

Metropolitan Planning Commission



Preview/Review
Staff Report

October 10, 2013



Metro Planning Commission Meeting of 10/10/2013

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.

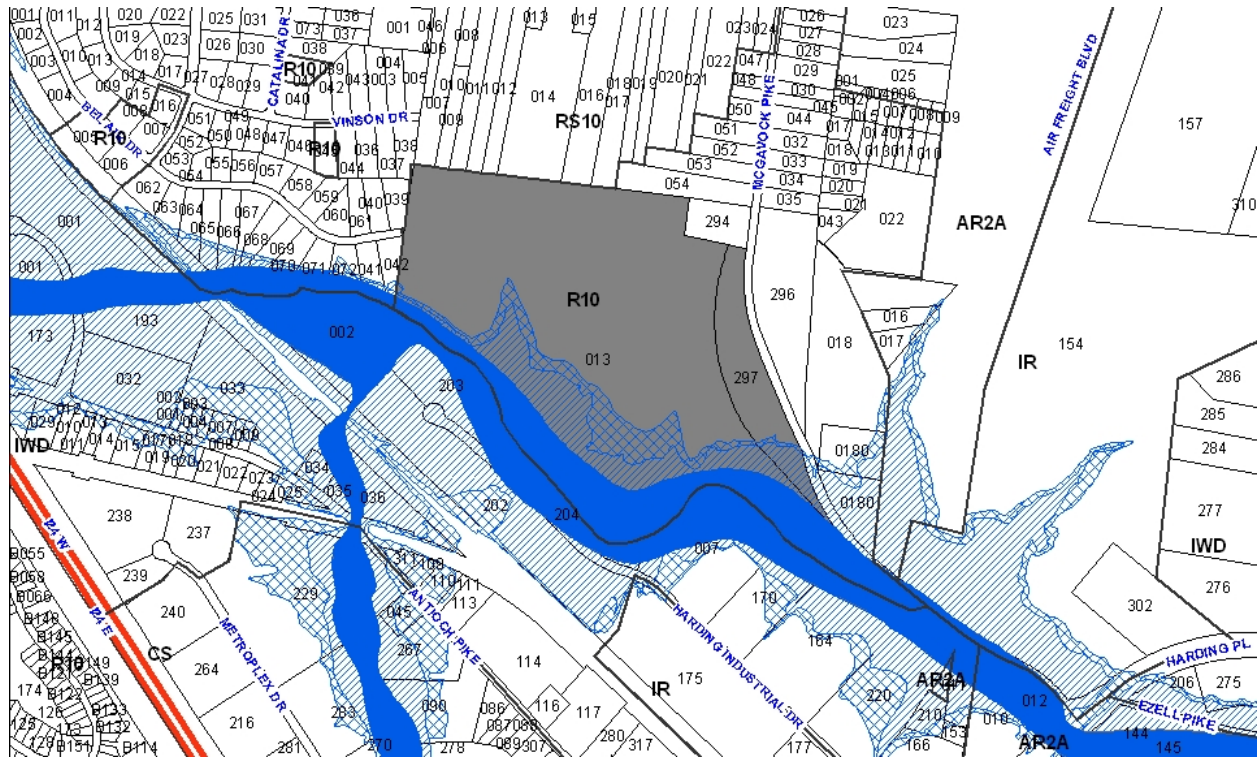


PREVIOUSLY DEFERRED ITEMS

- **Zone Changes**



Metro Planning Commission Meeting of 10/10/2013



2013Z-031PR-001

MCGAVOCK PIKE (UNNUMBERED) & STATE

ASYLUM ROAD (UNNUMBERED)

Map 134, Parcel(s) 013, 297

Antioch - Priest Lake

13 - Josh Stites



Project No. Zone Change 2013Z-031PR-001
Council District 13 - Stites
School District 7 - Pinkston
Requested by Hawkins Development Company, applicant for Estate of Louise M. Miles and Metropolitan Nashville Airport Authority, owners

Deferral This request was deferred at the September 12, 2013, Planning Commission meeting at the request of the applicant to allow for additional discussion with surrounding property owners.

Staff Reviewer Cuthbertson
Staff Recommendation Approve

APPLICANT REQUEST
Zone Change from R10 to IWD.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Industrial Warehousing/Distribution (IWD) zoning for properties located at McGavock Pike (unnumbered), approximately 1,850 feet north of Harding Place and partially located with the Floodplain Overlay District (88.81 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 386 lots with 96 duplex lots for a total of 434 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive



Metro Planning Commission Meeting of 10/10/2013

environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Consistent with Policy?

Yes. The IWD zoning district permits a variety of low intensity industrial uses consistent with the District Industrial policy. The Metro Zoning Code provides landscape buffer requirements and discourages connections between industrial and residential areas to ensure protection of nearby residentially zoned property.

While the proposed IWD district is not consistent with the Conservation policy, which applies to portions of the properties containing slopes and low lying areas along Mill Creek, these areas are mostly protected by the Zoning Code's Hillside Development standards and the Floodplain Overlay District and Metro Stormwater requirements, which require a buffer adjacent to any floodway.

ANALYSIS

The two subject properties are located southwest of Nashville International Airport. Being located immediately southwest of a principal runway and under a flight path, the site is within the Airport Overlay district, which regulates the height of proposed buildings. There is a residential area to the north and northwest of the site, though many of the residentially zoned lots immediately to the north of the site have been cleared and are currently owned by the Metropolitan Nashville Airport Authority. A large developed industrial area is located to the south of the site across Mill Creek.

The proximity to the airport and flight path makes the site suitable for low intensity and low occupancy industrial uses, such as those permitted in the IWD district. The site would not be suitable for the currently permitted residential uses.

The site's District Industrial policy supports the proposed IWD zoning. A more intense policy, District Impact, is located to the north, east and south of the site. The District Impact policy anticipates very intense – high impact uses that would be permitted in the highest intensity industrial zoning.

Section 17.20.150 of the zoning code requires that access for nonresidential properties which abut residential-zoned areas be designed so as to minimize the intrusion of nonlocal traffic onto residential local and minor local streets. While McGavock Pike provides an indirect connection to the residential area, it is likely that all industrial and business related traffic to and from the site would travel south on McGavock Pike in order to connect to I-24 via Harding Place. There is no direct vehicular connection between the site and residential neighborhood to the northwest.

A "D" landscape buffer (the largest and most heavily planted) is required with development on an IWD zoned property abutting an R zoned area, which will further mitigate any impact development on the subject property may have on the residential area to the north and northwest.

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development.



