



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, May 8, 2014

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:

Jim McLean, Chair
Stewart Clifton, Vice Chair
Hunter Gee
Derrick Dalton
Greg Adkins
Jeff Haynes
Phil Ponder
Lillian Blackshear
Andree LeQuire
Councilmember Walter Hunt

Staff Present:

Rick Bernhardt, Executive Director
Jennifer Carlat, Assistant Planning Director
Kelly Adams, Administrative Services Officer III
Bob Leeman, Planning Manager II
Kathryn Withers, Planning Manager II
Carrie Logan, Planner III
Jason Swaggart, Planner II
Duane Cuthbertson, Planner II
Melissa Sajid, Planner II
Latisha Birkeland, Planner II
Ben Miskelly, Planner I
Craig Owensby, Public Information Officer
Susan Jones, Legal

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

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

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

Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640

MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

B. ADOPTION OF AGENDA

Mr. Haynes moved and Mr. Gee seconded the motion to adopt the agenda. (9-0)

C. APPROVAL OF APRIL 24, 2014 MINUTES

Mr. Ponder moved and Mr. Clifton seconded the motion to approve the April 24, 2014 minutes. (9-0)

D. RECOGNITION OF COUNCILMEMBERS

Councilmember Holleman spoke on behalf of Council Lady Johnson regarding Item 25 and requested a two meeting deferral.

E. NASHVILLENEXT UPDATE

Mr. Miskelly presented the Nashville Next Update.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

1b. 2012SP-029-001

BL2013-353 / TENPENNY
TANKSLEY AVENUE

6. 2014Z-014TX-001

BL2014-741 \ HUNT, GLOVER
FAR WITHIN THE UZO

7. 2006SP-077-001

ROLLING HILLS (AMENDMENT)

9. 2014SP-023-001

2905 DAVIS AVENUE

11. 2014SP-025-001

1209 Montgomery Avenue

12. 2014SP-026-001

1102 JOSEPH AVENUE

13. 2014SP-027-001

4502 ILLINOIS AVENUE

14. 2014SP-028-001

5300 PENNSYLVANIA AVE

18. 2014SP-032-001

EWING DRIVE TOWNHOMES

Mr. Clifton moved and Mr. Adkins seconded the motion to approve the deferred items. (9-0)

G. CONSENT AGENDA

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

- 2. 2014SP-022-001**
2324 RIVERSIDE
- 4. 2014Z-012TX-001**
- 5. 2014Z-013TX-001**
- 8. 2014SP-016-001**
WEDGEWOOD HOUSTON
- 15. 2014SP-029-001**
WOODSTOCK AT CHESTNUT HILL
- 16. 2014SP-030-001**
FLEETCO INC.
- 17. 2014SP-031-001**
GENTRY COTTAGES
- 19. 2014Z-027PR-001**
- 21. 2014Z-034PR-001**
- 22. 2014Z-035PR-001**
- 23. 2014S-083-001**
TURNERS RETREAT
- 26. Employee contract renewal for Ben Miskelly**
- 30. Accept the Director's Report and Approve Administrative Items**

Mr. Clifton moved and Councilmember Hunt seconded the motion to approve the Consent Agenda. (Vote count varies; please see each individual item.)

Ms. Blackshear recused herself from Items 15 and 16.

Mr. Gee recused himself from Item 8.

Mr. Haynes recused himself from Item 15.

H. PREVIOUSLY DEFERRED ITEMS

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

Community Plan Amendments

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 119-13, Parcel(s) 286

Council District 16 (Tony Tenpenny)

Staff Reviewer: Cynthia Wood

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

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014CP-011-001 to the June 26, 2014, Planning Commission meeting. 9-0

1b. 2012SP-029-001

BL2013-353 / TENPENNY

TANKSLEY AVENUE

Map 119-13, Parcel(s) 286

Council District 16 (Tony Tenpenny)

Staff Reviewer: Duane Cuthbertson

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

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2012SP-029-001 to the June 26, 2014, Planning Commission meeting. 9-0

Specific Plans

2. 2014SP-022-001

2324 RIVERSIDE

Map 072-07, Parcel(s) 321

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

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

The Metropolitan Planning Commission deferred 2014SP-022-001 to the June 12, 2014, Planning Commission meeting. 9-0

Subdivision: Concept Plans

3. 2014S-036-001

1132 TULIP GROVE ROAD

Map 086, Parcel(s) 272

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 22 single-family cluster lots on property located at 1132 Tulip Grove Road, approximately 1,300 feet north of Rockwood Drive, zoned RS7.5 (8.3 acres), requested by Charles P. Ewin, owner; Civil Site Design Group, applicant.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create 22 single-family cluster lots.

Concept Plan

A request for concept plan approval to create 22 single-family cluster lots on property located at 1132 Tulip Grove Road, approximately 1,300 feet north of Rockwood Drive, zoned RS7.5 (8.3 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. *RS7.5 would permit a maximum of 41 units.*

CRITICAL PLANNING GOALS

- Preserves/Creates Open Space
- Creates Walkable Neighborhoods

As proposed the plan preserves a majority of a hillside that contains steep slopes in excess of 20 percent. The area also includes an old family cemetery that sits at the top of the hill. The plan calls for a pedestrian connection to the cemetery creating usable open space. The plan also provides a street connection which connects two residentially developed areas. This connection would make it easier for one to walk between the two neighborhoods.

PLAN DETAILS

This request is to subdivide an existing 8.3 acres property into 22 single-family residential cluster lots. The property is located on the west side of Tulip Grove Road approximately 2,600 feet north of Central Pike. The site is between the Tulip Grove Pointe subdivision to the north and Rockwood Estates to the south. The property is currently vacant and is heavily wooded and contains steep slopes near the western boundary. The Evans Hill cemetery is located at the top of the hill near the western boundary.

Site Plan

The proposed plan calls for 22 new single-family residential lots with an overall density of 2.6 units per acre. All lot will be located on new streets. The major street will provide a connection between Tulip Grove Pointe subdivision to the north and Rockwood Estates to the south. The plan also calls for a short cul-da-sac accessing five lots to the west.

Lots have been clustered down to the RS3.75 zoning district which requires a minimum 3,750 square foot lot size. Lots range from 4,170 square feet to 8,138 square feet.

The plan proposes 4.45 acres of open space which is a little over half of the property. The open space includes areas designated for stormwater bioretention areas, but a majority of the open space includes the areas with steep slopes. The plan also proposes a narrow path up the hill to the cemetery.

A buffer yard (B) is provided behind lot ten and a buffer yard (C) is provided behind lots 11, 12 and 14. Both buffer yards run along shared property lines in the adjacent Rockwood Estates subdivision.

ANALYSIS

As proposed, the request is in compliance with the cluster lot requirements in the Zoning Code. The site is encumbered with significant areas of steep slopes. The cluster lot provides the flexibility to preserve the hillside because it allows smaller lots which permits the development footprint to shift away from the hillside. As proposed the plan preserves a majority of the hillside. It also provides a path to the Evans Hill Cemetery that is located at the top of the hill.

The original plan called for Elegance Way to dead-end at the southern property line. Staff did not support the configuration because it prohibited the street connection that was planned between the Tulip Grove Pointe subdivision to the north and Rockwood Estates to the south. The applicants worked with staff and revised the layout to incorporate the connection.

The area surrounding the subject site does not currently have a well-connected street pattern. A lot of this is due to steep topography, however, surrounding subdivisions do provide for future connections where they are feasible. The connection intended through the subject site is one of many that have been contemplated for the future. This connection combined with future connections that have been planned will permit better vehicular connectivity as well as pedestrian connectivity. This will make it easier for residents to access other neighborhoods by car or foot. Currently one would have to get on Tulip Grove Road in order to go between neighborhoods. Strong connectivity also allows for more traveling options which disperse traffic. This would help minimize traffic on Tulip Grove Road and other collector roads which can improve traffic issues on these roads.

FIRE MARSHAL RECOMMENDATION

Approved

This approval is for the concept plans only. The developer shall provide the Fire Marshal's office with additional details before the development plans can be approved.

STORMWATER RECOMMENDATION

Approved

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.

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The applicant shall work with the Department of Public Works to connect the existing sidewalks along Elegance Way to the proposed sidewalks.
2. Grading shall not be permitted in the approximately 3.9 acre open space located to the west of the area to be developed.

Mr. Swaggart presented the staff recommendation of approval with conditions.

Brian Lovelace, Civil Site Design Group, spoke in favor of the application and noted that this will provide needed connectivity.

Robert Harvey, 308 Canal Court, spoke in opposition to the application due to increased traffic and safety concerns.

Brian Lovelace asked for approval and stated that it's good planning to have this road connection.

Chairman McLean closed the Public Hearing.

Ms. LeQuire inquired if on-street parking would be allowed.

Jonathan Honeycutt, Metro Public Works, confirmed that on-street parking would be allowed.

Mr. Clifton spoke in favor of the application and noted that connectivity ultimately provides more travel options, therefore more dispersion which is good for traffic.

Mr. Clifton moved and Mr. Adkins seconded the motion to approve with conditions. (9-0)

Resolution No. RS2014-117

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-036-001 is Approved with conditions. (9-0)

CONDITIONS

1. The applicant shall work with the Department of Public Works to connect the existing sidewalks along Elegance Way to the proposed sidewalks.
2. Grading shall not be permitted in the approximately 3.9 acre open space located to the west of the area to be developed.

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

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

Zoning Text Amendments

4. 2014Z-012TX-001

BL2014-740 \ JOHNSON

AUCTION HOUSE, FLEA MARKET, BEER & CIGARETTE MARKET & GROCERY STORE DEFINITIONS

Staff Reviewer: Jason Swaggart

A request to amend Sections 17.04.060 and 17.08.030 of the Metropolitan Zoning Code to create and define "auction house", "flea market", "beer and cigarette market", and "grocery store" as new land uses, requested by Councilmember Karen Johnson, applicant.

Staff Recommendation: Approve with an amendment.

APPLICANT REQUEST

Define auction house, flea market, beer and cigarette market and grocery store and specify in which districts the uses are permitted.

Text Amendment

A request to amend Sections 17.04.060 and 17.08.030 of the Metropolitan Zoning Code to create and define "auction house", "flea market", "beer and cigarette market", and "grocery store" as new land uses.

CRITICAL PLANNING GOALS

N/A

EXISTING ZONING CODE

The current code does not provide provisions specifically for auction house, flea market, beer and cigarette market or grocery store. Flea market and grocery store would fall under "retail." Beer and cigarette market would likely fall under retail, but it could also fall under "automobile convenience".

PROPOSED ZONING CODE

The proposed text amendment would provide a classification for the subject uses. The definitions are as follows:

Auction house means an establishment where the real or personal property of others is sold by a broker or auctioneer to persons who attend scheduled sales or events.

Flea market means the offering for sale of merchandise or goods to the general public on a temporary basis by two or more vendors, at least one of whom is not the owner of the property on which the offering is made. Excluded from the definition of "flea market" are establishments conducting business during regular hours throughout the year that meet the general definition of "retail".

Beer and cigarette market means a retail establishment that advertises itself on the exterior of the premises as a tobacco and/or beer market, and whose inventory consists primarily of alcoholic beverages and tobacco products.

Grocery store means a retail establishment that primarily sells food, including canned, packaged, and frozen foods; fresh fruits and vegetables; and fresh (raw) and prepared meats, fish, and poultry.

Each use would be a permitted use (P), a use permitted with conditions (PC), or an accessory use (A) in the same corresponding zoning districts where "retail" is a P, PC, or A use.

