

Metropolitan Planning Commission



Staff Reports

October 9, 2014



Metro Planning Commission Meeting of 10/9/2014

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



PREVIOUSLY DEFERRED ITEMS

- **Community Plan Amendments**
- **Specific Plans**
- **Zone Changes**



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2014CP-008-002

NORTH NASHVILLE PLAN AMENDMENT

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278

08, North Nashville

(Edith Taylor Langster)



Project No. **Minor Amendment 2014CP-008-002**
Project Name **North Nashville Community Plan: 2010 Update**
– Mending Hearts
Council District 21 – Langster
School Districts 1 – Gentry
Requested by Mending Hearts Inc., Owner.

Deferral This request was deferred at the September 11, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer McCullough
Staff Recommendation *Approve*

APPLICANT REQUEST

Amend the North Nashville Community Plan from Urban Neighborhood Maintenance policy to Urban Neighborhood Evolving policy

Minor Plan Amendment

A request to amend the *North Nashville Community Plan: 2010 Update* by changing the current Community Character policy from Urban Neighborhood Maintenance (T4 NM) to Urban Neighborhood Evolving (T4) NE for the property located at 4101, 4103, and 4105 Albion Street and at 930 and 932 42nd Avenue North.

Current Land Use Policy

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

Proposed Land Use Policy

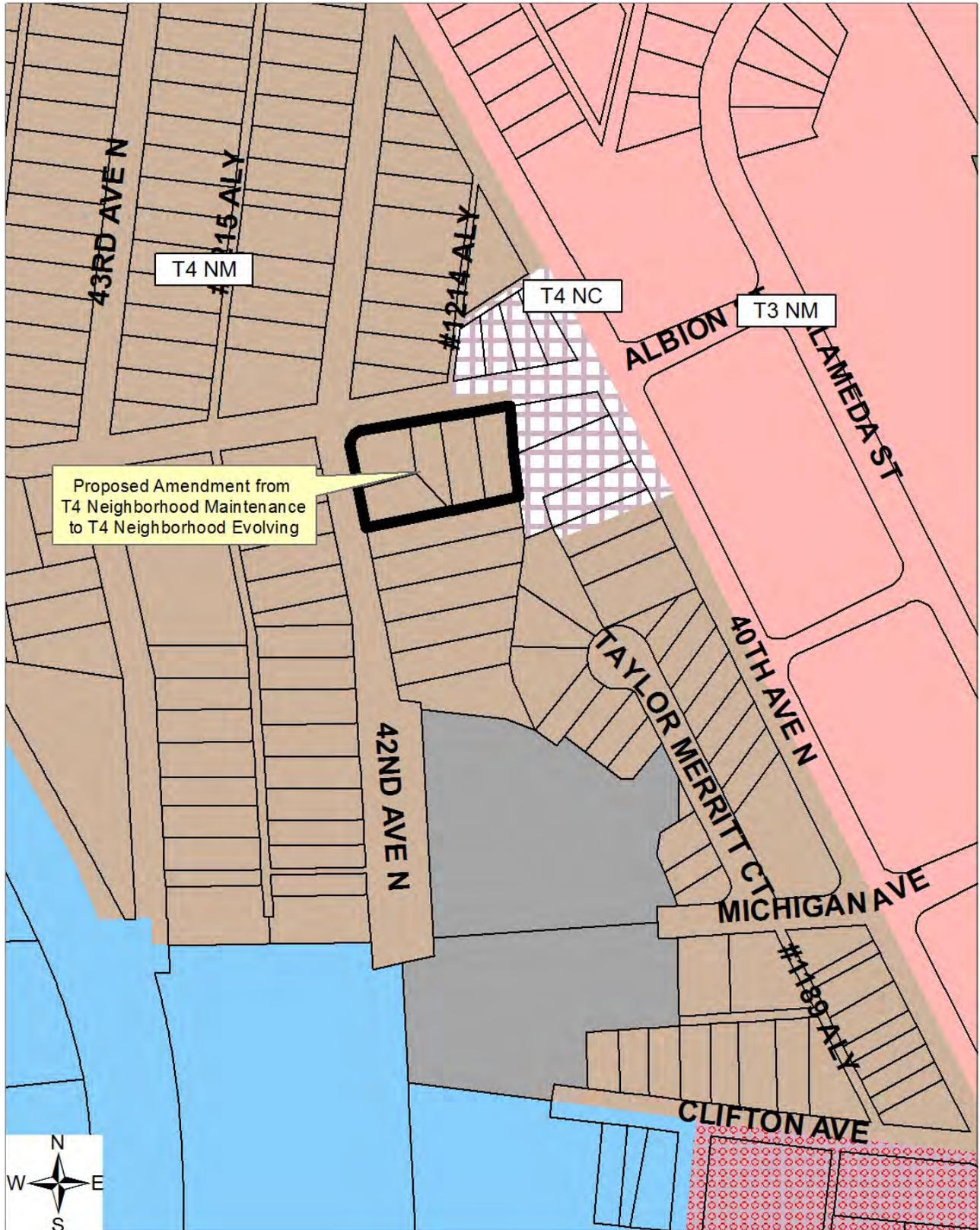
Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

