

Metropolitan Planning Commission



Staff Reports

May 8, 2014



Metro Planning Commission Meeting of 5/8/2014

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

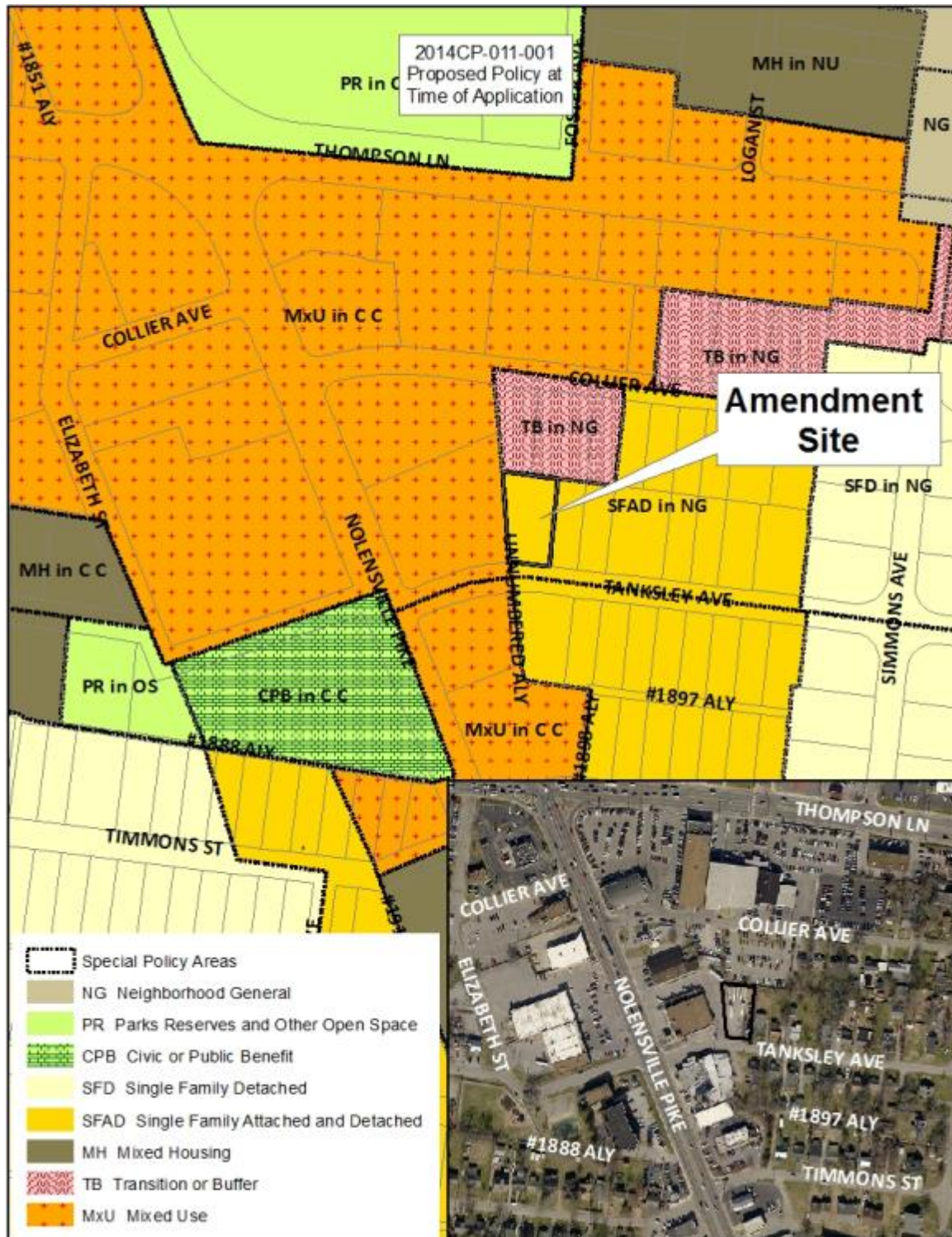


PREVIOUSLY DEFERRED ITEMS

- **Community Plan Amendments**
- **Specific Plans**
- **Subdivision (Concept)**



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



Project No. Major Plan Amendment 2014CP-011-001
Project Name South Nashville Community Plan: 2007 Update
– Tanksley Avenue
Associated Case 2012SP-029-001
Council District 16 – Tenpenny
School Districts 7 – Pinkston
Requested by Dale and Associates, Inc., applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners

Deferral *This request was deferred at the April 24, 2014, Planning Commission meeting by the applicant.*

Staff Reviewer Wood
Staff Recommendation Disapprove

APPLICANT REQUEST

Change the land use policy from Single-Family Attached and Detached in Neighborhood General to Transition or Buffer in Neighborhood General.

CCM TRANSLATED POLICY

Change the community character policy from Single Family-Attached and Detached in Urban Neighborhood Evolving to Transition or Buffer in Urban Neighborhood Evolving.

Major Plan Amendment

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 (TB in NG) Land Use Policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike, (0.26 acres), (also see Specific Plan case # 2012SP-029-001).

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

LUPA Policy at Time of Application

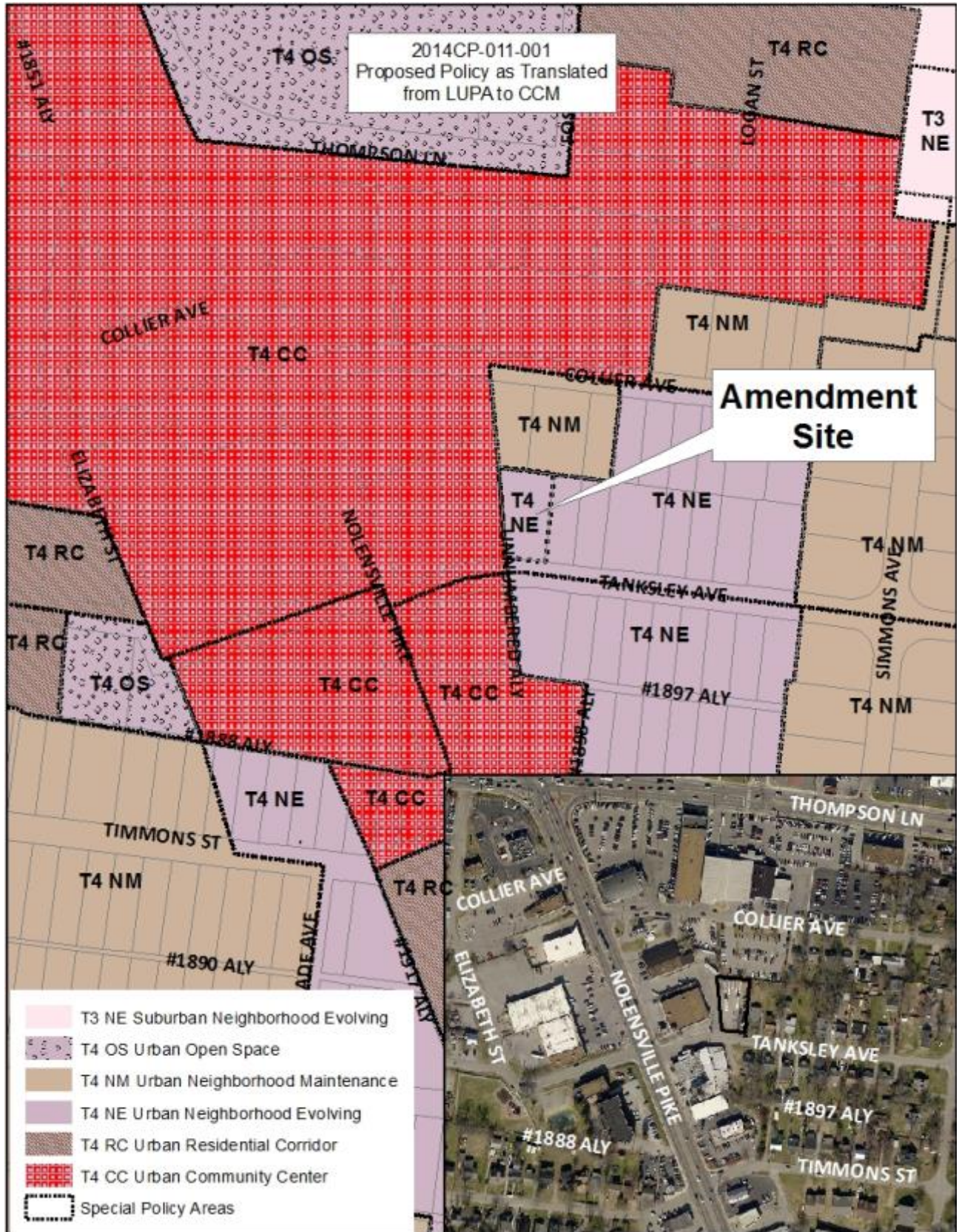
Single-Family Attached and Detached in Neighborhood General (SFAD in NG) policy is a detailed land use policy. NG policy is intended to meet a spectrum of housing needs that is carefully arranged, not randomly located. SFAD policy adds more detail to the NG policy by calling for a mixture of single-family housing that varies based on the size of the lot and the placement of buildings, either stand-alone single-family housing or attached single-family housing, such as townhomes.

Proposed Policy at Time of Application

Transition or Buffer in Neighborhood General (TB in NG) policy, another detailed land use policy, is intended to provide a transition from intense commercial activity to a more residential character. Uses should complement adjacent residential in overall scale, character and function, but may have a limited commercial or mixed-use component.



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Current Translated CCM Policy

Single-Family Attached and Detached in Urban Neighborhood Evolving (SFAD in T4 NE) policy is a detailed land use policy. T4 NE policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing. SFAD policy adds more detail to the T4 NE policy by calling for a mixture of single-family housing that varies based on the size of the lot and the placement of buildings, either stand-alone single-family housing or attached single-family housing, such as townhomes.

Proposed Translated CCM Policy

Transition or Buffer in Urban Neighborhood Evolving (TB in T4 NE) policy, another detailed land use policy, is intended to provide a transition from intense commercial activity to a more residential character. Uses should complement adjacent residential in overall scale, character and function, but may have a limited commercial or mixed-use component.

BACKGROUND

The property at 316 Tanksley Avenue is located on the north side of Tanksley, east of Nolensville Pike. It has been residentially zoned for at least four decades, although it appears a residential structure has never been built on it. The property was acquired in 2009, by Thomas Ford, Jr., owner of Tire Recappers, Inc., along with Lee and Andrew Ford. The subject property is located on the north side of Tanksley Avenue across from Tire Recappers. The site has been used by Tire Recappers for several years to store their rubber materials in tractor-trailer trucks.

The property owners applied for a community plan amendment and a rezoning request on September 27, 2012 in order to legally use this property. The 2012 plan amendment request was also to change the policy from Single Family Attached and Detached in Neighborhood General to Transition or Buffer in Neighborhood General. The SP application submitted in 2012 planned a building and parking area. The Planning Department held a community meeting to discuss the applications on November 12, 2012. The meeting was attended by approximately 35 people and a variety of concerns were raised by attendees, including commercial intrusion into the residential neighborhood, the precedent that might be set for other such expansions, and operational impacts of the business on the neighborhood. The Planning Commission held a public hearing on both applications on December 13, 2012, and disapproved both in accordance with the staff recommendations. The bill to rezone the property was introduced in Metro Council on first reading on January 8, 2013. The Council public hearing was held on February 5, 2013 and the bill was later deferred indefinitely on September 10, 2013. The applicants filed the current community plan application on January 17, 2014, as a new application to be heard at the March 13, 2014 MPC meeting and asked that the zone change request be placed on the agenda for the same meeting, as the zone change bill was re-referred by the Metro Council. The current SP application proposes to construct a parking lot for employees of Tire Recappers.

The South Nashville Community Plan was last updated in 2007. As part of that update process, the community, the councilmember and Planning staff completed a detailed neighborhood design plan for the section the Nolensville Pike corridor that includes this area of Tanksley Avenue. The *Nolensville Pike Corridor Detailed Neighborhood Design Plan (DNDP)*, adopted in 2007, provides



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guidance, on a parcel-by-parcel basis for the appropriate land use and development character based upon the neighborhood's goals and objectives. The overarching goal of the Nolensville Pike Corridor DNDP is to shape the corridor into a walkable community with a mix of shopping, dining, entertainment, residential and employment opportunities. This would transform the corridor from one that mainly serves people passing through into one that contains uses that serve the surrounding neighborhoods.

Adjacent to the corridor are predominantly single-family neighborhoods. In strategic locations, the decision was made to buffer the commercial corridor from the adjacent single-family residential through applying a policy that allows for higher density housing. Higher density housing not only serves as a transition, but also provides additional residences for more consumers to support improved commercial. Beyond those benefits, providing more housing opportunities also helps achieve the community's desire to enhance the pedestrian environment and increase transit and bicycle usage. The Single Family Attached and Detached Policy serves this purpose.

COMMUNITY PARTICIPATION

A community meeting regarding the current community plan amendment application was held by the Planning Department on February 24, 2014. It was attended by approximately 35 people, most from the adjacent neighborhood, including the District 16 Councilman Tony Tenpenny and District 28 Councilman Duane Dominy. Several of the attendees expressed the same concerns that had been raised at the meeting in November 2012. These related to the business's history of negative impacts on the community and the potential for future negative impacts if the community plan amendment and rezoning were approved. The primary concerns expressed were that approving the proposals would:

- allow commercial to intrude into the adjacent residentially-zoned single-family neighborhood;
- set a precedent for other businesses to expand into residential areas in other locations along the Nolensville Pike corridor; and
- allow the business to continue impacting the adjacent residential area by continually moving goods and people back and forth across Tanksley Avenue from the main business to the parcel in question, blocking the street and creating a dangerous situation.

These concerns were countered by other attendees, including the applicants, who noted that they had cleaned up some of the conditions that were causing concerns.

ANALYSIS

The property at 316 Tanksley Avenue is zoned for single family residential use, but contains no permanent structures. It is located between a furniture store that fronts on Nolensville Pike and a single-family house. It is now surrounded by a combination of chain-link fencing and a concrete block wall that was recently constructed and is mainly used for parking by Tire Recappers. It accesses directly onto Tanksley Avenue.

The parking lot at 316 Tanksley Avenue faces part of an alley and the side yard of a single-family house on the south side. The parking for this house is accessed from the alley. On Collier Avenue, one block north of Tanksley Avenue, businesses along Nolensville Pike have extended parking lots into residential areas over the years by replacing houses with parking areas. The rezoning of these sites to permit the parking occurred in the late 1990s and was recognized by the 2007 South Nashville Community Plan through the application of Transition or Buffer policy. The expansion of the parking



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into the neighborhood has led to fragile interfaces between businesses along Nolensville Pike and remaining residential areas.