ANALYSIS

Staff is recommending approval of the request with an amendment. As proposed each new use would be either a permitted use (P), a use permitted with conditions (PC) or an accessory use (A) in the same corresponding zoning districts where "retail" is a

P, PC or A use. Section 17.16 Land Use Development Standards, contains information regarding conditions/requirements for uses that are permitted with conditions or as an accessory use. This section of the code must be updated to reflect the proposed amendment.

CODES ADMINISTRATION RECOMMENDATION

No Exceptions Taken

Approve with an amendment.

ORDINANCE NO. BL2014-740

An Ordinance amending Sections 17.04.060 and 17.08.030 of the Metropolitan Zoning Code to create and define "auction house", "flea market", "beer and cigarette market", and "grocery store" as new land uses (Proposal No. 2014Z-012TX-001). BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY: Section 1. That Section 17.04.060 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by adding the following new definitions:

"Auction house" means an establishment where the real or personal property of others is sold by a broker or auctioneer to persons who attend scheduled sales or events.

"Flea market" means the offering for sale of merchandise or goods to the general public on a temporary basis by two or more vendors, at least one of whom is not the owner of the property on which the offering is made. Excluded from the definition of "flea market" are establishments conducting business during regular hours throughout the year that meet the general definition of "retail".

"Beer and cigarette market" means a retail establishment that advertises itself on the exterior of the premises as a tobacco and/or beer market, and whose inventory consists primarily of alcoholic beverages and tobacco products.

"Grocery store" means a retail establishment that primarily sells food, including canned, packaged, and frozen foods; fresh fruits and vegetables; and fresh (raw) and prepared meats, fish, and poultry.

Section 2. That Section 17.08.030, District Land Use Tables, is hereby amended by adding the uses "auction house", "beer and cigarette market", "flea market", and "grocery store" as a permitted use (P), a use permitted with conditions (PC), or an accessory use (A) in the same corresponding zoning districts where "retail" is a P, PC, or A use.

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: Karen Johnson

Approved with an amendment (9-0), Consent Agenda

Resolution No. RS2014-118

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-012TX-001 is Approved with an amendment. (9-0)

5. 2014Z-013TX-001

BL2014-747 \ HUNT, A. DAVIS

COMMUNICATIONS HUT

Staff Reviewer: Carrie Logan

A request to amend Chapters 17.04, 17.08 and 17.16 of the Metropolitan Code to add a definition and conditions of "Communications Hut" requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

APPLICANT REQUEST

To establish a definition and conditions for a Communications Hut.

Text Amendment

A request to amend Chapters 17.04, 17.08 and 17.16 of the Metropolitan Code to add a definition and conditions of "Communications Hut".

ANALYSIS

As communication technology advances, new communication systems need to disperse equipment for communication services throughout a service area, which requires occasional, small structures to house the equipment. This text amendment proposes a definition of and conditions for a "communications hut." The conditions include limits on building size and minimum setbacks from residential property, as well as lighting and landscaping requirements.

When creating the definition and standards for this use, staff analyzed the requirements of the use and various setbacks, lighting and landscaping standards in the Zoning Code, which resulted in the following standards for Communications Hut:

1. Maximum building size. The gross floor area shall be limited to a maximum of 500 square feet.
2. Height. Height shall be limited to one story.
3. Required setbacks. A minimum setback of 30 feet from residentially zoned property or public rights-of-way is required and is measured from the building to the property line.
4. Lighting. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect lighting levels.
5. Landscaping.
 - a. Perimeter Landscaping. Perimeter landscaping is required around the outside of the fenced area, or for sites without fencing around the communications hut, when the communication hut is visible from residentially zoned property, public rights-of-way or on Metro Property used by the public, such as Parks, Greenways, Schools and housing developments.
 - b. Landscape Materials. One tree shall be preserved or planted for each 100 feet perimeter landscaping. Trees planted to meet this requirement shall measure a minimum of two inches in caliper, and six feet in height, as applicable for the type of material specified. The remaining area within the perimeter landscape strip shall be planted with one continuous row of evergreen shrubs which shall be expected to mature at a height not greater than two and one-half feet. The remainder of the area within all perimeter strips not occupied by trees or shrubs shall be covered by organic or mineral mulches, other shrubs, groundcover plants or grassed lawns.
 - c. Maintenance. Landscaping shall be maintained as outlined in Section 17.24.080.
6. Integration into site. The communications hut may be integrated into a larger site design with walls or other enclosures with the approval of the department of the Metropolitan Government of Nashville Davidson County that owns the property. In cases of approved site design integration, landscaping and setback requirements may be waived by the Zoning Administrator.

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2014-747

An Ordinance amending Chapters 17.04, 17.08 and 17.16 of the Metropolitan Code to add a definition and conditions of “Communications Hut” (Proposal No. 2014Z-013TX-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.04.060 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by adding the following new definitions:

“Communications Hut” means a non-habitable structure that contains equipment for communications services.

Section 2. That Section 17.08.030, District Land Use Tables, is hereby amended by adding the use “Communications Hut” under “Communication Uses” as a use permitted with conditions (PC) under all zoning districts.

Section 3. That Section 17.16.080 of the Metropolitan Code is hereby amended by adding the following subsection D.:
Communications Hut.

1. Maximum building size. The gross floor area shall be limited to a maximum of 500 square feet.
 2. Height. Height shall be limited to one story.
 3. Required setbacks. A minimum setback of 30 feet from residentially zoned property or public rights-of-way is required and is measured from the building to the property line.
 4. Lighting. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect lighting levels.
 5. Landscaping.
 - a. Perimeter Landscaping. Perimeter landscaping is required around the outside of the fenced area, or for sites without fencing around the communications hut, when the communication hut is visible from residentially zoned property, public rights-of-way or on Metro Property used by the public, such as Parks, Greenways, Schools and housing developments.
 - b. Landscape Materials. One tree shall be preserved or planted for each 100 feet perimeter landscaping. Trees planted to meet this requirement shall measure a minimum of two inches in caliper, and six feet in height, as applicable for the type of material specified. The remaining area within the perimeter landscape strip shall be planted with one continuous row of evergreen shrubs which shall be expected to mature at a height not greater than two and one-half feet. The remainder of the area within all perimeter strips not occupied by trees or shrubs shall be covered by organic or mineral mulches, other shrubs, groundcover plants or grassed lawns.
 - c. Maintenance. Landscaping shall be maintained as outlined in Section 17.24.080.
 6. Integration into site. The communications hut may be integrated into a larger site design with walls or other enclosures with the approval of the department of the Metropolitan Government of Nashville Davidson County that owns the property. In cases of approved site design integration, landscaping and setback requirements may be waived by the Zoning Administrator.
- Section 4. That this Ordinance shall take effect five (5) days from and 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: Walter Hunt, Anthony Davis

Approved (9-0), Consent Agenda

Resolution No. RS2014-119

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-013TX-001 is **Approved. (9-0)**”

6. 2014Z-014TX-001

BL2014-741 \ HUNT, GLOVER

FAR WITHIN THE UZO

Staff Reviewer: Carrie Logan

A request to amend Chapters 17.12 and 17.40 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to Floor Area Ratio (FAR) within the Urban Zoning Overlay District, requested by Councilmembers Walter Hunt and Steve Glover, applicants.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2014Z-014TX-001. (9-0)

Specific Plans

7. 2006SP-077-001

ROLLING HILLS (AMENDMENT)

Map 164, Parcel(s) 062

Council District 33 (Robert Duvall)

Staff Reviewer: Jason Swaggart

A request to amend the Rolling Hills Specific Plan district for property located at 3485 Hamilton Church Road, approximately 1,205 feet west of Hobson Pike, (11.93 Acres), to permit up to 64 single-family residential dwelling units where 27 single-family lots, 16 cottage lots and 8 townhomes were previously approved, requested by Dale & Associates, applicant; J2K Builders, LLC, and William Wallis, owners.

Staff Recommendation: Defer to the May 22, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2006SP-077-001 to the May 22, 2014, Planning Commission meeting. (9-0)

8. 2014SP-016-001

WEDGEWOOD HOUSTON

Map 105-07, Parcel(s) 112-114, 116

Council District 17 (Sandra Moore)

Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP-MU zoning for properties located at 610 Merritt Avenue, 1234, 1236 and 1238 Martin Street, approximately 200 feet east of Hagan Street (7.3 acres), to permit a mixed-use development, requested by Hawkins Partners, applicant; LVH, LLC, Mark and Arden Bowman, and Luther Cantrell et ux, owners.

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

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Industrial and Warehousing District (IWD) to Specific Plan – Mixed-Use (SP-MU) zoning for properties located at 610 Merritt Avenue, 1234, 1236 and 1238 Martin Street, approximately 200 feet east of Hagan Street (7.3 acres), to permit a mixed-use development.

Existing Zoning

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

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.

CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with

the cost of maintaining new infrastructure. The request provides for additional housing options including live/work. Additional housing options are important to serve a wide range of people with different housing needs. The plan sets up urban design requirements that include sidewalks. The nature of the proposal and urban design should create a vibrant and friendly pedestrian environment. The plan will provide additional bodies in the area that will not only be there for work hours. This is an important factor for walkability and a strong public transportation system. Higher density areas typically foster walkability and better public transportation because housing, work and conveniences are located within a smaller area, making them more accessible by foot and or public transportation. Bus service is located nearby on Chestnut Street and Hamilton Avenue.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. 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 NU land use policy. The plan sets up requirements for an intense mixture of uses including residential, office, commercial and light industrial. Permitted uses that are classified as industrial are centered more around artisanal crafts. The plan also provides requirements and design guidelines that will create an urban environment blended with a variety of industrial style architecture that will blend in and enhance the overall area.

PLAN DETAILS

The approximately 7.3 acre site is located in the Wedgewood Houston neighborhood. The neighborhood consists of a variety of industrial and commercial uses as well as single-family residential. Greer Stadium is just northwest of the site. The site is located in an area of the neighborhood that is predominately industrial. The entire site is developed.

Site Plan

The proposed SP consists of a regulatory document that sets out principles, standards and requirements. This includes bulk requirements, parking and sidewalk standards, sign standards, landscaping standards, architectural standards and noise level requirements. The document also provides a list of permitted uses.

The plan includes a development summary and illustrative plans. Illustrative plans consist of a site layout, sketches, and drawings that illustrate massing and site sections. While the plan includes a development summary and illustrative drawings, final details will be determined with any final site plan. Any final site plan must be consistent with the principles, standards and requirements found in the SP document.

The development summary calls for a total of 517,500 square feet of floor space distributed amongst nine buildings, which includes two existing buildings. Uses are identified as residential, flex space, restaurant, retail and mobile vending. Buildings are shown with shallow setbacks and range in height from one to six story buildings. Onsite parking is shown in two parking structures. On street parking is also shown.

Zoning requirements under the SP include bulk, architectural, landscaping and sidewalk standards. In addition to being consistent with the goal to create a pedestrian scale urban environment, all development must meet the zoning requirements in the SP. Following are more notable requirements:

- Max Residential Density: 475 units
- Max FAR: 3
- Max ISR: 0.9
- Max Height: 7 Stories in 105 feet
- Build to zone: 5 to 15' (deeper setbacks are reserved for public spaces such as patios, plazas and other pedestrian oriented areas).

The SP would permit two existing buildings to be adapted for reuse (Building F and Building H). These buildings are identified for Flex Space. The SP intends for flex space to provide for a mixture of commercial, industrial and live/work. The SP would permit the buildings to remain, but it would also permit them to be demolished and redeveloped under the SP requirements.

The architectural and urban design standards calls for buildings to prominently form street corners and edges to streets, service lanes, open space and courtyards. It provides general guidelines for building massing. It also includes a list of envisioned materials. It requires a majority of the parking to be screened and located behind or beside buildings.