Metro Planning Commission Meeting of 10/10/2013

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	88.81	4.63 D	508 U	4639	366	463

*Based on 101 duplex lots

Maximum Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	88.81	0.6 F	2,321,138 SF	8264	697	743

Traffic changes between maximum: R10 and proposed IWD

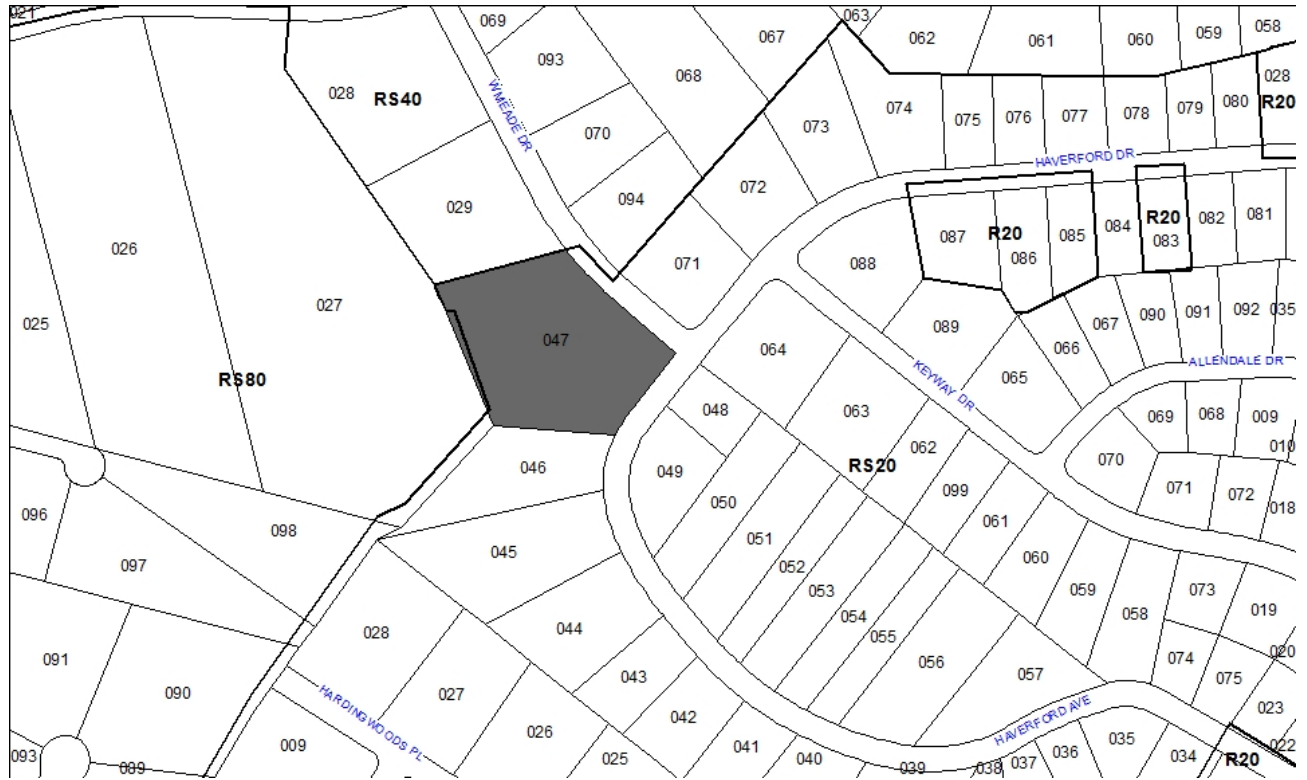
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3625	+331	+280

STAFF RECOMMENDATION

Staff recommends approval as the proposed IWD district is consistent with the District Industrial policy.



Metro Planning Commission Meeting of 10/10/2013



2013S-154-001
BUGEL THREE LOT SUBDIVISION
Map 129-04, Parcel(s) 047
West Nashville
23 - Emily Evans



Project No. Subdivision 2013S-154-001
Project Name Bugel Three Lot Subdivision
Council District 23 – Evans
School District 9 – Frogge
Requested by Harry Bugel, owner, Donlon Land Surveying, LLC, surveyor

Deferral This request was deferred at the September 26, 2013, Planning Commission meeting by the applicant to allow additional time for Metro Water Services review.

Staff Reviewer Cuthbertson
Staff Recommendation *Approve with conditions if Metro Water Services recommends approval prior to the October 10, 2013, Planning Commission meeting.*

APPLICANT REQUEST
Create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 200 Haverford Avenue and West Meade Drive, zoned Single-Family Residential (RS20) (2.55 acres).

Existing Zoning

Single-Family Residential RS20 requires a minimum of 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 five lots.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The subdivision creates additional residential development opportunity consistent with the land use policy in an area where infrastructure and services exist. The subdivision is located within close proximity to commercial and employment districts and served well by existing road networks.

REQUEST DETAILS

The property is located at the northwest corner of West Meade Drive and Haverford Avenue and is in an area of transition between a more dense residential area to the south and east and a less dense residential area to the north and west. The site does not contain any significant slopes or other environmentally sensitive features.

The request is to create three single-family lots. The existing dwelling will be removed from the property. Lot 1 fronts West Meade Drive. Lot 2 is a corner lot and has frontage on West Meade Drive and Haverford Avenue and Lot 3 fronts Haverford Avenue. Each lot will be accessed individually. The lots have the following land area:

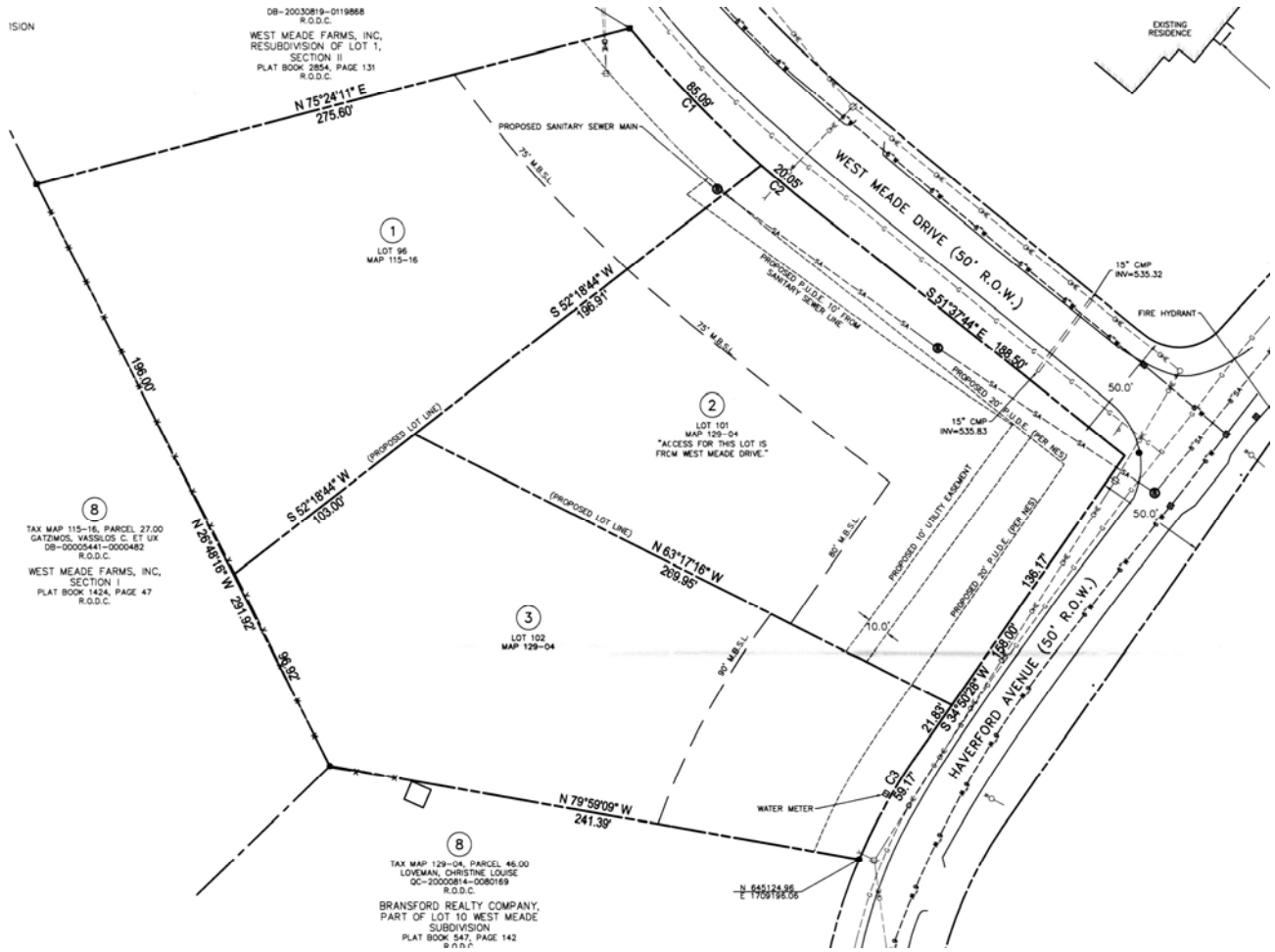
Lot 1: 0.89 Acres (38,955 SF);



