



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT MINUTES**

**Thursday, March 14, 2013**

**4:00 pm Regular Meeting**

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

### **MISSION STATEMENT**

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

**Commissioners Present:**

Jim McLean, Chair  
Stewart Clifton, Vice Chair  
Judy Cummings  
Phil Ponder  
Jeff Haynes  
Derrick Dalton  
Greg Adkins  
Councilmember Phil Claiborne  
Andree LeQuire

**Staff Present:**

Jennifer Carlat, Assistant Planning Director  
Bob Leeman, Planning Manager II  
Carrie Logan, Planner III  
Kelly Adams, Administrative Services Officer III  
Craig Owensby, Public Information Officer  
Jason Swaggart, Planner II  
Duane Cuthbertson, Planner II  
Greg Johnson, Planner II  
Amy Diaz-Barriga, Planner I  
Susan Jones, Legal

Commissioners Absent: Hunter Gee

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

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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**Please remember to turn off your cell phones.**

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

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# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 3:59 p.m.

## B. ADOPTION OF AGENDA

Mr. Clifton moved and Councilmember Claiborne seconded the motion to adopt the agenda. (8-0)

## C. APPROVAL OF FEBRUARY 28, 2013 MINUTES

Mr. Ponder moved and Mr. Adkins seconded the motion to approve the February 28, 2013 minutes. (8-0)

## D. RECOGNITION OF COUNCILMEMBERS

Councilmember Bedne was in attendance but did not speak.

Ms. LeQuire arrived at 4:00 p.m.

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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### 1a. 2013SP-005-001

THE VILLAGES AT HOLT ROAD

### 1b. 2013CP-012-001

SOUTHEAST NASHVILLE PLAN AMENDMENT

Mr. Dalton moved and Mr. Clifton seconded the motion to approve the Withdrawn Items. (9-0)

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## F. CONSENT AGENDA

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

### 2. 2013SP-001-001

WORTHY & WORTHY

### 3. 2013SP-010-001

GLEN ECHO COTTAGES

### 4. 2013Z-006PR-001

12629 OLD HICKORY BOULEVARD

### 5. 2013Z-007PR-001

0 WHITES CREEK PIKE

Mr. Haynes moved and Councilmember Claiborne seconded the motion to approve the Consent Agenda. (9-0)

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## G. PREVIOUSLY DEFERRED ITEMS

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

### Community Plan Amendments

#### 1a. 2013CP-012-001

##### **SOUTHEAST NASHVILLE PLAN AMENDMENT**

Map 181, Parcel(s) 091-092, 094  
Council District 04 (Brady Banks)  
Staff Reviewer: Tifinie Capehart

A request to amend the Southeast Community Plan: 2004 Update to change the Land Use Policy from Natural Conservation (NCO), Residential Low Medium Density (RLM) and Corridor General (CG) policies to T3 Suburban Neighborhood Evolving, T3 Suburban Neighborhood Center and Natural Conservation policies for properties located at 6415, 6419 & 6435 Holt Road, at the southwest corner of Holt Road and Nolensville Pike (38.97 acres), requested by Ragan-Smith-Associates, Inc., applicant, Jack Byrd, Sara McKee Allen and Lunette Pharr, owners.

**Staff Recommendation: Withdrawal**

##### **APPLICANT REQUEST**

**Amend the policies from Natural Conservation, Residential Low Medium Density, and Corridor General to Suburban Neighborhood Evolving and Neighborhood Center, and Conservation**

##### Minor Plan Amendment

A request to amend the *Southeast Community Plan: 2004 Update* to change the policy from Natural Conservation (NCO), Residential Low Medium Density (RLM), and Corridor General (CG) policies to Suburban Neighborhood Evolving (T3 NE), Suburban Neighborhood Center (T3 NC), and Conservation Policies (CO) for properties located at 6415, 6419, and 6435 Holt Road, at the southwest corner of Holt Road and Nolensville Pike.

