

Metropolitan Planning Commission



Staff Reports

November 20, 2013



Metro Planning Commission Meeting of 11/20/2013

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.



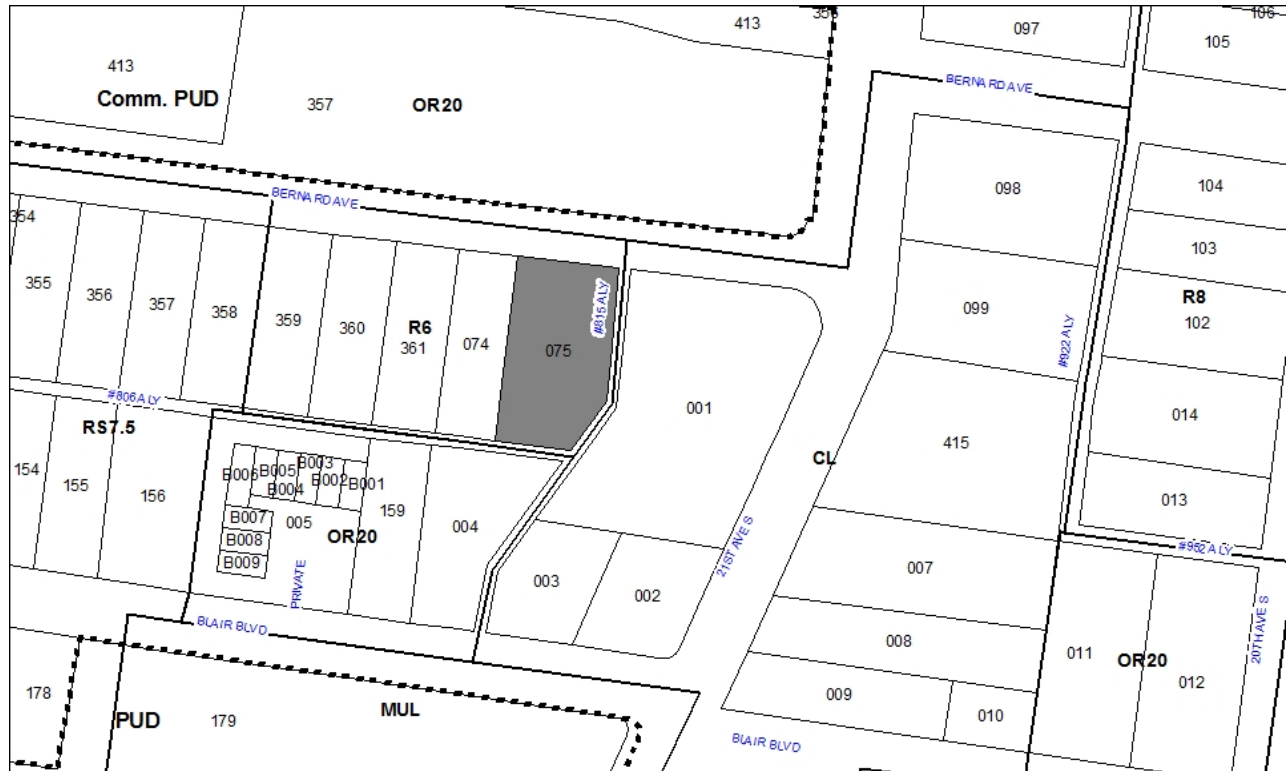
Metro Planning Commission Meeting of 11/20/2013

COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASES

- **Plan Amendments**
- **Specific Plans**



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2013CP-010-004

**GREEN HILLS-MIDTOWN COMMUNITY PLAN
AMENDMENT**

Map 104-12, Parcel(s) 075

Green Hills - Midtown

18 - Burkley Allen



Project No.	Major Plan Amendment 2013CP-010-004
Project Name	Green Hills – Midtown Community Plan Amendment
Associated Case	2013SP-043-001
Council District	8 – Eakins
School District	8 – Hayes
Requested by	Little John Engineering Associates, Inc. applicant; Doric Building Company, owner.
Staff Reviewer	Capehart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Amend land use policy from Neighborhood General (NG) to Transition or Buffer in Neighborhood General (NG).

Major Plan Amendment

A request to amend the Green Hills - Midtown Community Plan: 2005 Update to change the Land Use Policy from Neighborhood General (NG) to Transition or Buffer in Neighborhood General (TB in NG) for property located at 2107 Bernard Avenue.

CRITICAL PLANNING GOALS

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

The application of Transition or Buffer policy encourages land uses that provide appropriate transitions between commercial and residential land uses. The application of the policy also promotes infill development, transportation choices, creates walkable neighborhoods, while preserving historic resources.

The Transition or Buffer policy in Neighborhood General encourages land uses that transition from commercial to residential. These typically include office with a limited mixed –use or commercial component that maintains a residential scale, character and function.

The Transition or Buffer policy supports infill development by promoting the use of residential structures for the aforementioned land uses in appropriate locations; typically on the fringe of a commercial or residential area with existing sidewalks, alleys, or other supportive infrastructure. The policy also notes that such land uses should maintain a residential scale and function, thus promoting infill that is compatible with surrounding residential land uses. The policy also supports transportation choices and walkable neighborhoods by encouraging office and light commercial uses on the fringe of a neighborhood center where goods and services can be accessed by pedestrians and adjacent to 21st Avenue where there is access to transit.

The Transition or Buffer policy also supports the preservation of historic resources, as the subject property and its contributing structure are within the Hillsboro - West End Historic National



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Register District. The application of this policy creates non-residential land use opportunities, thus providing incentive for the historic residential structure to remain.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Current 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.

