nashville

06 (Peter Westerholm)



Project No. 2014NHC-003-002
Project Name Lockeland Springs – East End Neighborhood Conservation Overlay Expansion
Council Bill No. BL 2014-812
Council District 6 – Westerholm
School District 5 – Kim
Requested by Councilmember Peter Westerholm, applicant, various property owners.

Staff Reviewer Swaggart
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.



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

STAFF RECOMMENDATION

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



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



2014NHC-004-001

SYLVAN PARK NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

Map Various Parcels Various

07, West Nashville

24 (Jason Holleman)



Project No.	Neighborhood Conservation Overlay District 2014NHC-004-001
Project Name	Sylvan Park Overlay Expansion
Council Bill	BL2014-807
Council District	24 – Holleman
School District	9 – Frogge
Requested by	Councilmember Jason Holleman, applicant, various property owners.
Staff Reviewer	Logan
Staff Recommendation	<i>Approve</i>

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



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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.



SEE NEXT PAGE

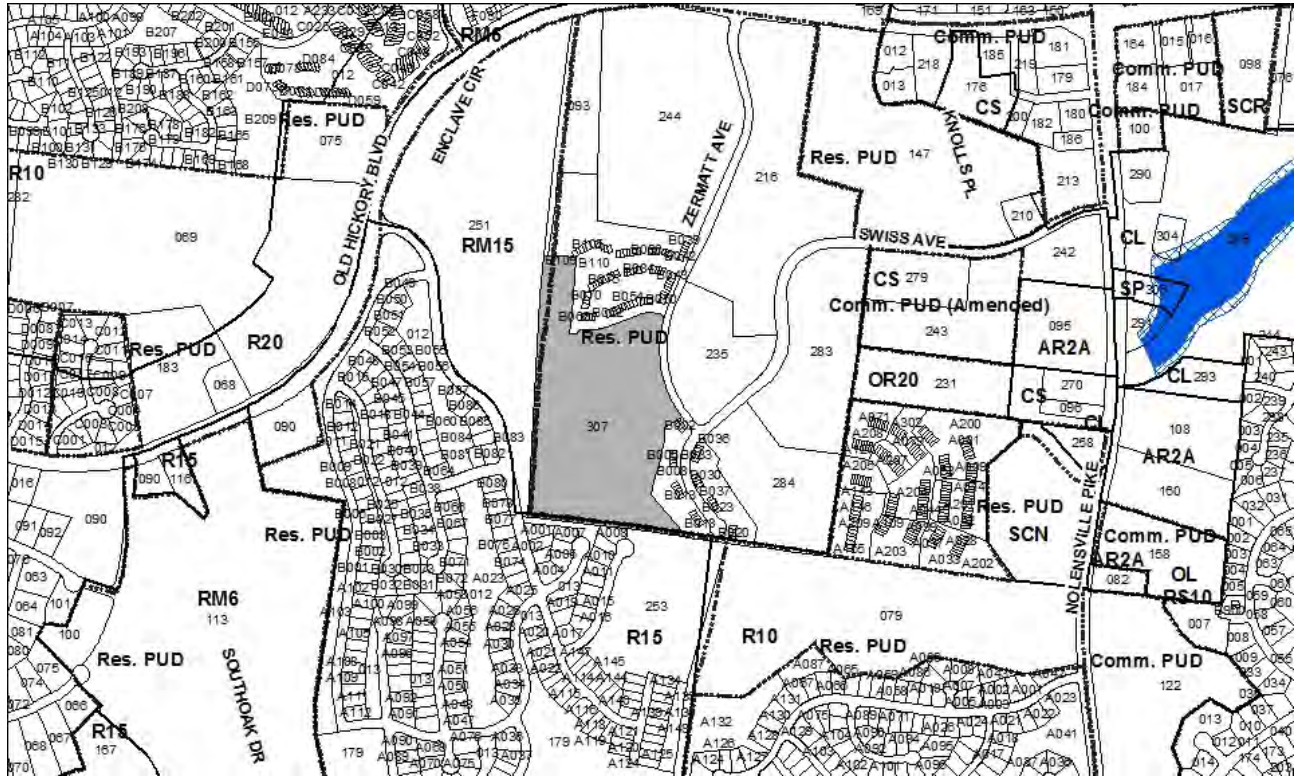


PLANNING COMMISSION ACTIONS

- **Planned Unit Developments**
- **Subdivision (Concept)**
- **Subdivision (Final)**