##### **STAFF RECOMMENDATION**

As requested by the applicant, staff recommends withdrawal of this request.

Withdrawn (9-0)

#### **Resolution No. RS2013-50**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013CP-012-001 is **Withdrawn. (9-0)**”

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#### 1b. 2013SP-005-001

##### **THE VILLAGES AT HOLT ROAD**

Map 181, Parcel(s) 091-092, 094  
Council District 04 (Brady Banks)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to Specific Plan-MU on properties located at 6435, 6415 and 6419 Holt Road , at the southwest corner of Nolensville Road and Holt Road (40.06 Acres), to permit a mixed-use development, requested by Ragan, Smith and Associates, Inc., applicant for Jack Richard Byrd, Lunette Allen Pharr and Sara Mckee Allen, owners.

**Staff Recommendation: Withdrawal**

##### **APPLICANT REQUEST**

**Permit a mixed use development consisting of multi-family residential and non-residential uses.**

##### SP Development Plan

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan-Mixed Use (SP-MU) on properties located at 6435, 6415 and 6419 Holt Road, at the southwest corner of Nolensville Road and Holt Road (40.06 Acres), to permit a mixed-use development.

##### **STAFF RECOMMENDATION**

As requested by the applicant, staff recommends withdrawal of this request.

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“BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-005-001 is **Withdrawn. (9-0)**”

## **Specific Plans**

### **2. 2013SP-001-001**

#### **WORTHY & WORTHY**

Map 081-15, Parcel(s) 365-366  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Greg Johnson

A request to rezone from RS5 to SP-R zoning for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential units, requested by Artmas L. Worthy and the Metro Planning Department, applicants.

**Staff Recommendation: Approve the preliminary SP with conditions and disapprove without all conditions.**

#### **APPLICANT REQUEST**

##### **Preliminary SP for four attached residential dwellings**

##### Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential 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 two units on this site.*

##### **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 Community Plan and the General Plan. This Specific Plan includes only one residential building type.

##### **CRITICAL PLANNING GOALS**

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

The SP meets several critical planning goals. Through the reuse of a previously developed lot and existing infrastructure, the SP is a good example of infill development. Placement of attached dwellings along a main arterial street will provide a housing type other than the abundant single-family detached type. Additional density along a transit line will support alternate transportation. The layout of the project with building frontage along both streets will improve the pedestrian-oriented design of the street.

##### **NORTH NASHVILLE COMMUNITY PLAN**

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

The North Nashville Community Plan contains a design principle for the T4 Neighborhood Maintenance policy which states: *Additional residential density along the prominent Dr. D.B. Todd Boulevard corridor may be appropriate when accompanied by design-based zoning, such as a SP, PUD or UDO. Residential buildings should abut the street with parking at the rear.*

##### Consistent with Policy?

Yes. The SP will add a diversity of housing types along Dr. D.B. Todd Boulevard with a building and parking layout recommended by the design principles of the policy. The attached units will face D.B. Todd Boulevard and parking will be placed away from the street frontages along an alley to the south of the site. This basic layout complies with the design

principle for the D.B. Todd Boulevard corridor. The proposed dwellings will be similar to the form of surrounding development in terms of building height and street setbacks.

**PLAN DETAILS**

The SP site is currently a vacant property that was formerly occupied by a single-family dwelling. It is at the southeast corner of D.B. Todd Boulevard and Knowles Street.

The SP proposes four attached residences and associated parking. According to the plan and elevations, three of the four dwellings will face D.B. Todd Boulevard. The façade facing Knowles Street will have a front entrance for the corner unit and a consistent pattern of windows. Parking for the dwellings is shown on an alley along the southern border of the property. The site plan includes a landscape buffer with a fence along the east property line.

Conditions of approval have been added to address internal walkway connections, landscaping, and building design.