The SP would permit signage consistent with the MUG-A zoning district. This would permit a variety of building signage and free standing signage. Prior to the approval of any final site plan final signage details must be submitted and approved with the final site plan.

ANALYSIS

As previously outlined, the request is consistent with the Community Plan's land use policy and it also meets several critical planning goals. The plan has been drafted to permit a development that relates to and enhances the generally industrial feel of the immediate area.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. 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.
2. The Plan submitted is listed as illustrative only, thus a formal review for roadway, sidewalk, etc. compliance has not been completed since not enough detail is shown. Upon submittal of the final SP a comprehensive review will be completed. Items that should be addressed with the Final SP are listed below, but not limited to:
 - a. ROW will be required to be dedicated to the back of the proposed sidewalk, if the proposed sidewalk extends outside the current ROW.
 - b. All streetscape features must meet MPW and ADA standards, i.e. sidewalks, curbs, ramps, etc.
 - c. Due to the industrial nature of the SP and the surrounding neighborhood, "narrowing" of streets is not recommended. The applicant may submit turn templates with the Final SP TIS to justify any proposed roadway modification; however approval of said modifications will be per the Metro Traffic Engineer.
 - d. The minimum street cross sections will be the existing conditions. Additional paving maybe required due to the proposed development.
 - e. Submit a solid waste and recycling plan for the entire development.
3. Additional street, alley, and ROW improvements may be required pending a full review of the project construction plans and the recommendations of MPW Traffic Engineer, based on the approved TIS.

Traffic Impact Study (TIS)

In accordance with TIS findings, the following conditions will be required in addition to the TIS recommendations listed below for this SP.

1. Focused TIS may be required for development after Phase 1 if directed by the Metro Traffic Engineer.
2. Developer shall submit signal warrant analysis at Chestnut Street and Hagan Street after phase 1 development is operational and after significant projects in phase 2 are operational or when directed by Metro Traffic Engineer. Developer shall design and construct signal upon approval of metro traffic engineer and T&P commission. Signal design plan shall include pedestrian signals and facilities per ADA standards.
3. Development shall provide parking per Metro code. On street parking or loading may be allowed if a minimum of two 11ft travel lanes are accommodated. It is recommended that appropriate ADA sidewalk routes to transit facilities and parking facilities be provided and identified on Final site plans for each phase.

TIS Conclusions and Recommendations

The analyses presented in this study indicate the impacts of the proposed mixed-use development in the Wedgewood-Houston neighborhood will be manageable by providing the recommendations below. These specific recommendations will provide safe and efficient traffic operations within the study area following the completion of the proposed project. The recommendations are as follows:

Chestnut Street and Hagan Street

The all-way stop-controlled intersection of Chestnut Street and Hagan Street should be monitored to determine if signalization should be provided in the future when the proposed development reaches total build-out.

4th Avenue South and Chestnut Street

The existing pedestrian signal heads should be replaced with Metro standard LED countdown modules. This improvement should be implemented by the completion of Phase 1.

Hagan Street and Merritt Avenue

The traffic control at the intersection of Hagan Street and Merritt Avenue should be modified from "Yield Control" to "Stop Control." New "stop" signs (R1-1) should be provided on the eastbound and westbound approaches of Merritt Avenue. This improvement should be implemented by the completion of Phase 1.

Martin Street and Humphreys Street

- An "all way" supplemental plaque (R1-3P) should be provided for the existing stop sign on the northbound approach of Martin Street. This improvement should be implemented by the completion of Phase 1.
- The crosswalk pavement marking on the south leg of the intersection should be refurbished. This improvement should be implemented by the completion of Phase 1.

Site Access

The current concept plan indicates access to the planned parking facilities will be provided by Martin Street, Merritt Avenue, and Gray Street. Specific details and designs of the parking facility access points should be addressed with the site plan review. At a minimum, each of the access points should include width for one entering lane and one exiting lane and adhere to Metro's requirements for driveway locations.

Street Cross-sections

The existing streets providing access to the project site have sufficient width to accommodate the projected traffic volumes generated by the proposed development. The concept plan indicates that on-street parking may be provided on Martin Street, Merritt Avenue, and Gray Street along the project site frontage. If provided, the streets along the project site frontage may need to be widened along with ROW dedication in order to provide bulb-in parking lanes outside of the travel lanes.

Maximum 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 (150)	7.3	0.8 F	254,390 SF	906	77	82

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)	7.3	-	475 U	3003	237	279

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
Restaurant (952)	7.3	-	12,500 SF	730	67	64

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
Retail (814)	7.3	-	12,500 SF	573	18	52

Traffic changes between maximum: **IWD** 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
-	-	-	-	+3400	+245	+313

WATER SERVICES RECOMMENDATION

Approved

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MU district: 2 Elementary 1 Middle 3 High

These numbers are based on the Urban Infill Factor (UIF). The UIF takes into account that urban development's typically do not generate as many new students because the units tend to be very small. Students would attend Fall-Hamilton Elementary, Cameron Middle School and Glencliff High School. Fall-Hamilton is over capacity and Cameron and Glencliff have capacity for additional students. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 2 new elementary students is \$43,000 (2 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all conditions. The request is consistent with the sites Neighborhood Urban land use policy as well as it meets several critical planning goals.

CONDITIONS

1. Uses are limited to those uses outlined on the SP plan. No other uses shall be permitted.
2. Final architectural drawing must be approved by the Planning Department prior to final site plan approval.
3. Final signage requirements must be approved by the Planning Department prior to final site plan approval as indicated in the SP plan.
4. Street improvements, including sidewalks along Martin Street in front of Building H shall be completed with any adjacent development in the SP.
5. Street improvements, including sidewalks along Martin Street and Gray Street in front of or beside Building F shall be completed with any adjacent development in the SP.
6. 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 MUG-A zoning district as of the date of the applicable request or application.
7. 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.
8. 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 with conditions and disapproved without all conditions (8-0-1), Consent Agenda**Resolution No. RS2014-120**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-016-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**

CONDITIONS

1. **Uses are limited to those uses outlined on the SP plan. No other uses shall be permitted.**
2. **Final architectural drawing must be approved by the Planning Department prior to final site plan approval.**
3. **Final signage requirements must be approved by the Planning Department prior to final site plan approval as indicated in the SP plan.**
4. **Street improvements, including sidewalks along Martin Street in front of Building H shall be completed with any adjacent development in the SP.**
5. **Street improvements, including sidewalks along Martin Street and Gray Street in front of or beside Building F shall be completed with any adjacent development in the SP.**
6. **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 MUG-A zoning district as of the date of the applicable request or application.**
7. **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.**

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

9. 2014SP-023-001

2905 DAVIS AVENUE

Map 072-10, Parcel(s) 020

Council District 07 (Anthony Davis)

Staff Reviewer: Melissa Sajid

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

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-023-001 to the June 26, 2014, Planning Commission meeting. (9-0)

10. 2014SP-024-001

515 S. 13TH STREET

Map 094-01, Parcel(s) 030

Council District 06 (Peter Westerholm)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to SP-R zoning for property located at 515 South 13th Street, approximately 400 feet south of Shelby Avenue, (0.18 acres), to permit up to two single-family dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

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

APPLICANT REQUEST

Zone change from RS5 to SP-R.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for property located at 515 S. 13th Street, approximately 400 feet south of Shelby Avenue, (0.18 acres), to permit up to two single-family 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.*

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 single-family residential.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

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, while incremental, 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 and reduce the number of potential pedestrian/automobile conflicts.

The property is located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways. The development increases residential density near an existing transit lines. The site is served by an MTA transit lines along Shelby Avenue. A bike lane exists on Shelby Avenue connecting the neighborhood with downtown to the west.

Further, the additional residential opportunity within a developed area of Nashville mitigates 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) 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 policy supports a variety of housing types and the immediate area includes a mixture of housing types. The SP proposes additional housing that will complement the surrounding neighborhood with design controls related orientation, access, materials and scale. The two units proposed on the site establish a density (11 du/ac) within the range supported by the policy.

PLAN DETAILS

The subject site is approximately 0.18 (7,900 SF) acre in size. It is located in the East End neighborhood of in East Nashville. The lot is vacant because the previous house was recently removed. The lot is surrounded by a variety of housing types. A duplex dwelling abuts the subject site to the south and while triplex buildings are located to the west and south on the block. A small apartment complex is located on the same block to the southwest of the site.

Site Plan

The SP calls for two detached single-family dwellings on the property. The SP provides the following requirements:

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. 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 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 ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
8. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto South 13th Street.
9. 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 RS3.75 zoning district as of the date of the applicable request or application.

ANALYSIS

This SP will permit residential development consistent with the land use policy and the development pattern in the immediate area. The SP supports critical planning goals. Since this will be a small development, it will not require any new public infrastructure.

STORMWATER RECOMMENDATION

Approved with conditions

- An infill site plan review will be required during the Building Permit review.

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.

*A traffic table was not prepared because an additional unit would not significantly generate more traffic than the current zoning.

WATER SERVICES RECOMMENDATION

Approved

METRO SCHOOL BOARD REPORT

The proposed SP would not generate any more students than what would be generated by the current RS5 district.

Any students would attend Kirkpatrick Elementary School, Bailey Middle School, and Stratford High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends that the proposed preliminary SP zoning be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. 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 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 ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
8. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto South 13th Street.
9. 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 RS3.75 zoning district as of the date of the applicable request or application.

Mr. Cuthbertson presented the staff recommendation of approval with conditions and disapproval without all conditions.

Roy Dale, Dale & Associates, spoke in favor of the application and noted that the height is limited to two stories.

Donald Hale, 514 S 13th Street, spoke in opposition to the application due to parking concerns, the lot size, and the fact that it doesn't fit with the character of the neighborhood.

Mr. Dalton arrived at 4:36 p.m.

Tommy Simmons, 713 S 14th Street, spoke in opposition to the application and noted that the lot is too small for two units.

Brett Withers, 1113 Granada Ave, spoke in opposition to the application and stated that two tall, skinny houses contrast greatly with the rhythm of the street.

Tracy Hale, 514 S 13th St, spoke in opposition to the application due to the lot being too small.

Allen Willis, 901 S 13th Street, spoke in opposition to the application due to fire safety concerns.

Roy Dale stated that this is a good area for infill development, the alley will keep the parking off the street, and noted that they will continue to have community meetings.

Chairman McLean closed the Public Hearing.

Mr. Dalton recused himself due to arriving late.

Mr. Adkins asked for clarification regarding the fire safety concerns.

Mr. Cuthbertson noted that every new construction must meet fire codes.

Mr. Gee noted that if this is approved, it would be suggesting that the entire neighborhood is suitable to be upzoned despite the downzoning that was put in place several years ago. He stated that he isn't sure that the SP tool is being used for what it is intended to be used for in this case.

Mr. Ponder moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions.

Mr. Clifton stated that to take an approach on a lot by lot basis because there is overall preference for more density is a step beyond where he is right now.

Mr. Gee noted if approved, this might be suggesting that upzoning the entire neighborhood is appropriate.

Ms. LeQuire noted if approved, in the future we should consider zoning in that area as a whole instead of lot by lot.

The vote was taken. (6-3-1) Mr. Clifton, Mr. Gee, and Ms. Blackshear voted against. Mr. Dalton recused himself.

Resolution No. RS2014-121

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-024-001 is Approved with conditions and disapproved without all conditions. (6-3-1)

CONDITIONS

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. 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 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 ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
8. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto South 13th Street.
9. 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 RS3.75 zoning district as of the date of the applicable request or application.