Metro Planning Commission Meeting of 6/26/2014



53-84P-002

ROSE MONTE, PH 3-5 (MASS GRADING FINAL)

Map 161, Parcel(s) 307

12, Southeast

04 (Brady Banks)



Project No.	Planned Unit Development 53-84-P-002
Project Name	Rose Monte PUD, Phase 3, 4 and 5
Council District	04- Banks
School District	02- Brannon
Requested by	Wamble and Associates, PLLC, applicant for MDN, LLC, owner.
Staff Reviewer	Leeman
Staff Recommendation	<i>Approve with conditions</i>

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

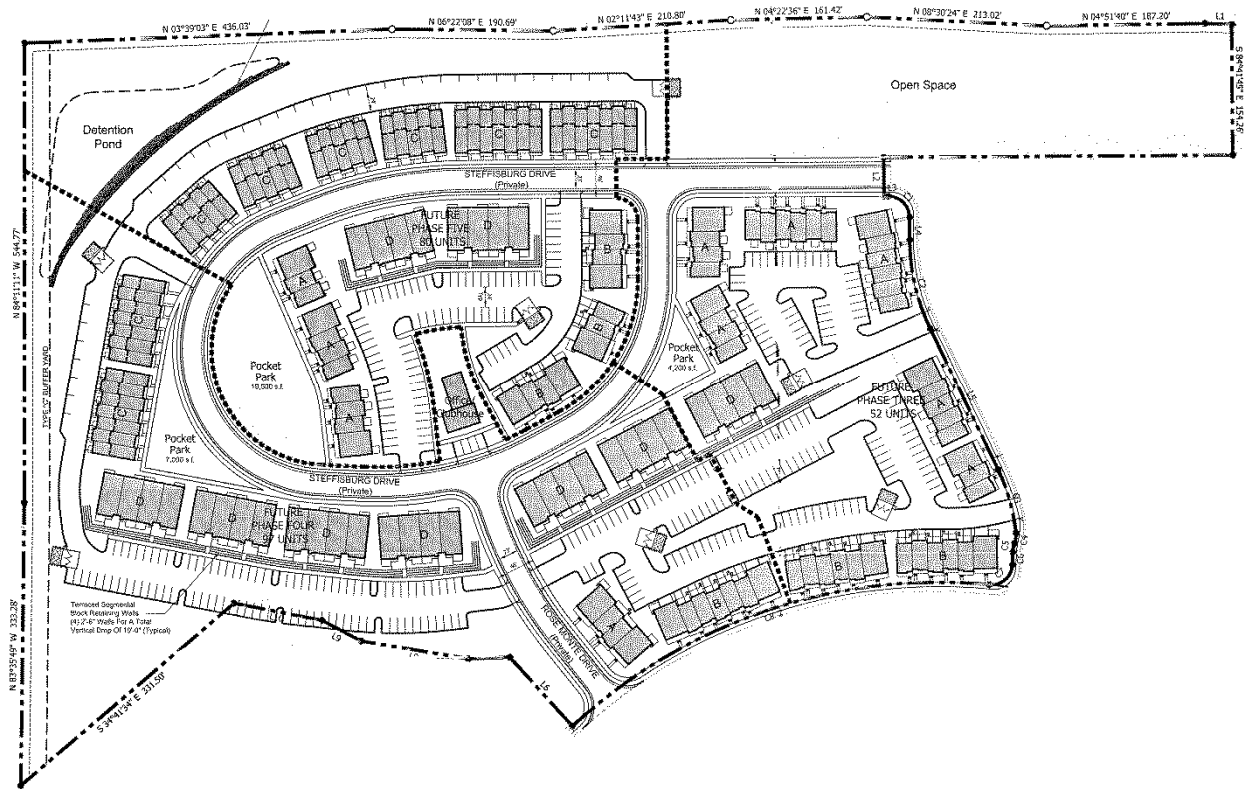
The proposed PUD plan includes 229 townhome units, which front on several private drives and open space that connect to Zermatt Avenue. Surface parking is located to the rear of all of the units, and sidewalks line all of the drives on both sides. All townhomes units have one and two bedrooms with an 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.