Proposed Policy

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

BACKGROUND

Case 2013SP-043-001, the companion to this case, is a zone change from R6 district to SP-MU district for the subject property located at 2107 Bernard Avenue. The SP-MU zone district is inconsistent with the existing Neighborhood General Policy. The applicant requests a plan amendment for Transition or Buffer in Neighborhood General so that the land use policy will be consistent with the proposed zone change.

COMMUNITY PARTICIPATION

An early postcard notification announcing the plan amendment and a regular notice communicating the time and date of the Planning Commission Public Hearing was mailed to 435 property owners within 1,300 feet of the potential plan amendment area.

A community meeting was held on Monday October 28, 2013, at the Martin Professional Development Center on 2400 Fairfax Avenue, Nashville, TN 37212, from 6:00 pm to 7:00 pm. There were 10 people in attendance.

There were minimal concerns expressed during the community meeting. Concerns pertained to the Specific Plan (SP) zoning and the process for amending an SP should the property owner wish to redevelop the site in the future; this was also the subject of several phone calls and emails prior to the community meeting. With regard to details of the Specific Plan zoning, the Council Representative for District 18 also had questions about the type of signage that would be provided on the property for businesses and tenants.

The applicant did attend the Hillsboro - West End Neighborhood Association meeting several weeks prior to the community meeting hosted by Metro Planning. The president of the Hillsboro – West End Neighborhood Association was also present at the Metro Planning Community meeting and noted that previous concerns from neighbors were addressed, and corrections were shown in the exhibits presented by the applicant.



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ANALYSIS

Physical Site Conditions

The subject property has no physical constraints and there is no floodplain or floodway in the area.

Land Use

Surrounding land uses include single-family residential, multi-family residential, commercial and office. There is a park across Bernard Avenue from the subject property. The current land use on the subject property is single-family residential.

Transportation

The subject property is located roughly 180 feet west of 21st Avenue. 21st Avenue is an MTA bus route, and there are two bus stops in the proximity of the subject property.

Access

The subject property is accessed by an alley that runs adjacent to the property's eastern and southern boundaries. The alley provides access to both Bernard Avenue to the north and Blair Boulevard to the south. Parking is provided on the property in the back of the building, and is accessed from the alley on the eastern edge of the property.

Existing Development Pattern

The development pattern in the area is primarily urban, characterized by shallow setbacks and small lot sizes. The residential properties in the area have parking accessed from the alley, while the commercial and office development has parking provided to the side or the rear of the building.

Historic Features

The subject property and its contributing structure are within the Hillsboro – West End Historic National Register District. The district includes neighborhoods within the boundaries of West End Avenue to west, Interstate 440 to the south, Blakemore Avenue to the north, and 21st Avenue to the east.

SUMMARY

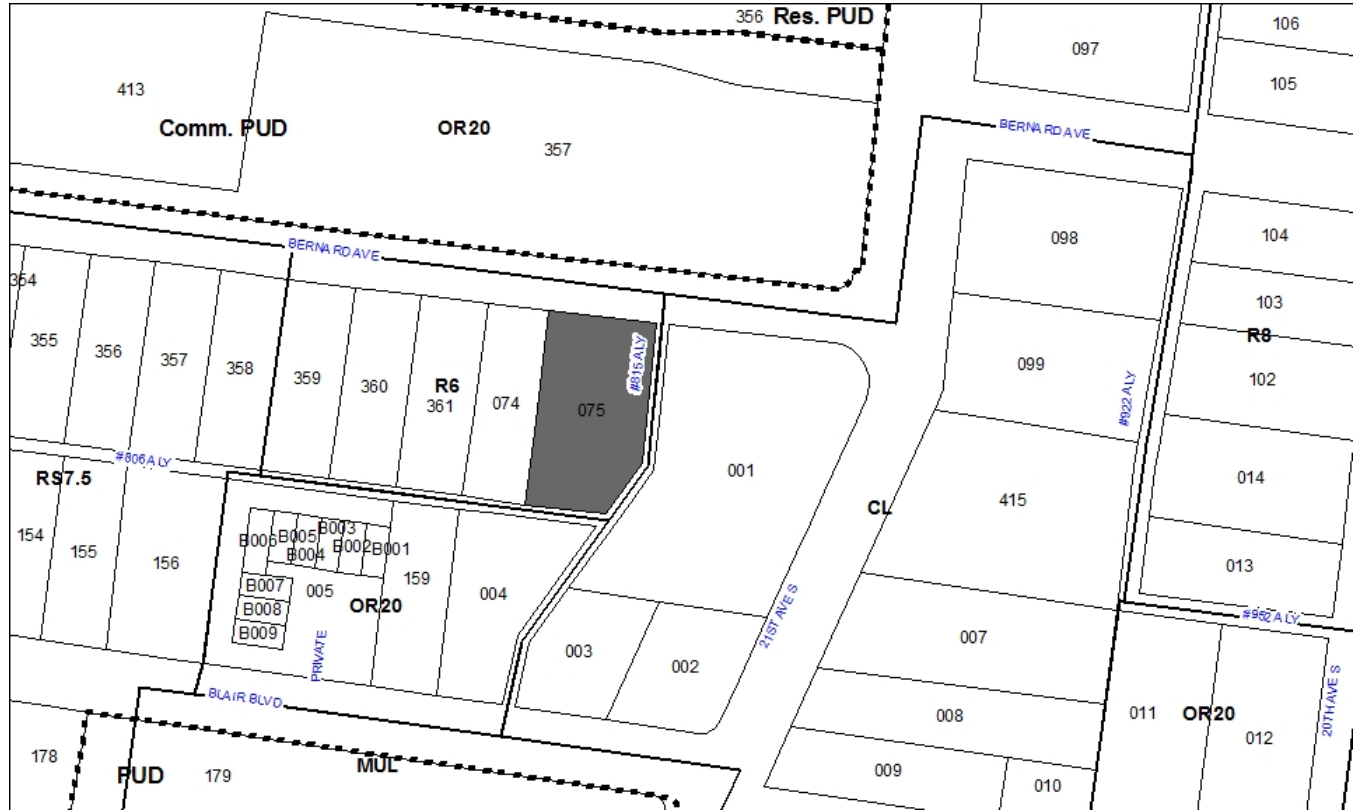
The application of Transition or Buffer in Neighborhood General Policy is appropriate for the subject property because it supports infill development and the preservation of historic structures. Through the application of the Transition or Buffer policy, the property may accommodate office and light commercial or mixed-use infill, while preserving a structure that is compatible in residential form, scale, and historic character.