11. 2014SP-025-001

1209 MONTGOMERY AVENUE

Map 071-16, Parcel(s) 292

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 1209 Montgomery Avenue, approximately 290 feet north of Richardson Avenue, (0.18 acres), to permit up to two single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the May 22, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-025-001 to the May 22, 2014, Planning Commission meeting. (9-0)

12. 2014SP-026-001

1102 JOSEPH AVENUE

Map 082-03, Parcel(s) 032

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 1102 Joseph Avenue, approximately 80 feet north of Evanston Avenue, (0.16 acres), to permit one single-family dwelling or a detached two-family dwelling, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the May 22, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-026-001 to the May 22, 2014, Planning Commission meeting. (9-0)

13. 2014SP-027-001

4502 ILLINOIS AVENUE

Map 091-12, Parcel(s) 011
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 4502 Illinois Avenue, approximately 300 feet east of 46th Avenue North, (0.36 acres), to permit up to four single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-027-001 to the June 26, 2014, Planning Commission meeting. (9-0)

14. 2014SP-028-001

5300 PENNSYLVANIA AVE.

Map 091-07, Parcel(s) 008
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 5300 Pennsylvania Avenue, approximately 300 feet west of Centennial Boulevard, (0.30 acres), to permit up to three single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-028-001 to the June 26, 2014, Planning Commission meeting. (9-0)

15. 2014SP-029-001

WOODSTOCK AT CHESTNUT HILL

Map 105-03, Parcel(s) 346
Council District 17 (Sandra Moore)
Staff Reviewer: Duane Cuthbertson

A request to rezone from IR to SP-R zoning for property located at 1225 4th Avenue South, approximately 150 feet north of Hart Street, (1.24 acres), to permit a residential and office development, requested by Site Engineering Consultants, Inc., applicant; Brent Coursey, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 42 multi-family units and general office (live/work) use.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 1225 4th Avenue South, approximately 150 feet north of Hart Street, (1.24 acres), to permit up to 42 multi-family dwelling units and general office (live/work) use.

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

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 general office (live/work) uses.

CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choices
- Supports Infill Development
- Promotes Compact Building Design
- Provides a Range of Housing Choices
- Promotes Walkable Neighborhoods

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of the nearby Wedgewood-Houston and Chestnut Hill neighborhoods. The proposed SP

promotes walkable neighborhoods by requiring building placement and design elements that create a streetscape that enhances the pedestrian experience.

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 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 along and near existing transit lines. The site is served by two MTA transit lines – one along 4th and 2nd Avenues South and another along Chestnut Avenue to the north of the site.

Further, the additional residential opportunity within a developed area of Nashville mitigates 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 South Nashville.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban (NU) policy is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. 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 policy. The Neighborhood Urban policy encourages a mixture of uses, including moderate to high density residential. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited for the site and the surrounding area.

PLAN DETAILS

The site is odd-shaped parcel wedged in between 4th Avenue South and a railroad. The rail crosses 4th Avenue South immediately south of the site. The site is located on the south side of the Chestnut Hill neighborhood, just east of the Wedgewood-Houston neighborhood. A lumber yard currently occupies the site. The SP proposes to redevelop the entire site for multi-family purposes. MUL and IR zoned warehouses are located to the north of the site. A public park is located east of the site, across 4th Avenue South.

Site Plan

The plan proposes 42 multi-family residential units in two phases. The request does not include a specific office use; however, the applicant requests to allow general office uses in order to permit the potential for home offices in the proposed dwelling units.

The development will be constructed in two phases.

Phase I will include two buildings. Each building will contain eight dwelling units for a total of 16 dwellings. The Phase 1 cluster will be internal to the site on the north side. The buildings are placed behind two significant easements that encumber the site. The easements make placement of the buildings closer to 4th Avenue impossible.

Phase II will include one continuous building that will contain a total of 26 units. Each ground level units will have primary access from 4th Avenue South while the 2nd story units will have principal access from the rear. The Phase II building will be placed up to and address 4th Avenue South.

Parking will be located behind and beside (on the north side) the Phase II buildings and situated around the Phase I buildings. Vehicular access will be limited to one existing point on 4th Avenue South. As 4th Avenue South is one-way, the site's entrance will be marked to ensure only right turns are made exiting the property. The site plan also establishes an access easement for the adjacent property to the north to enable future connectivity through the site to 4th Avenue South.

In addition to street trees, landscaping is proposed in front of the parking areas adjacent to the street to ensure proper shielding. Additional landscaping is proposed throughout the site.

Conceptual elevations were provided; however, final elevations will be required at the final site plan to ensure the proposed buildings appropriately address the street and complement the pedestrian environment.

ANALYSIS

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

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER 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.
- Submit striping and signage plan for right turn only exit from project driveway prior to Final SP. On street Parking restrictions on 4th Ave may be required.

WATER SERVICES RECOMMENDATION

Approve as a preliminary SP only. Applicant must pay capacity fees by Final SP or Final Plat stage.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.24	0.6 F	32,408 SF	116	10	11

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)	1.24	-	42 U	379	25	41

Traffic changes between maximum: IR 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
-	-	-	-	+263	+15	+30

*General Office use was not considered in the traffic table as the use will be limited as an accessory to the proposed residential dwelling units.

SCHOOL BOARD REPORT

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

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

The proposed SP-MU zoning district would not generate any additional students under the Urban Infill Factor.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 42 multi-family residential units and general office (live/work) use.
2. General Office use shall not be permitted as a principal use in any of the residential dwelling units. General office use may only be permitted as an accessory to a principal use as a residence in any of the residential dwelling units.
3. Comply with Public Works conditions.
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 MUL-A 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 permit.

Resolution No. RS2014-122

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-029-001 is **Approved with conditions and disapproved without all conditions. (7-0-2)**

CONDITIONS

1. Uses within the SP shall be limited to up to 42 multi-family residential units and general office (live/work) use.
2. General Office use shall not be permitted as a principal use in any of the residential dwelling units. General office use may only be permitted as an accessory to a principal use as a residence in any of the residential dwelling units.
3. Comply with Public Works conditions.
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 MUL-A 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 permit.

16. 2014SP-030-001

FLEETCO INC.

Map 060-02, Parcel(s) 264 Map 060-06, Parcel(s) 003
Council District 02 (Frank R. Harrison)
Staff Reviewer: Melissa Sajid

A request to rezone from CS to SP-C zoning for properties located at 3029 and 3035 Brick Church Pike , approximately 300 feet south of Ewing Drive (2.66 acres), to permit heavy equipment sales and service, requested by Dale and Associates, applicant; Trailer Rental Company, LLC, and Dale Broadrick, owners.

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

APPLICANT REQUEST

Preliminary SP to permit heavy equipment sales and service

Preliminary SP

A request to rezone from Commercial Service (CS) to Specific Plan-Commercial (SP-C) zoning for properties located at 3029 and 3035 Brick Church Pike, approximately 300 feet south of Ewing Drive (2.66 acres), to permit heavy equipment sales and service.

Existing Zoning

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

Proposed Zoning

Specific Plan-Commercial (SP-C) 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 commercial uses.

CRITICAL PLANNING GOALS

- N/A

PARKWOOD – UNION HILL COMMUNITY PLAN

Commercial Mixed Concentration (CMC) policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Consistent with Policy?

The proposed SP is consistent with the Commercial Mixed Concentration policy. The request would allow for the expansion of an existing business that is located to the southeast of the subject property. In addition, the site has a dedicated access directly

off Brick Church that is not shared by residential traffic.

PLAN DETAILS

The site is located east of Brick Church Pike, just north of Interstate 24. The subject property is vacant. Surrounding zoning includes CS and R8, and the area includes a mixture of uses. Access to the site is proposed from an existing private drive from Brick Church Pike.

Site Plan

The SP proposes to expand the existing tractor trailer business that is currently located at 3003 Brick Church Pike, which is zoned CS, onto two adjacent parcels located to the northeast – 3029 and 3035 Brick Church Pike. The existing business on those two lots is legally nonconforming. In May 2000, the occupant was issued a final use and occupancy letter for heavy equipment sales and service. At that time, heavy equipment sales and service was a use permitted with conditions in CS. Since then the heavy equipment sales and service use has been removed as a permitted use in CS.

The proposed SP includes 99 parking spaces for expansion of onsite storage of tractor trailers that as sold or leased by the business. The site is adjacent to property zoned CS to the north and staff recommends a Type B landscape buffer, which is required between properties zoned CS and IWD, since the proposed use is classified as industrial in the Zoning Code. The proposed use is more of a light industrial use with commercial characteristics which makes a heavier landscape buffer appropriate. The property directly to the east of the site is zoned R8, and a type C landscape buffer is proposed along that property line. Additional landscaping is proposed throughout the site as required by the Zoning Code, and stormwater detention will be provided at the northwest corner of the property.

ANALYSIS

The proposed SP is consistent with the CMC land use policy in this location. Therefore, 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 as Preliminary SP only.

Applicant must submit Construction plans and pay Capacity Fees before Final SP is approved.

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.

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to the heavy equipment sales and service.
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 IWD zoning district as of the date of the applicable request or application.
3. A Type B landscape buffer shall be provided between the SP and properties zoned CS to the north.
4. 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.
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.

Resolution No. RS2014-123

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-030-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**

CONDITIONS

1. **Uses within the SP shall be limited to the heavy equipment sales and service.**
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 IWD zoning district as of the date of the applicable request or application.**
3. **A Type B landscape buffer shall be provided between the SP and properties zoned CS to the north.**
4. **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.**
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.**

17. 2014SP-031-001

GENTRY COTTAGES

Map 083-06, Parcel(s) 205-206
Council District 06 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MR zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling units, requested by Dean Design Group, applicant; Gentry Partners, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to ten detached dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Mixed Residential (SP-MR) zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling 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 six lots with one duplex lots for a total of seven units.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 housing types.

CRITICAL PLANNING GOALS

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

This area is located in the Eastwood/Rolling Acres neighborhood in East Nashville and is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure, such as standard 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. Additional housing options are important to serve a wide range of people with different housing needs. The site is within walking distance to an active neighborhood center along Eastland and Porter Avenues. Bus service is located along Eastland and Porter Avenues. The additional density helps support public transit. Especially in mixed use areas such as East Nashville, the bus can be more

convenient for short trips.

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 provides two housing options that are consistent with the intent of the NG policy.

PLAN DETAILS

The approximately 0.91 acre site is located on the west side of Gentry Avenue, just north of the intersection of Franklin Avenue and Porter Road. It consists of two lots. Each lot contains a single-family home.

The site is located within the Urban Zoning Overlay (UZO). The site is also located within Eastwood Neighborhood Conservation Overlay District which was just recently adopted by Metro Council.

Site Plan

The plan calls for ten detached residential units. Four units are identified as "Gentry Homes" and the remaining six units are identified as "cottages". The four units identified as Gentry Homes are located along Gentry Avenue and include one of the existing homes and three new homes. The six cottage units are located along the western property line behind the Gentry Homes. The cottage units are similar to a "laneway house". Laneway homes are small homes that are typically located at the rear of an existing residential structure and are accessed from an alley or laneway. A detached rear garage is provided for each Gentry Home. The development may be split into separate lots with each Gentry Home being on a separate lot and the cottage units being within one lot. The minimum lot size for the Gentry homes is 5,000 square feet.

Vehicular access into the site will be from an existing alley located along the northern property line. A private drive off of the alley will provide access for each unit. The plan calls for a five foot right-of-way dedication along the alley. The plan calls for a total of 17 parking spaces. Eight spaces are garage spaces and the remaining are surface spaces. The plan also calls for ten on-street spaces.

ANALYSIS

The proposed SP provides a unique product which provides for additional density that will support nearby commercial uses. Since the site is located in the Eastwood Neighborhood Conservation Overlay, then the Metro Historic Zoning Commission must review all final plans. The current plan contains a note that appears to indicate that the space above the garage may be used for a "living unit". This has been disused with the applicant and they have clearly indicated that the space above the garage is not intended to be a living unit but will only be bonus space for the primary structure. As proposed the zoning and staff condition would limit the development to ten units.