Metro Planning Commission Meeting of 10/10/2013

ISION

DB-20030819-0119868
R.O.D.C.
WEST MEADE FARMS, INC.
RESUBDIVISION OF LOT 1,
SECTION II
PLAT BOOK 2854, PAGE 131
R.O.D.C.



Proposed Subdivision

8
TAX MAP 115-16, PARCEL 27.00
GATZMOS, VASSILOS C. ET UX
DB-0000441-0000482
R.O.D.C.
WEST MEADE FARMS, INC.
SECTION I
PLAT BOOK 1424, PAGE 47
R.O.D.C.

1
LOT 96
MAP 115-16

2
LOT 101
MAP 129-04
"ACCESS FOR THIS LOT IS
FROM WEST MEADE DRIVE"

3
LOT 102
MAP 129-04

8
TAX MAP 129-04, PARCEL 46.00
LOVEMAN, CHRISTINE LOUISE
OC-20000814-0080169
R.O.D.C.
BRANSFORD REALTY COMPANY,
PART OF LOT 10 WEST MEADE
SUBDIVISION
PLAT BOOK 547, PAGE 142
R.O.D.C.



Metro Planning Commission Meeting of 10/10/2013

Lot 2: 0.87 Acres (38,073 SF);

Lot 3: 0.78 Acres (34,059 SF).

ANALYSIS

For infill subdivisions in R and RS zoning districts that are in areas that are previously subdivided and predominantly developed, lots must be generally compatible with surrounding lots. For determining compatibility in T3 NM (Neighborhood Maintenance) policy areas, the Subdivision Regulations require that the lots must be consistent in terms of community character. Community character is defined as:

Community Character – The image of a community or area defined by such factors as its built environment, natural features and open space elements, types of housing, infrastructure, and the type and quality of public facilities and services. It is the intent of Neighborhood Maintenance areas to preserve the general character of the neighborhood as characterized by its development pattern, building form, land use and associated public realm. These areas will experience some change over time but efforts should be made to retain the existing character...

The proposed subdivision is consistent with the community character of the surrounding area.

- The proposed lot sizes are comparable with many of the lots found in the immediate surrounding area and larger than the minimum lot size permitted by the RS20 zoning district.
- Minimum building setback lines are provided on the plat in order to maintain the present character along both West Meade Drive and Haverford Avenue.
- All other setbacks are consistent with Metro Zoning Code requirements.

The site is located within the Urban Services District. Therefore, sidewalks are required along West Meade Drive and Haverford Avenue. However, because there is not an existing sidewalk network surrounding the site, the applicant may elect to contribute to the sidewalk fund in-lieu of constructing the required sidewalks.

STORMWATER RECOMMENDATION

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.
- 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

Approval is contingent on construction and completion of Metro Project #'s 13-SL-101 and 13-WL-108.



Metro Planning Commission Meeting of 10/10/2013

STAFF RECOMMENDATION

Approve with conditions if Metro Water Services recommends approval prior to the October 10, 2013, Planning Commission meeting. The subdivision complies with all Metro Subdivision Regulations and Zoning Code requirements and meets a critical planning goal.

CONDITIONS

1. Prior to recordation of the final plat, a performance bond for public infrastructure shall be executed, or said public infrastructure shall be completed and accepted by the relevant Metro agency.
2. Existing buildings shall be removed from the property and the final plat prior to recordation of the subdivision.
3. Sidewalks are required along the Haverford Avenue and West Meade Drive frontages 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, two additional lots will require a \$ 1,000 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.
4. Comply with Public Works conditions.



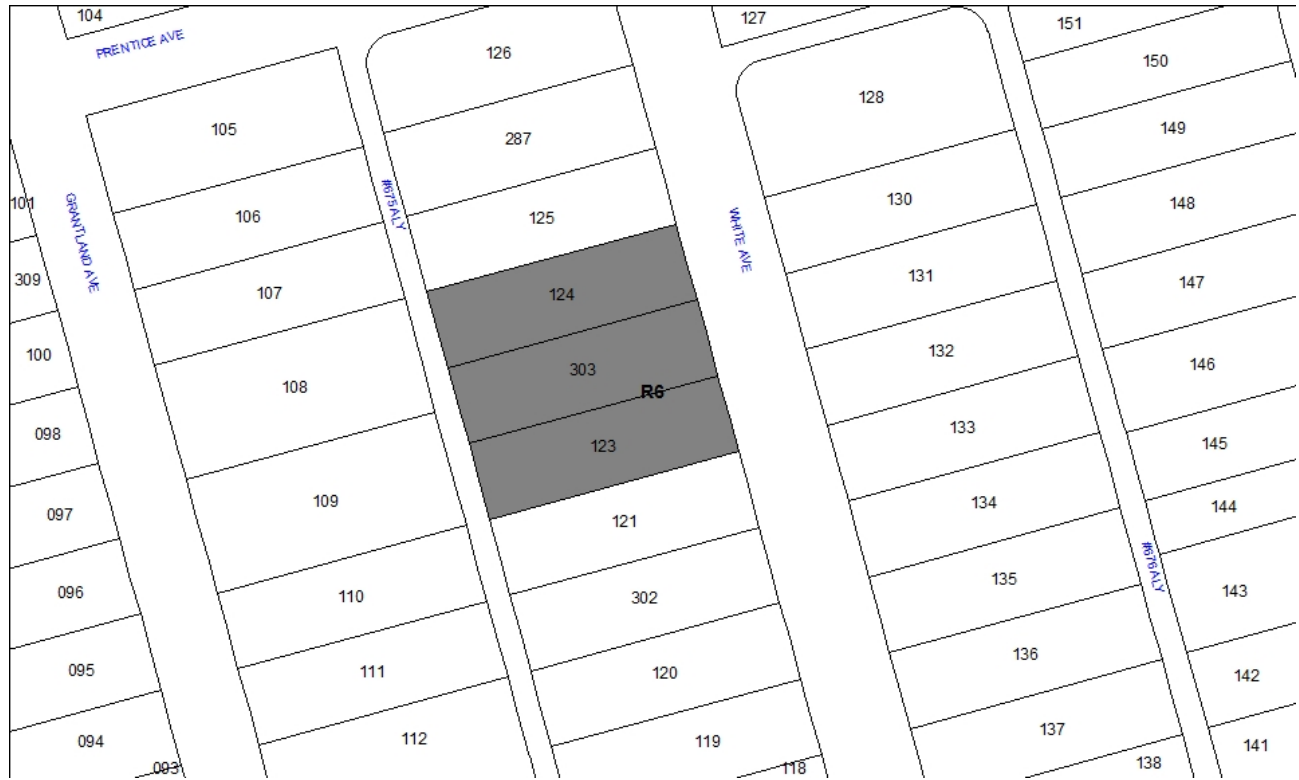
Metro Planning Commission Meeting of 10/10/2013