STAFF RECOMMENDATION

Staff recommends approval.



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2013SP-043-001
2107 BERNARD AVENUE
Map 104-12, Parcel(s) 075
Green Hills - Midtown
18 - Burkley Allen



Project No. Zone Change 2013SP-043-001
Project Name 2107 Bernard Avenue
Associated Case 2013CP-010-004
Council District 25 – Allen
School District 8 – Hayes
Requested by Littlejohn Engineering Associates, Inc., applicant; Doric Building Company, owner

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions subject to the approval of the associated policy amendment and disapprove if the associated policy amendment is not approved.*

APPLICANT REQUEST

Preliminary SP and final site plan to permit general office, medical office and/or residential within an existing building.

Preliminary SP and final site plan

A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Mixed Use (SP-MU) and for final site plan approval for property located at 2107 Bernard Avenue, approximately 175 feet west of 21st Avenue South (0.27 acres), to permit an existing building to be used for general office, medical office and/or residential.

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 lot with one duplex for a total of two units.

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 general office, medical office and/or residential.

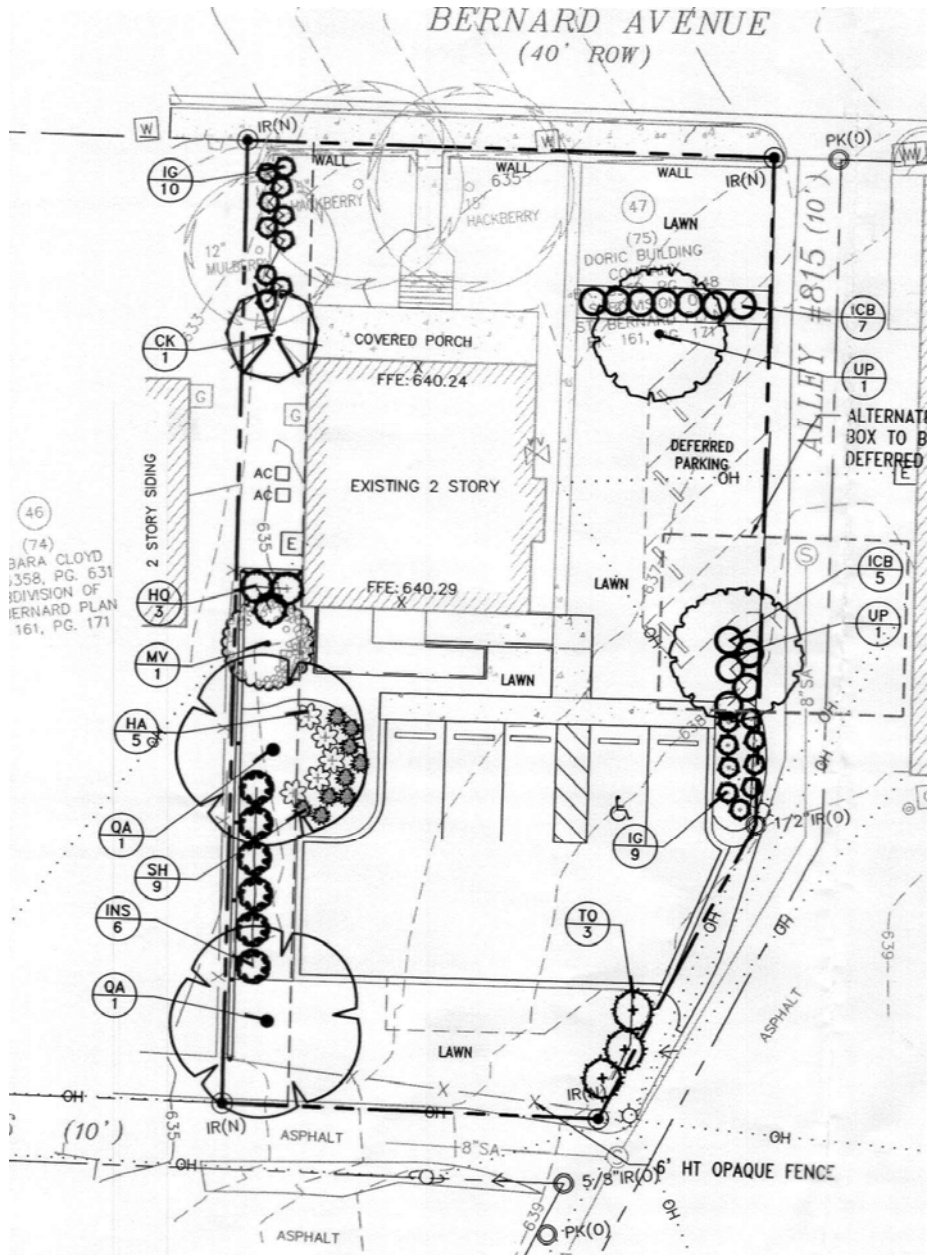
CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Fosters, Distinctive, Attractive Mixed-Use Communities