METRO HISTORIC ZONING COMMISSION

No Exceptions Taken

If Planning finds the density to be appropriate, the project can meet the design guidelines.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Provide an NFPA-13d sprinkler system for Units 9 and 10 and the Garage for Unit 4.
- Provide a public Fire Hydrant along the eastern side of the drive, roughly in the middle.
- Provide 25' radii as the drive comes off the ally.
- Widen the alley along the width of the property as shown on the proposed drawing

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate the material construction of the private drive, prior to final SP.

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)	0.91	7.71 D	8 U*	77	6	8

*Based on one two-family lots

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 (210)	0.91	-	10 U	96	8	11

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
-	-	-	+ 2 U	+19	+2	+3

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

METRO SCHOOL BOARD REPORT

Projected student generation existing IR district: 1 Elementary 0 Middle 0 High

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

The proposed SP-MR zoning district could generate two more students than what is typically generated under the existing R6 zoning district. Students would attend Rosebank Elementary School, Bailey Middle School, and Stratford High School. All three schools are identified as having capacity for additional students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

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

CONDITIONS

1. Uses shall be limited to up to ten detached residential units.
2. The Metro Historic Zoning Commission shall approve all house plans prior to the approval of the final site plan.
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 RM15-A 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.

Resolution No. RS2014-124

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-031-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

CONDITIONS

1. Uses shall be limited to up to ten detached residential units.
2. The Metro Historic Zoning Commission shall approve all house plans prior to the approval of the final site plan.
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 RM15-A 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.

18. 2014SP-032-001

EWING DRIVE TOWNHOMES

Map 060, Parcel(s) 001
Council District 02 (Frank R. Harrison)
Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for property located at Ewing Drive (unnumbered), at the northwest corner of Ewing Drive and Gwynnwood Drive and partially located within the Floodplain Overlay District, (3.74 acres), to permit up to 28 residential units, requested by Gerald G. Bucy, applicant; James T. McLean and William Wallis, owners.

Staff Recommendation: Defer to the May 22, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-032-001 to the May 22, 2014, Planning Commission meeting. (9-0)

Zone Changes

19. 2014Z-027PR-001

Map 091-07, Parcel(s) 384
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RS3.75 zoning for property located at Tennessee Avenue (unnumbered), approximately 330 feet east of 51st Avenue North (0.21 acres), requested by Michael Kenner, applicant; West Nashville Development Company, LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from R6 to RS3.75.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Single-Family Residential (RS3.75) zoning for property located at Tennessee Avenue (unnumbered), approximately 330 feet east of 51st Avenue North (0.21 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. *R6 would permit a maximum of one single-family dwelling unit.*

Single-Family Residential (RS3.75) requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre. *RS3.75 would permit a maximum of two lots.*

CRITICAL PLANNING GOALS

N/A

WEST NASHVILLE COMMUNITY PLAN

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.

Consistent with Policy?

Yes. The proposed RS3.75 district permits single-family residential, which is supported by the policy and is consistent with the surrounding development pattern. There is adequate area in the parcel to permit it to be split under the RS3.75 zoning district. Staff ran a lot compatibility analysis and there is sufficient room to comply with the current Subdivision Regulations.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

* No traffic table was prepared because the proposed district will not generate additional traffic.

STAFF RECOMMENDATION

Staff recommends approval since it is consistent with the properties T4 NM land use policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-125

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-027PR-001 is **Approved. (9-0)**

20. 2014Z-032PR-001

Map 092-02, Parcel(s) 166

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Duane Cuthbertson

A request to rezone from R6 to CS zoning for property located at 1032 28th Avenue North, at the southeast corner of 28th Avenue North and Meharry Boulevard (0.16 acres), requested by Regina Martin, owner.

Staff Recommendation: Disapprove

APPLICANT REQUEST

Zone change from R6 to CS.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Commercial Services (CS) zoning for property located at 1032 28th Avenue North and Meharry Boulevard (0.16 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. *R6 would permit a maximum of 1 duplex lot for a total of 2 units.*

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

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) policy 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.

Consistent with Policy?

No. The proposed CS district is not consistent with the T4 NM land use policy. The CS zoning district would permit commercial use of the site and would not preserve the character of the surrounding urban neighborhood. The site is surrounded by residential uses on the east side of 28th Avenue North. Hadley Park is located to the west of the site. Commercial zoning and uses would set a bad precedent and may encourage further encroachment of commercial into the neighborhood. Commercial zoning should be limited to land use policy areas that support this type of zoning.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

N/A

* Traffic study may be required at time of development.

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)	0.16	7.71 D	2 U*	20	2	3

*Based on one two-family lots

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
Auto Sales (841)	0.16	0.6 F	4,181 SF	140	9	11

Traffic changes between maximum: **R6** and proposed **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+120	+7	+8

METRO PUBLIC SCHOOLS REPORT

This request would not generate additional students. This information is based upon data from the school board last updated September 2013

STAFF RECOMMENDATION

Staff recommends disapproval as the proposed CS district is not consistent with the North Nashville Community Plan's land use policy.

Mr. Cuthbertson presented the staff recommendation of disapproval.

D.B. Fuller, 1032 28th Ave N, spoke in favor of the application and noted plans to revitalize the neighborhood as well as provide jobs and lower crime for the neighborhood.

Timothy Burton, 1032 28th Ave N, spoke in favor of the application, noted neighborhood support, and clarified that there is commercial properties less than 500' away.

James Burton, father of Timothy Burton, spoke in favor of the application.

Ella Burton, mother of Timothy Burton, spoke in favor of the application and noted that this will bring the neighborhood together.

Titus Thomas, 2621 Meharry Blvd, spoke in opposition to the application due to it being out of character with the rest of the neighborhood.

D.B. Fuller stated that they will not be doing any outside remodeling and will not change the residential feel of the neighborhood.

Chairman McLean closed the Public Hearing.

Councilman Hunt indicated that the area really needs help.

Mr. Gee informed the applicant that CS zoning may not be necessary to achieve what they are trying to do.

Mr. Bernhardt clarified that any non-residential zoning is inconsistent with the plan. The commission would have to direct staff to amend the plan to be consistent with the proposed zoning. The current plan was updated in 2010 and at that time the community was not supportive of extending commercial.

Mr. Gee spoke in favor of staff recommendation of disapproval.

Mr. Clifton spoke in favor of staff recommendation of disapproval and noted that CS zoning could cause unintended consequences in the future by allowing uses that are not wanted by the community.

Mr. Dalton spoke in favor of staff recommendation of disapproval and stated that the policy should be the guide.

Mr. Adkins spoke in favor of staff recommendation of disapproval and suggested more community support so the plan can be changed and then the rezoning can take place.

Ms. LeQuire spoke in favor of staff recommendation of disapproval and stated that she would like to see a plan change go through the normal process before this takes place.

Councilmember Hunt noted that while he does still want to support the application, the plan should be changed first.

Mr. Clifton moved and Ms. LeQuire seconded the motion to disapprove. (10-0)
Resolution No. RS2014-126

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-032PR-001 is **Disapproved. (10-0)**”

Mr. Gee left the meeting at 5:38 p.m.

21. 2014Z-034PR-001

Map 092-07, Parcel(s) 166, 301-302
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Duane Cuthbertson

A request to rezone from OR20, RM20 and OR20-A to MUL-A zoning for properties located at 813 and 816 B 19th Avenue North and at 19th Avenue North (unnumbered), at the intersection of Herman Street and 19th Avenue North (0.38 acres), requested by DY Properties II, LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from OR20, RM20 and OR20-A to MUL-A.

Zone Change

A request to rezone from Office/Residential (OR20), Multi-Family Residential (RM20) and Office/Residential – A (OR20-A) to Mixed-Use Limited – A (MUL-A) zoning for properties located at 813 and 816 B 19th Avenue North and at 19th Avenue North (unnumbered), at the intersection of Herman Street and 19th Avenue North (0.38 acres).

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 7 units.*

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 7 units.*

Office/Residential – A (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A would permit a maximum of 7 units.*

Mixed Use Limited – A (MUL-A) is intended for a moderate intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed zone change allows a broader range of uses, including commercial uses, on the subject properties. Use of the A district will ensure that development complements the surrounding built environment. New construction will be required to more efficiently use the property by building up to abutting streets. The properties are located in an area served by existing infrastructure. The proposed rezone would encourage re-investment and support the vitality of the surrounding residential neighborhood as well as MeHarry Medical College and Fisk University.

NORTH NASHVILLE COMMUNITY PLAN

Urban Mixed Use (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The proposed MUL-A is consistent with the T4 MU land use policy. The existing OR20 and RM20 districts do not permit building placement closer to the street, consistent with the urban form that the policy intends. The MUL-A district permits shallower setbacks, requires parking to be behind or beside buildings and that primary access be located on the street.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

N/A

* Traffic study may be required at time of development.

A traffic table was not prepared as the proposed zoning will not significantly increase traffic from what could be permitted with the existing zoning.

METRO PUBLIC SCHOOLS REPORT

This request is not likely to generate any additional students from what could be generated with the current zoning. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Approve as the proposed MUL-A district is consistent with the North Nashville Community Plan's land use policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-127

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-034PR-001 is **Approved. (9-0)**

22. 2014Z-035PR-001

Map 094-09, Parcel(s) 002, 092
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to IG zoning for properties located at 701 Stanley Street and Stanley Street (unnumbered), at the southeast corner of Stanley Street and Visco Drive and located within the Floodplain Overlay District (5.43 acres), requested by Dale & Associates, applicant; Michael and Joseph Nacarato, owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from IR to IG.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Industrial General (IG) zoning for properties located at 701 Stanley Street and Stanley Street (unnumbered), at the southeast corner of Stanley Street and Visco Drive and located within the Floodplain Overlay District (5.43 acres).

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

Industrial (IN) areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

Consistent with Policy?

Yes. The proposed IG zoning district is consistent with the sites Industrial land use policy. The site is centrally located within a large industrial area. It is also bounded on the south by an active rail line that supports the industrial area. While the policy calls for a site specific plan, due to the location and surrounding development pattern a site plan is not necessary. A site plan would be appropriate if the site was located adjacent to other non-industrial uses including commercial, office and residential.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

* No traffic table was prepared because the proposed district will not generate additional traffic.

STAFF RECOMMENDATION

Staff recommends approval as the proposed IG district is consistent with the South Nashville Community Plan's Industrial land use policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-128

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-035PR-001 is **Approved. (9-0)**"

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

23. 2014S-083-001

TURNERS RETREAT

Map 160, Parcel(s) 022

Council District 04 (Brady Banks)

Staff Reviewer: Duane Cuthbertson

A request for concept plan approval to create nine clustered single-family lots on property located at 775 Hill Road, approximately 1,115 feet east of Franklin Pike Circle, zoned R40 (9.83 acres), requested by Edd Reece Turner III, owner; Dale & Associates, applicant.

Staff Recommendation: Approve with conditions, including the request for a sidewalk variance along the property frontage of Hill Road.

APPLICANT REQUEST

Create nine clustered residential lots.

Concept Plan

A request for concept plan approval to create nine clustered single-family lots on property located at 775 Hill Road, approximately 1,115 feet east of Franklin Pike Circle, zoned One and Two-Family Residential (R40) (9.83 acres).

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 9 lots with a Cluster Lot option Subdivision or 10 lots with 2 duplex lots for a total of 12 units with a regular subdivision.*

CRITICAL PLANNING GOALS

N/A

HISTORY

A concept plan for a cluster lot subdivision and a variance to the sidewalk requirement for this property was approved by the Planning Commission on April 12, 2007. The Concept Plan has since expired. The Concept Plan also proposed nine lots and open space fronting Hill Road. The variance to the sidewalk requirement was for the sidewalks along Hill Road.