RECOMMENDATIONS TO METRO COUNCIL

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



Metro Planning Commission Meeting of 10/10/2013



2013SP-033-001

WHITE AVENUE COTTAGES

Map 105-14, Parcel(s) 123-124, 303

10, Green Hills - Midtown

17 - Sandra Moore



Project No.	Zone Change 2013SP-033-001
Project Name	White Avenue Cottages
Council District	17 – Moore
School District	7 – Pinkston
Requested by	Dale and Associates, applicant; J. Miller Enterprises, LLC., owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapproved without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit 8 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) for properties located within the Woodland-in-Waverly Historic Preservation District at 2107, 2111, and 2115 White Avenue, approximately 195 feet south of Prentice Avenue (0.57 acres), to permit up to 8 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. *All three properties could develop with two-family homes for a total of six units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

This is an example of infill development in an area with adequate infrastructure, which is appropriate because it does not burden Metro with the cost of maintaining new infrastructure. The additional density also helps support the 8th Avenue corridor, which provides a mixture of goods and services for area residents. The area surrounding the site consists of mostly single-family uses. This proposal will provide an additional housing option. All the units are detached, which helps to preserve the single-family form. The area is served by an adequate sidewalk network and bus service is located along 8th Avenue, which supports transportation options.



Metro Planning Commission Meeting of 10/10/2013

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

Yes. The proposed SP provides an additional housing option in the area, which creates housing choices for a variety of people, consistent with the NG policy. The plan provides a design that engages the street and provides a central courtyard for leisure and recreational opportunities. The proposal is also consistent with the SFD policy which supports detached housing. Each unit will be under a single-owner utilizing a horizontal property regime.

PLAN DETAILS

This SP proposes eight detached residential units on approximately 0.57 acres. The project site consists of three existing lots, which could result in six units under current zoning. The site is located on the west side of White Avenue, east of 8th Avenue south. The property is also located within the Urban Zoning Overlay (UZO) and the Woodland-in-Waverly Historic Preservation District.

Site Plan

The SP proposes a layout in which the eight detached residential units are oriented around a central green space. Three units front onto White Avenue and include front porches. Six units front onto the open space and include porches. Units are limited to two stories in height.

All vehicular access will be from Alley #675 which runs along the rear, western property line. Parking is provided at 1.5 stalls per unit. The plan provides 12 surface parking spaces along the alley, and one garage space in the center unit. On street parking is also provided.

The plan utilized Low Impact Design (LID) to address stormwater requirements. Rain gardens are included along White Avenue and the rear parking area is surfaced with bricked pavers which are pervious. The plan calls for a five foot buffer along the northern and southern property lines.

ANALYSIS

The SP is consistent with NG policy and provides a housing type that is supported by the SFD policy. The plan also meets several critical planning goals. While the proposal does not include any conceptual elevations, the elevations must be evaluated and approved by Metro Historic Zoning Commission prior to final site plan approval.

METRO HISTORIC ZONING COMMISSION

No Exceptions Taken

STORMWATER RECOMMENDATION

Preliminary SP approved



Metro Planning Commission Meeting of 10/10/2013

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.
- Dedicate alley ROW prior to building permit application.

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)	0.57	7.71	6 U*	58	5	7

*Based on three 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
Residential (210)	0.57	-	8 U	77	6	9

Traffic changes between maximum existing: **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	+19	+1	+2

SCHOOL BOARD REPORT

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

Any students would attend Percy Priest Elementary School, JT Moore Middle School, and Hillsboro High School. 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 staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 8 residential units.
2. Architectural elevations shall be approved by Metro Historic Zoning Commission prior to final site plan approval.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.