**ANALYSIS**

The SP is consistent with the intent of the T4 Neighborhood Maintenance policy along D.B. Todd Boulevard. The development will provide some additional density along the corridor, while maintaining consistency in building form with surrounding residential buildings in terms of building height and setbacks. The building is designed to provide a front façade on both street frontages to be consistent with existing dwellings on the opposite side of D.B. Todd Boulevard and Knowles Street.

**STORMWATER RECOMMENDATION**

No Agency Review Required (Stormwater Only).

**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.
- The proposed steps on the site need to be relocated outside of the public ROW.

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 Detached (210)	0.34	7.41 D	2 U	20	2	3

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 (220)	0.34	-	5 U	34	3	4

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
-	-	-	+3	+14	+1	+1

**SCHOOL BOARD REPORT**

Projected student generation    0 Elementary    0 Middle    0 High

Students would attend Churchwell Elementary School, John Early Middle School, or Pearl-Cohn High School. All three of the schools have been identified as being over capacity by the Metro School Board. However, this development is not anticipated to generate additional students beyond what would be generated under the current zoning district.

**STAFF RECOMMENDATION**

Staff recommends approval of the preliminary SP with conditions and disapproval without all conditions. The SP is consistent with the T4 Urban Neighborhood Maintenance policy of the North Nashville Community Plan.

**CONDITIONS**

1. The pavement for the existing driveway entrance to Knowles Street shall be removed. The wall along Knowles Street shall be extended across the driveway entrance to discourage parking in that location on the site.
2. The Final SP plan shall include a plan to repair or replace the existing block wall along Knowles Street. At minimum, broken parts of the wall shall be fixed, wall edges shall be straightened and aligned, unneeded gaps in the wall shall be filled, and a finish cap shall be added to the top of the wall.
3. A revised landscaping plan shall be provided showing screening of the parking area between D.B. Todd Boulevard and the parking along the alley.
4. Landscape screening shall be provided on the south and north and west sides of the backflow preventer along Knowles Street.
5. Revised architectural elevations shall be provided with final site plan enhancing the south building elevation with the addition of upper and lower story windows on the western half of the façade.
6. A walkway connection shall be provided to the building from the Knowles Street frontage.
7. Steps connecting the internal walkways to the public sidewalk shall be placed outside of the public right-of-way.
8. Development shall comply with comments listed above from Metro Public Works.
9. Permitted land uses within this SP shall be limited to a maximum of four dwellings.
10. 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 RM15 zoning district as of the date of the applicable request or application.
11. 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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
12. 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.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved the preliminary SP with conditions and disapproved without all conditions. (9-0), Consent Agenda

**Resolution No. RS2013-52**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2013SP-001-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

**The SP is consistent with the T4 Urban Neighborhood Maintenance policy of the North Nashville Community Plan.**

**CONDITIONS**

- 1. The pavement for the existing driveway entrance to Knowles Street shall be removed. The wall along Knowles Street shall be extended across the driveway entrance to discourage parking in that location on the site.**
- 2. The Final SP plan shall include a plan to repair or replace the existing block wall along Knowles Street. At minimum, broken parts of the wall shall be fixed, wall edges shall be straightened and aligned, unneeded gaps in the wall shall be filled, and a finish cap shall be added to the top of the wall.**

3. A revised landscaping plan shall be provided showing screening of the parking area between D.B. Todd Boulevard and the parking along the alley.
4. Landscape screening shall be provided on the south and north and west sides of the backflow preventer along Knowles Street.
5. Revised architectural elevations shall be provided with final site plan enhancing the south building elevation with the addition of upper and lower story windows on the western half of the façade.
6. A walkway connection shall be provided to the building from the Knowles Street frontage.
7. Steps connecting the internal walkways to the public sidewalk shall be placed outside of the public right-of-way.
8. Development shall comply with comments listed above from Metro Public Works.
9. Permitted land uses within this SP shall be limited to a maximum of four dwellings.
10. 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 RM15 zoning district as of the date of the applicable request or application.
11. 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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
12. 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.
13. 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.