PLAN DETAILS

This request is to subdivide an existing property into nine clustered residential lots. The property is located on Hill Road in South Nashville east of I-65 and north of Old Hickory Boulevard. One single-family dwelling currently occupies the site.

Site Plan

The concept plan proposes nine single-family lots on 9.83 acres of property, ranging in size from 23,206 sq. ft. to 31,106 sq. ft. The applicant proposes to use the cluster lot option provided for in Section 17.12.090 of the Zoning Code. The cluster lot option allows lots to be reduced in size by two base zone districts. As the current zoning is R40, lots 20,000 sq. ft. in size are permitted if the plan meets all requirements of the cluster lot option provisions.

Access is proposed on a new road, Turners Retreat Drive. The new road is proposed to end in a cul-de-sac. Sidewalks are proposed along the entire length of the new road.

33% of the site or 3.26 acres is proposed to remain as open space, which is more than the 15% required by the Zoning Code for cluster lot subdivisions. Landscape buffer yards (Standard 'C' – 20 ft.) are required and proposed along the east, west and south perimeters of the subdivision. Larger open spaces are proposed on the north side of the subdivision along Hill Road north of the proposed residential lots. The concept plan proposes to maintain existing trees along Hill Road, as well as within the identified Landscape buffer yards.

ANALYSIS

With the cluster lot option, the proposed residential lots are shifted to the south to ensure future residential dwellings align with the existing setbacks along Hill Road, to preserve the residential character existing along Hill Road.

The concept plan ensures that homes constructed on the northern most residential lots, lots one and nine, will be oriented so that their rear yard are not in a direct line of sight from the fronts of existing homes (to the east and west) and shall have vehicular access from their south property lines with side loaded garages screened from Hill Road. A note on the plan ensures that homes constructed on lots one and nine are architecturally oriented to Hill Road.

A special policy applies on this and adjacent properties along Hill and Baxter Roads. The special policy supports zoning that would permit lot sizes no smaller than 40,000 square feet in order to most closely conserve the developed character of this area. In addition, the lot design of any permitted resubdivision should protect views from the street and from existing buildings by preserving the trees that line the roads and by orienting new homes so that their rear yards are not in a direct line of sight from the fronts of existing homes. The proposed subdivision meets the intent of the special policy by providing substantial setback and orientation standards of the homes adjacent to Hill Road in order to match the character of this area. The cluster lot option provides for a balanced approach to permitting additional density while preserving the character found along this portion of Hill Road.

The applicant is requesting a variance of the sidewalk requirement along Hill Road in order to maintain the existing trees located along the street. The concept plan attempts to preserve the existing semi-rural character of this portion of Hill Road. Without the variance, this would be the only location along this portion of Hill Road with sidewalks. Additionally, there are topographic constraints on Hill Road in front of the subject property. The applicant has indicated if the variance is granted, they will construct an equal length of sidewalk (360 feet) in an alternate location in the same Pedestrian Benefit Zone approved by Public Works.

FIRE MARSHAL RECOMMENDATION

This approval is for the concept plans only. The developer shall provide the Fire Marshal's office with additional details before the development plans can be approved.

STORMWATER 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.
- 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.

WATER SERVICES RECOMMENDATION

Approve as a concept plan.

The applicant will be required to pay capacity fees and submit new construction plans before the plat is approved.

STAFF RECOMMENDATION

Staff recommends approval with conditions, including the request for a sidewalk variance along the property frontage of Hill Road to provide the sidewalk in an alternative location, as the concept plan is consistent with the Subdivision Regulations and the Zoning Code Requirements.

CONDITIONS

1. The dwelling units on lots one and nine shall include specific architectural features (such as a door, minimum six foot deep porch, and/or dormers) to ensure the dwellings are oriented to Hill Road.
2. All existing trees in the Hill Road right-of-way and within a 20 foot zone on the property abutting Hill Road on either side of the proposed Turners Retreat Drive and within the identified 20 foot "C" Buffer Yards as depicted on the approved Concept Plan, shall remain undisturbed and be maintained by the Home Owners Association. Any tree removal in those described areas as depicted on the approved Concept Plan shall be approved by the Metro Urban Forester.
3. Provide approximately 360 feet of sidewalk constructed to Metro Public Works standards in a location, approved by Public Works, within Pedestrian Benefit Zone 5-B.
4. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

Approved with conditions, including the request for a sidewalk variance along the property frontage of Hill Road (9-0), Consent Agenda

Resolution No. RS2014-129

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-083-001 is **Approved with conditions, including the request for a sidewalk variance along the property frontage of Hill Road. (9-0)**

CONDITIONS

1. The dwelling units on lots one and nine shall include specific architectural features (such as a door, minimum six foot deep porch, and/or dormers) to ensure the dwellings are oriented to Hill Road.
2. All existing trees in the Hill Road right-of-way and within a 20 foot zone on the property abutting Hill Road on either side of the proposed Turners Retreat Drive and within the identified 20 foot "C" Buffer Yards as depicted on the approved Concept Plan, shall remain undisturbed and be maintained by the Home Owners Association. Any tree removal in those described areas as depicted on the approved Concept Plan shall be approved by the Metro Urban Forester.
3. Provide approximately 360 feet of sidewalk constructed to Metro Public Works standards in a location, approved by Public Works, within Pedestrian Benefit Zone 5-B.
4. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

Subdivision: Final Plats

24. 2014S-077-001

BEAUMONT PLACE, RESUB LOTS 68 & 69

Map 083-02, Parcel(s) 298-299
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create three lots on properties located at 301 and 303 Manchester Avenue, at the northwest corner of Manchester Avenue and Benjamin Street, zoned R6 (0.55 acres), requested by S & A Surveying, Inc., applicant; Joseph T. Vaughn, Melva Padgett and Thomas and Misty Larson, owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Final plat to create 3 residential lots.

Final Plat

A request for final plat approval to create three lots on properties located at 301 and 303 Manchester Avenue, zoned One and Two-Family Residential (R6), at the northwest corner of Manchester Avenue and Benjamin Street.

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 3 lots for a total of 6 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed subdivision creates infill housing opportunity in an area that is served by existing infrastructure.

SUBDIVISION REGULATIONS

The land use policy for the subject property is Neighborhood General (NG), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The subdivision shall meet all minimum standards of the zoning code, provide street frontage and meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

The request will create three infill lots from two existing lots at the northwest corner of Manchester Avenue and Benjamin Street in Eastwood neighborhood of East Nashville. A third lot will be created utilizing the rear yards of the two existing lots. The two existing lots contain a single-family dwelling. Those dwellings are proposed to remain. Each of the proposed lots will be eligible to accommodate up to two dwellings. Therefore, the proposed subdivision would permit up to six dwellings. The site does not contain any significant slopes or other environmentally sensitive features.

Access to proposed lot three will be restricted to the existing alley to the west. An access easement will be established on the north side of lot three between the alley and lot two. When a new dwelling is constructed on lot two the existing driveway from Manchester Avenue will be removed and access to the lot will be limited to the alley via the access easement. Access to lot one will be limited to Benjamin Street. Sidewalks along Benjamin Street and Manchester Avenue will be maintained.

All lots meet the minimum standards of the R6 zoning district and have frontage on a public street.

WATER SERVICES RECOMMENDATION

Approved

STORMWATER RECOMMENDATION

Approved

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.

STAFF RECOMMENDATION

Staff recommends approval of the final plat as it meets the Subdivision Regulations.

Mr. Cuthbertson presented the staff recommendation of approval.

Jen Yaden, Woodland Street Partners, spoke in favor of the application.

Melva Padgett spoke in favor of the application.

Brett Withers, 1113 Granada Ave, spoke in favor of the application.

Tia Thompson, 226 Chapel Ave, spoke in opposition to the application due to inadequate sidewalks and increased car and foot traffic.

Jen Yaden noted that sidewalks will only be closed for 2-3 days of construction.

Chairman McLean closed the Public Hearing.

Mr. Ponder moved and Mr. Adkins seconded the motion to approve. (9-0)

Resolution No. RS2014-130

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-077-001 is **Approved. (9-0)**

25. 2014S-082-001

MOSS PLACE

Map 150, Parcel(s) 006, Part of 007 Map 150-02, Parcel(s) 032, 093-094
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Melissa Sajid

A request for concept plan approval to create 17 lots and open space on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned R10 and AR2a (6.23 acres), requested by Moss Spring, LLC, owner; Batson & Associates, applicant.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST

Create 17 lots and open space.

Concept Plan

A request for concept plan approval to create 18 lots on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned One and Two-Family Residential (R10) and Agricultural/Residential (AR2a) (6.23 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *R10 would permit a maximum of 17 lots as a cluster lot subdivision, with 4 duplex lots for a total of 21 total units, or a maximum of 20 lots with 5 duplex lots for a total of 25 units.*

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

This request is to subdivide five existing properties into 13 single-family residential lots, 4 two-family residential lots and open space. The subject properties are located south of Moss Spring Drive, northeast of Moss Landing Drive and west of Bluewater Drive. The parcels currently include several structures, including an existing residence that will remain on Lot 10.

Site Plan

The proposed plan calls for 13 single-family residential lots, 4 two-family lots and open space with a density of 3.4 dwelling units per acre. The maximum number of buildable lots that could be created for the cluster option is 17, while the traditional subdivision option could yield up to 20 lots without providing streets or other infrastructure. The plan proposes 17 buildable lots with primary access from a proposed cul-de-sac located off of Moss Spring Drive. A stub street for Bluewater Way is shown to the east of the site with the intention of a future connection to the existing segment of Bluewater Way that stubs from Bluewater Drive. Two-family dwellings are proposed on Lots 4, 5, 7 and 17, and a detention/open space is shown behind Lots 10 and 11.

Portions of Lots 5, 6, 7 and 17 are located in the AR2a zoning district; the Zoning Administrator has determined that this is acceptable since the majority of these lots including the building envelopes are located in R10. All proposed lots meet the minimum lots size for the R10 zoning district.

ANALYSIS

Staff recommends approval of the Concept Plan as the proposal meets all criteria of the Subdivision Regulations and the Zoning Code.

ZONING ADMINISTRATOR RECOMMENDATION

Approved

FIRE MARSHAL RECOMMENDATION

Approved

- This approval is for the concept plans only. The developer shall provide the Fire Marshal's office with additional details before the development plans can be approved.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

- The applicant will be required to submit construction plans and pay the required Capacity Fees before the plat stage is approved.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

N/A

- 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.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the Concept Plan is consistent with the Subdivision Regulations and the Zoning Code Requirements.

Ms. Sajid presented the staff recommendation of approval with conditions.

Brad Scarbrough, 5214 Maryland Way, spoke in favor of the application, noted that there are no sinkholes or graveyards on site, and clarified that Metro Storm Water and Metro Public Works has approved this.

Joyce Hereford, 413 Owendale Drive, spoke in opposition due to increased noise, traffic, and storm water concerns.

Judith Goodrich, 3212 Bluewater Trace, spoke in opposition due to increased storm water and traffic concerns.

David Ellis, 3100 Bluewater Way, spoke in opposition due to lack of information from the developer and increased storm water and traffic concerns.

Erich Graeflin, 701 Bluewater Drive, spoke in opposition due to increased storm water and traffic concerns.

Bill Easton, 3000 Moss Spring Drive, spoke in opposition due to inevitable blasting damage to homes as well as increasing the size of sinkholes.

Fowler Johnson, 558 Moss Landing Drive, spoke in opposition due to increased storm water concerns as well as concerns with blasting damage.