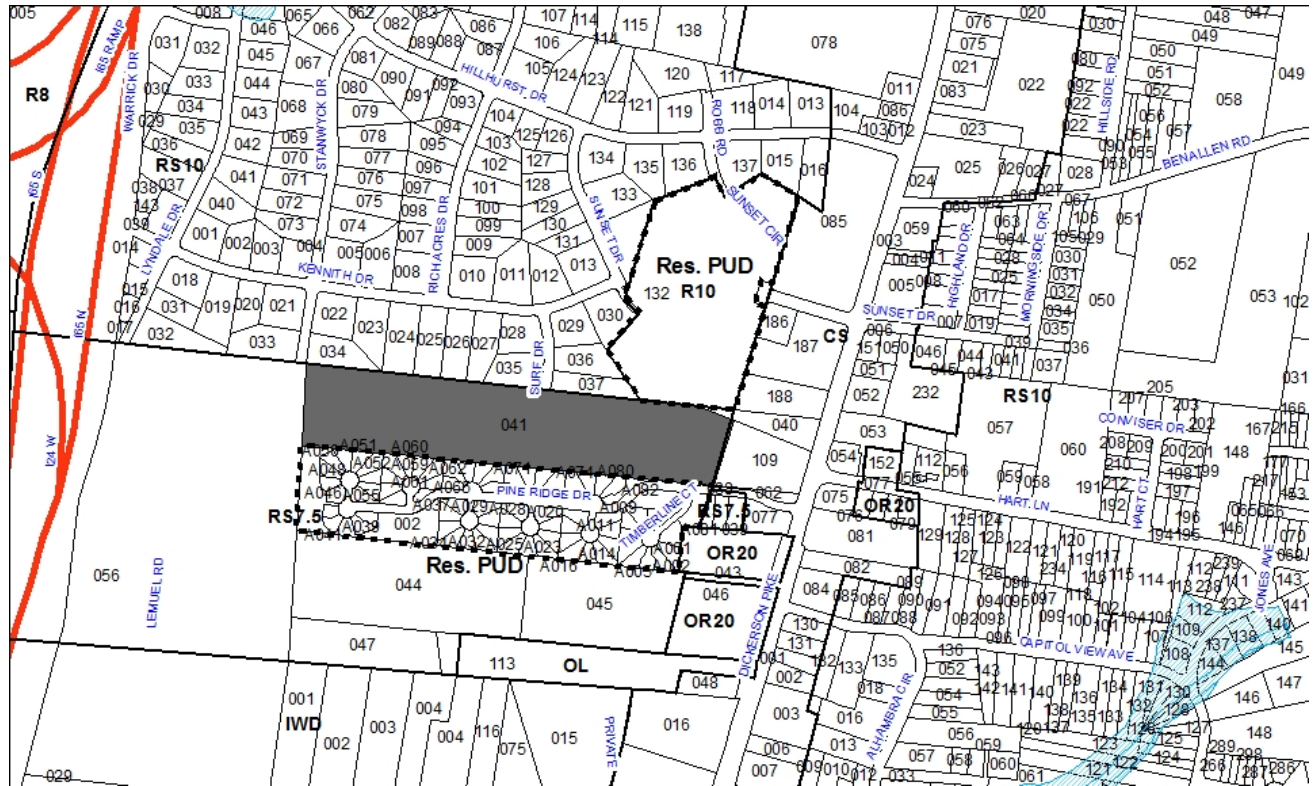


Metro Planning Commission Meeting of 10/10/2013

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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 10/10/2013



2013SP-034-001
COTTAGE PARK
Map 060, Parcel(s) 041
East Nashville
02 - Frank R. Harrison



Project No.	Zone Change 2013SP-034-001
Project Name	Cottage Park
Council District	2 – Harrison
School District	1 – Gentry
Requested by	Dale and Associates, applicant; Danny and Melanie Eaton owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Preliminary SP to permit 81 residential units.

Preliminary SP

A request to rezone from RS7.5 to SP-R zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.58 acres), to permit up to 81 residential dwelling units.

STAFF RECOMMENDATION

Staff recommends that the proposal be deferred indefinitely as requested by the applicant.



Metro Planning Commission Meeting of 10/10/2013



2013Z-034PR-001

RIVERSIDE DRIVE

Map 072-07, Parcel(s) 131-135, 228-230, 232, 233, 235, 238, 273, 290-296, 371

East Nashville

7 - Anthony Davis



Project No.	Zone Change 2013Z-034PR-001
Council District	07 – A. Davis
School District	3 – Speering, 5 - Kim
Requested by	Councilmember Anthony Davis and the Metropolitan Planning Department, applicants for various owners
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with a housekeeping amendment to the Community Plan</i>

APPLICANT REQUEST

Zone Change from various districts to MUL-A and MUN-A.

Zone Change

A request to rezone from Commercial Limited (CL), Mixed Use Limited (MUL), Specific Plan – Commercial (SP-C), Single-Family Residential (RS10), Office Residential (OR20), Commercial Neighborhood (CN) and One and Two-Family Residential (R6) to Mixed Use Limited - A (MUL-A) and Mixed Use Neighborhood – A (MUN-A) zoning for various properties located along Maxey Lane, McGavock Pike, Oxford Street and Riverside Drive, between Oxford Street and Geneva Drive, (5.92 acres).

Existing Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

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

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.

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.

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

Commercial Neighborhood (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

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.



Metro Planning Commission Meeting of 10/10/2013

Proposed Zoning

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

Mixed Use Neighborhood-A (MUN-A) is intended for a low 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

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

The proposed A districts will encourage redevelopment in Riverside Village at higher intensities and permit a mix of uses, including residential, within single buildings and within the center. The zoning districts will encourage new development in a form that supports a strong pedestrian environment by locating and orienting new buildings toward the sidewalk, reducing the number of vehicular access points and minimizing prominence of parking facilities.

The additional development opportunities of MUN-A and MUL-A allow services to be provided closer to neighborhoods, which increases the viability of other modes of transportation, including transit and cycling, and helps create an environment in which individuals park and walk to multiple destinations or walk from surrounding neighborhoods. The properties included in the zone change are served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure.

A robust neighborhood center also strengthens the health and viability of the surrounding neighborhood. Stronger, more complete urban neighborhoods combat urban sprawl by mitigating the need to build in suburban and rural areas.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood Center (NC) is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

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. This policy applies only to parcel 238.



Metro Planning Commission Meeting of 10/10/2013

Special Policy (applying to Parcels 294-296)

This area is intended to serve as a transition from the more intense mixed uses along McGavock Pike to the residential uses further south along Riverside Drive, which is intended to retain its character as a residential boulevard with occasional compact Neighborhood Center nodes found at key intersections. To this end, uses within the Special Policy area should be more limited in scale and intensity than those to the north. To achieve this difference in scale and intensity, if rezoning of this area is requested, the provisions of the Mixed Use Neighborhood District as it exists as of the date of the establishment of this Special Policy should be used as a guide for developing zoning for the site rather than the more intense Mixed Use Limited District that has been used elsewhere in this Neighborhood Center.

Consistent with Policy?

Yes. The proposed zoning allows a mixture of office, commercial and residential uses as well development intensities that will continue the growth of this neighborhood center. The proposed MUN-A districts on properties to the south of those that front McGavock Pike recognize and implement the Special Policy.

MUN-A is proposed for Parcel 238, a triangular shaped property with frontage on Maxey Lane that currently has Neighborhood General Policy. Staff is recommending a housekeeping amendment to change the policy applied to this property from Neighborhood General to Neighborhood Center. The property is adjacent to parcels east and northwest that are included in the Neighborhood Center policy. The parcel to the northwest is proposed for MUL-A zoning. Including this parcel in this rezoning will provide continuity in the neighborhood center boundary and allow for a better transition into the neighborhood to the south and west. The site may also be used to support the more intense uses intended for properties zoned MUL-A.

ANALYSIS

The parcels included in this application form an existing neighborhood center in East Nashville's Inglewood neighborhood at the intersection of two major streets, Riverside Drive and McGavock Pike. The majority of the properties have frontage on McGavock Pike and are proposed for MUL-A zoning while MUN-A zoning is proposed for parcels on the south side of the neighborhood center. The center is wholly surrounded by residential neighborhoods.

The mixed use -A districts encourage the redevelopment of the Riverside Village neighborhood center in a manner that will support an improved walking environment and the two existing MTA bus lines serving the center. The land uses permitted with the proposed districts will encourage more neighborhood oriented services.

The proposed zoning districts will simplify the zoning pattern over the neighborhood center and create a consistent expectation for future growth in terms of uses and development form. The mixed use-A districts will enable redevelopment of the center at a scale consistent and compatible with the surrounding neighborhood.

The properties in this zone change were included in an expansion of the Urban Zoning Overlay (UZO) in 2007, which is intended to promote reinvestment in areas of metro Nashville originally developed before the mid-1950's.