BACKGROUND

The properties – 4101, 4103, and 4105 Albion Street and at 930 and 932 42nd Avenue North – are located on the southeast corner of the intersection of Albion and 42nd Avenue North. This area is predominately residential except for parcels along 40th Avenue North, which are in Urban



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Neighborhood Center Policy and zoned CN, Commercial Neighborhood District and MUL, Mixed Use Limited District. The residential area was one of several downzoned in 2005 to RS5, to limit the amount of multi-family housing. Existing multi-family continues to remain and contribute to the housing choice in the area. The property in question has two duplex units and two triplex units on four parcels. The parcel directly on the corner of 42nd Avenue North and Albion Street once contained a duplex, but is currently vacant.

The North Nashville Community Plan was last updated in 2010.

COMMUNITY PARTICIPATION

Several conversations have been held between the applicant and the Tomorrow's Hope Neighborhood, to discuss options for the property since 2012, when the applicant began to plan for expansion.

A community meeting was held by the Planning Department on August 25, 2014. It was attended by approximately 35 people from the surrounding Tomorrow's Hope Neighborhood, including Councilmember Edith Taylor Langster and State Representative Harold Love.

ANALYSIS

The subject properties are in an area of transition between the single family homes to the south and west, and an area designated as Neighborhood Center, along 40th Avenue North, to the east. There are five contiguous parcels, with ten units in four buildings. The corner site is currently used as a garden. The easternmost parcel is near a stream, but is not in the floodway. The applicant has been advised that a buffer may be required, as determined by Metro Stormwater, when planning the redevelopment of the property.

The amendment of the area from Neighborhood Maintenance policy to Neighborhood Evolving policy does not encourage the conversion of any additional single family properties to multi-family, as this property has been multi-family for over 40 years. Staff would not recommend the inclusion of the properties on the north side of Albion Street in the change to Neighborhood Evolving because they are within a clearly established lot pattern oriented to 42nd Street.