The question of further expanding commercial related parking areas raises planning concerns for the future direction and continued revitalization of the Nolensville Pike corridor. While the existing tire-recapping business provides a needed service, one of the objectives of the Nolensville Pike DNDP is to discourage auto-oriented uses near residential neighborhoods. This was a concern for both residential neighbors and Planning staff because these uses can degrade adjacent residential areas if design and operational issues are not carefully and thoroughly addressed. Allowing an auto-oriented use to expand further into the residential neighborhood raises concerns, especially given that the parking lot will not be oriented towards Nolensville Pike and will instead be a free-standing lot with continued direct access onto a narrow residential side street. In addition, preserving and enhancing residential character, creating a more mixed-use development pattern along Nolensville Pike and creating a more walkable environment along the corridor and within the adjoining neighborhoods are major goals of the community plan and remain important to many residents.

Approving this plan amendment at this time can create negative implications for other properties in the area. The history of commercial expansion into the adjacent neighborhood raises legitimate concerns about continuing fragmented business expansion into residential areas.

Guidance for appropriate transitions between the corridor's commercial uses and single-family residential areas is provided in the Nolensville Pike Corridor DNDP. The DNDP envisions denser housing options, such as townhomes and cottages while retaining residential uses that provide design and operational elements transitioning from a retail/commercial environment to single-family residential environment. This proposal violates the vision for this community by allowing a commercial use to extend into the residential neighborhood, even if the site plan and operations are constrained and modified through the accompanying SP application. Any area of transition, whatever its ultimate extent, is made stronger by maintaining the character, scale, and function of the adjacent residential environment and should be held to a standard of compatibility.

STAFF RECOMMENDATION

Staff recommends disapproval of the request due to conflict with the community vision and the precedent for the larger community that will be set if this expansion is allowed at this location.



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



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

Deferral *This request was deferred at the April 24, 2014, Planning Commission meeting by the applicant.*

Staff Reviewer Cuthbertson
Staff Recommendation *Disapprove*

APPLICANT REQUEST
Permit automobile parking.

Preliminary SP

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

Existing Zoning

Single Family Residential (RS10) 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.

Proposed Zoning

Specific Plan – Auto (SP-A) 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 automobile parking.

History

The SP and an associated Community Plan amendment were disapproved by the Planning Commission at their December 13, 2012, meeting. The Council Bill associated with the SP passed Metro Council’s first and second readings, but was deferred indefinitely prior to third reading. The Council Bill was amended on September 10, 2013, and referred back to the Planning Commission for consideration. The Council Bill was amended by the Council instructing that the plan be revised to (1) eliminate the one story block storage building in its entirety and (2) show equivalent landscaping on both sides of the masonry wall.

The applicant re-applied for a Community Plan amendment in January 2014, to support the proposed SP. The SP was amended to a preliminary SP only from a preliminary SP and final site plan, as was originally requested. The revised SP eliminates the storage building, however, landscaping remains proposed only on the east side of the masonry wall on the east side of the site. The council bill will have to be amended to reflect the current proposal.



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SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

Single-Family Attached and Detached in Neighborhood General (SFAD in NG) policy is a detailed land use policy. NG policy is intended to meet a spectrum of housing needs that is carefully arranged, not randomly located. SFAD policy adds more detail to the NG policy by calling for a mixture of single-family housing that varies based on the size of the lot and the placement of buildings, either stand-alone single-family housing or attached single-family housing, such as townhomes.

Current Translated CCM Policy

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Proposed Policy

Proposed Policy at Time of Application

Transition or Buffer in Neighborhood General (TB in NG) policy, another detailed land use policy, is intended to provide a transition from intense commercial activity to a more residential character. Uses should complement adjacent residential in overall scale, character and function, but may have a limited commercial or mixed-use component.

Proposed Translated CCM Policy

Transition or Buffer in Urban Neighborhood Evolving (TB in T4 NE) policy, another detailed land use policy, is intended to provide a transition from intense commercial activity to a more residential character. Uses should complement adjacent residential in overall scale, character and function, but may have a limited commercial or mixed-use component.

Consistent with Policy?

The proposed SP is not consistent with the existing residential or the proposed transition policies. The SP proposes a parking lot for an existing use across Tanksley Avenue, allowing a commercial parking area to be extended into the neighborhood. The parking lot is oriented to and accessed only from the residential street, Tanksley Avenue, not the commercial corridor. There is no physical connection between the proposed parking area and the intended user's site. The use of the proposed parking lot by a commercial business across the street will promote the continuation of pedestrian and vehicular traffic across the neighborhood street without proper safeguards like crosswalks and would continue to pose a conflict with local traffic using the street to access the neighborhood. Additionally, the site has a history of being utilized for storage within parked trucks, associated with the business. The parking area could accommodate vehicles that could continue to be used for storage.



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PLAN DETAILS

This SP request proposes to establish a parking lot on an undeveloped residential lot. The lot is located on a local street (Tanksley) between the Nolensville Pike commercial corridor to the west and a single-family residential neighborhood to the east. The applicant operates a tire recapping facility to the southwest of the subject property at the corner of Nolensville Pike and Tanksley Avenue across the street (Tanksley) from the proposed parking lot. The applicant currently uses the residentially zoned subject lot, illegally, to park vehicles and store materials in trailers. The applicant would like to permit the parking of employee vehicles on the site.

Site Plan

The SP proposes to establish a twenty-one space parking area on the subject property. A ten foot landscape area and a six foot tall masonry wall will separate the parking area from the adjacent residential property to the east. A landscaped area as well as a three foot tall masonry wall will also separate the parking area from the street. Vehicular access will be limited to a 24 foot wide drive from Tanksley Avenue. A planted and irrigated strip will provide physical separation between the subject property and the adjacent commercial property to the west.

The use proposed with this SP will be limited to automobile parking. Outside storage, or storage of any kind, will not be permitted on this property with this SP.

PUBLIC WORKS RECOMMENDATION

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

STAFF RECOMMENDATION

Staff recommends disapproval as the proposed SP is not consistent with the existing Land Use Policy or the proposed Land Use Policy.

CONDITIONS (if approved)

1. This SP shall permit automobile parking only. No outside storage, or storage of any kind, shall be permitted on the site.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



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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.



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2014SP-022-001
2324 RIVERSIDE
Map 072-07, Parcel(s) 321
05, East Nashville
07 (Anthony Davis)



Project No. 2014SP-022-001
Project Name 2324 Riverside
Council District 7 – A. Davis
School District 3 – Speering
Requested by Dale & Associates, Inc., applicant;
Susan Thornton, owner

Deferral *This request was deferred at the April 24, 2014, Planning Commission meeting by the applicant in order to permit addition communication with the Councilmember and surrounding community.*

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

APPLICANT REQUEST

Preliminary SP to permit eight detached dwelling units

Preliminary SP

A request to rezone from Single-Family Residential (R7.5) to Specific Plan-Residential (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.

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 4 lots for a total of 4 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

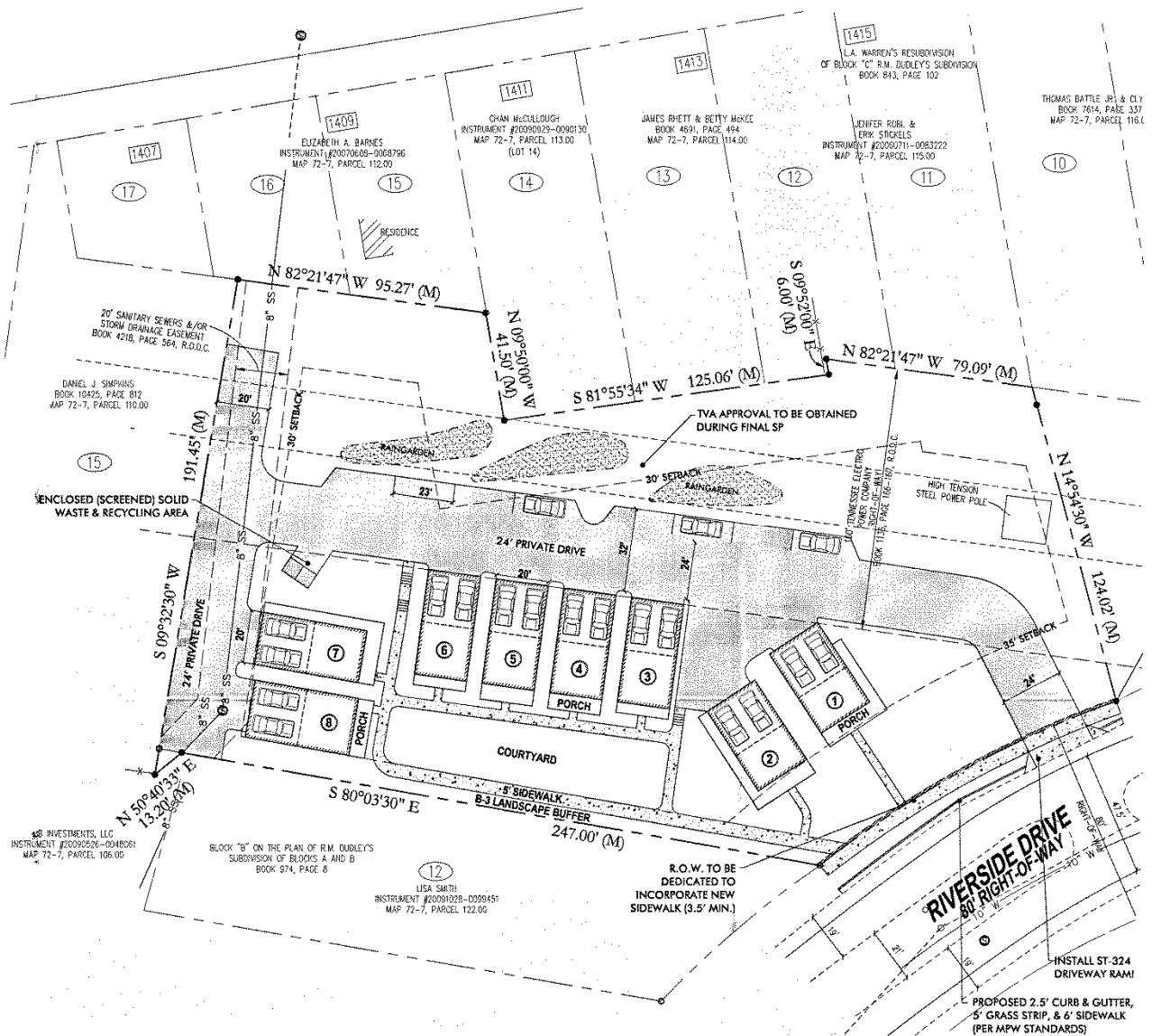
- Supports a Variety of Transportation Choices
- Supports Infill Development
- Creates Walkable Neighborhoods

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of the nearby Riverside Village commercial node as a walk-to destination.

The SP district 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,



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Proposed Site Plan



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employment and recreation which helps mitigate traffic congestion along major arterials and expressways.

The development increases residential density along existing transit lines. The site is served by two MTA transit lines – one along McGavock Pike just to the south and another along Riverside Drive in front of the site. A bike lane is located on Riverside Drive in front of the site, permitting easier access to Nashville's bike network.

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.

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The Residential Medium policy supports a variety of housing options including the proposed detached residential cottage development. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood. The density proposed for this development is within the range prescribed under the policy at 8 dwelling units per acre.

PLAN DETAILS

The site is located on Riverside Drive, a collector avenue, just north of Riverside Village in the Inglewood neighborhood of East Nashville. An existing single-family dwelling is located on the lot. The property is surrounded by RS7.5 zoned single-family dwellings.

Site Plan

The plan proposes eight detached residential units. The dwellings will be situated around a courtyard on the south side of the property. A 100' wide TVA easement containing overhead transmission lines encumbers the northern half of the property. Two proposed dwellings will be situated along and oriented to Riverside Drive to ensure the development supports the existing development pattern along the street. Units are intended to be three stories with a maximum of 35 feet at the top of the roof. All units will provide a porch entry on the facades oriented to the street or courtyard. Finished floors and porches will be raised a minimum of 24 inches and a maximum of 48 inches from the abutting average ground elevation.

Access to the site is limited to one entrance on Riverside Drive. All units will provide a two space garage at the rear while additional 'guest' parking will be provided on the north side of the proposed driveway. Sidewalks are proposed along Riverside Drive and interior to the site, providing pedestrian access to each unit. Landscaping is shown throughout the development and a landscape buffer is required along the south property line. Landscaping will be provided on the northeast side of the proposed driveway to shield visibility into the rear of the development. Street trees will be established within the planting strip proposed as part of the sidewalk. Stormwater will be accommodated in bioretention/rain-garden areas within the open space necessitated by the TVA easement on the north side of the driveway.



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Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan.

ANALYSIS

The proposed SP is consistent with the existing RM land use policy, and the plan meets critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

WATER SERVICES RECOMMENDATION

- Approved as a preliminary SP only. Applicant must pay required capacity fees and submit construction plans by Final SP or Final Plat stage.

PUBLIC WORKS RECOMMENDATION

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

Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.01	4.94 D	4 U	39	3	5

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)	1.01	-	8 U	54	5	5

Traffic changes between maximum: **RS7.5** 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
-	-	-	+ 4	+15	+2	0

SCHOOL BOARD REPORT

The proposed SP-R zoning district would not generate any additional students than what is typically generated under the existing RS7.5 district. Students would attend Dan Mills Elementary School, Issac Litton Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all condition.