The request will permit an existing home to be used for an office use, residential use or both. This would permit someone to reside in their place of business, opening up a new housing option in the area. The neighborhood is served by adequate sidewalks and a variety of uses and the additional use further enhances an already walkable area which fosters a distinctive, mixed-use area.



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Proposed Site Plan



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GREEN HILLS -MIDTOWN COMMUNITY PLAN

Existing 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 ensure appropriate design and that the type of development conforms with the intent of the policy.

Proposed Policy

Office Transition (OT) policy is intended for small offices to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

Consistent with Policy?

The request is not consistent with the existing NG policy. The NG policy only supports residential uses; therefore, the office component is not consistent with the policy. The request is consistent with the proposed OT policy which permits small scale office uses intended to transition from more intense uses to residential (See 2013CP-010-004 for more details on the OT policy).

PLAN DETAILS

The subject property is located on the south side of Bernard Avenue behind Friedman's Army Navy located on 21st Avenue South. The subject property is currently occupied with a single-family dwelling. The adjacent property to the west is residential and is occupied by a two-family structure. St. Bernard Park is directly across Bernard. The property directly behind the site is also zoned OR20 and is occupied by a small office building. The site contains no steep hillsides, floodplain or other environmental constraints.

Site Plan

The plan calls for the existing 1,710 square foot home to be used for general office, medical office and/or residential. The plan does not propose any additions to the existing structure. Improvements proposed include a small parking area at the rear of the building with five parking spots and additional landscaping. The plan also identifies an area for future parking along the alley. Access to the site will remain from the alley.

ANALYSIS

Staff is recommending that the request be approved with conditions subject to the approval of the associated policy amendment. The request should be disapproved if the associated policy amendment is disapproved.

The request is consistent with the proposed OT policy. The SP would preserve the existing home, which preserves the character along Bernard Avenue while permitting limited office uses and providing for an additional housing option in the area. The SP provides an appropriate transition between the more intense development along 21st Avenue South and the residential area west of the site. In order to provide a more smooth transition, staff is recommending that signage be limited to a small plaque on the front of the building and that it be no larger than one square foot. The request also meets several critical planning goals.



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STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

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
Single-Family Residential (210)	0.27	7.71 D	2 U*	20	2	3

*Based on one two-family lot

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
Medical Office (720)	0.27	-	1,710 SF	62	4	6

Traffic changes between maximum: **R6** 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
-	-	-	-	+42	+2	+3

METRO SCHOOL BOARD REPORT

The proposed SP-MU would not generate any more students than what would be generated by the current R6 district.

STAFF RECOMMENDATION

Approve with conditions subject to the approval of the associated policy amendment and disapproval if the associated policy amendment is not approved.

CONDITIONS

1. Permitted land uses shall be limited to general office, medical office and/or residential.
2. The existing structure shall not be expanded or demolished without Council approval.
3. Signage shall be limited to one plaque on the front of the structure and shall not be more than one square foot in size.
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 MUN 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 the filing of any additional



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development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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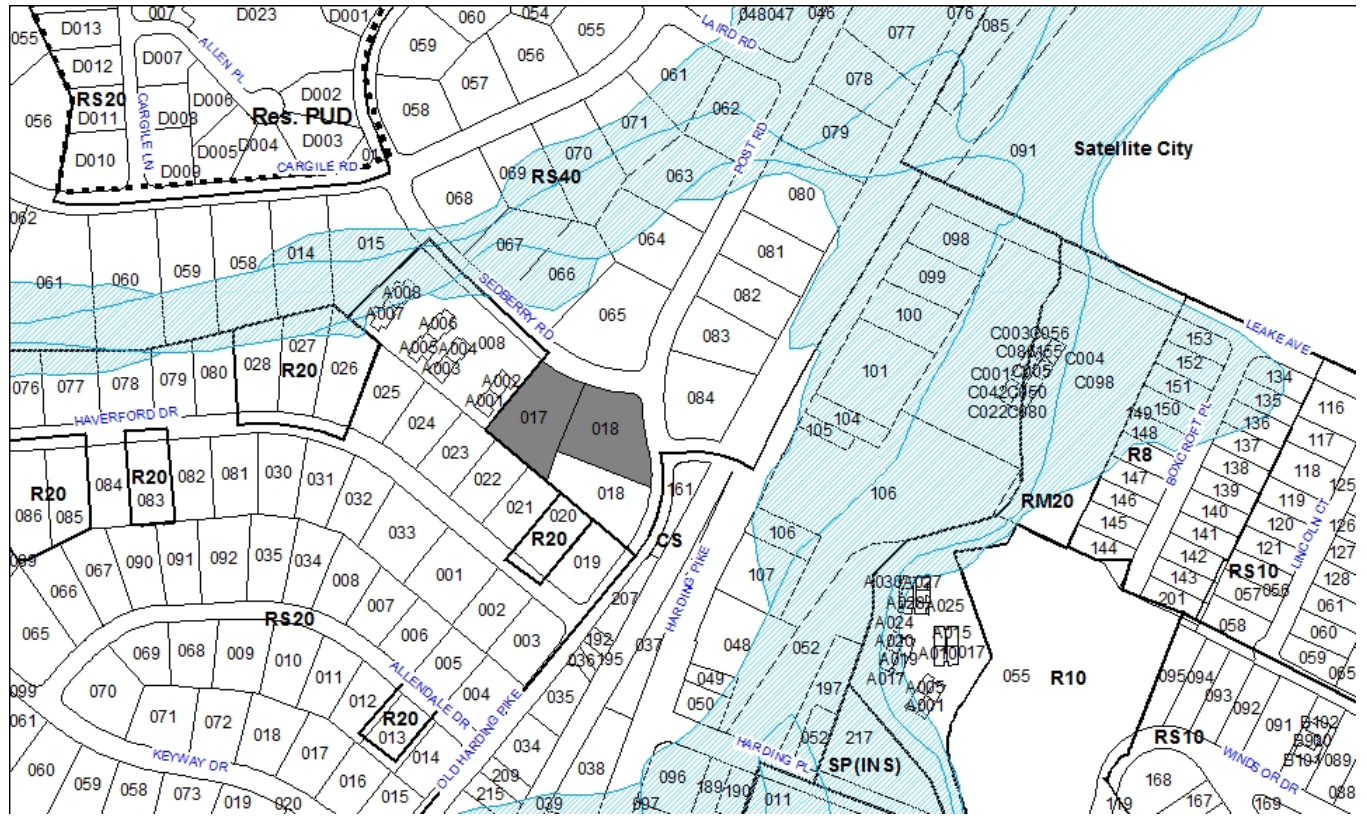
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RECOMMENDATIONS TO METRO COUNCIL