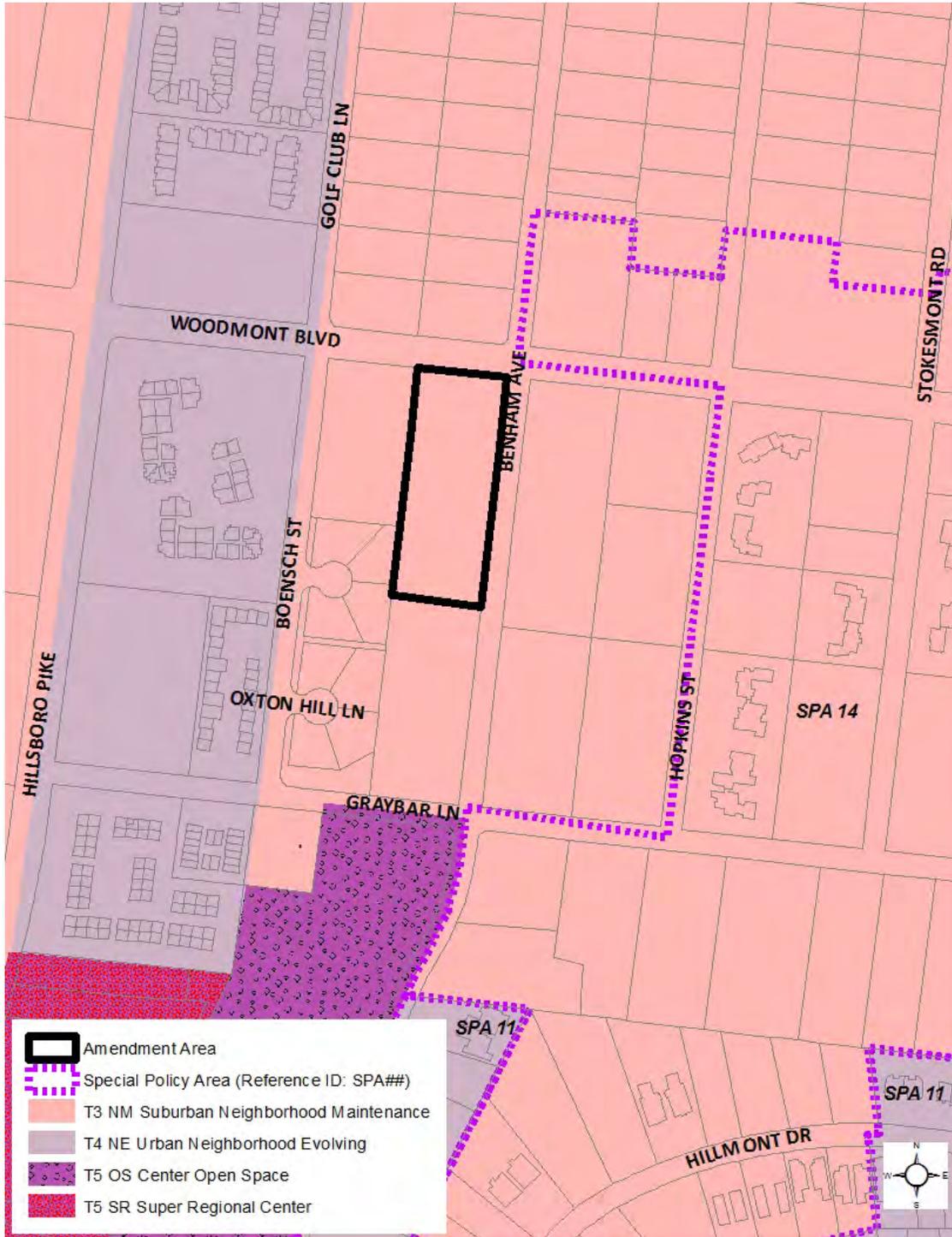
Under the guidance of the Urban Neighborhood Evolving policy, the subject properties will be developed in a manner that is complementary to the surrounding neighborhood, in regards to building setback, form and height.

STAFF RECOMMENDATION

Staff recommends approval.



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2014CP-010-002 GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

2001 Woodmont Boulevard, Map 117-11, Parcel 28

Green Hills-Midtown

25- Sean McGuire



Project No.	Minor Plan Amendment 2014CP-010-002
Project Name	Green Hills-Midtown Community Plan: 2005 Update – 2001 Woodmont Boulevard
Associated Case	2014SP-019-001
Council District	25 – McGuire
School District	8 – Pierce
Requested by	Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner.
Deferral	This request was deferred at the September 11, 2014, Planning Commission meeting at the request of the applicant.
Staff Reviewer	Wood
Staff Recommendation	<i>Withdraw</i>

APPLICANT REQUEST

Add Special Policy Language to support the continuation of an existing nonresidential use.

Minor Plan Amendment

A request to amend the Green Hills-Midtown Community Plan to add Special Policy language to the Suburban Neighborhood Maintenance (T3 NM) policy that applies to the property located at 2001 Woodmont Boulevard to support the continuation of an existing non-residential use, at the southwest corner of Woodmont Boulevard and Benham Avenue (2.36 acres), requested by Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner (also see Specific Plan case # 2014SP-019-001).