Metro Planning Commission Meeting of 6/26/2014



Proposed PUD Plan



Metro Planning Commission Meeting of 6/26/2014

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;



Metro Planning Commission Meeting of 6/26/2014



Currently Approved PUD Plan



Metro Planning Commission Meeting of 6/26/2014

- 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.



Metro Planning Commission Meeting of 6/26/2014

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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



53-86P-001

RIVERGATE SQUARE
Map 034-05, Parcel(s) 129
04, Madison
10 (Doug Pardue)



Project No.	Planned Unit Development 53-86P-001
Project Name	Rivergate Square
Council District	10 – Pardue
School District	3 – Speering
Requested by	Blind Dog Enterprises, LLC, applicant; Rivergate Square Station, Inc., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

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

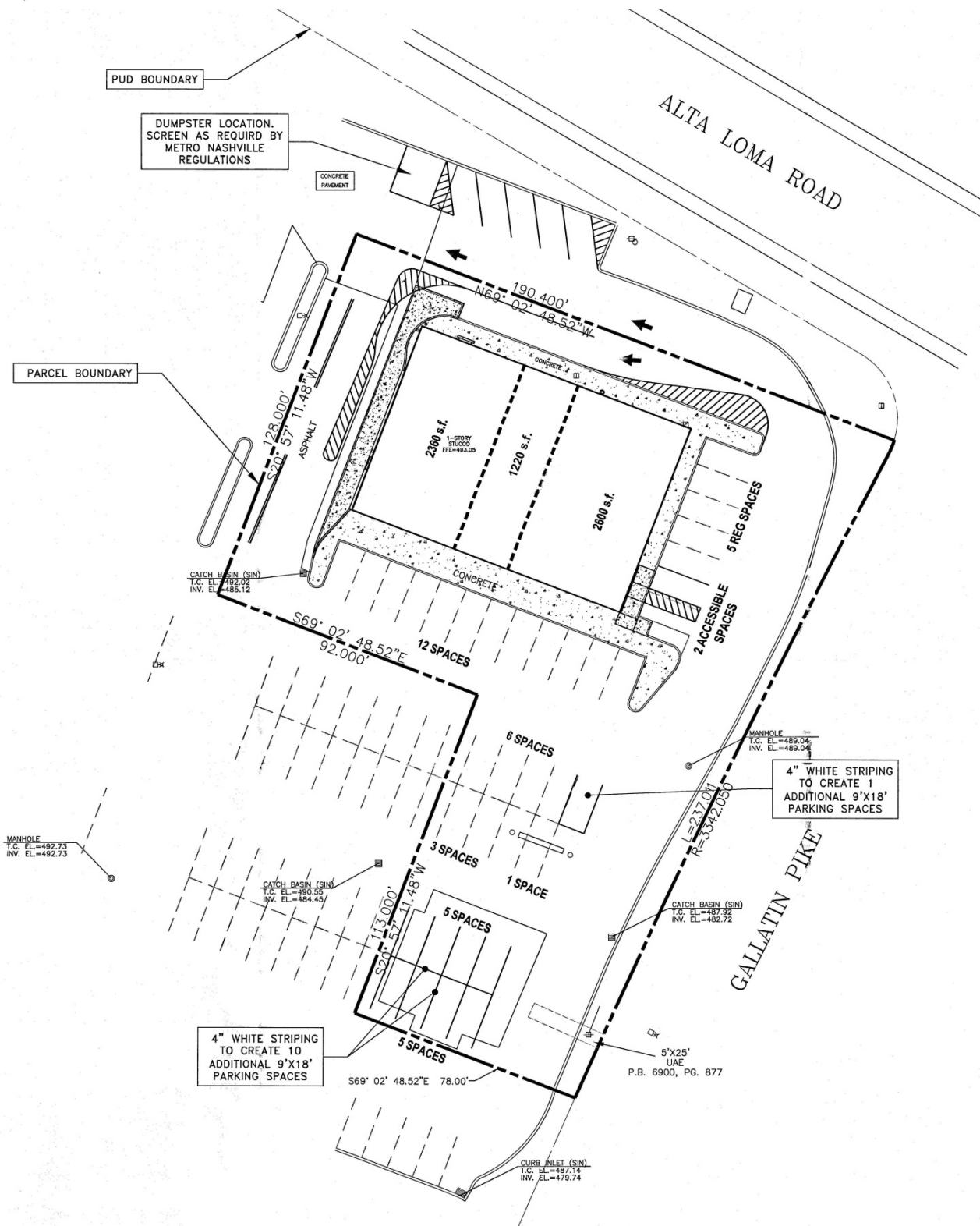
N/A

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.



Metro Planning Commission Meeting of 6/26/2014



Proposed PUD Plan



Metro Planning Commission Meeting of 6/26/2014

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;



Metro Planning Commission Meeting of 6/26/2014

- 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.

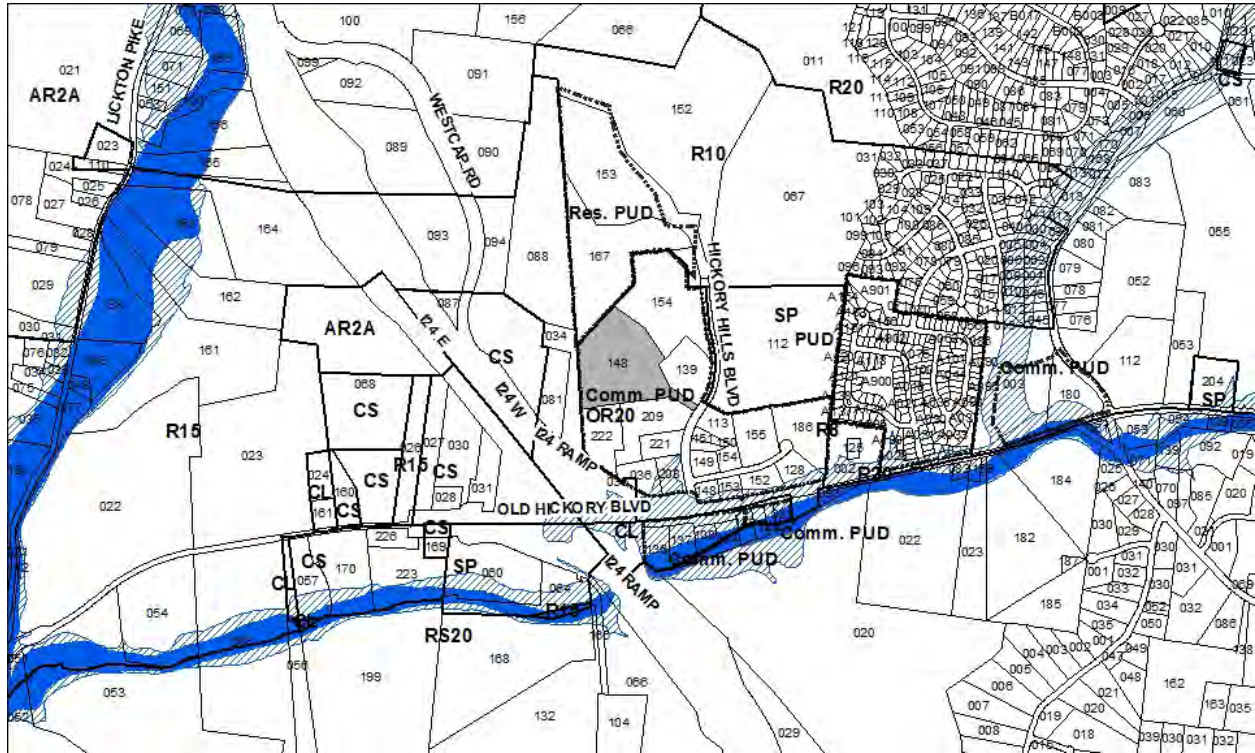


Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014



98-73P-003

HICKORY HILLS (PARKING LOT EXPANSION)

Map 031, Parcel(s) 148

02, Parkwood - Union Hill

03 (Walter Hunt)