- **Specific Plans**
- **Zone Changes**



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2013SP-041-001
THE POST AT RAIL STATION
Map 116-13, Parcel(s) 017-018
West Nashville
23 - Emily Evans



Project No.	Specific Plan 2013SP-041-001
Project Name	The Post at Rail Station
Council District	23—Evans
School District	09—Frogge
Requested by	Dale and Associates, applicant, Michael, Nancy and Joe T. Zoretic and Tojo Investments, LLC, owners
Staff Reviewer	Diaz-Barriga
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit up to up to 8 detached single-family units.

Preliminary SP

A request to rezone from Single-Family Residential (RS40) to Specific Plan Residential (SP-R) zoning for properties located at 6030 and 6034 Sedberry Road, at the southwest corner of Sedberry Road and Old Harding Pike, (1.34 acres), to permit up to eight single-family detached residential units.

Existing Zoning

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

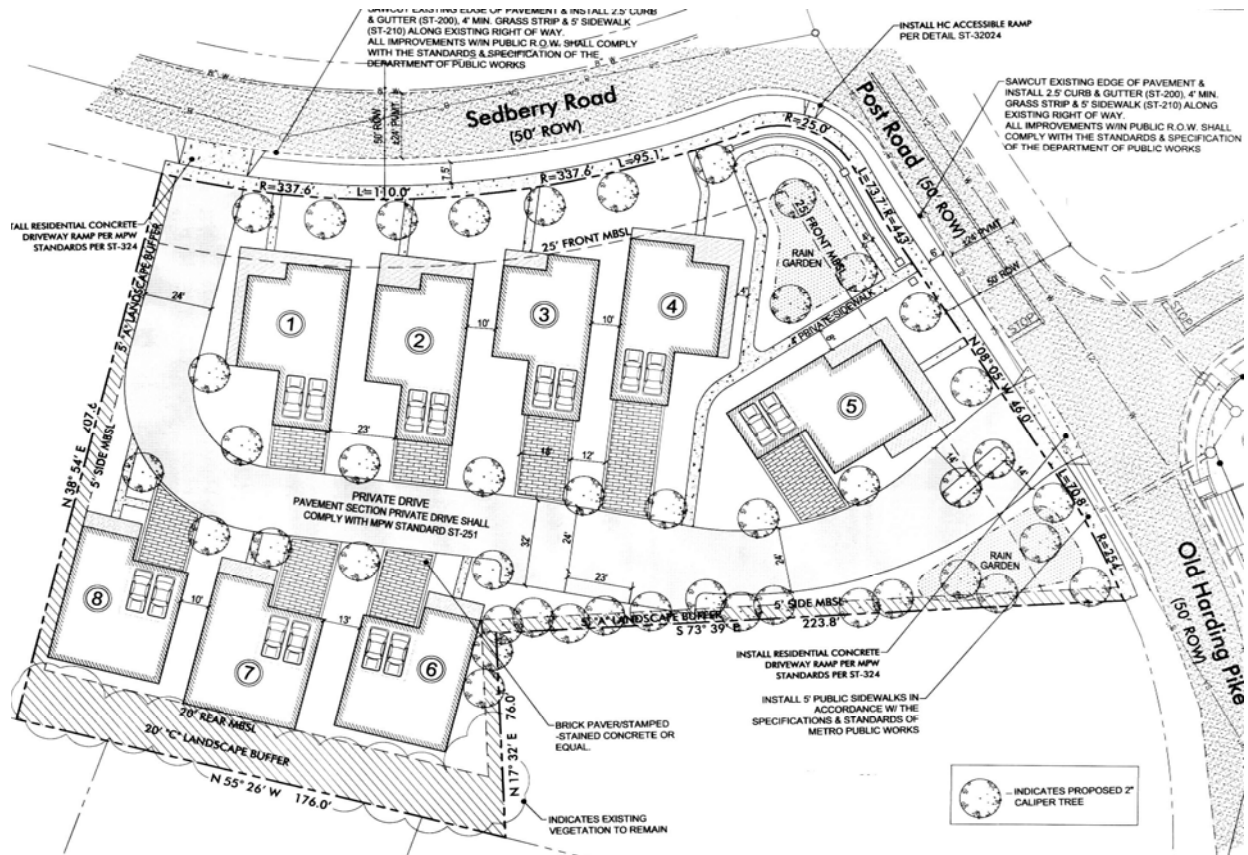
CRITICAL PLANNING GOALS

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

This SP utilizes a site within an area of adequate infrastructure, thereby relieving Metro the burden and cost of maintaining new infrastructure. It also lessens the pressure to develop on greenfield sites along the outer extents of Davidson County. The SP expands the existing pedestrian network by providing adequate sidewalks along both public street bordering the site, and maintains a pedestrian connection throughout the site. It locates development along an existing bikeway network, thereby offering residents an alternative choice in transportation. The SP site plan also offers an alternative to the typical suburban single family lot, expanding the variety of housing choice in the area.



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Proposed Site Plan



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WEST NASHVILLE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3-NE-02) 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.

Special Policy Area 2 is identified as a small pocket of homes at the corner of Sedberry and Post Road. It is intended to provide a transition from the adjacent neighborhood center to the single-family neighborhood to the west and north, and identifies design standards which require front facades along both streets of a corner unit, allow shallower but transitional setbacks, and suggest a slight increase in density.

Consistent with Policy?

Yes. The proposed SP provides an alternative single-family suburban development pattern, which creates housing choices consistent with the NE policy. The SP supports increased pedestrian connectivity in the area by providing a sidewalk along both Sedberry Road and Post Road. Design standards are provided for the buildings that are located at the corners of the property to ensure that they are appropriately addressing both street facades. The SP also provides moderate setbacks consistent with suburban residential development. The proposed density for this SP is 6 dwelling units per acre. This is consistent with both the NE policy which supports between 4-20 dwelling units per acre, and the Special Policy Area 2 which suggests that density remain on the lower end of the Neighborhood Evolving range.