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN

CURRENT POLICY

Suburban Neighborhood Maintenance (T3 NM) policy is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

PROPOSED POLICY

The proposal is to designate the property as a Special Policy Area within the Suburban Neighborhood Maintenance policy area that would support the continued limited institutional use of the property consistent with how it has been used in the past under the nonconforming use provisions of the Zoning Code.

BACKGROUND



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The property at 2001 Woodmont Boulevard has been used for various office and limited institutional purposes over the past 33 years. The uses were for many years permitted through the Board of Zoning Appeals under conditional use permits. When the most recent Zoning Code was adopted in 1998, this category of uses was discontinued and the property became a lawful nonconforming use under Tennessee State Law.

The current property owners would like to have the property zoned in accordance with its use rather than continuing to go through future approval processes through the Board of Zoning Appeals. The property has most recently been used for a variety of wellness activities including physical therapy, massage therapy, and fitness classes. The prospective buyer wants to use the property in the same manner and will not be increasing the degree of nonconformity.

When the community plan amendment application was submitted in February 2014, the Land Use Policy that was in place was Residential Low-Medium Density (RLM). RLM was one of the policies in the now-obsolete Land Use Policy Application (LUPA) manual that was used in the older community plans. All of the remaining LUPA policy areas in the county were translated to their closest equivalents in the Community Character Manual (CCM) by the Planning Commission on April 10, 2014. The translated policies became effective on June 12, 2014.

The CCM contains policies for land uses that do not conform to zoning and land uses and zoning that are inconsistent with policy. These policies are found within the General Principles chapter of the CCM. Staff reviewed the proposal in light of a letter from the Zoning Administrator that was provided by the applicant and assessed it against the General Principles in the CCM.

COMMUNITY PARTICIPATION

Public Hearing Notices were mailed out to property owners within 600 feet of the site on August 29th. Local neighborhood associations were also notified. A copy of the notice was also placed on the Planning Department website.

ANALYSIS

The policies in the CCM General Principles for non-conforming and inconsistent sites generally encourage that they be redeveloped in accordance with the applicable Community Character Policy whenever the uses cease. Generally, these uses are identified and more specific guidance is provided for each through the community plan update process. In some cases, little additional guidance is needed beyond that in the General Principles. Any future rezoning proposals or community plan amendments for these sites should be considered on their merits with attention given to the following issues:

- The use would generate minimal non-local traffic and the traffic can be adequately served by existing infrastructure;
- The proposed use can be adequately served by existing infrastructure;
- The use would not increase the degree of non-conformity with the zoning code; and
- Appropriate zoning can be applied, which, in the course of accommodating the acceptable use, does not expose the adjoining area to the potential for incompatible land uses.

The applicant is proposing to keep the use of the property consistent with historic parameters and is proposing only minor changes that would add more parking to the property. Planning staff has recommended conditions of approval to the SP, including sidewalk requirements, to address any



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concerns. The SP is the appropriate zoning district to apply to ensure that the above policy guidance is followed and it is consistent with the guidance of the CCM General Principles cited above.

STAFF RECOMMENDATION

Staff recommends that the amendment application be withdrawn because a Special Policy is no longer needed due to the Community Character Manual Translation.



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2014SP-019-001
ELITE PHYSICAL THERAPY
Map 117-11, Parcel(s) 028
10, Green Hills - Midtown
25 (Sean McGuire)



Project No.	Zone Change 2014SP-019-001
Project Name	Elite Physical Therapy
Associated Case	2014CP-010-002
Council District	25 – McGuire
School District	8 – Pierce
Requested by	Civil Site Design Group, applicant; Green Hills Property Partners, LLC, owner.

Deferrals This request was deferred from the September 11, 2014, Planning Commission meeting at the request of the applicant.

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

APPLICANT REQUEST

Preliminary SP to permit physical therapy, medical office and associated uses.

Preliminary SP

A request to rezone from One and Two-Family Residential (R40) to Specific Plan – Institutional (SP-INS) zoning for property located at 2001 Woodmont Boulevard, at the southwest corner of Woodmont Boulevard and Benham Avenue, (2.36 acres), to permit physical therapy, medical office and associated uses.