Karen VanCleave, 416 Owendale Drive, spoke in opposition and asked for deferral in order for a traffic study to be completed.

Todd Engel, 613 Bluewater Drive, spoke in opposition to the application and requested a deferral for blasting and traffic studies to be completed.

George Falcone, 3213 Bluewater Trace, spoke in opposition due to increased traffic and storm water concerns.

Brad Scarbrough stated that there are no sinkholes on the concept plans and they have been reviewed and approved by Metro Storm Water and Metro Public Works.

Chairman McLean closed the Public Hearing.

Mr. Haynes spoke in favor of honoring the Council Lady's request for a deferral.

Mr. Dalton spoke in favor of honoring the Council Lady's request for a deferral.

Mr. Clifton spoke in favor of a deferral for further information.

Mr. Ponder spoke in favor of a deferral with the public hearing remaining open.

Councilmember Hunt moved and Mr. Clifton seconded the motion to defer to the May 22, 2014 Planning Commission meeting with the public hearing remaining open.

Resolution No. RS2014-131

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-082-001 is Deferred to the May 22, 2014, Planning Commission meeting with the public hearing remaining open. (9-0)

L. OTHER BUSINESS

26. Employee contract renewal for Ben Miskelly.

Approved (9-0), Consent agenda

Resolution No. RS2014-132

"BE IT RESOLVED by The Metropolitan Planning Commission that the employee contract renewal for Ben Miskelly is Approved. (9-0)

27. Historic Zoning Commission Report

28. Board of Parks and Recreation Report

29. Executive Committee Report

30. Accept the Director's Report and Approve Administrative Items

Approved (9-0), Consent Agenda

Resolution No. RS2014-133

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are Approved. (9-0)

31. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

May 8, 2014

MPC Meeting

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

May 14, 2014

American Planning Association web-based seminar – Jane Jacobs' Legacy and New Urbanism

3pm to 4:00pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

May 22, 2014

MPC Meeting

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

June 12, 2014

MPC Meeting

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

Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

N. ADJOURNMENT – The meeting adjourned at 6:25 p.m.

Chairman

Secretary



METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building, 2nd Floor

Date: May 8, 2014

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A

Re: Executive Director's Report

The following items are provided for your information.

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

1. Attending: McLean; Blackshear; Clifton; Dalton; Ponder; LeQuire; Adkins; Haynes, Hunt
2. Leaving Early: Gee (5 PM)

B. May 8, 2014 MPC meeting NashvilleNext MPC Topic

1. Arts and Culture Resource Team Goals, Policies and Findings (Driving Forces and Influence Diagrams) (Miskelly)
2. Upcoming - May 22, 2014 - Education and Youth Resource Team Goals, Policies and Findings (Driving Forces and Influence Diagrams) (Carlat)

C. Planning Commission Meetings

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

D. Employee News

1. Introductions
 - a. Stephanie McCullough (began March 31, 2014)
 - b. Latisha Birkeland (began April 14, 2014)

2. We are still looking for the following:

- a. Vacant Positions
 - i. Planner II in Land Development
 - ii. Urban Designer for the Design Studio with an architectural background.

E. Communications

1. The Nashville chapter of the Public Relations Society of America presented Nashville Next, in cooperation with our contractor McNeely, Pigott and Fox Public Relations, with four Parthenon Awards

and four Awards of Merit on April 29. Those awards recognize outstanding work in public and community relations, community events, event materials, and video production.

2. New publication for applicants, both print and web, outlining the basics of our zoning & application system.
3. Improved our teleconferencing capabilities through ITS; new system provides a better, more reliable connection than Skype and will help us conduct remote interviews and discussions.

F. Community Planning

1. Completed a 3-day workshop with ESRI training on CityEngine as the 3-D tool for NashvilleNext development scenarios. We will use the same technology for all 3-D visualizations.

G. Land Development

H. GIS

I. Executive Director Presentations

1. APA National Conference (April 26-30, 2014)
 - a. Lincoln Institute's Big City Planning Director's Institute
 - b. Southern Planning Directors Issues and Advances
 - c. Communicating Design and Aesthetics In the Planning Office
 - d. Emerging Professionals Clinic: Advocating for Multiple Parties
2. CRT Power of 10 (April 30, 2014)
 - a. Regional Trends and Preferences
 - b. NashvilleNext Status, Issues and Actions
3. Belmont UMC Book A Planner (May 4, 2014)

J. NashvilleNext

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

Be Nashville

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

Foster Strong Neighborhoods

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are healthy, safe, and affordable – friendly to pedestrians, with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural and historic features, and strong schools.

- Our neighborhoods offer Nashvillians choice in where and how to live, including rural, suburban, urban, and downtown options. They grow with us as we move into the future.

Expand Accessibility

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

Create Economic Prosperity

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

Advance Education

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

Champion the Environment

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

Ensure Equity for All

- Nashville is stronger because we value diversity in all its forms and welcome all Nashvillians, regardless of age, race, ethnicity, ability or limitation, income, gender, sexual orientation, where you were born or where you live.
- Ensuring equity has been and continues to be central to Nashville's culture. As Nashville changes, we remain committed to removing unjust differences.
- We are vigilant in protecting human rights for all to ensure that all are engaged in decision making and share in the city's growth, prosperity and quality of life.

3. NashvilleNext Overall Schedule

- a. Mapping Future Growth and Preservation (Currently - Spring 2014)
 - i. Community Engagement on Growth Mapping
 - ii. Scenario Development
 - iii. Initial Policy Option Development
- b. Making Policy Decisions (Spring/Fall 2014)
 - i. Community Engagement on Scenario Options
 - ii. Resource Teams and Steering Committee develop policy options
 - iii. Community engagement on policy options
- c. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision
 - ii. Policies and Actions
 - iii. Preferred Alternative
 - iv. Implementation Schedule
 - v. Planning Commission Adoption

4. NashvilleNext Key Activities:

- a. Phase 3 (of 5) of the process is completed with over 10,000 participants.
- b. Developing the alternative development scenarios and policy implications based on community input through the priority and growth mapping exercises.
- c. Steering Committee has begun the review of the Resource Teams Goals and Policies.
- d. The launch of the 'Go-To-Meeting' component of the Scenario community engagement will begin this week.
- e. Scenarios are being processed in CommunityViz.
- f. Schedule is shifting to begin phase 4 in June, though we may unveil the scenarios at the Healthy Nashville summit on May 8.
- g. List of special projects underway include:
 - i. The Airport Employment Center Master Design
 - ii. Identification of Downtown open space network
 - iii. Examining the potential use for the Missing Middle housing typology
- h. Coordinating with MTA and Nashville GreenPrint (tree canopy master plan) as they begin their master planning efforts.

5. Resource Teams:

- a. NashvilleNext Resource Teams are well into Phase 2 (of 3) of their process. The purpose of this Phase is to develop goals and policies for each plan element and as impacted by the scenario alternatives. The scenarios and policies will be reviewed by the public starting in June.

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

6. NashvilleNext Special Studies

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

- b. **Suburban Retrofit** – In conjunction with the National Association of Realtors will provide real life retrofit examples to make suburban areas more sustainable. The study began with field visits in February 7-9, 2014. Final presentations were made by the University of Tennessee Students and the Georgia Tech students. We expect the files for the final work to be provided for our use later this week or next week at the latest. Study situations include:
 - i. **Bellevue Commercial (CM Weiner)** - Amy Bledsoe and Erin Sherman (GT); Laura Flores (UT)
 - (1) **Location** - The south side of Highway 70S, across from the Bellevue Mall.
 - (2) **Intent** - Make a There-There
 - (3) **Description** - Overly deep retail parcel that has been subdivided and layered without parcels into a sprawling mess with fronts facing backs, no sense of place, reduced visibility, and likely run-off issues/Install an urban framework that enables parcels to be re-inhabited and redeveloped with a sense of place that restores the social capital lost from the dead mall, connect to the green space, connect to the neighborhood. The site provides the opportunity to create a sense of place that responds to the community plan development scenario for the redevelopment of the former Bellevue Center site on the opposite side of a more multi-modal, walkable Highway 70S.”

 - ii. **Bellevue Civic (CM Weiner)** - Jim Boyers and Jiawen Wang (GT); Melissa Dooley (UT)
 - (1) **Location** - the “civic center” at Bellevue Middle School, the new library and Red Caboose Park.

- (2) Intent – Create a Town Center
- (3) Description - Although adjacent to one another, the public facilities do not relate to each other spatially or invite synergistic sharing of parking or other facilities/create a civic center that is greater than the sum of its parts. With continued anticipated public investment this site provides a great opportunity to create an interrelated and walkable town center.

iii. Bordeaux (CM Matthews) – Kyle Nichols (UT)

- (1) Location - The Kroger on Clarksville Pike at West Hamilton Avenue.
- (2) Intent – Connect with the Community: Housing diversity; Walkability; Neighborhood Serving Uses.
- (3) Description - Underutilized retail land; failed/failing retail in a declining neighborhood/possible exploration of missing middle housing types, community-serving uses, linkage of affordable housing to affordable transportation?

iv. Antioch Employment Center (CMs Dowell & Duvall) - Josh Tooill (GT); Adam Heibrun (UT)

- (1) Location - The Crossings extension to Cane Ridge High School.
- (2) Intent – Establishment of a walkable mixed-use employment center with considerable employment options, housing choices and support services and facilities.
- (3) Description - Establishing a new Corridor? New Infill and Connectivity? Create a livable place from an employment center and older suburban independent mixed uses. There are opportunities to include the substantial amount of vacant land and the neighboring high school while accommodating the environmental challenges by integrating those as site amenities.

v. South Nashville – Abandoned Kmart (CM Harmon) - Kevin Adams and James VanHorn (GT)

- (1) Location - The abandoned Kmart at Harding Place and Nolensville Road.
- (2) Intent – Driving Change on Corridors
- (3) Description - Intersection quadrant: auto-oriented retail surrounding intersection, but disconnected from each other and from adjacent neighborhoods/new urban framework to improve connectivity around the intersection and into the neighborhoods. Increasing walkability is a huge component of this node. For a suburban location, there are numerous pedestrians struggling to traverse the area. The abandoned Lowe's isn't too far away from this site so there is potential connection between sites to be made. Also, there are unique approaches to capitalize on the international community in this area would be good.

vi. South Nashville – Abandoned Lowes (CM Blalock)- Kevin Adams and James VanHorn (GT); Cody Rau (UT)

- (1) Location - The abandoned Lowes on Nolensville Pike at Cotton Lane.
- (2) Intent – Driving Change at Key Locations
- (3) Description - dead big box; deep retail parcels with limited visibility/urban framework to increase connectivity and establish better transitions from the residential areas to the corridor. While a more isolated big box site, increasing walkability is a huge component of this site. Connections to adjacent neighborhoods as well as along the pike are rich opportunities. This is another area where there are unique approaches to capitalize on the international community in this area.