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## H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

### No Cases on this Agenda



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## I. RECOMMENDATIONS TO METRO COUNCIL

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

### Specific Plans

#### 3. 2013SP-010-001

##### **GLEN ECHO COTTAGES**

Map 117-15, Parcel(s) 067-069  
Council District 25 (Sean McGuire)  
Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP-R zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit up to 8 residential units, requested by Dewey-Estes Engineering, applicant, Nancy Shipley and Ruth Baker, owners.

**Staff Recommendation: Approve the SP with conditions and disapprove without all conditions.**

##### **APPLICANT REQUEST**

**Permit 8 detached residential units.**

##### Preliminary SP

A request to rezone from Single and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit eight 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 4 lots including 1 duplex lot for a total of 5 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 Community Plan and the General Plan. This Specific Plan includes only one residential building type.

##### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP provides flexibility to build eight units on the site, creating higher density and promoting infill development. Higher density coupled with filling in sidewalk gaps helps to create a sustainable and walkable neighborhood.

##### **GREEN HILLS/MIDTOWN COMMUNITY PLAN**

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

##### Special Policy Area # 11

The special policy promotes single-family, two-family and townhome development that is designed in a way that creates a sustainable and walkable neighborhood. Density in the upper limits of the RM policy should be implemented only through an overlay or SP zoning district.

##### Consistent with Policy?

Yes. The proposed density is within the density supported by the RM policy and the design promotes a sustainable and walkable neighborhood.

##### **PLAN DETAILS**

The intent of this request is to permit eight detached residential units with an overall density of approximately 7.6 units per acre. The subject site is just over an acre in size and is currently comprised of three duplex lots, which would permit six dwelling units. The site is located on the south side of Glen Echo Road in the Green Hills area. Extensive redevelopment has occurred and continues east of the site along Glen Echo and throughout the surrounding area.

### Site Plan

The plan identifies eight residential units. Six units front onto Glen Echo and two are located on the west side of the site behind the units fronting Glen Echo. Architectural elevations are not provided. However, the applicant has provided the following architectural design elements that are included as part of the SP:

- Siding: hardiplank, or smooth hardipanel, cast stone, planter caps-limestone color
- Windows: aluminum with insulated clear glass
- Parapet caps: aluminum, dark bronze in color
- Doors: wood or fiberglass, insulated and painted, two tall panels with six small glass panes at the top
- Door Trim: color same as door
- Hardware style: Oil rubbed bronze or brushed stainless finish
- Exterior lighting: craftsman style wall sconces
- Landings, porches and rails: poured concrete with light brown finish with rails

While the plan provides architectural design guidelines, the guidelines will be enforced by the Home Owners Association (HOA) and may be changed upon approval by the HOA. The plan utilizes the MUL zoning district for standards that are not specifically limited by the SP, but the plan also provides the following bulk regulations:

Maximum Units – 8  
Maximum FAR – 0.64 percent  
Maximum ISR – 70.41 (excluding porous pavers)  
Minimum Street Setback – 20 feet\* from right-of-way  
Minimum Side Yard Setback – 5 feet from property line and 6 feet between units  
Minimum Rear Yard Setback – 10 feet  
Maximum Height – two stories at setback and measuring 30 feet at eave height

*\*A maximum of 50% of the building's façade may encroach up to five feet into the street setback for architectural features. Vehicular access is provided from a private drive. All parking is located behind the units facing Glen Echo. Garages are proposed for all units and six surface spaces are shown along the rear property line. Sidewalks are included along Glen Echo.*

### Staff Analysis

The proposed SP is consistent with the Community Plan's Land Use Policies and meets several critical planning goals. The Major and Collector Street Plan calls for a 51 foot right-of-way (ROW). The current ROW is 50 feet, therefore, 0.5 feet of ROW dedication is required. A staff condition is that the ROW be dedicated and shown on the final site plan and platted. Since the plan is consistent with the sites policies and meets several critical planning goals then staff is recommending that the request be approved with conditions.