Metro Planning Commission Meeting of 10/10/2013

The following development standards would be applicable with the proposed zoning.

Mixed Use Limited-A (MUL-A):

Height:	max - 3 stories (45 feet) at the setback; total up to 4 stories (60 feet)
Floor Area Ratio:	1.00 maximum
Front Build-to Zone:	5' to 15' from street property line (new building shall occupy corner)
Parking:	Per Zoning Code – located to rear or side of building(s)

Mixed Use Neighborhood-A (MUN-A):

Height:	max – 3 stories (45 feet) at the setback; total up to 4 stories (60 feet)
Floor Area Ratio:	0.6 maximum
Front Build-to Zone:	5' to 15' from street property line (new building shall occupy corner)
Parking:	Per Zoning Code – located to rear or side of building(s)

Signage permitted in the proposed mixed use districts would be more compatible with the surrounding neighborhood context. Properties included in the neighborhood center would be limited to one on-premise ground sign with display area no greater than 64 square feet and a maximum height of 20 feet.

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development.

STAFF RECOMMENDATION

Staff recommends approval with a housekeeping amendment to the Community Plan from Neighborhood General to Neighborhood Center policy for parcel 238, as the proposed MUL-A and MUN-A zoning districts are consistent with the Neighborhood Center policy.



Metro Planning Commission Meeting of 10/10/2013

SEE NEXT PAGE



Project No.	Zone Change 2013Z-036PR-001
Council Bill	BL2013-565
Council District	02 - Harrison
School District	1 - Gentry
Requested by	The Residential Group, LLC, applicant and Horsepower Realty, LLC, owners
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone Change from IWD to MUG.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use General (MUG) zoning for property located at Vantage Way (unnumbered), approximately 290 feet east of French Landing Way (11.18 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use General (MUG) is intended for a moderately high intensity mixture of residential, retail, and office uses.

CRITICAL PLANNING GOALS

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

The property is located in MetroCenter and just north of downtown both of which provide a concentration of employment. The proposed MUG zoning district allows a variety of commercial and residential uses that would support the surrounding employment environment. Residential development on the site would support existing service commercial in the surrounding area while not disrupting the functionality of the surrounding employment center. Housing on the site would create an additional opportunity for living near employment, which is favorable as it would allow for shorter commutes and opportunity to use other modes of transportation using the existing network.

The proposal allows development opportunity on a site that has been vacant. Development on the site would utilize existing public infrastructure, which is appropriate as it doesn't burden Metro with the cost of maintaining new infrastructure.

NORTH NASHVILLE COMMUNITY PLAN

District Office Concentration (D OC) policy is intended to preserve, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are



Metro Planning Commission Meeting of 10/10/2013

present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm.

Special Policy

MetroCenter has been successful as a business and light industrial park. Existing IWD zoning in the area is supportive of these uses and may remain and continue to support such uses during this planning period. Over time, however, it is envisioned that this area transition from light industrial/distribution to more office with a mixture of commercial and residential land uses. In such cases where commercial and/or residential land uses are desired, zone districts as outlined in the D Office Concentration Community Character Policy to permit those uses may be considered on their merits.

Consistent with Policy?

Yes. The MUG zoning district permits a variety of office, commercial and residential uses that are consistent with and complimentary to the Office Concentration policy as provided for in the Special Policy.

ANALYSIS

The property, located on the south side of Vantage Way east of French Landing Drive, is currently vacant. The property backs up to I-65 to the south and is surrounded by office uses and an Automobile Sales use to the east. Access to the site would be gained from Vantage Way.

The proposed MUG zoning district permits a variety of uses compatible with those found in the surrounding area. The size and shape of the site would accommodate a large development at a scale consistent with the surrounding IWD zoned property.

Floodplain exists on a portion of the property. Any development on the site under the current or proposed zoning will be required to meet Metro Stormwater requirements.

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development.

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
General Office (710)	11.18	0.8 F	389,600 SF	3802	557	516

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	11.18	3 F	487,000 SF	4515	666	625



Metro Planning Commission Meeting of 10/10/2013

Traffic changes between maximum existing: IWD and proposed MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 97,400 SF	+713	+109	+109

STAFF RECOMMENDATION

Staff recommends approval as the proposed MUG district is consistent with the District Office Concentration policy and special policy.



Metro Planning Commission Meeting of 10/10/2013

SEE NEXT PAGE

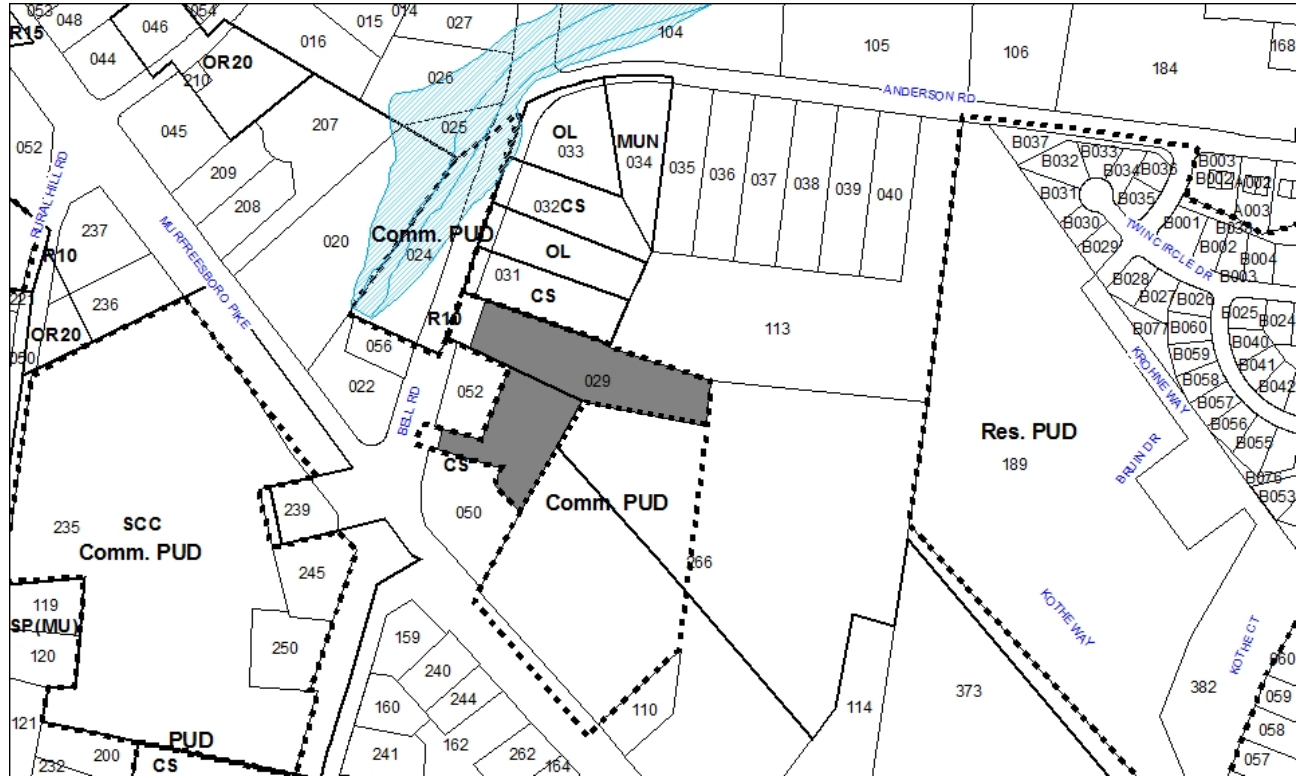


PLANNING COMMISSION ACTIONS

- **Planned Unit Development (Final)**
- **Subdivision (Amendment)**



Metro Planning Commission Meeting of 10/10/2013



157-74P-001

ULTIMATE STORAGE INC. (PRELIM & FINAL)