Project No.	Planned Unit Development 98-73P-003
Project Name	Hickory Hills (Parking Lot Expansion)
Council District	3 – Hunt
School District	1 – Gentry
Requested by	KJ Associates, Inc., applicant, Ervin Equipment, Inc., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

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

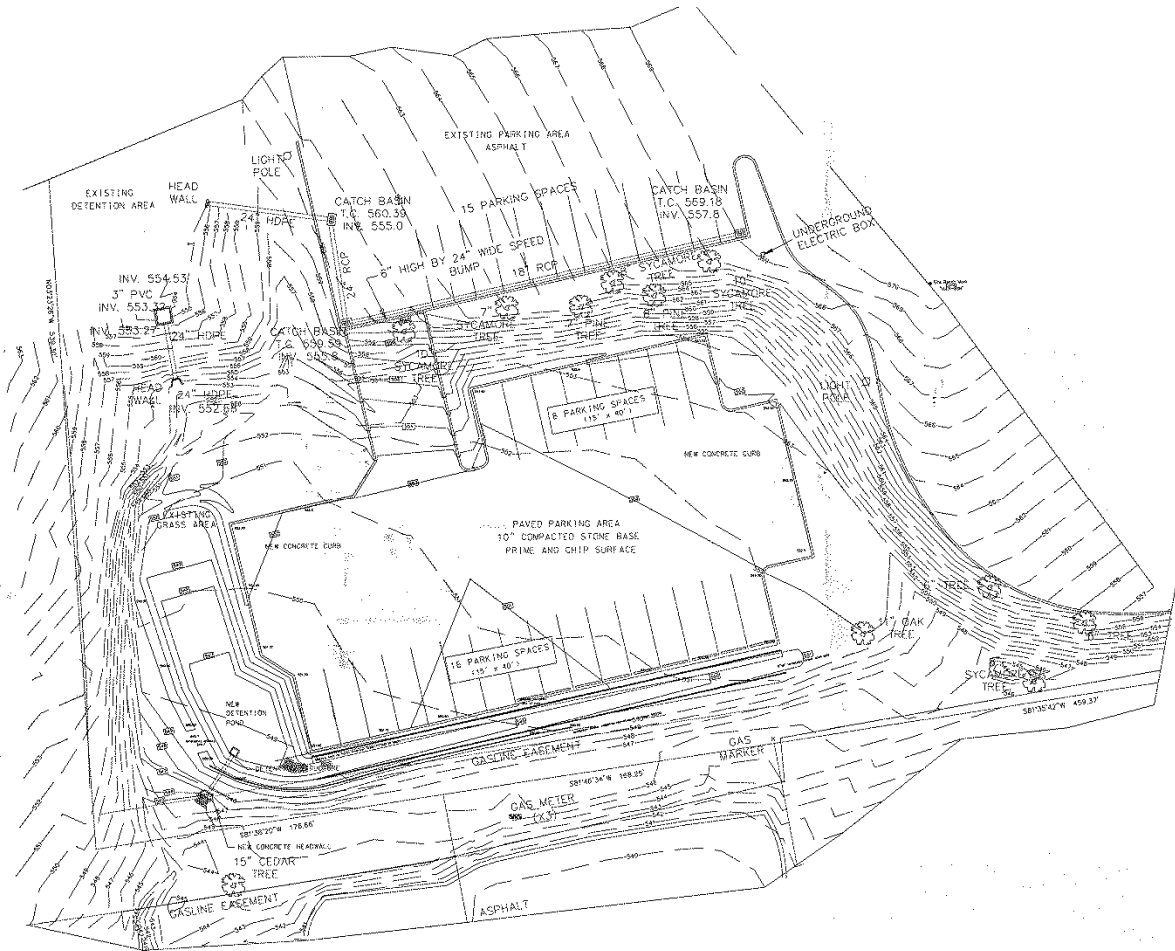
The plan calls for the addition of 24 parking spaces in an area that is currently undeveloped. Other revisions include additional stormwater facilities.