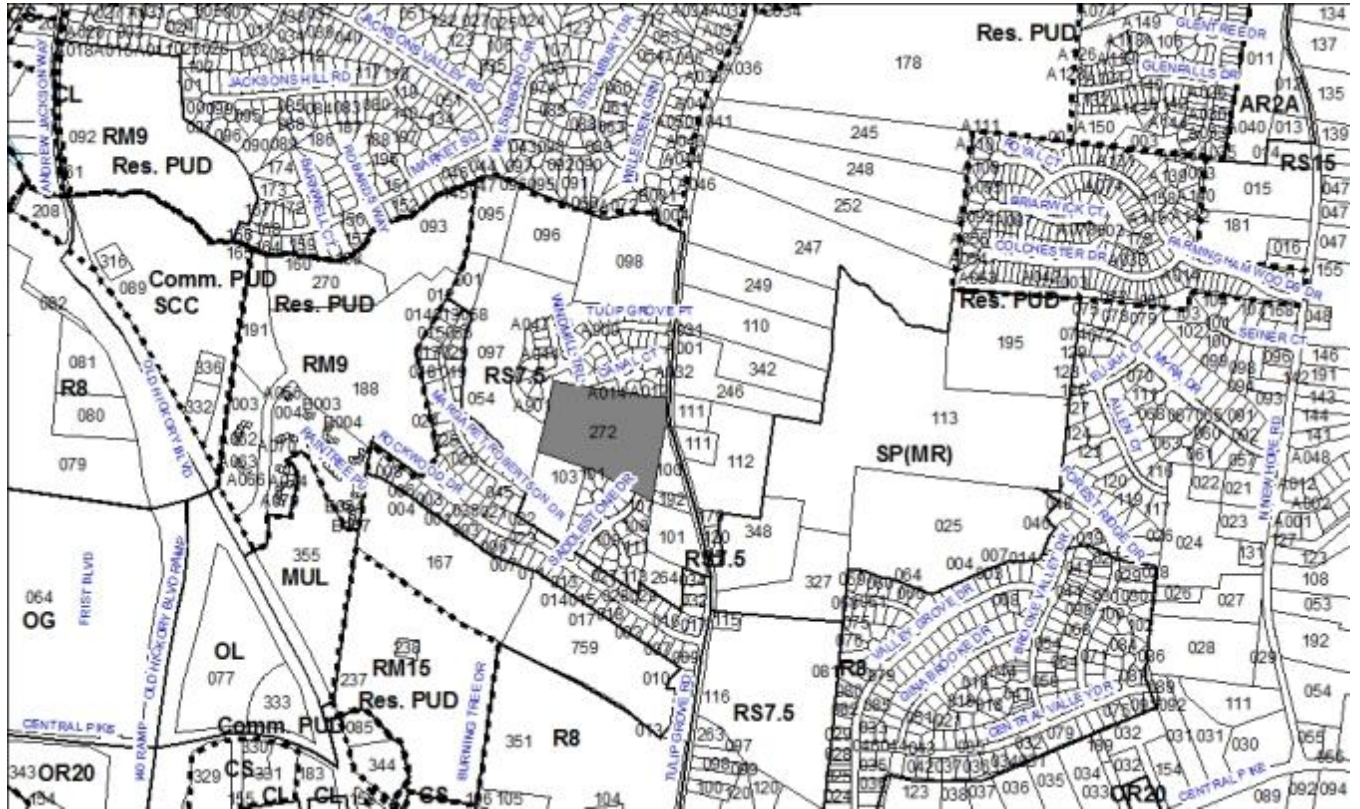
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CONDITIONS

1. Uses within the SP shall be limited to eight detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2014S-036-001
1132 TULIP GROVE ROAD
Map 086, Parcel(s) 272
Donelson - Hermitage
12 - Steve Glover



Project No. 2014S-036-001
Project Name Tulip Grove
Council District 12 – Glover
School District 4 – Shepherd
Requested by Charles P. Ewin, owner; Civil Site Design Group, applicant.
Deferrals This request was deferred from the April 10, 2014, MPC meeting at the request of the applicant.
Staff Reviewer Swaggart
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



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Proposed Subdivision



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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



Metro Planning Commission Meeting of 5/8/2014

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.



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RECOMMENDATIONS TO METRO COUNCIL

- **Text Amendments**
- **Specific Plans**
- **Zone Changes**



Metro Planning Commission Meeting of 5/8/2014

NO SKETCH



Project No.	Text Amendment 2014Z-012TX-001
Project Name	Auction House, Flea Market, Beer & Cigarette Market & Grocery Store Definitions
Council Bill No.	BL2014-740
Council District	Countywide
School District	Countywide
Requested by	Councilmember Karen Johnson, applicant
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with an amendment.</i>

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.



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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

STAFF RECOMMENDATION

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.



Metro Planning Commission Meeting of 5/8/2014

“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



Metro Planning Commission Meeting of 5/8/2014

NO SKETCH



Project No.	Text Amendment
	2014Z-013TX-001
Project Name	Communications Hut
Council Bill	BL 2014-747
Council District	Countywide
School District	Countywide
Requested by	Metro Planning Department
Staff Reviewer	Logan
Staff Recommendation	<i>Approve</i>

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



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- 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.



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- 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



Metro Planning Commission Meeting of 5/8/2014

NO SKETCH



Project No.	Text Amendment
	2014Z-014TX-001
Project Name	Floor Area Ratio within the Urban Zoning Overlay
Council Bill	BL 2014-741
Council District	Countywide
School District	Countywide
Requested by	Councilmembers Walter Hunt and Steve Glover
Staff Reviewer	Logan
Staff Recommendation	<i>No recommendation</i>

APPLICANT REQUEST

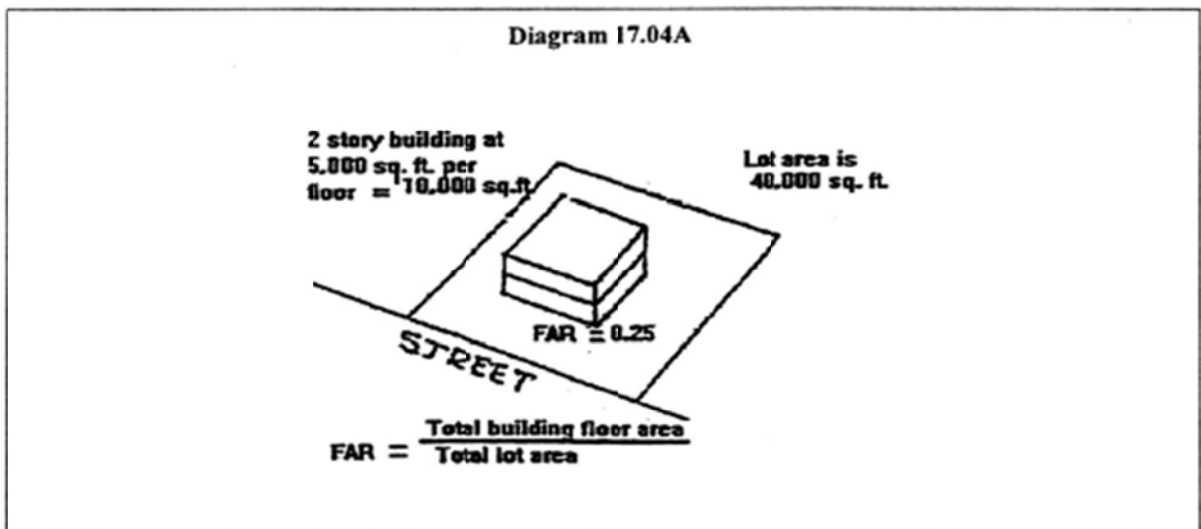
To establish a special exception process for Floor Area Ratio (FAR) limits within the Urban Zoning Overlay (UZO).

Text Amendment

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 (UZO) District.

ANALYSIS

Floor Area Ratio (FAR) is defined in the Zoning Code as the total floor area of all structures on a lot, divided by the total horizontal area of the lot. See Diagram 17.04A:



FAR is what limits the intensity of a development, by limiting the size of a building. The zoning district determines the FAR. For example, Commercial Service (CS) has a FAR of 0.6, while Mixed Use Intensive (MUI), a much more intense zoning district, has a FAR of 5. The Zoning Code also includes certain FAR bonuses, like the Plazas/Arcade Bonus, Residential Bonus or Parking Garage Liner Buildings Bonus.



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This ordinance would allow the Board of Zoning Appeals (BZA) to grant additional FAR through the Special Exception process. The standard for the BZA's review is that the proposed building FAR shall not create an adverse impact on adjacent properties nor detract from a strong pedestrian-friendly environment. The Planning Commission and, if applicable, the Historic Zoning Commission would make a recommendation to the BZA.

The Special Exception process would make the approval process easier for development by only requiring one public meeting. It would also lessen the need for rezonings and transfer the traditional role of determining intensity of a site from the Metro Council through a zoning process to the BZA. Staff recommends that Metro Council also consider a cap on the amount of FAR that can be granted as a special exception, over the amount in the district bulk tables. FAR bonuses should not be part of this calculation as it would produce uncertain results.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission not make a recommendation to Metro Council and suggests that, if the Metro Council chooses to approve this ordinance, the text be amended to add a cap on the additional FAR approved by special exception.

ORDINANCE NO. BL2014-741

An Ordinance amending 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, which is more specifically described herein (Proposal No. 2014Z-014TX-001).

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

Section 1. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020B by adding "See Note 8" under "Max. FAR".

Section 2. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020B by adding the following new note under said table:

Note 8: Floor area bonuses are available within the Urban Zoning Overlay for all zoning districts with the exception of the AG, AR2a and all Single-Family and Two Family districts (See Section 17.12.070).

Section 3. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020C by deleting all citations of "See Note 2" for zoning district under "Max. FAR".

Section 4. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020C by adding "See Note 2" under "Max. FAR".



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Section 5. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020C by deleting Note 2 under said table and replacing with the following note:

Note 2: Floor area bonuses are available (1) for the MUI district, and (2) within the urban zoning overlay district for all districts with the exception of SCN, SCC, SCR, IWD, IR and IG (See Section 17.12.070).

Section 6. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020D by deleting “See Note 1” under “Max. FAR” and replacing with “See Notes 1 & 5”.

Section 7. That Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12, Table 17.12.020D by adding the following note under said table:

Note: 5 Floor area bonuses are available within the Urban Zoning Overlay for all zoning districts (See Section 17.12.070).

Section 8. That Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12.070 by adding the following new subsection G.:

G. Special Floor Area Ratio (FAR) Regulations for All Uses (Excluding Single-Family and Two-Family Dwellings) Within the Urban Zoning Overlay District:

1. In all districts, a principal or accessory structure may exceed the Floor Area Ratio (FAR) permitted by this section or by Tables 17.12.020B, 17.12.020C, and 17.12.020D based on the review and approval of a Special Exception by the Board of Zoning Appeals.
2. An applicant shall provide evidence to the board as provided in Section 17.12.060.F.3 that the proposed building FAR shall not create an adverse impact on adjacent properties nor detract from a strong pedestrian-friendly environment.
3. The board shall consider a recommendation from the Historic Zoning Commission, if the property is located within an historic overlay district, and Planning Commission as provided in Section 17.12.060.F.4.

Section 9. That Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.40.340 A by deleting the following language:

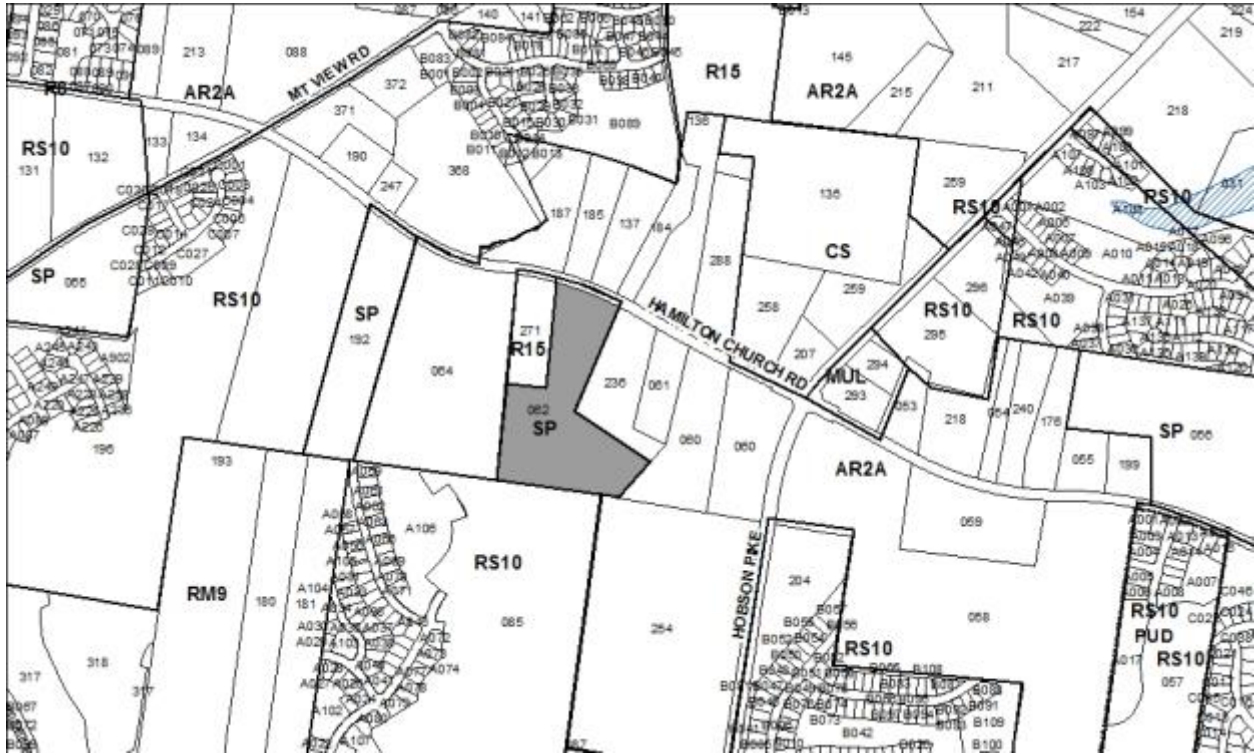
Table 17.12.020.C (floor area ratio [FAR])

Section 10. 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: Walter Hunt, Steve Glover



Metro Planning Commission Meeting of 5/8/2014



2006SP-077-001
ROLLING HILLS (AMENDMENT)
Map 164, Parcel(s) 062
13, Antioch - Priest Lake
33 (Robert Duvall)



Project No.	Zone Change 2006SP-077-001
Project Name	Rolling Hills (Amendment)
Council District	33 – Duvall
School District	6 – Mayes
Requested by	Dale & Associates, applicant; J2K Builders, LLC, and William Wallis, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Amend SP to permit 64 single-family lots.

Preliminary SP

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.