Map 149-08, Parcel(s) 029

Antioch - Priest Lake

29 Karen Y. Johnson



Project No.	Planned Unit Development 167-84P-001
Project Name	Ultimate Storage Inc. (Prelim & Final)
Council District	29 – Johnson
School District	6 – Mayes
Requested by	Azimtech Engineering, applicant; Ultimate Storage, Inc., owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Revise a portion of a Planned Unit Development and final site plan to permit a self-storage facility.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for the Commercial Planned Unit Development Overlay District located at 458 Bell Road, approximately 125 feet north of Murfreesboro Pike (3.16 acres), zoned Commercial Service (CS) and One and Two-Family Residential (R10), to permit the addition of a 3,400 square foot self-storage building.

Existing Zoning

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

One and Two-Family Residential (R10) *This is a commercial PUD that does not permit residential uses. When this PUD was approved, the Code did not require the base zoning district to match the uses permitted in the PUD; therefore, when it was approved by Council the R10 base district was not changed to match the commercial PUD.*

Murfreesboro Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of the Zoning Code.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

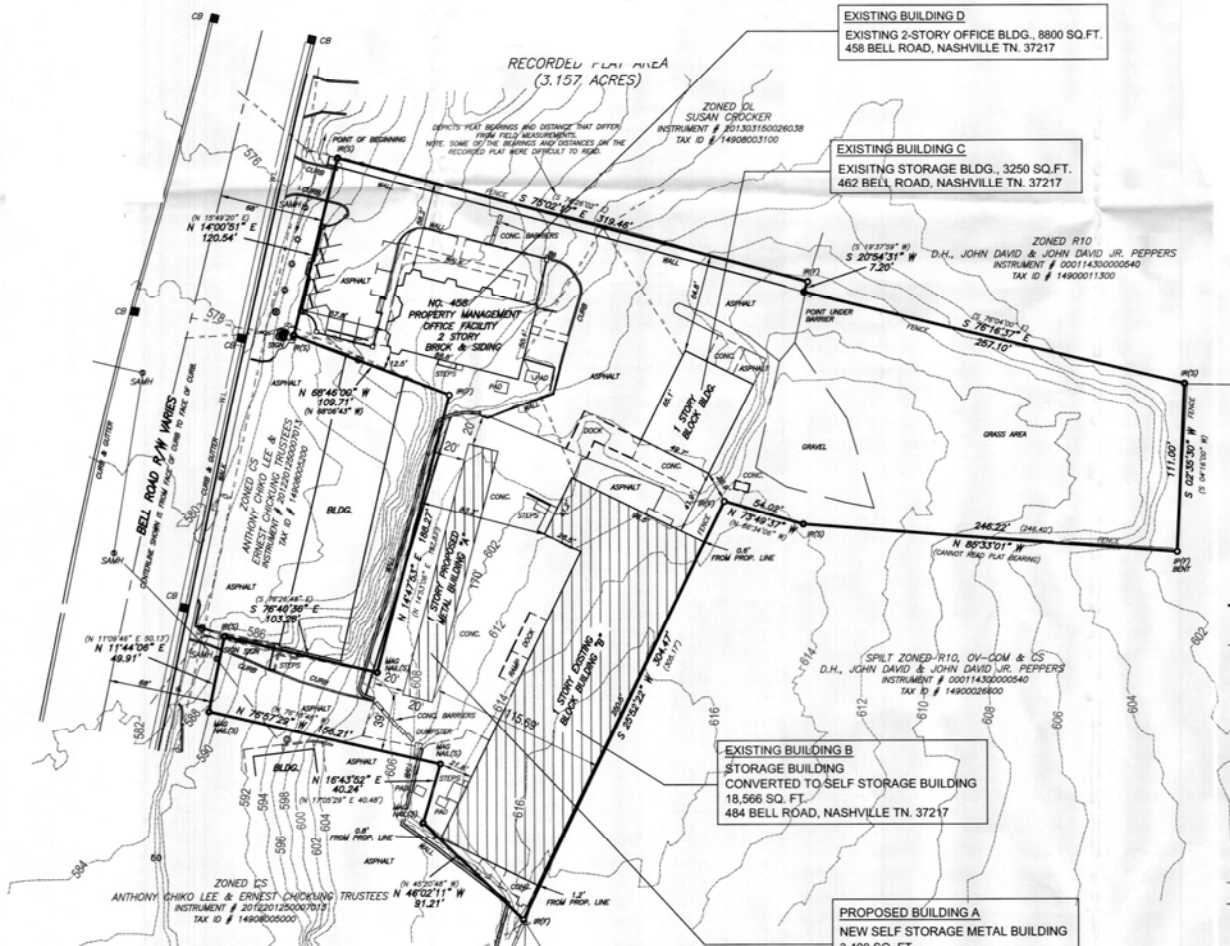
The subject site is located on the east side of Bell Road just north of Murfreesboro Pike. The commercial PUD was originally approved in 1984 for a 24,750 square foot plant (manufacturing) and an 8,400 square foot office building. It currently consists of a two story office building located along Bell Road and two large storage buildings located at the rear of the site.

The proposal is to change the use from manufacturing to self-storage, while maintaining the office use. The plan calls for one additional building, which will be located at the back of the site, where



Metro Planning Commission Meeting of 10/10/2013

it is not visible from Bell Road. The current build out is 30,616 square feet and the proposed new building is 3,400 square feet, for a total of 34,016 square feet. The plan also calls for additional landscaping, including two trees along Bell Road in front of the existing office building.



Proposed Plan



Metro Planning Commission Meeting of 10/10/2013

ANALYSIS

The proposed use is permitted under the current CS base zoning district and is also a permitted use under the previous zoning in place when the PUD was originally approved. With this proposal, the floor area will be 34,016 square feet. The last Council approved plan was approved for 51,586 square feet. As proposed the additional building will not increase the floor area above what was approved by Council. Additionally, landscaping is provided, including two trees in compliance with the Murfreesboro Road UDO. Accordingly, this request is being considered as a PUD revision/minor modification and does not require Council approval. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be



Metro Planning Commission Meeting of 10/10/2013

those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

STORMWATER RECOMMENDATION

Ignore

This application does not require stormwater approval because it meets the grading permit exemption criteria.