ANALYSIS

Since the proposed parking is permitted in the PUD and does not increase the floor area in the PUD or permit changes not



Metro Planning Commission Meeting of 6/26/2014



Proposed PUD Plan



Metro Planning Commission Meeting of 6/26/2014

permitted by the PUD enacting ordinance then staff finds that the proposed change is a minor modification.

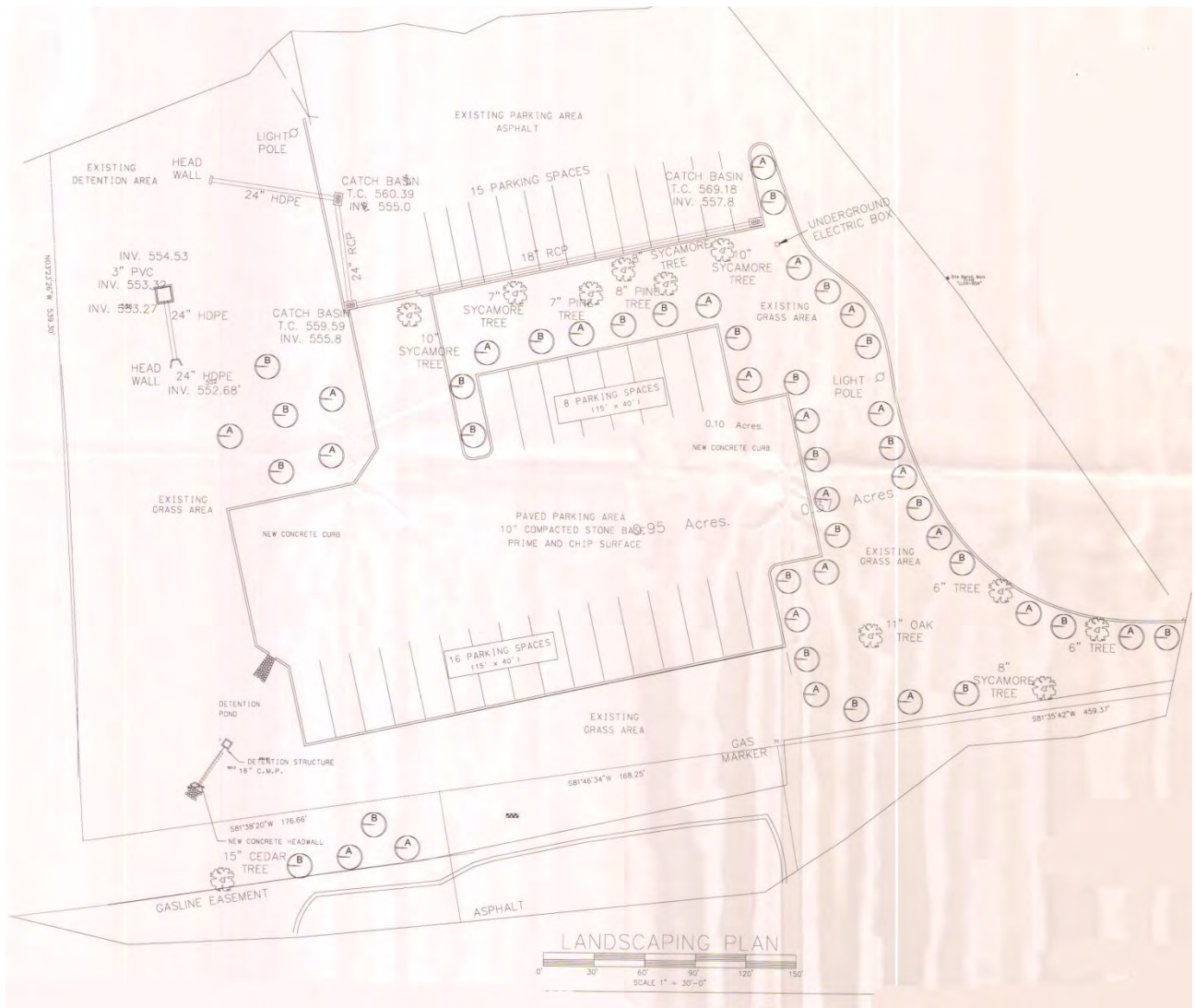
Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

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



Metro Planning Commission Meeting of 6/26/2014



Landscaping Plan



Metro Planning Commission Meeting of 6/26/2014

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.