PLAN DETAILS

The site consists of two existing lots, at the corner of Sedberry Road and Post Road. The SP proposes 8 detached residential units on approximately 1.34 acres.

Site Plan

The SP proposes a total of 8 units, four of which will be placed along Sedberry Road and one which will be placed along Post Road. The remaining three units will be placed along an interior private drive. Each unit has a front porch, and design standards are provided to support a certain level of quality for the building facades.

A private drive is proposed to intersect the site and connect Sedberry Road and Post Road. All units will provide garage access from the private drive, and there will be no individual curb cuts along either public street. A sidewalk and planting strip will be installed along both Sedberry and Post Roads, and each unit will have a pedestrian connection to either the public sidewalk or private drive. Three guest parking spaces are provided along the private drive.

The plan utilizes Low Impact Design (LID) to address stormwater requirements. Bioretention areas are included at the corner of Sedberry and Post Roads, and also in the southeast corner of the property. The SP provides landscape buffers along the west and south property lines. A 5 foot "A" buffer is provided for the west property line and for the majority of the south property line, and a 20 foot "C" buffer is provided behind the three units south of the private drive.



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ANALYSIS

The SP is consistent with the NE policy and the special policy for the area. The density and scale of the units provide a transition from the commercial context along Harding Pike to the single family suburban neighborhood. It provides an alternative to the traditional suburban residential lot. It supports infill development, by utilizing a site with adequate existing infrastructure, and increases pedestrian connectivity for the area. It also supports alternate modes of transportation by locating adjacent to an existing bikeway network.

FIRE MARSHAL RECOMMENDATION

1,000 gpm @ 20 psi required. 2,509 gpm @ 20 psi per Metro Water 9/10/13 This subdivision has submitted engineering data that supports the approval for construction of homes up to 3,600 sq. ft. Any home over 3,600 sq. ft. will require an independent permit review by the Fire Marshal's Office.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

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

Per SP Note #10, a copy of the long term solid waste agreement between the HOA and the private hauler must be submitted to MPW prior to building permit signoff.

TRAFFIC TABLE

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.34	0.93 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	1.34	-	8 U	77	6	9

Traffic changes between maximum: **RS40** 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
-	-	-	+ 7 U	+67	+5	+7

SCHOOL BOARD REPORT

Projected student generation 1 Elementary 0 Middle 0 High



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The proposed SP zoning district could generate 1 more student than what is typically generated under the existing RS40 zoning district. Student would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School.