Existing 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 that includes 27 single-family lots, 16 cottages and eight townhomes.*

Proposed Amendment

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building type that includes 67 single-family lots.*

CRITICAL PLANNING GOALS

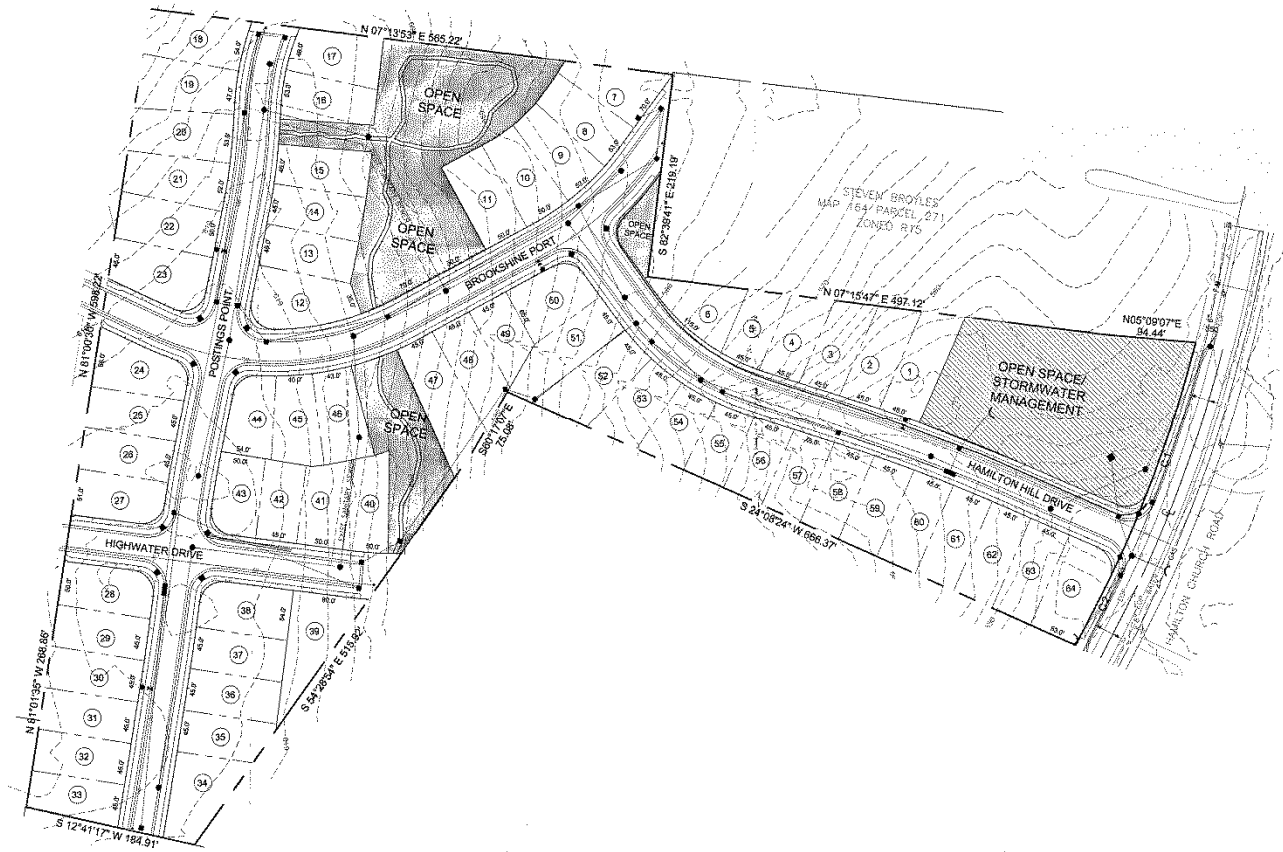
- Does *not* provide a Range of Housing Choices
- Does not Create Walkable Neighborhoods

The area surrounding the proposed development consists of mostly single-family residential (single house on a single lot). The existing SP provides three different unit types – single-family lots, cottages and town homes. The proposed plan calls for only single-family lots removing the other housing options. Additional housing options are important as they serve a variety of people with different housing options.

The proposed lots are very narrow and each lot would be permitted an individual driveway. This will create a streetscape that is dominated by driveways. This does not foster a pedestrian friendly environment and creates numerous conflict points between pedestrians and vehicles.



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Proposed Site Plan



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ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

Consistent with Policy?

While the proposed amendment is consistent with many of the principals found in the policy, it eliminates alternative housing options which are provided on the currently approved plan and is also supported by the policy. A single housing type would be more appropriate if the plan were designed in a way that creates a more pedestrian friendly environment which is also supported by the policy. The overall design of the proposed plan creates a climate that is not pedestrian friendly which is due to narrow lot widths at the street.

PLAN DETAILS

The approximately 11.3 acre site is located on the south side of Hamilton Church Road west of Hobson Pike. The property does not contain any significant environmental constraints.

The SP was originally approved in 2006. It was approved for a total of 51 residential units consisting of 27 single-family lots, 16 cottage lots and eight townhomes. A final site plan was approved in August of 2007. Subsequently, streets were roughed in, water and sewer lines were installed, including a sewer extension to the west, and stormwater facilities were built. In 2010, a four year review was initiated and the Commission found the SP active.

Site Plan

The proposed plan calls for 64 single-family lots with a density of approximately 5.6 dwelling units per acre. All lots are located on new streets. Lots range in size from 3,750 square feet to 6,000 square feet (average 5,000 square feet). Lot widths at the street range from 80 feet to 40 feet with the majority being 45 feet. Setbacks are as follows:

Front: 15 foot primary structure and 20 feet for garage
Side Street: 10 feet primary structure and 20 feet for garage
Side: 5 Feet
Rear: 20

Primary access into the development is from Hamilton Church Road. Sidewalks are shown along both sides of the new road and along the site's frontage of Hamilton Church Road. The Right of Way (ROW) along Hamilton Church Road is shown as 60 feet. The plan also provides a street layout that permits public street connections to surrounding property including one to the north, one to the east, two to the south and two to the west.

The primary stormwater facility (retention pond) is located at the front of the property along Hamilton Church Road. Approximately 88,600 square feet (17%) of the site is in open space.



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Besides the open space that contains the detention area along Hamilton Church Road, open space is provided centrally and includes a walking path.

ANALYSIS

Staff recommends disapproval. A majority of the lots are 45 feet wide, and a driveway would be permitted for each lot. Separate driveways for such narrow lots are not appropriate because it creates a streetscape made up mostly of driveways, which increases conflicts between pedestrians and automobiles. The Commission has recognized the issue with narrow lots in the last amendment to the Subdivision Regulations. The section in the Subdivision Regulations that deals with “infill subdivisions” requires lots of less than 50 feet to have alley access or shared access when there is no alley. While this request is not infill, the issue with lot width and access is relevant.

The approved plan includes a variety of housing types that include front loaded and alley loaded units. The mixture of unit types permits a design conducive for higher densities. The majority of the single-family lots are 50 feet or wider at the street. The cottage and townhome lots are narrower but are alley loaded. This reduces curb cuts providing for a more pedestrian friendly streetscape which is supported by the land use policy. The lack of a pedestrian friendly streetscape is due to the number of units proposed. Fewer units would permit lot widths to be increased, which would help reduce conflicts between pedestrian and vehicles.

FIRE MARSHAL’S OFFICE

Disapprove

- Developer needs to meet with the Fire Marshal’s Office concerning this project. Issues include (but not limited to) 2 Fire Dept access roads required (>30 single family dwellings), turnarounds on dead end roads >150' long, fire hydrant locations & flow data not shown on plans & grade not shown on plans. The previous SP was approved in 2006 (code changed in 2007).

STORMWATER RECOMMENDATION

Approved with conditions

- Add note to plan stating that detention / water quality will be designed to meet current regulations.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- This development will require Public Works approval of detailed construction plans prior to grading the site. Final design and improvements may vary based on actual field conditions.
- Label streets as ST-252 cross-section and alleys ST-263.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	11.93	-	51 U	495	21	28



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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)	11.93	-	67 U	530	37	55

Traffic changes between maximum: **SP-R** 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
-	-	-	+ 16	+35	+16	+27

WATER SERVICES RECOMMENDAION

Approved

METRO SCHOOL BOARD REPORT

**Projected student generation existing SP-MR district: 10 Elementary 8 Middle 7 High
Projected student generation proposed SP-R district: 13 Elementary 10 Middle 10 High**

The proposed SP-R zoning district could generate eight more students than what is typically generated under the existing zoning district. Students would attend Edison Elementary School, J.F. Kennedy Middle School, and Antioch High School. All three schools are identified as over capacity. There is no additional capacity for elementary students in the Antioch Cluster but there is additional capacity for middle and high school students. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 3 new elementary students is \$64,500 (3 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 disapproval. It is also important to note that the Fire Marshal's Office also recommends disapproval.

CONDITIONS (if approved)

1. Uses are limited to single-family residential.
2. A one foot Right of Way (ROW) dedication shall be made along Hamilton Church Road. The dedication shall be shown on the plan.
3. Access for lots less than 50 feet in width at the street shall be coordinated in order to limit curb cuts. One drive way shall be provided per two lots. The final arrangement of access points shall be approved with the final site plan.
4. Garages openings shall be located to the side or rear of each home.



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5. 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 RS5 zoning district as of the date of the applicable request or 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.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

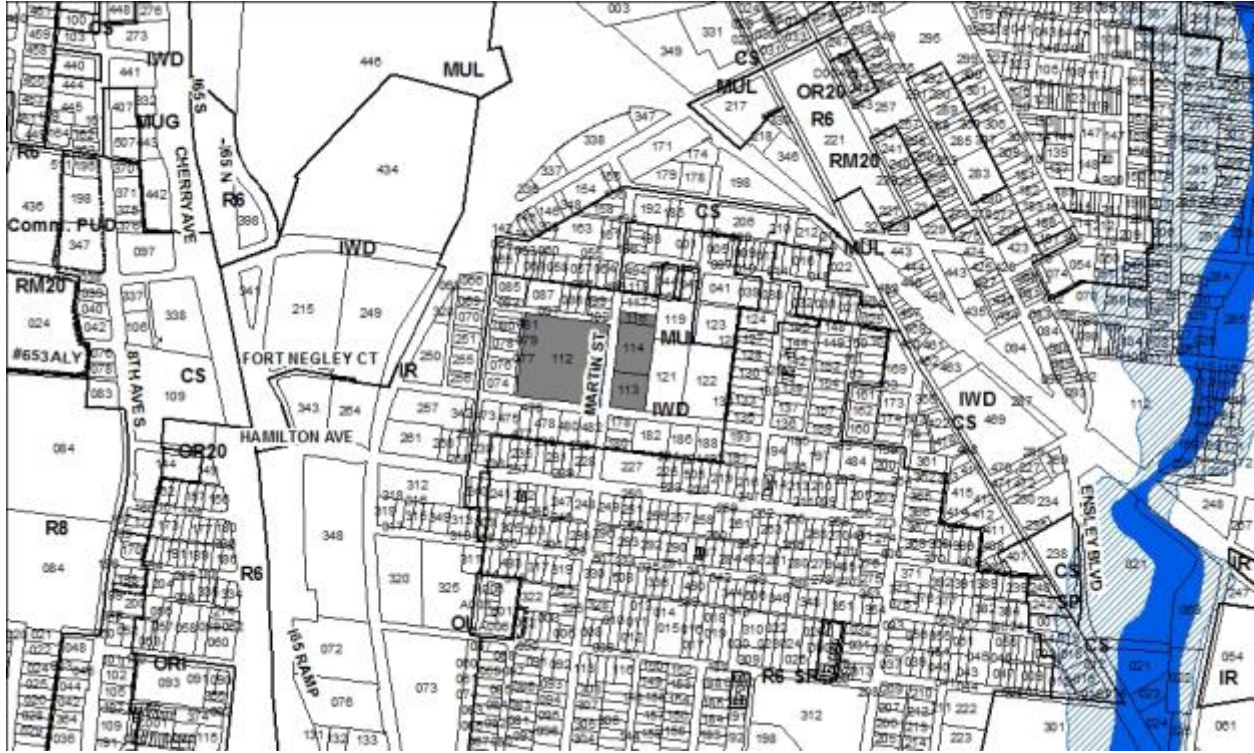


Metro Planning Commission Meeting of 5/8/2014

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Metro Planning Commission Meeting of 5/8/2014



2014SP-016-001
WEDGEWOOD HOUSTON
Map 105-07, Parcel(s) 112-114, 116
11, South Nashville
17 (Sandra Moore)



Project No.	Zone Change 2014SP-016-001
Project Name	Wedgewood Houston
Council District	17 – Moore
School District	5 – Kim
Requested by	Hawkins Partners, applicant; LVH, LLC, Mark and Arden Bowman, and Luther Cantrell et ux, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.



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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



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- 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.



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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



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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



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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.



Metro Planning Commission Meeting of 5/8/2014



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



Project No. 2014SP-023-001
Project Name 2905 Davis Avenue
Council District 7 – Davis
School District 5 – Kim
Requested by Dale & Associates, Inc., applicant
Regal Homes Co., owner

Staff Reviewer Sajid
Staff Recommendation *Defer to the June 26, 2014, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit two single-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R-6) to Specific Plan-Residential (SP-R) zoning for property located at 2905 Davis Avenue, approximately 115 feet north of Litton Avenue (0.26 acres), to permit up to two single-family dwelling units on separate lots.

STAFF RECOMMENDATION

Staff recommends deferral to the June 26, 2014, Planning Commission meeting as requested by the applicant.



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2014SP-024-001
515 S. 13TH STREET
Map 094-01, Parcel(s) 030
05, East Nashville
06 (Peter Westerholm)



Project No.	Zone Change 2014SP-024-001
Project Name	515 S. 13th Street
Council District	6 – Westerholm
School District	5 – Kim
Requested by	Dale & Associates, applicant; Regal Homes Co., owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

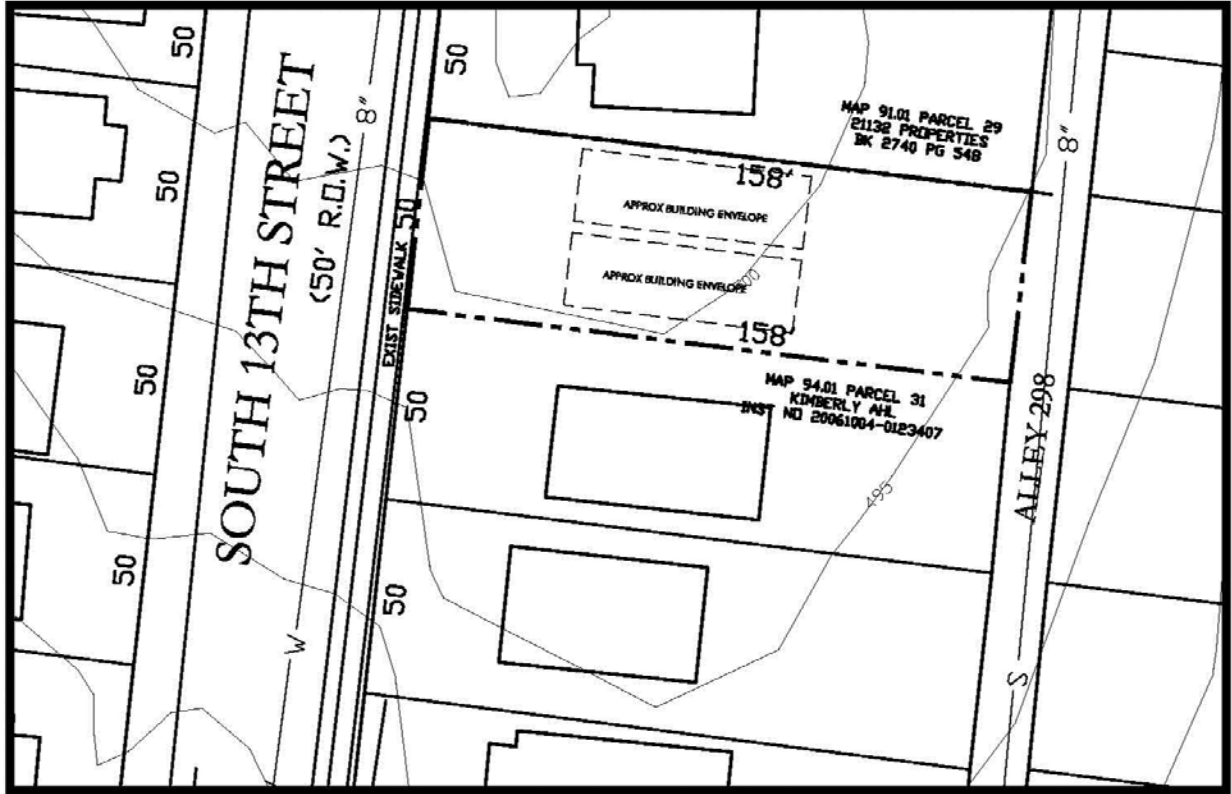
The SP increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The additional density, while incremental, supports the viability of nearby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



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Proposed Site Plan



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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.