Metro Planning Commission Meeting of 6/26/2014

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.



SEE NEXT PAGE



Project Number	Subdivision 2006S-148G-14
Project Name	Hermitage Creek (Preliminary Plat Extension # 3)
Council District	12 – Glover
School District	4 – Shepherd
Requested by	Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve extension of preliminary plat approval to June 26, 2015.</i>

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



Metro Planning Commission Meeting of 6/26/2014

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 gutter 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.



Metro Planning Commission Meeting of 6/26/2014

STAFF RECOMMENDATION

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



SEE NEXT PAGE



Metro Planning Commission Meeting of 6/26/2014



2014S-099-001

JOSEPH KNOWLES, RESUB. LOT 5

Map 105-14, Parcel(s) 171

10, Green Hills - Midtown

17 (Sandra Moore)



Project No. 2014S-099-001
Project Name Joseph Knowles, Resub Lot 5
Council District 17 – Moore
School District 7 – Pinkston
Requested by Campbell, McCrae & Associates Surveying, Inc.;
applicant; Allen Perry, owner.

Staff Reviewer Sajid
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

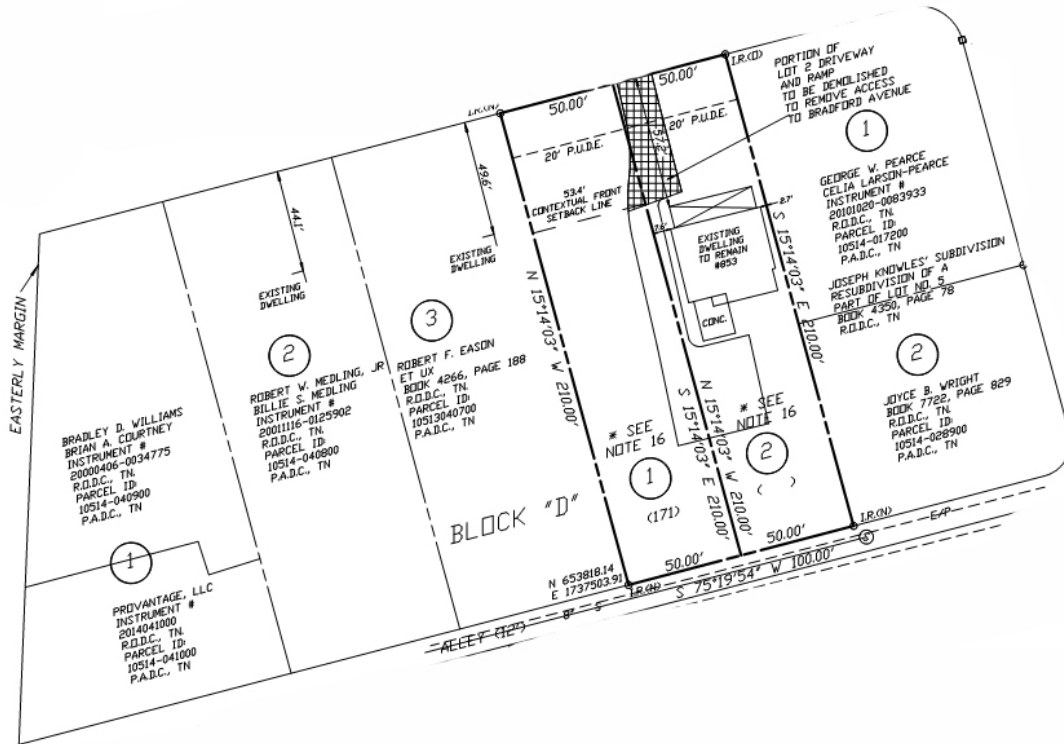
The applicant requests final plat approval for a two lot subdivision of property located on Bradford Avenue west of Knowles Avenue in the Green Hills – Midtown community plan area. The proposed subdivision does not meet the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision 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.



Metro Planning Commission Meeting of 6/26/2014



Proposed Subdivision



Metro Planning Commission Meeting of 6/26/2014

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



Metro Planning Commission Meeting of 6/26/2014

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.