Gower Elementary is under capacity and will accommodate additional students. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

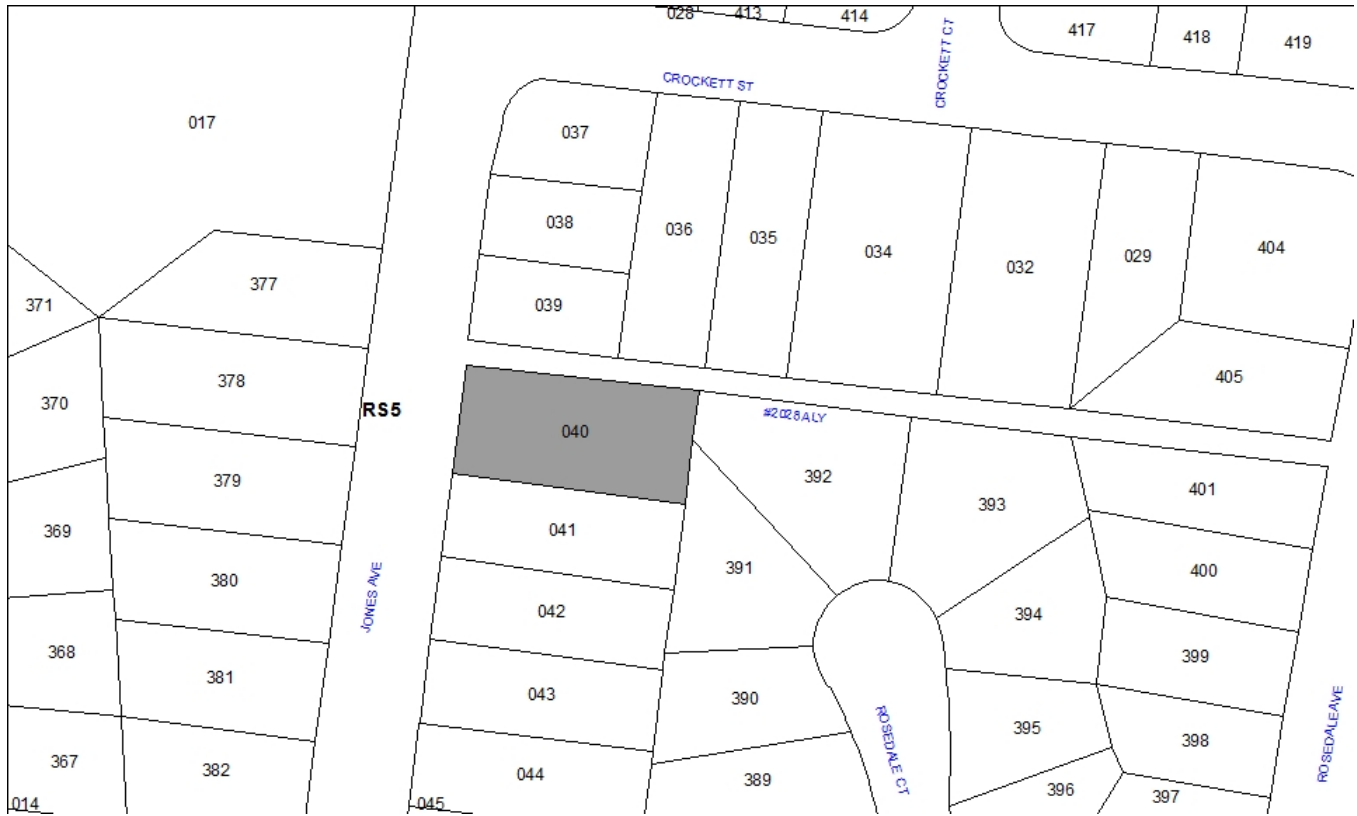
Staff recommends that the request be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 8 residential units.
2. Add a note to the plan stating: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
3. Per SP Note #10, a copy of the long term solid waste agreement between the HOA and the private hauler must be submitted to Metro Public Works prior to the issuance of a building permit.
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 RM6 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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2013Z-039PR-001
1317 JONES AVENUE
Map 071-16, Parcel(s) 040
East Nashville
05 - Scott Davis



Project No.	Zone Change 2013Z-039PR-001
Council District	5 – Davis
School District	5 – Kim
Requested by	Jamithia Jenkins, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST
Zone change from RS5 and R6.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6) zoning for property located at 1317 Jones Avenue, approximately 575 feet north of Douglas Avenue (0.17 acres).

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

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 two units.*

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. The proposed R6 district would permit a two-family dwelling where the policy only supports single-family. The property is covered by the Cleveland Park, East Detailed Neighborhood Design Plan (DNDP).

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.17	7.41 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.17	7.71 D	2 U	20	2	3

Traffic changes between maximum: **RS5** and proposed **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1	+10	+1	+1

METRO SCHOOL BOARD REPORT

The proposed R6 would not generate any more students than what would be generated by the current RS5 district.

Any students would attend Schwab 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 that the proposed R6 be disapproved because it is not consistent with the East Nashville Community plan.



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PLANNING COMMISSION ACTIONS

- **Subdivision (Final)**



Metro Planning Commission Meeting of 11/20/2013



2013S-189-001
SNEED ESTATES, RESUB LOT 6
Map 131-05, Parcel(s) 006
Green Hills - Midtown
34 - Carter Todd



Project No.	Subdivision 2013S-189-001
Project Name	Sneed Estates, Resub Lot 6
Council District	34 – Todd
School District	8 – Hayes
Requested by	Stanley Draper, applicant, Charles and Kathleen Fulk, owners.
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Final Plat to create two single-family residential lots.

Final Plat

A request for final plat approval to create two lots on property located at 4320 Lindawood Drive, approximately 660 feet north of Trimble Road, zoned Single-Family Residential (RS20) (0.94 acres).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 2 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

This subdivision proposes two single-family residential lots where one lot and an existing dwelling exist. The site is situated within a predominantly single-family residential neighborhood, though non-conforming duplex uses are located to the east, west and south of the property.

The proposed lots will contain the minimum lot area required by RS20 zoning. The lot areas are as follows:

Lot 1: 20,600 sq. ft.

Lot 2: 20,512 sq. ft.