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- 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.



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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.



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2014SP-025-001
1209 MONTGOMERY AVENUE
Map 071-16, Parcel(s) 292
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2014SP-025-001
Project Name	1209 Montgomery Avenue
Council District	5 – Davis
School District	5 – Kim
Requested by	Dale & Associates, applicant; Regal Homes Co., owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

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 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.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

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

Detailed Policy

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

Consistent with Policy?

No. While two detached units could be consistent with the policies, the NG policy also encourages alley access for lots that are less than 50 feet wide. There is an alley that abuts the northeast corner of the property however, the alley is not built. The proposed lots would be 25 feet wide and would require access from Montgomery Avenue.



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Proposed Site Plan



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PLAN DETAILS

The site is approximately 0.18 (7,840 SF) acre in size. It is located on the east side of Montgomery Avenue the Cleveland Park neighborhood in East Nashville.

Site Plan

The SP calls for two lots (11 DU/AC). Lot 1 is approximately 4,300 square feet and Lot 2 is approximately 4,100 square feet. The SP provides the following requirements:

Use	Single-Family Residential
Minimum Lot Size	Lot 1 ~ 4,300 SF; Lot 2 ~ 4,100 SF
Number of Lots	2
Max FAR	0.6 (per lot)
Max ISR	0.7 (per lot)
Front Yard Setback	20' minimum or in line with adjacent context
Side Yard Setback	3.5'
Rear Yard Setback	20'
Height Standards	2 Stories
Lot Access	Montgomery

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

1. Eifs and vinyl siding shall be prohibited.
2. Finished process shall be elevated a minimum of 24 inches from the abutting average ground area.
3. Porches shall provide a minimum of six feet of depth.

ANALYSIS

Staff recommends disapproval. The proposed lots would be 25 feet in width at the street and would be accessed from Montgomery because there is no rear alley. This would create a condition where the front yard of each lot will consist mostly of driveway/parking. This is not in character with the surrounding area. Front driveways are not appropriate in dense urban neighborhoods because it creates conflicts between cars entering and exiting a property and pedestrians using sidewalks. There are sidewalks along Montgomery Avenue. Since there is no alley in the area, all of the existing lots do have access from Montgomery; however, these lots are at least 50 feet wide, which permits a narrower driveway that can route to the rear of the lot for additional parking.

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

Revisions to proposed standards:

- Front Setback: Shall be consistent with Section 17.12.030, Street Setbacks.
- Building Height: Two Stories and (29' at front setback and 35' max).

Additional standards:

- Building facades fronting a street, shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.



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- Windows shall be vertically oriented at a ratio of 2:1 or greater.
- Access shall be limited to one joint driveway for the two units.
- Parking shall be located behind the principal structure.
- No front loaded garages.

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.
- Add note indicating the access for these lots, prior to final SP.

*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 Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends disapproval.

CONDITIONS (if approved)

1. Uses are limited to single-family residential.
2. Front setbacks shall be consistent with Metro Code, Section 17.12.030, Street Setbacks.
3. Height shall be limited to two stories (29' at front setback and 35' maximum).
4. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Windows shall be vertically oriented at a ratio of 2:1 or greater.
6. Access shall be limited to one joint driveway for the two units.
7. Parking shall be located behind the principal structure.



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8. No front loaded garages.
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.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 5/8/2014



2014SP-026-001
1102 JOSEPH AVENUE
Map 082-03, Parcel(s) 032
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2014SP-026-001
Project Name	1102 Joseph Avenue
Council District	5 – Davis
School District	5 – Kim
Requested by	Dale & Associates, applicant; Regal Homes Co., owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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 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.

Existing Zoning

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

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan would permit one single-family dwelling as currently permitted or two detached dwellings.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

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

Detailed Policy

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.



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Proposed Site Plan



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Consistent with Policy?

Yes. The site is within Subdistrict 4 of a Detailed Neighborhood Design Plan (DNDP). The DNDP supports higher density residential development and a variety of housing options, consistent with the MH in NG land use policy.

The proposed SP provides additional density in the area while maintaining the single-family form currently found along Joseph Avenue. The additional housing option may be desirable for persons not wanting to maintain a larger yard. The SP will also limit access for each lot from the rear alley. This is in keeping with the NG policy which promotes alley access for narrower lots.

PLAN DETAILS

The subject site is approximately 0.16 (6,969 SF) acres in size. It is located on the west side of Joseph Avenue in the Cleveland Park West neighborhood in East Nashville.

Site Plan

The intent of the SP is to permit a detached two family dwelling, but it would also permit one single-family dwelling. The density for two units is approximately 11 dwelling units per acre. As proposed the SP provides the following requirements:

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

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

1. Two-family units must be detached.
2. Separation between units and is subject to all Building and Fire Code requirements.
3. Façade Requirements:
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. Eifs and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 2' and a max of 4' from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.

ANALYSIS

Staff has no issues with the request since it is consistent with the sites Mixed-Housing in Neighborhood General land use policy.



Metro Planning Commission Meeting of 5/8/2014

STORMWATER RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

*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 Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses are limited to one single-family dwelling or a detached two-family dwelling.
2. 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.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 5/8/2014

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Metro Planning Commission Meeting of 5/8/2014



2014SP-027-001
4502 Illinois Ave
Map 091-12, Parcel(s) 011
07, West Nashville
20 (Buddy Baker)



Project No. 2014SP-027-001
Project Name 4502 Illinois Avenue

Council District 20 – Baker
School District 1 – Gentry
Requested by Dale & Associates, Inc., applicant; Regal Homes Co., owner

Staff Reviewer Sajid
Staff Recommendation *Defer to the June 26, 2014, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit four single-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential to Specific Plan-Residential (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.

STAFF RECOMMENDATION

Staff recommends that the request be deferred to the June 26, 2014, Planning Commission meeting as requested by the applicant.



Metro Planning Commission Meeting of 5/8/2014



2014SP-028-001
5300 PENNSYLVANIA AVE.
Map 091-07, Parcel(s) 008
07, West Nashville
20 (Buddy Baker)



Project No. 2014SP-028-001
Project Name 5300 Pennsylvania Avenue
Council District 20 – Baker
School District 1 – Gentry
Requested by Dale & Associates, Inc., applicant; Regal Homes Co., owner
Staff Reviewer Sajid
Staff Recommendation *Defer to the June 26, 2014, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit three single-family residential units.

Preliminary SP

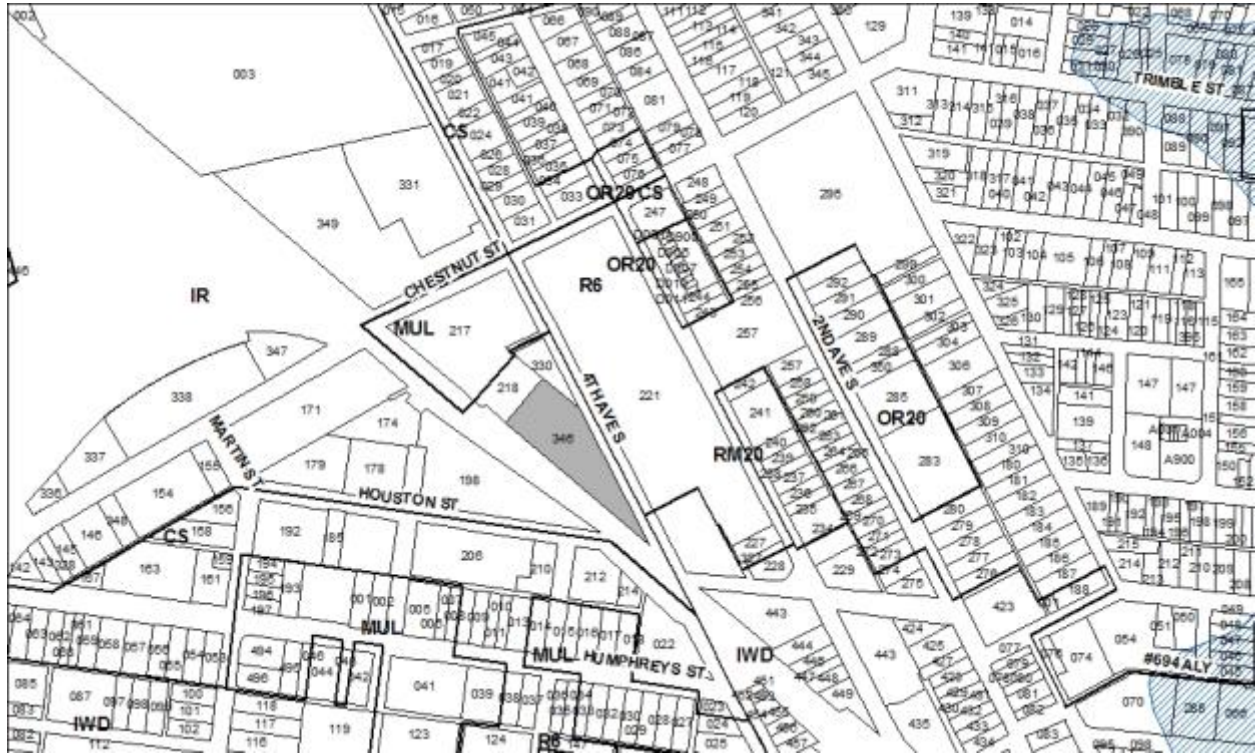
A request to rezone from One and Two-Family Residential to Specific Plan-Residential (SP-R) zoning for property located at 5300 Pennsylvania Avenue, approximately 300 feet west of Centennial Boulevard (0.30 acres), to permit up to three single-family dwelling units on separate lots.

STAFF RECOMMENDATION

Staff recommends that the request be deferred to the June 26, 2014, Planning Commission meeting as requested by the applicant.



Metro Planning Commission Meeting of 5/8/2014



2014SP-029-001
WOODSTOCK AT CHESTNUT HILL
Map 105-03, Parcel(s) 346
11, South Nashville
17 (Sandra Moore)



Project No.	2014SP-029-001
Project Name	Woodstock at Chestnut Hill
Council District	17 – Moore
School District	5 – Kim
Requested by	Woodstock Vintage Lumber, Inc., applicant and owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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

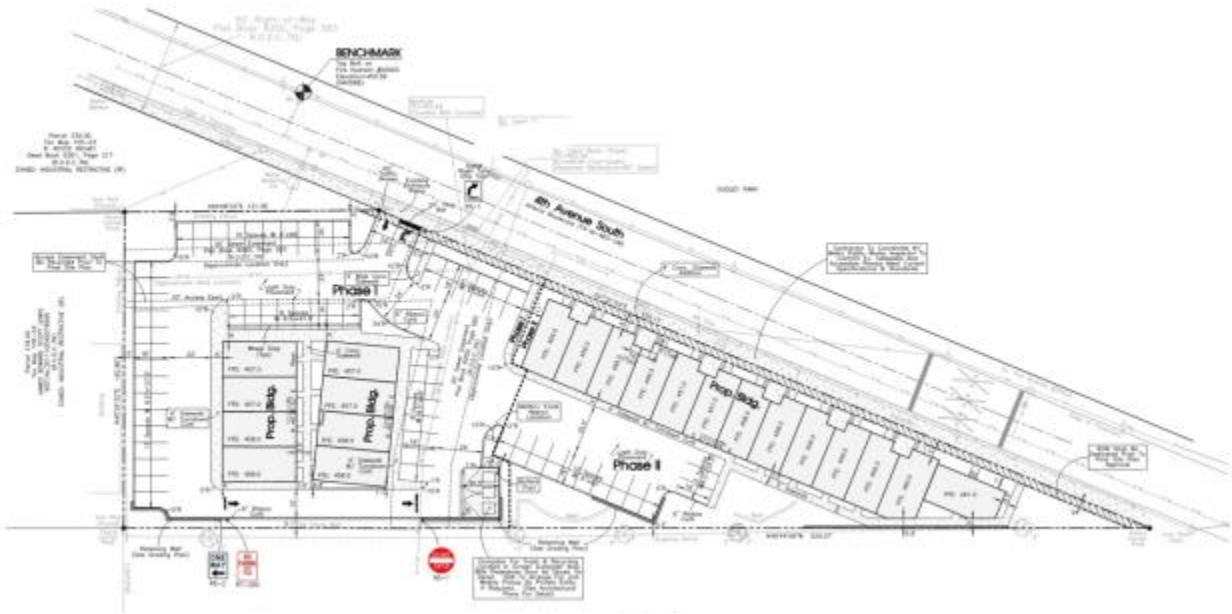
- Supports a Variety of Transportation Choices
- Supports Infill Development
- Promotes Compact Building Design
- Provides a Range of Housing Choices
- Promotes Walkable Neighborhoods

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.



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Proposed Site Plan



Metro Planning Commission Meeting of 5/8/2014

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.



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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



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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

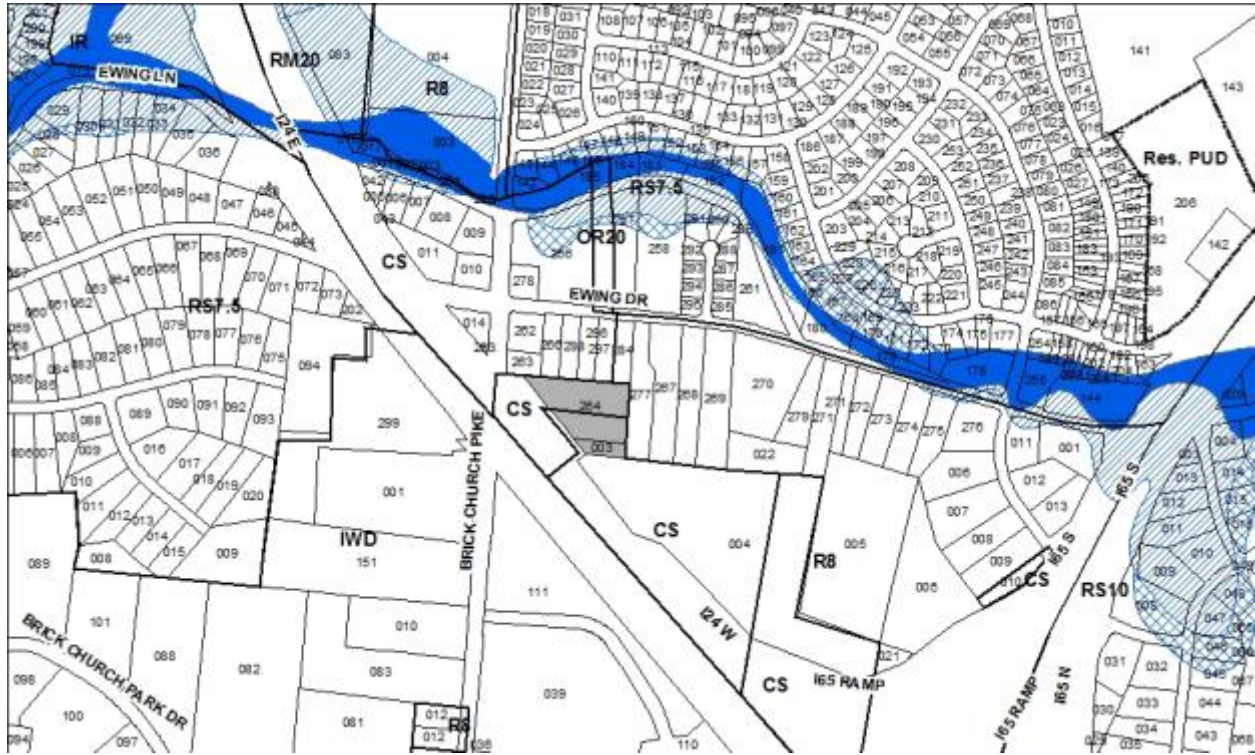
Staff recommends approval with conditions and disapproval without all conditions.