### **METRO SCHOOL BOARD REPORT**

**Projected student generation      0 Elementary      0 Middle      0 High**

### Schools Over/Under Capacity

Students would attend Percy Priest Elementary School, J.T. Moore Middle School, and Hillsboro High School. Percy Priest and J.T. Moore are identified as over capacity. There is no capacity for additional elementary or middle school students within the cluster. This information is based upon data from the school board last updated September 2011.

### **STORMWATER RECOMMENDATION**

Approved

### **PUBLIC WORKS RECOMMENDATION**

- 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.
- Increase all driveways to 24' minimum.
- Clearly define the roadside cross section. The proposed lip of the gutter must be located at the edge of the existing rolled curb. Indicate the grass strip width.
- Indicate the design for the invert of the existing 42" CMP in front of unit 5.
- Submit sight distance for the proposed driveway connection to Glen Echo.

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
Single-Family Attached/Detached (210)	1.04	4.63 D	5 U*	48	4	6

\*Based on one duplex unit

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 (230)	1.04	-	8 U	60	6	7

Traffic changes between maximum: **R10** 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
-	-	-	+3	+12	+2	+1

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. As proposed, the request is consistent with the sites land use policies and meets several Critical Planning Goals.

**CONDITIONS**

1. Uses within the SP shall be limited to residential.
2. Prior to the issuance of any permits, the applicant shall provide a 0.5 foot right-of-way dedication consistent with the Major and Collector Street Plan.
3. 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 RM9 zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. 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.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved the SP with conditions and disapproved without all conditions. (9-0), Consent Agenda

**Resolution No. RS2013-53**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2013SP-010-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

The request is consistent with Residential Medium policy, as well as Special Policy 11 of the Green Hills – Midtown Plan, which promotes additional density through SP zoning that is designed to create a walkable neighborhood.

#### CONDITIONS

1. Uses within the SP shall be limited to residential.
2. Prior to the issuance of any permits, the applicant shall provide a 0.5 foot right-of-way dedication consistent with the Major and Collector Street Plan.
3. 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 RM9 zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. 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.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

## Zone Changes

### 4. 2013Z-006PR-001

Map 175, Parcel(s) 201  
Council District 33 (Robert Duvall)  
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 and IWD to CS zoning for property located at 12629 Old Hickory Boulevard, at the southeast corner of Hobson Pike and Old Hickory Boulevard (2.27 Acres), requested by Anderson, Delk, Epps and Associates, Inc., applicant, Harold E. Crye Trustee, owner.

**Staff Recommendation: Approve**

#### APPLICANT REQUEST

**Rezone from OR20 and IWD to CS.**

#### Zone Change

A request to rezone from Office and Residential (OR20) and Industrial Warehousing and Distribution (IWD) to Commercial Services (CS) zoning for property located at 12629 Old Hickory Boulevard, at the southeast corner of Hobson Pike and Old Hickory Boulevard (2.27 Acres).

#### **Existing Zoning**

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

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

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

**CRITICAL PLANNING GOALS**

N/A

**ANTIOCH/PRIEST LAKE COMMUNITY PLAN**

District – Industrial (D IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

Yes. The proposed commercial services district permits uses that provide convenient services for surrounding industrial uses. Providing ancillary commercial uses is consistent with the intent of the District-Industrial land use policy.

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

No Exceptions Taken

Typical Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.74	0.236 F	17,887 SF	355	48	99

Typical Uses in Existing 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/Distribution (150)	0.53	0.238 F	5,494 SF	20	2	2

Typical Uses in Proposed 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 Office (710)	2.27	0.420 F	41,530 SF	679	93	126

Traffic changes between typical: **OR20, IWD** and proposed **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+304	+43	+25

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.74	0.8 F	60,635 SF	908	126	147

Typical Uses in Existing 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/Distribution (150)	0.53	0.8 F	18,469 SF	66	6	6

Maximum Uses in Proposed 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 Office (710)	2.27	0.6 F	59,328 SF	893	124	146

Traffic changes between maximum: **OR20, IWD** and proposed **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-81	-8	-7

**STAFF RECOMMENDATION**

Staff recommends that the request be approved. The proposed CS zoning district is consistent with the site's District – Industrial policy.