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.
- Comply with the previously approved building permit, T201322509.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions. The proposed request is consistent with the original PUD concept and is in compliance with the Murfreesboro Road UDO. The proposed use is permitted by the current CS base zoning district.

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. Comply with the previously approved building permit, T201322509.

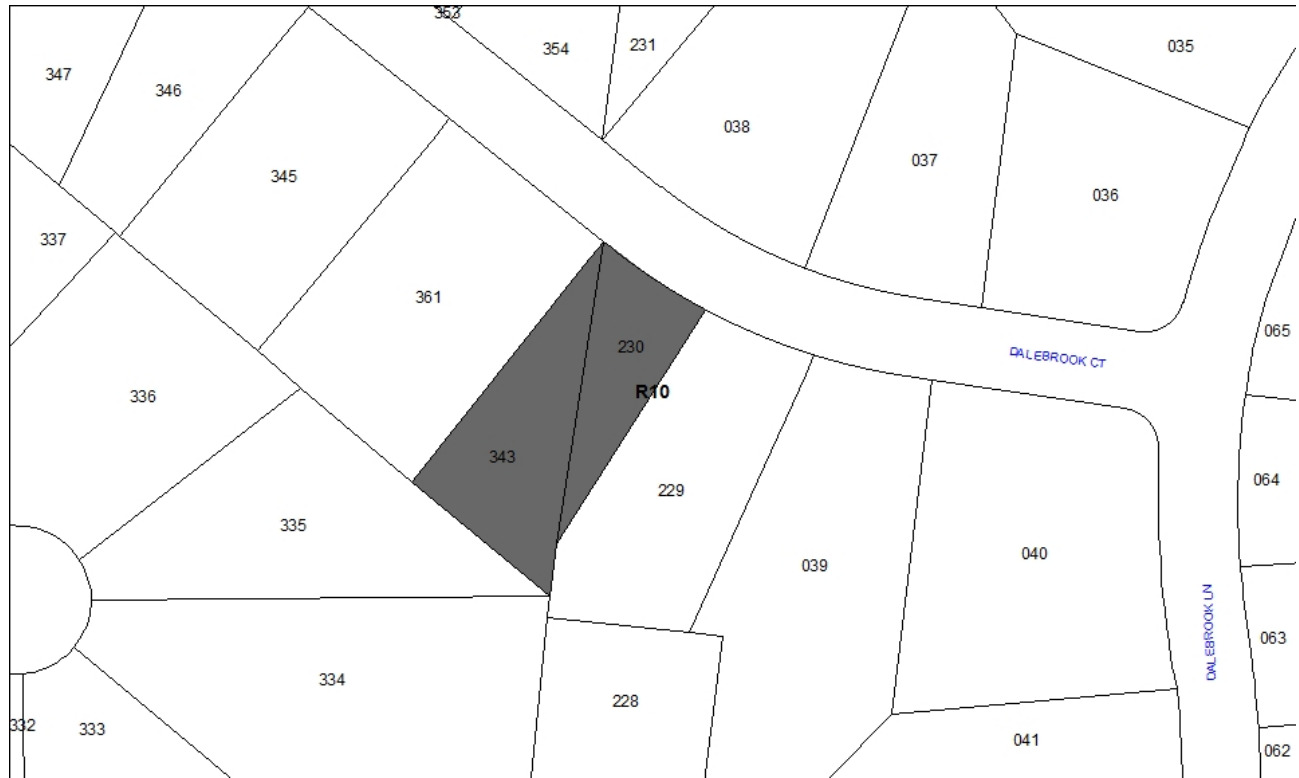


Metro Planning Commission Meeting of 10/10/2013

3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
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.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
8. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



Metro Planning Commission Meeting of 10/10/2013



2013S-171A-001

FIRST REVISION OF EASTLAND OAKS, RESERVE PARCEL & EASTLAND ACRES,
PARCEL A

Map 083-07, Parcel(s) 230, 343

East Nashville

06 - Peter Westerholm



Project No.	Subdivision 2013S-171A-001
Project Name	First Revision of Eastland Oaks, Reserve Parcel & Eastland Acres, Parcel A
Council District	6 – Westerholm
School District	5 – Kim
Requested by	Cornerstone Investments, Inc., applicant and owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with a condition.</i>

APPLICANT REQUEST

Remove a note from a plat.

Final Plat

A request to amend a previously approved plat to remove a note restricting the future lot to single-family uses only on properties located at Dalebrook Court (unnumbered), approximately 330 feet west of Dalebrook Lane (0.38 acres), zoned One and Two-Family Residential (R10).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 duplex lot for a total of 2 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The consolidation plat with the note removed to allow duplex use would provide additional building opportunity on a vacant parcel where adequate infrastructure exists, which is appropriate because it does not burden Metro with the cost of maintaining new infrastructure. The proposal also permits housing on a parcel that has never been developed and has been a gap in the surrounding residential neighborhood, particularly on Dalebrook Lane.

REQUEST DETAILS

A final plat removing the reserve status and permitting the consolidation of two triangular lots into one lot containing 16,962 square feet was approved by the Planning Commission on July 25, 2013, as Case No. 2013S-111-001. The plat was approved with a condition to restrict the lot to one single family dwelling.

The condition to limit the use on the property to one single family residential dwelling was required as reflection of an interpretation from the Department of Codes Administration. Upon re-evaluation it has been determined by the Department of Codes Administration that a duplex would be permitted.

Planning Commission approval is required to remove the note because the single-family use limitation on the plat was a condition of the Planning Commission's approval.



Metro Planning Commission Meeting of 10/10/2013

ANALYSIS

The consolidated property meets the minimum lot area required by the R10 zoning and is compatible with the lots existing on Dalebrook Court. A two-family use on the 16,962 sq. ft. consolidated lot is permitted by the R10 zoning district as expressed in the Zoning Administrator's recommendation below.

ZONING ADMINISTRATOR RECOMMENDATION

Approve:

Upon consolidation, the new parcel is conforming as to lot area. Because the new parcel is conforming, a duplex is allowed if the conditions set forth in M.C.L. § 17.16.030 (D) are satisfied. M.C.L. § 17.16.030 (D)(1) allows a duplex if the lot was legally created and of record prior to August 1, 1984. In this case, we have the merger of two existing parcels, both created and of record prior to August 1, 1984. Therefore, pursuant to M.C.L. § 17.16.030 (D)(1), a two-family dwelling (duplex) in a single residential structure is permitted. Further, because parcels 230 and 343 were each entitled to a single-family residence prior to merger/consolidation, no additional building rights are being conferred beyond those which existed prior to merger/consolidation, and there is no increase in density.

PUBLIC WORKS RECOMMENDATION

Approved with Conditions:

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

WATER SERVICES RECOMMENDATION

Approved contingent on the capacity fee payment for the second unit. Building permits will not be issued until this payment had been made.

STAFF RECOMMENDATION

Approve with a condition.

CONDITION

1. Comply with Water Services requirement: Pay capacity fee for the second unit prior to issuance of a building permit.