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.



Metro Planning Commission Meeting of 5/8/2014



2014SP-030-001

FLEETCO INC.

Map 060-02, Parcel(s) 264

Map 060-06, Parcel(s) 003

02, Parkwood - Union Hill

02 (Frank R. Harrison)



Project No. 2014SP-030-001
Project Name Fleetco Inc.
Council District 2 – Harrison
School District 1 – Gentry
Requested by Dale and Associates, applicant; Trailer Rental Company, LLC, owner

Staff Reviewer Sajid
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?

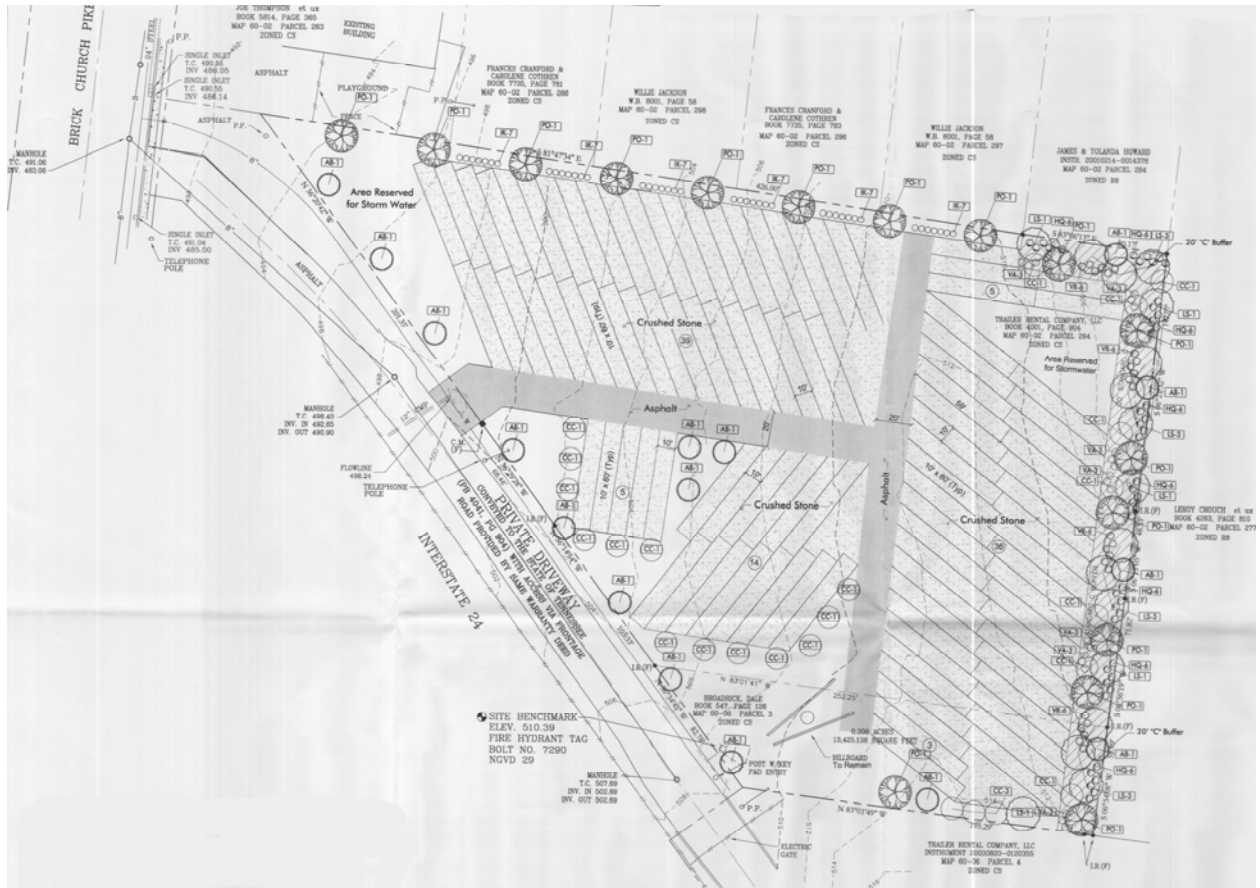
The proposed SP is consistent with the Commercial Mixed Concentration policy. The request would allow for the expansion of an existing business that is located to the southeast of the subject property. In addition, the site has a dedicated access directly off Brick Church that is not shared by residential 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.



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Proposed Site Plan



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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.



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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.



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2014SP-031-001
GENTRY COTTAGES
Map 083-06, Parcel(s) 205-206
05, East Nashville
06 (Peter Westerholm)



Project No.	Zone Change 2014SP-031-001
Project Name	Gentry Cottages
Council District	6 – Westerholm
School District	5 – Kim
Requested by	Dean Design Group, applicant; Gentry Partners, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.

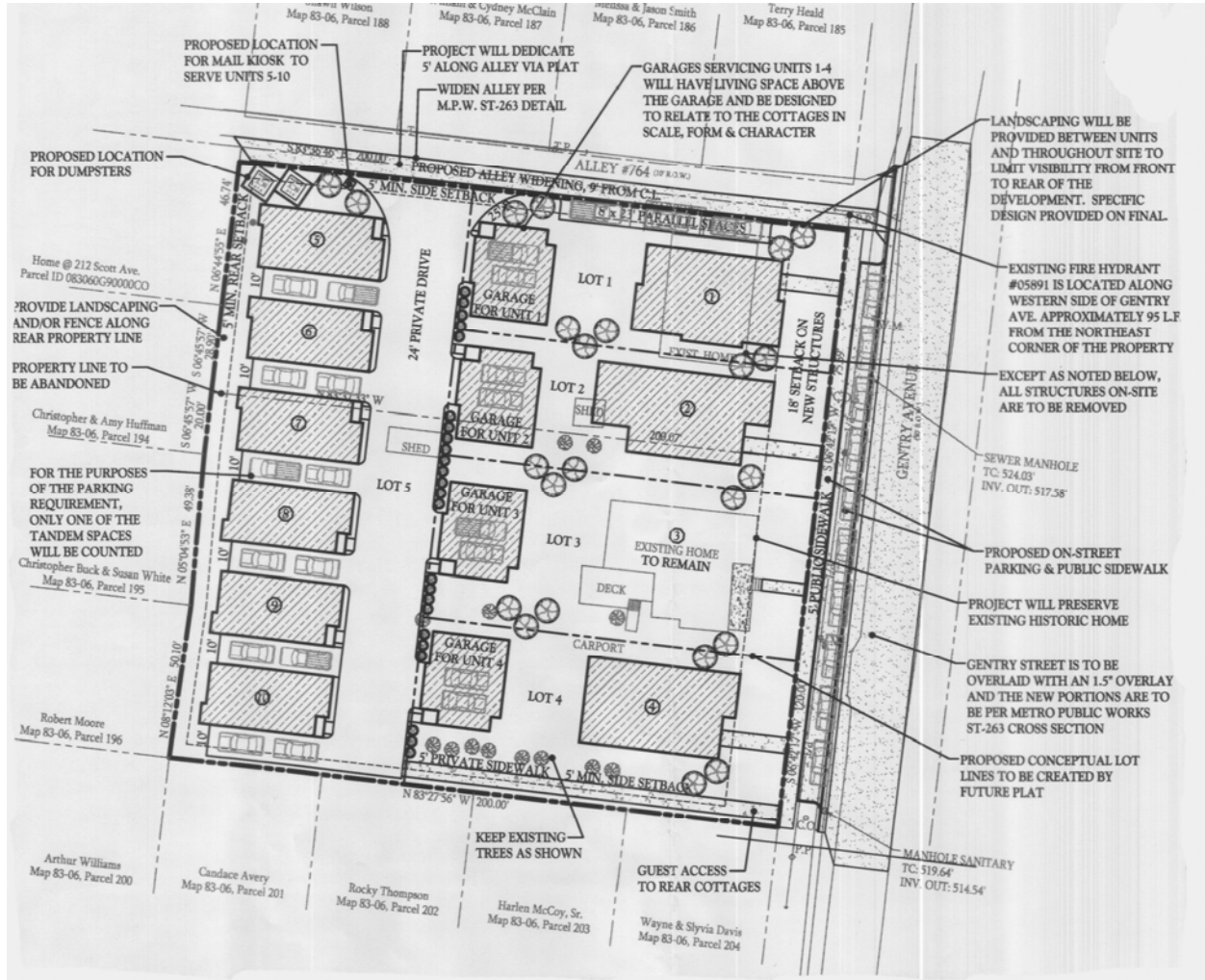
CRITICAL PLANNING GOALS

- 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 substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The request provides an additional housing option in the area. 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.



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Proposed Site Plan



Metro Planning Commission Meeting of 5/8/2014

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.



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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



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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.



Project No. 2014SP-032-001
Project Name Ewing Drive Townhomes
Council District 2 – Harrison
School District 1 – Gentry
Requested by Gerald Bucy, Consulting Engineer, applicant; James T. McLean, Sr. and William G. Wallis, Sr., owners

Staff Reviewer Sajid
Staff Recommendation *Approve with conditions subject to Metro Stormwater recommending approval prior to the meeting and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit up to 28 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (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.

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 21 lots, or 19 lots if the Cluster Lot Subdivision option is used.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choices
- Supports Infill Development
- Preserves Sensitive Environmental Features
- Provides a Range of Housing Choices

The proposed SP requires development consistent with the predominantly residential character of the area but provides a new housing option in the neighborhood and creates an opportunity for infill housing. The site is served by existing transit routes along Ewing and Gwynnwood Drives and adds to the existing sidewalk network in the area. As proposed, very little development encroaches into the floodplain which is a significant feature on the site.

BORDEAUX – WHITES CREEK COMMUNITY PLAN

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



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Natural Conservation (NCO) policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Consistent with Policy?

Yes. The proposed SP is consistent with the RM policy which supports a mixture of housing types with density of 4 – 9 units per acres. The SP proposes townhome units at a density of 7.5 units per acre. A portion of this site also falls under the NCO policy and most of the NCO area will be left undisturbed and some will serve as onsite stormwater detention.

PLAN DETAILS

The site is located at the northwest corner of Ewing Drive and Gwynnwood Drive. Currently, the property is vacant and nearly half of the site is within the 100 year floodplain. Surrounding zoning includes RS7.5 and R8, and the area is predominantly residential. Access to the site is proposed from both Ewing Drive and Gwynnwood Drive.

Site Plan

The plan proposes 28 attached residential units which yield a density of about 7.5 units per acre. The maximum height of the units will be two stories in 35' to the top of the roof. An existing natural landscape buffer is proposed to remain along the western property line adjacent to existing residential properties.

Fourteen units face Ewing Drive and will incorporate materials and setbacks similar to the houses located to the west. The majority of the interior units will front the open space to the north; however three units will front the parking area. Two of the 28 units are proposed as handicap accessible units. Architectural images have been included with the preliminary SP and depict two-story buildings that are primarily Hardie siding and that incorporate significant glazing.

Parking consists completely of surface parking spaces; sixty-six parking spaces, including two handicapped spaces, are proposed. The SP is in close proximity to an existing transit line that runs along Ewing Drive and Gwynnwood Drive. Sidewalks are proposed along Ewing Drive that will tie in with the existing sidewalk and then continue along Gwynnwood Drive. In addition, sidewalks are provided interior to the site and connect to the existing public sidewalks on Ewing and Gwynnwood Drives.

A significant portion of the site is located within the floodplain. The SP proposes very little encroachment into this area. Rather, this area will primarily serve as open spaces with an area dedicated to stormwater detention.

ANALYSIS

The proposed SP is consistent with the RM land use policy and no building encroachment is proposed within the NCO policy area. In addition, the plan meets four critical planning goals. Staff recommends approval of the SP with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved



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STORMWATER RECOMMENDATION

- Comments will be provided prior to the meeting.

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- Comply with road section comments regarding Ewing Dr cross section and pavement striping. Align northern Gwynnwood Dr. Travel lanes with laneage south of Ewing Dr.

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

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.
- Dedicate ROW to the back of the proposed sidewalk. ~ prior to building permit sign off.

Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	3.82	4.94 D	18 U	173	14	19

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.82	-	33 U 28	319	18	34

Traffic changes between maximum: **RS7.5** and proposed **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 15	+146	+4	+15

SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 4 Elementary 3 Middle 3 High

Projected student generation proposed SP-R district: 6 Elementary 5 Middle 4 High

The proposed SP-R zoning district would generate five more students than what is typically generated under the existing RS7.5 district. Students would attend Alex Green Elementary School, Brick Church Middle School, and Whites Creek High School. Alex Green Elementary School has been identified as over capacity. There is capacity within the cluster for elementary school students. This information is based upon data from the school board last updated September 2013.



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STAFF RECOMMENDATION

Staff recommends approval with conditions subject to Metro Stormwater recommending approval prior to the meeting and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to 28 attached, single-family residential units.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
3. Finished ground floors and porches shall be elevated a minimum of 24 inches and maximum of 48 inches from the abutting average ground elevation.
4. Building facades fronting a street, courtyard and parking area shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Wraparound porches, glazing or landscaping shall be incorporated on units with side façades facing a public street.
6. EIFS and vinyl siding shall be prohibited.
7. Maximum height of units shall be 2 stories in 35 feet to the top of the roof.
8. Landscape plans shall be submitted with the final site plan.
9. Pervious pavement shall be used for private walkways located in the floodplain and other private walkways throughout the site, where possible.
10. Prior to the 6th Use and Occupancy permit, all of Public Works required improvements along Ewing Drive shall be completed. Prior to the Use and Occupancy permit for the 15th unit, all of Public Works required improvements along Gwynnwood Drive shall be completed.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
14. Add the following note to plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.