Approved (9-0), Consent Agenda

**Resolution No. RS2013-54**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-006PR-001 is **Approved. (9-0)**

**The CS zoning district is consistent with the District – Industrial policy.**

**5. 2013Z-007PR-001**

Map 022, Parcel(s) 030  
 Council District 01 (Lonnell Matthews, Jr.)  
 Staff Reviewer: Duane Cuthbertson

A request to rezone from RS40 to MUL zoning for property located at Whites Creek Pike (unnumbered), approximately 590 feet south of Eatons Creek Road (4.00 Acres), requested by Dale & Associates, applicant, Suzanne McGehee, Guy Bates, Jr., and Mary B. George, owners.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Zone change from RS40 to MUL**

Zone Change

A request to rezone from Single-Family Residential (RS40) to Mixed Use Limited (MUL) zoning property located at Whites Creek Pike (unnumbered), approximately 590 feet south of Eatons Creek Road, (4.00 acres).

**Existing Zoning**

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre.

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

N/A

**JOELTON COMMUNITY PLAN**

Community Center (CC) 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.

Consistent with Policy?

The proposed MUL district permits uses that are consistent with the land use policy. More specifically, the MUL district permits a mixture of uses that better supports the creation of a “town center” for the Joelton community.

The property is located along the Whites Creek Pike commercial corridor situated in between I-24 on the north and Old Clarksville Pike on the south. The majority of the corridor, including properties abutting the subject property, is zoned commercial (CS and CL).

The subject property is naturally separated from the abutting residential zoned districts to the east by a stream and wooded area.

**PUBLIC WORKS RECOMMENDATION**

A traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **RS40**

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)	4.11	0.93 D	5 L	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail Shopping Center (820)	4.11	1 F	179,031 SF	9917	218	940

Traffic changes between maximum: **RS40 and proposed CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+9869	+214	+934

**SCHOOL BOARD REPORT**

Projected student generation **18 Elementary 11 Middle 9 High**

Students would attend Joelton Elementary School, Joelton Middle School, or Whites Creek High School. Of these schools, none has been identified as being over capacity by the Metro School Board.

**STAFF RECOMMENDATION**

Staff recommends approval as the zone change request is consistent with the Community Center land use policy.

Approved (9-0), Consent Agenda

**Resolution No. RS2013-55**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-007PR-001 is **Approved. (9-0)**

**The MUL zoning district is consistent with the Community Center land use policy in this area.**

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## J. PLANNING COMMISSION ACTIONS

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

### No Cases on this Agenda

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## K. OTHER BUSINESS

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6. Historic Zoning Commission Report
  7. Board of Parks and Recreation Report
  8. Executive Committee Report
  9. Executive Director Report
  10. Legislative Update
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## L. MPC CALENDAR OF UPCOMING MATTERS

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### **March 14, 2013**

#### MPC Meeting

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

### **March 25, 2013**

#### General Plan Meeting-NashvilleNext Speakers' Series

Sustainable Urbanism and Community Livability- Doug Farr, President, Farr Associates  
5:30 pm, 1008 19<sup>th</sup> Ave. South, Laskey Building, Scarritt-Bennett Center

### **March 28, 2013**

#### MPC Meeting

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

### **April 8, 2013**

#### General Plan Meeting-NashvilleNext Speakers' Series

Creating Livable and Healthy Communities through Retrofitting Suburbia- Prof. Ellen Dunham-Jones, MSUD Coordinator,  
Georgia Tech School of Architecture  
5:30 pm, 1008 19<sup>th</sup> Ave. South, Laskey Building, Scarritt-Bennett Center

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## M. ADJOURNMENT

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The meeting adjourned at 4:09 p.m.

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Chairman

\_\_\_\_\_  
Secretary