Each lot would be permitted an individual driveway. The subdivision plat indicates the existing driveway would remain on the property and provide access for Lot 1. Stormwater requirements address the creek identified on the east portion of the site.

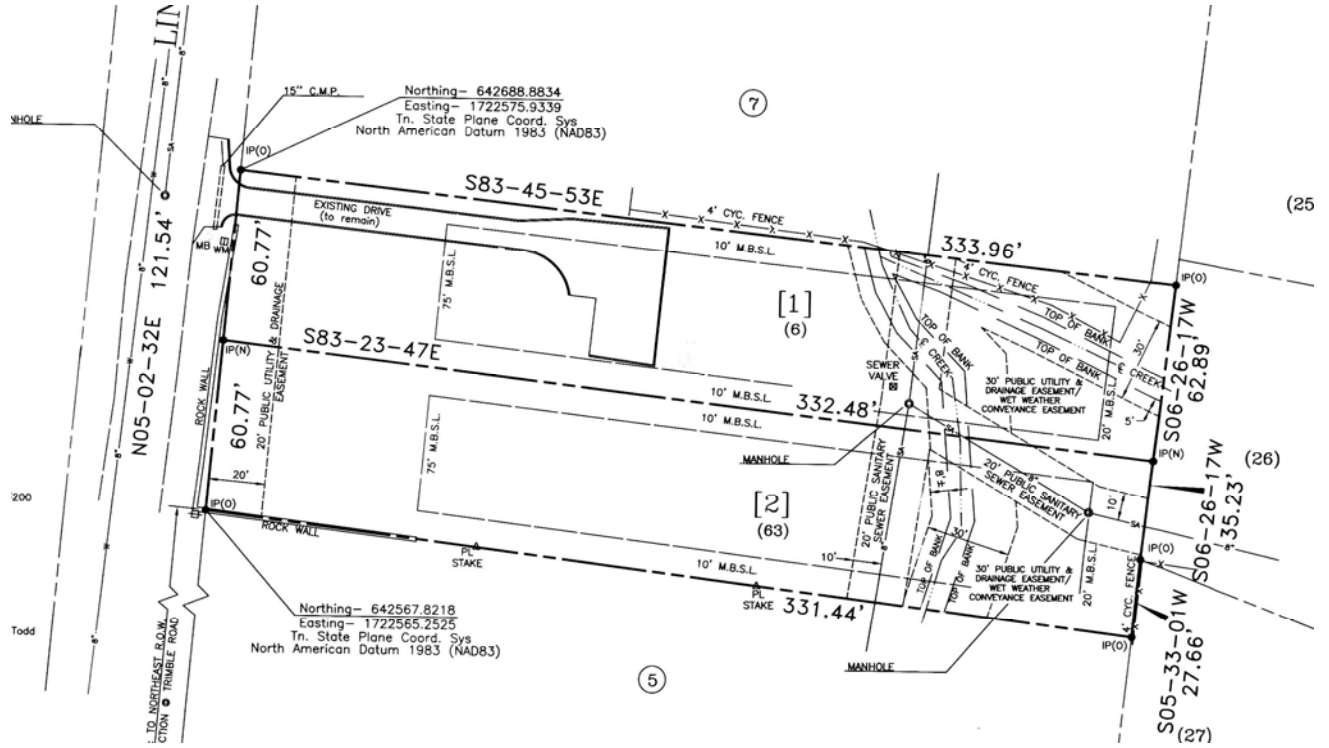
ANALYSIS

The Subdivision Regulations outline a two-part test for determining comparability of proposed lots.

First, Section 3-5.1 of the Subdivision Regulations provides the following for Infill Subdivisions:



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In areas previously subdivided and predominantly developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with the surrounding lots.

The property, as well as the most of the lots on Lindawood Drive between Trimble Road and Colewood Drive, is part of the Sneed Estates subdivision established in 1952. None of the surrounding lots contain less than 100 feet of frontage. The majority of the surrounding lots appear to contain around 40,000 sq. ft. of lot area though there are a few exceptions including one lot immediately across Lindawood Drive, containing 24,740 sq. ft. of lot area.

This proposed resubdivision of Lot 6 of Sneed Estates will create two lots on Lindawood Drive, each with 60 feet of street frontage and just over 20,000 sq. ft. of lot area, which is not generally comparable with the surrounding lots.

Second, Section 3-5.2 of the Subdivision Regulations provides the following Criteria for Determining Comparability:

The following criteria shall be met to determine comparability of lots within infill subdivisions: (a) The resulting density of lots within the RL, RLM, and RM land use policies do not exceed the prescribed densities of the policies.

If the proposed subdivision is not generally comparable with the surrounding lots, then it is not necessary to consider whether it is consistent with the community plan policy. However, if the lot is generally comparable with the surrounding lots, then the proposed lot must also be consistent with the Residential Low (RL) land use policy. The RL policy calls for a maximum density of two dwelling units per acre for the policy area. While the density for on the lot proposed for subdivision would be over two units per acre, the density for the policy area would remain below two units per acre.

STORMWATER RECOMMENDATION

Approve with conditions

- Provide adequate PUDE's on plat (for the wet weather conveyances and along the ROW's).

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions.

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

STAFF RECOMMENDATION

Staff recommends disapproval of the subdivision as the proposed lots are not generally comparable with surrounding lots.



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CONDITIONS (if approved)

1. Comply with Stormwater requirements.
2. Provide proof of removal of the existing building on the site prior to recordation of the subdivision.
3. Sidewalks are required along the Lindawood Drive frontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 4-B.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.