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2014Z-027PR-001
5001 TENNESSEE AVENUE
Map 091-07, Parcel 384
07, West Nashville
20 (Buddy Baker)



Project No.	Zone Change 2014Z-027PR-001
Council District	20 – Baker
School District	1 – Gentry
Requested by	West Nashville Development Company, LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

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.*

Proposed Zoning

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.



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STAFF RECOMMENDATION

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

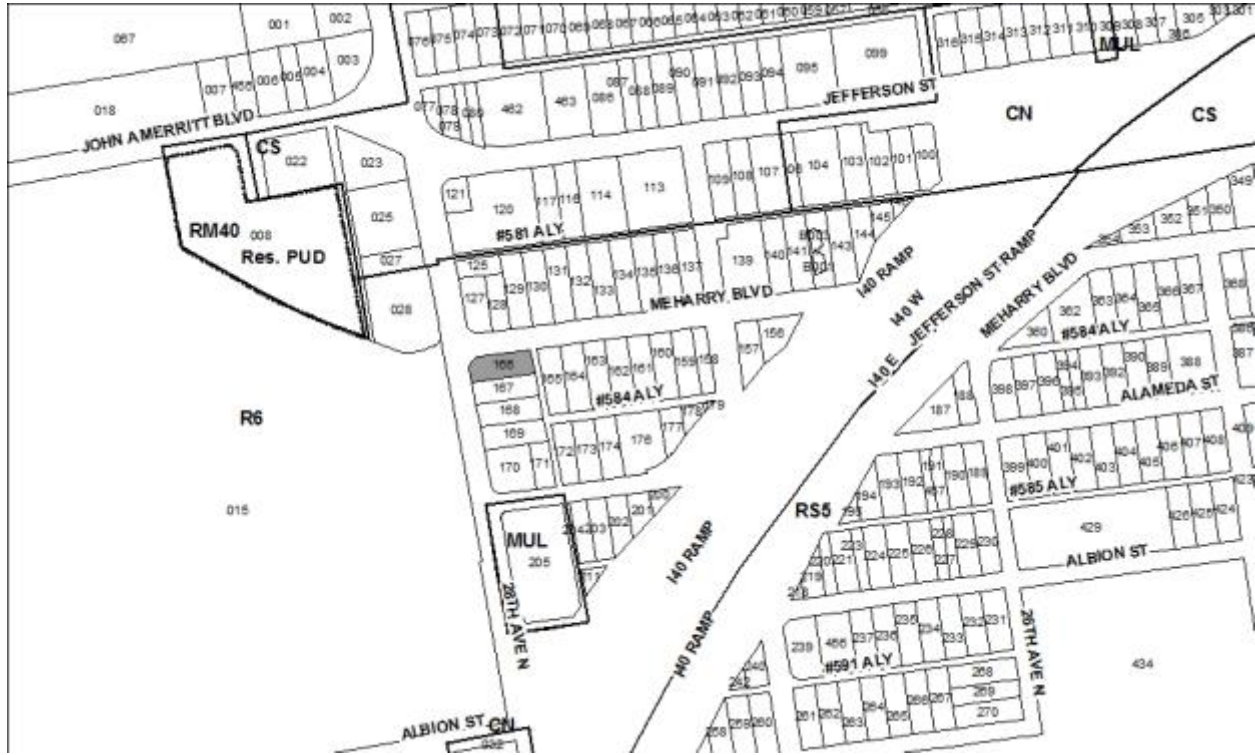


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2014Z-032PR-001
1032 28TH AVENUE NORTH
Map 092-02, Parcel(s) 166
08, North Nashville
21 (Edith Taylor Langster)



Project No.	Zone Change 2014Z-032PR-001
Council District	21 – Langster
School District	1 – Gentry
Requested by	Regina Martin, applicant and owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Disapprove</i>

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.*

Proposed Zoning

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



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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.

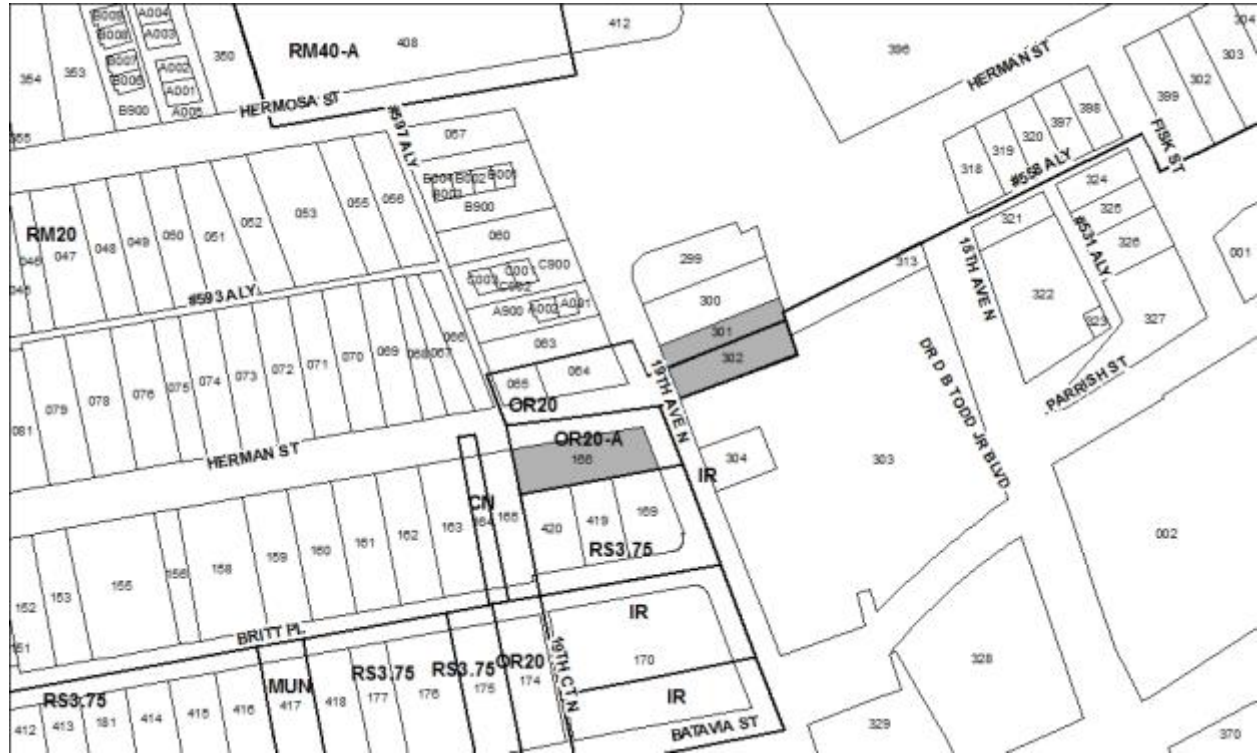


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2014Z-034PR-001

813 & 816 19TH AVENUE NORTH, 19TH AVENUE NORTH (UNNUMBERED)

Map 092-07, Parcel(s) 166, 301-302

08, North Nashville

21 (Edith Taylor Langster)



Project No.	Zone Change 2014Z-034PR-001
Council District	21 – Langster
School District	5 – Kim
Requested by	DY Properties II, LLC, applicant and owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

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.*

Proposed Zoning

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



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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.

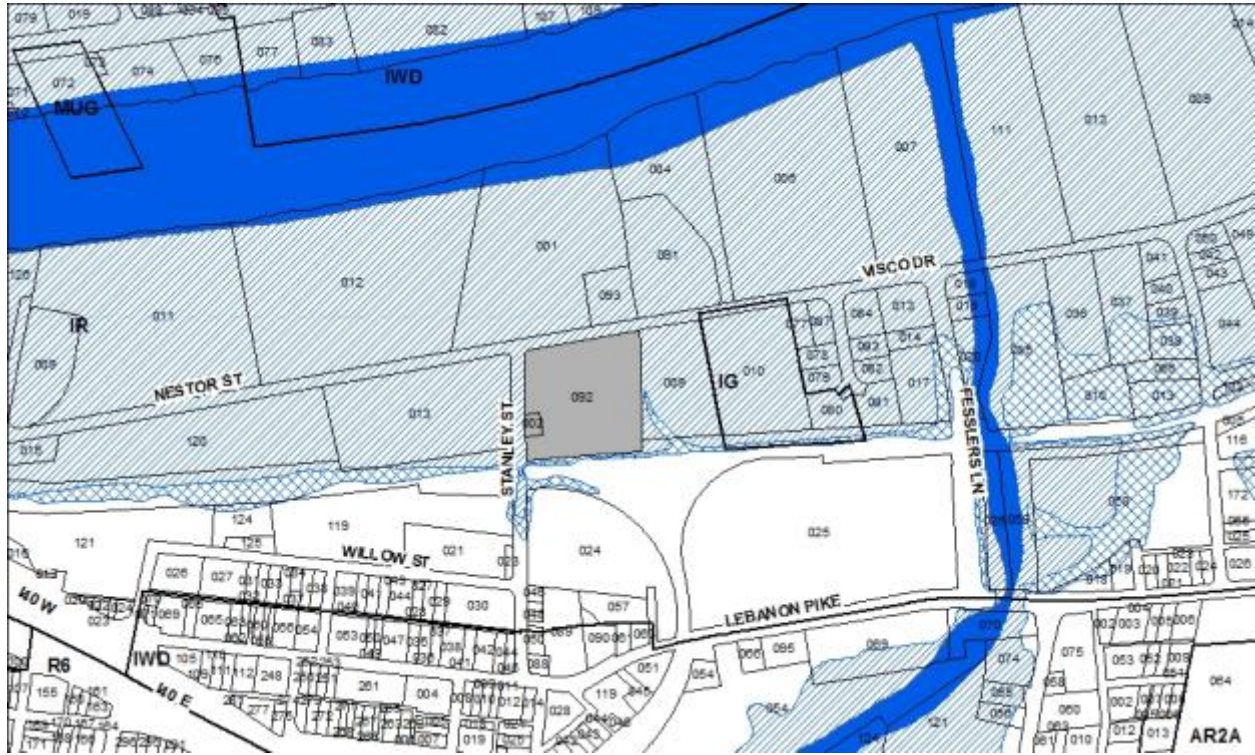


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2014Z-035PR-001

701 STANLEY STREET & STANLEY STREET
(UNNUMBERED)

Map 094-09, Parcel(s) 002, 092

11, South Nashville

19 (Erica S. Gilmore)



Project No.	Zone Change 2014Z-035PR-001
Council District	19 – Gilmore
School District	5 – Kim
Requested by	Dale & Associates, applicant; Michael and Joseph Nacarato, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

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.

Proposed Zoning

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.



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STAFF RECOMMENDATION

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

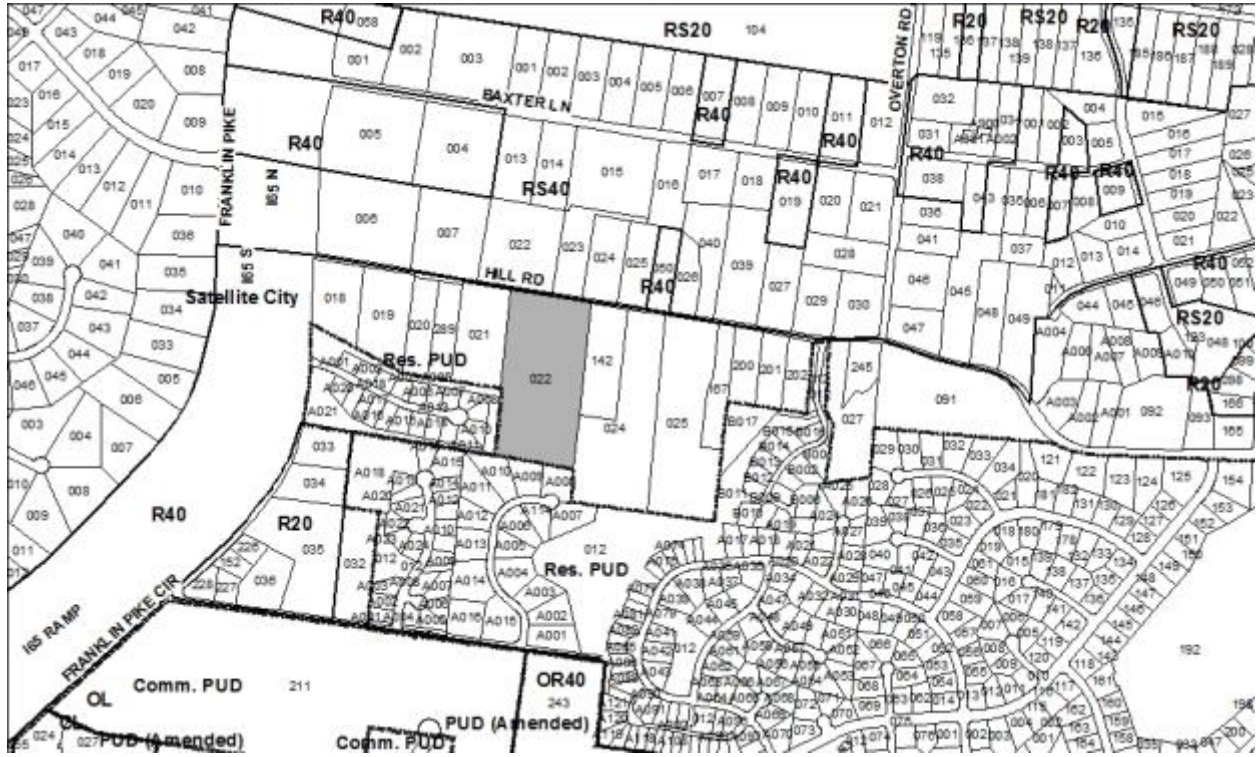


PLANNING COMMISSION ACTIONS

- **Subdivision (Concept)**
- **Subdivision (Final)**



Metro Planning Commission Meeting of 5/8/2014



2014S-083-001
TURNERS RETREAT
Map 160, Parcel(s) 022
12, Southeast
04 (Brady Banks)



Project No.	2014S-083-001
Project Name	Turners Retreat Cluster Lot Subdivision
Council District	4 – Banks
School District	8 – Hayes
Requested by	Dale & Associates, Inc, applicant; Ed Reece Turner, owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with conditions, including the request for a sidewalk variance along the property frontage of Hill Road.</i>