- vii. Old Hickory Village (CM Barry)** - Kevin Ilaoa and Migyoung Ko (GT); Sean Miller (UT)
- (1) Location - The town center (A historic factory town)
 - (2) Intent – Recreate the Historic Town Center
 - (3) Description - Underperforming town center/ catalysts for revitalization.
- viii. North by Northeast (CM Harrison)** - Yigong Zhang (GT); Kyle Jenkins (UT)
- (1) Location - West Trinity Lane at I-65 Highway.
 - (2) Intent – Establishment of a walkable mixed-use community center
 - (3) Description - Abandoned hotel and tourist uses originally serving the Opryland entertainment complex. Adjacent commercial/industrial; ad hoc uses, odd shaped lots with little relationship to adjacent corridors or neighborhoods/urban framework to support better connectivity and transitions. This is one of the city’s most underutilized corridor. Additionally, it is one of the areas of town where additional density is often brought up by residents and business owners. There are unique opportunities to capitalize on the great views of Downtown and the convenient location to getting around Nashville in various directions with easy access to the Interstate and Briley Parkway. With specific floodplain issues, the location has the potential for a signature green infrastructure/network.
- ix. Wedgewood Makers @ I-65Area (CM Moore)** - Justin Wallace (GT); Dylan Buc (UT)
- (1) Location - I-65 –properties east of I-65, and bordered by the RR tracks, from the Adventure Science Center south to the Craighead St. area.
 - (2) Intent – Evolve a Creative Village
 - (3) Description - Highway Adjacent Commercial/industrial: isolated wedge of diverse but disconnected uses/transitions from highway to neighborhoods. An opportunity to take advantage of the diversity of buildings and population as well as its great location, proximity to Downtown and interstate access.
- x. Centennial Blvd @ The Nations (CM Baker & Langster)**- Amy Bledsoe and Erin Sherman (GT); John Battle (UT)
- (1) Location - Centennial Blvd. and 51st Ave., industrial/warehousing properties.
 - (2) Intent – Create Transition in a Border Vacuum
 - (3) Description - Underused industrial properties blighting abutting residential neighborhood/catalysts for re-habitation, connection to waterfront?
- xi. Nashville State Community College (CM Holleman)**- Jim Boyers and Jiawen Wang (GT); Zane Espinoza (UT)
- (1) Location -The school property on White Bridge Pike.
 - (2) Intent – Suburban Do Over – Making a Community Center
 - (3) Description - Suburban campus w vast parking lots/urban framework for growth into a more walkable, urban, mixed-use campus? Also consider a complete redevelopment.
- xii. Woodbine Commercial Core (CM Tenpenny)** - Kevin Ilaoa and Migyoung Ko (GT)
- (1) Location -Nolensville Pike “Main St.” area abutting the Woodbine residential neighborhood, and industrial property along RR.
 - (2) Intent – Enhance an International Main Street
 - (3) Description - Main Street that's missing teeth/urban infill, possible introduction of "missing middle" housing types, identify catalysts for redevelopment. The area has a strong sense of identity but some specific design and land use problems – head-in parking, lack of walkability, a few too many auto-oriented uses, and lack of enough residential density

on/near Nolensville Pike to support better mass transit. There is a need to maintain the affordability and character of the area (ethnic restaurants and retail) and build off it through a realistic phasing plan for intensifying the development with the intent of supporting mass transit, increasing walkability, and adding housing options.

That grant, provided through the Greater Nashville Association of Realtors and matched by a similar contribution from the Metropolitan Planning Commission, will fund research by a key team of urban planners and strategists from Georgia Tech University, led by Professor Ellen Dunham-Jones, a nationally recognized expert in urban retrofitting. The University of Tennessee design studio, under the direction of T. K. Davis, will also be part of this effort.

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

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

C. APA Training Opportunities

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

Date	Topic (Live Program and Online Recording)
May 14, 2014	Jane Jacob's Legacy and New Urbanism
June 4, 2014	Introducing New Density to the Neighborhood
June 25, 2014	2014 Planning Law Review

Administrative Items

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff and are ready to be approved by the Planning Commission through acceptance and approval of this report or otherwise approved on behalf of the Planning Commission **through 05/02/2014**.

APPROVALS	# of Applications	Total # of Applications 2014
Specific Plans	2	11
PUDs	1	2
UDOs	1	1
Subdivisions	7	56
Mandatory Referrals	4	56
Grand Total	15	126

SPECIFIC PLANS (finals only): MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
5/16/2013 15:28	4/21/2014	APADMIN	2012SP-031-002	WATERFORD ASSISTED LIVING (FINAL)	A request for final site plan approval for a portion of property located within the Waterford Assisted Living Specific Plan district at 3778 Central Pike, approximately 450 feet west of Dodson Chapel Road (3.62 acres), to permit a 60,000 square foot, 97-bed assisted living facility within Phase 1 of the SP district, requested by Civil Site Design Group, PLLC, applicant; Star Group of Hermitage, LLC, owner.	14 (James Bruce Stanley)

8/15/2013 15:00	5/1/2014	APADMIN	2013SP-017-002	SALEMTOWN COTTAGES (Phase I) (FINAL)	A request for final site plan approval for the Salemtown Cottages Specific Plan District on properties located at 1800, 1802, 1804, 1806, 1808, 1810, 1812 and 1814 Rosa L. Parks Boulevard and 1811 B, 1813 A and 1813 B 7th Avenue North, at the southeast corner of Interstate 65 and Rosa L. Parks Boulevard (1.53 acres), to permit 24 single-family detached dwelling units, requested by Civil Site Design Group, applicant; H.R. Properties, owner.	19 (Erica S. Gilmore)
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PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/10/2014 11:18	4/29/2014	APADMIN	168-80P-001	WOODLAWN MANSION (FINAL)	A request for final site plan approval for the Woodlawn Mansion Planned Unit Development Overlay District located at 127 Woodlawn Boulevard, approximately 1,125 feet south of Harding Pike, zoned R10 (1.15 acres), to permit a 641 square foot addition to an existing office building, requested by Littlejohn Engineering, applicant; Randall Kinnard et ux, owner.	24 (Jason Holleman)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
4/10/2014 14:04	4/21/2014	APADMIN	2014M-023ES-001	HILLSBORO & RICHARD JONES ROAD EASEMENT ABANDONMENT	A request to abandon approximately 620 linear feet of existing 8" public sewer main and easement, to accept approximately 838 feet of 8" public sewer main and easement, to replace approximately 110 feet of 8" public sewer main with 10" D.I.P. public sewer main and to accept two public fire hydrant assemblies on properties located at 2033, 4000 and 4002 Hillsboro Pike and 2035 Richard Jones Road, (Project Nos. 14-SL-20 and 14-WL-16), requested by Metro Water Services, applicant; Green Hills Mixed Use, LLC, owner.	25 (Sean McGuire)
4/11/2014 15:20	4/21/2014	APADMIN	2014M-024ES-001	JEFFERSON STREET STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Jefferson Street Stormwater Improvement Project on various properties located along 14th Avenue North, 16th Avenue North, 17th Avenue North, Meharry Boulevard and Jefferson Street, (Project No. 14-SWC-172), requested by Metro Water Services, applicant; various property owners.	
4/15/2014 9:53	4/23/2014	APADMIN	2014M-005EN-001	BROADWAY BOOTS AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Broadway Boots" comprised of a 16' X 6' illuminated projecting sign at 301 Broadway, zoned DTC and located within the Lower Broadway Historic Preservation District and the Capitol Mall Redevelopment District, requested by Joslin and Son Signs, applicant; Edward and Karen Smith, owners.	19 (Erica Gilmore)

4/16/2014 15:53	4/23/2014	APADMIN	2014M-025ES-001	JAMESBOROUGH PLACE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Jamesborough Place Stormwater Improvement Project on various properties located along Granny White Pike, Jamesborough Place, Jamesborough Court, Lone Oak Road and Belmont Park Terrace, (Project No. 14-SWC-186), requested by Metro Water Services, applicant; various property owners.	25 (Sean McGuire)
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SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/19/2013 14:18	4/18/2014	APADMIN	2013S-231-001	SECOND & THIRD AVENUE NORTH AT MADISON STREET EXCESS RIGHT-OF-WAY	A request for final plat approval to create two lots within the Phillips-Jackson Street Redevelopment District on excess right-of-way adjacent to properties located at 1201 2nd Avenue North and 1212 3rd Avenue North, on the north side of Madison Street, (0.49 acres), zoned IR, requested by the Metropolitan Government of Nashville, owner; Cherry Land Surveying, Inc., surveyor.	19 (Erica Gilmore)
3/14/2014 11:58	4/22/2014	APADMIN	2014S-073-001	ROLLING ACRES, RESUB LOT 69	A request for final plat approval to create two lots on property located at 2114 Eastland Avenue, at the southwest corner of Eastland Avenue and Skyview Drive, zoned RS7.5 (0.45 acres), requested by Arrowhead Survey, applicant; Wendell and Delores Pedigo, owners.	06 (Peter Westerholm)
11/6/2013 11:09	4/29/2014	APADMIN	2013S-224-001	L.M. EZELL'S, RESUB LOT 40	A request for final plat approval to create two lots on property located at 901 B Douglas Avenue, approximately 775 feet east of Ellington Parkway, zoned RS5 (0.33 Acres), requested by Patrick Coode and Company, LLC, applicant; Karin and Ray Dicker, owners.	05 (Scott Davis)

8/28/2013 10:46	5/1/2014	APADMIN	2013S-165-001	SECOND ADDITION TO SUGAR VALLEY, SEC 2, PH 3	A request for final plat approval to create 26 lots on property located at Culbertson Road (unnumbered), at the current terminus of Tarmac Way, zoned RS10 (13.72 acres), requested by Sugar Valley, G.P., owner; Anderson, Delk, Epps & Associates, Inc., applicant.	31 (Fabian Bedne)
3/27/2014 9:23	5/1/2014	APADMIN	2014S-081-001	HIGH POINT, PH 2, SEC 2	A request for final plat approval to create 21 lots and dedicate right-of-way within the High Point Specific Plan District on a portion of property located at Nolensville Pike (unnumbered), at the current terminus of Prada Drive (1.764 acres), zoned SP, requested by Regent Highpoint, LLC, owner; Anderson, Delk, Epps & Associates Inc., applicant.	31 (Fabian Bedne)
10/30/2013 13:03	5/1/2014	APADMIN	2013S-211-001	WOODMONT ACRES, RESUB LOTS 32-35	A request for final plat approval to create two lots on properties located at 3710 and 3712 Wimbledon Road, approximately 330 feet west of Foxhall Road, zoned RS10 (0.68 acres), requested by Gilco-Woodwell Properties, LLC, owner; Smith Land Surveying, applicant.	25 (Sean McGuire)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/21/2014	Approved Extension	2007B-085-006	RIVENDELL WOODS, PHASE 3
4/23/2014	Approved Extension/Reduction	2006B-013-007	RIVENDELL WOODS, PHASE 1, SECTION 1
4/23/2014	Approved Extension	2013B-009-002	THE GROVE AT CANE RIDGE, PHASE 2
4/23/2014	Approved Extension	2012B-014-003	VILLAGES OF RIVERWOOD, PHASE 2B, SECTION 1
4/29/2014	Approved New	2014B-008-001	PART OF L.M. EZELL'S 12.11 ACRE TRACT, RESUB. LOT 40
4/29/2014	Approved New	2014B-013-001	WOODBURY, PHASE 2
4/29/2014	Approved New	2014B-015-001	SECOND ADDITION TO SUGAR VALLEY, PHASE 3, SECTION 2

5/1/2014	Approved Release	2007B-054-005	TOWERING OAKS, PHASE 1, SECTION 1
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Calendar of Events

- A. Thursday, May 22, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- B. Tuesday; May 27, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- C. Thursday, June 12, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Tuesday; June 24, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- E. Thursday, June 26, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Tuesday; July 22, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- G. Thursday, July 24, 2014 - [MPC Meeting](#); 4pm, MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- H. Thursday, August 14, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Tuesday; August 26, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- J. Thursday, August 28, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- K. Thursday, September 11, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- L. Tuesday; September 23, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- M. Thursday, September 25, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- N. Thursday, October 9, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- O. Thursday, October 23, 2014 - [MPC Meeting](#); 4pm, MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- P. Tuesday; October 28, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- Q. Thursday, November 13, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- R. Tuesday; November 25, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- S. Thursday, December 11, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- T. Tuesday; December 23, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**

- U. Thursday, January 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- V. Tuesday; January 27, 2015 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**