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

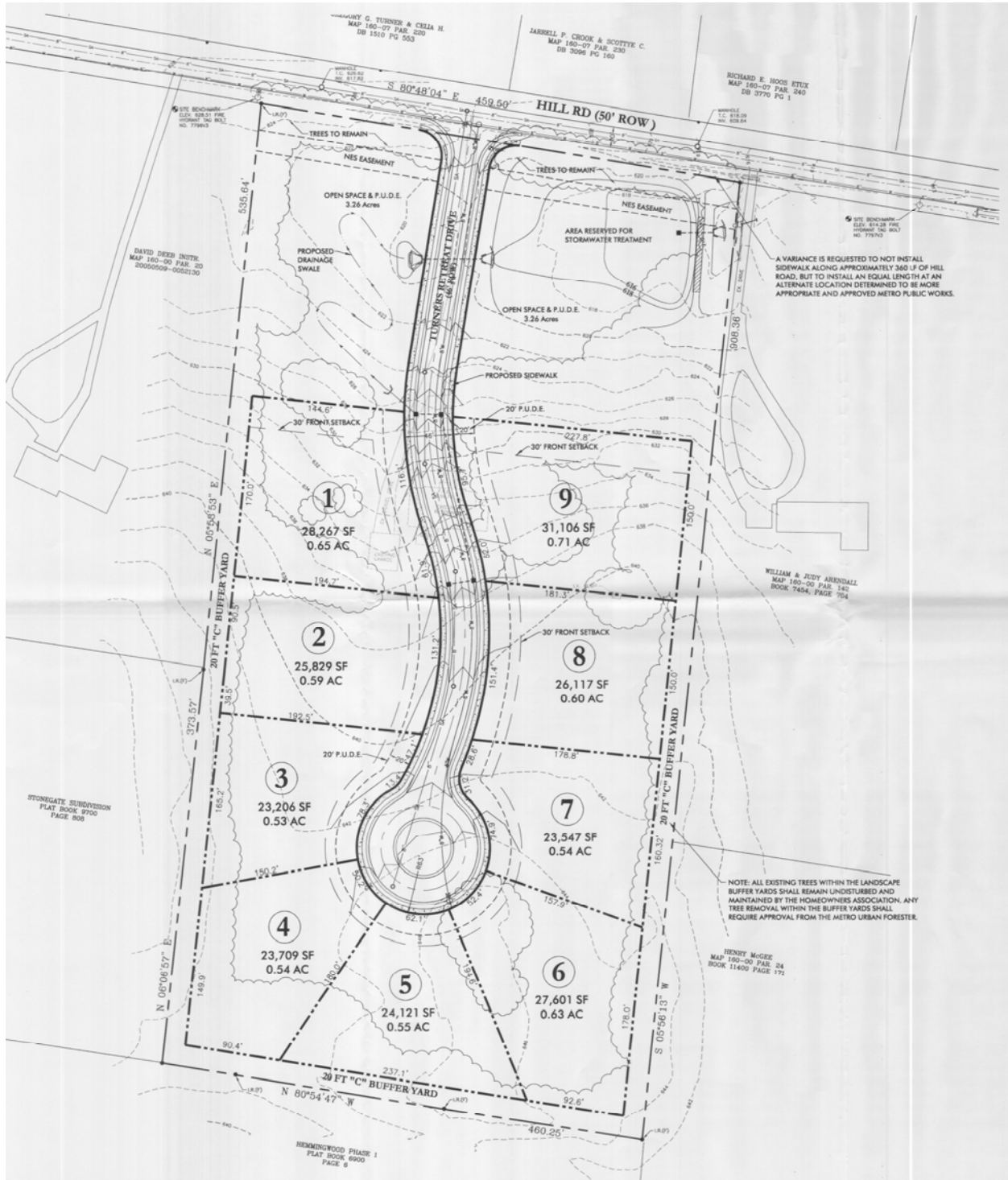
This request is to subdivide an existing property into nine clustered residential lots. The property is located on Hill Road in South Nashville east of I-65 and north of Old Hickory Boulevard. One single-family dwelling currently occupies the site.

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.



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Proposed Subdivision



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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



Metro Planning Commission Meeting of 5/8/2014

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.



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2014S-077-001

BEAUMONT PLACE, RESUB LOTS 68 & 69

Map 083-02, Parcel(s) 298-299

05, East Nashville

06 (Peter Westerholm)



Project No.	2014S-077-001
Project Name	Beaumont Place, Resub Lots 68 & 69
Council District	6 – Westerholm
School District	5 – Kim
Requested by	S & A Surveying, Inc., applicant; Joseph T. Vaughn, Melva Padgett and Thomas and Misty Larson, owners
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

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.

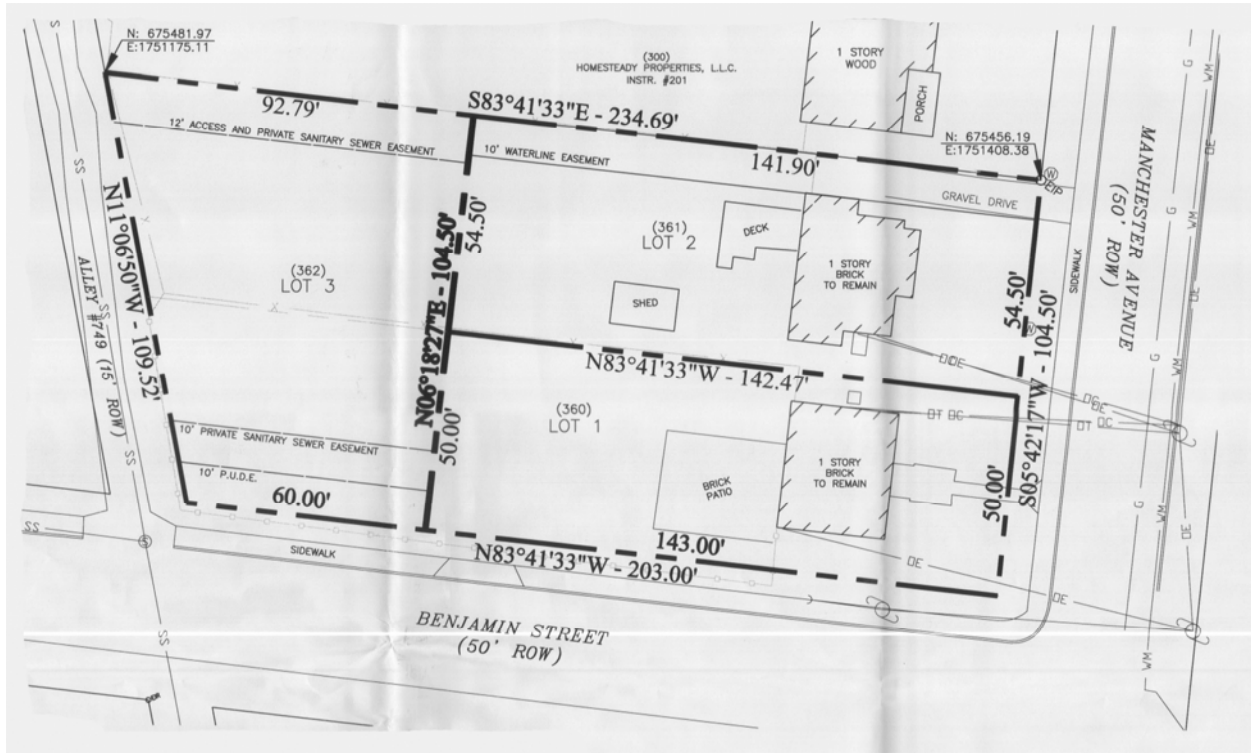
PLAN DETAILS

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



Metro Planning Commission Meeting of 5/8/2014



Proposed Subdivision



Metro Planning Commission Meeting of 5/8/2014

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.

ANALYSIS

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

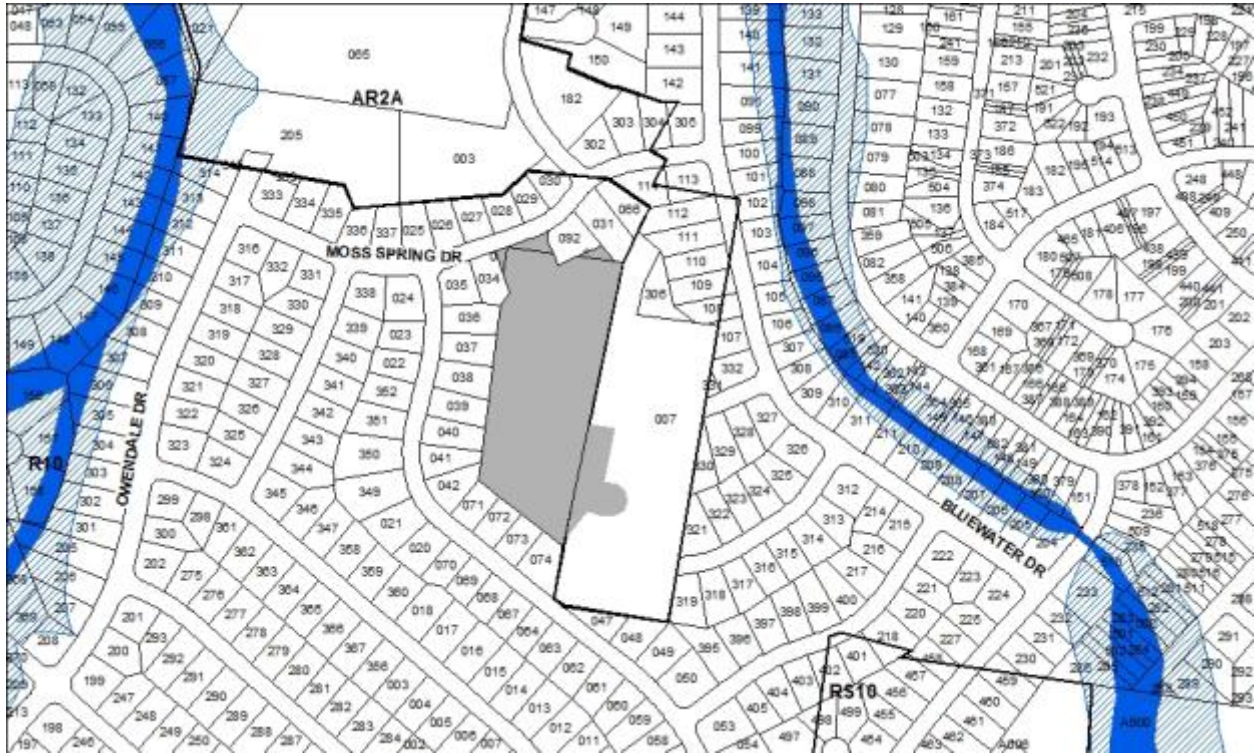
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

STAFF RECOMMENDATION

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



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2014S-082-001

MOSS PLACE

Map 150, Parcel(s) 006, Part of 007

Map 150-02, Parcel(s) 032, 093-094

13, Antioch - Priest Lake

29 (Karen Y. Johnson)



Project No.	2014S-082-001
Project Name	Moss Place
Council District	29 – Johnson
School District	7 – Pinkston
Requested by	Batson & Associates, applicant; Moss Springs, LLC, owner
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions</i>

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

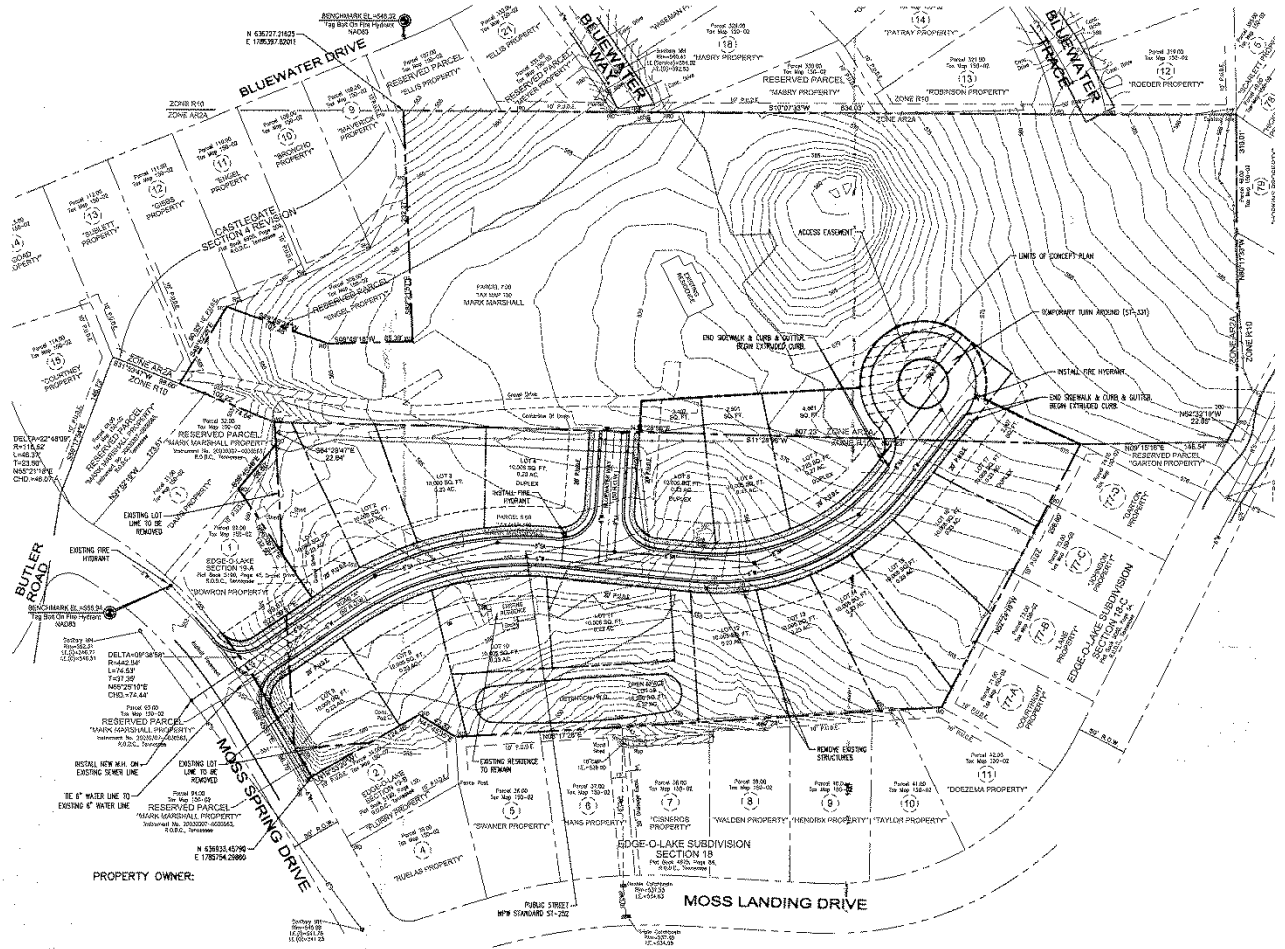
This request is to subdivide five existing properties into 13 single-family residential lots, 4 two-family residential lots and open space. The subject properties are located south of Moss Spring Drive, northeast of Moss Landing Drive and west of Bluewater Drive. The parcels currently include several 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



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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.