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

The property at 2001 Woodmont Boulevard has been used for various office and limited institutional purposes over the past 33 years. The uses that were classified under “community assembly community facility” under the previous code were permitted through the Board of Zoning Appeals under conditional use permits. When the most recent Zoning Code was adopted in 1998, this category of uses was discontinued and the property became a lawful nonconforming use under Tennessee State Law. A letter from the Zoning Administrator detailing the history of this site follows this report.

The current property owners would like to have the property zoned in accordance with its use rather than continuing to go through future approval processes through the Board of Zoning Appeals. The property has most recently been used for a variety of wellness activities including physical therapy, massage therapy, and fitness classes. The prospective buyer wants to use the property in the same manner and will not be increasing the degree of nonconformity.

Proposed Zoning

Specific Plan-Institutional (SP-INS) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to



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implement the specific details of the General Plan. This Specific Plan includes several uses, including physical therapy, medical office and uses associated with physical therapy.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN

CURRENT POLICY

Suburban Neighborhood Maintenance (T3 NM) policy is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

PROPOSED POLICY

The proposal is to designate the property as a Special Policy Area within the Suburban Neighborhood Maintenance policy area that would support the continued limited institutional use of the property consistent with how it has been used in the past under the nonconforming use provisions of the Zoning Code.

Consistent with Policy?

Staff has determined that no policy amendment is necessary as the existing policy provides adequate guidance for and supports legally nonconforming uses.

PLAN DETAILS

The property is located on the southwest corner of Woodmont Boulevard and Benham Avenue. Benham Avenue is unimproved. A residential SP was recently approved on the southeast corner of Benham Avenue. The plan calls for a pedestrian walkway within the ROW from Woodmont to Graybar Lane. The subject property is currently developed and contains a two story 16,700 square foot building and associated parking.

This site has not been used as a residential structure since the late 1960s. The physical therapy and associated uses were permitted under previous zoning. The uses are currently nonconforming, but are protected by state statute.

Site Plan

The plan limits the floor area on the site to the current size of the existing building (16,700 square feet). The only improvement shown on the plan includes a new 17 space parking lot. The lot is located in front of the building approximately 80 feet from Woodmont.

The SP proposes the following uses:

- Single and two-family residential;
- Physical therapy;
- Sports training & fitness;
- Nutrition, therapeutic massage and wellness services;



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- Chiropractic, acupuncture and aesthetics (skin care) services;
- In-office medical services including medical imaging and any other in-office procedures (not more than 2 physicians, midlevel providers [nurse practitioners or physician's assistant]).

ANALYSIS

Staff recommends approval with conditions. The Zoning Administrator has indicated that the current and proposed uses are permitted today, as they are protected by state statute.

Staff has included conditions to the approval. Staff conditions of approval include a condition to require a sidewalk along Woodmont Boulevard and to provide an internal walkway connection to that sidewalk. While there are no sidewalks in the immediate area, the SP that was recently approved on the opposite side of Benham includes a sidewalk along Woodmont and also includes a pedestrian path within the unimproved ROW of Benham. Since the neighboring plan is providing sidewalks, a sidewalk with this project will help extend the pedestrian network in an area where it is needed. Staff is also recommending that any form of residential be prohibited. The plan provides no guidelines for residential development. If residential were to be permitted, then the SP would need to be revised to provide adequate standards for any residential use.

FIRE MARSHAL'S OFFICE

N/A

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.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all staff conditions.

CONDITIONS

1. Uses shall be limited to those identified on the SP plan; however, residential uses shall be prohibited.
2. Prior to the issuance of any use permits, a sidewalk shall be provided along Woodmont Boulevard. The sidewalk shall be consistent with the Major and Collector Street Plan.
3. Prior to the issuance of any use permits, an internal walkway connection shall be made from the building entrance to the required sidewalk along Woodmont Boulevard.
4. All landscaping shall meet current landscaping requirements of the Metro Zoning Code, including tree protection and placement.
5. Signage shall be limited to signage permitted within the ON zoning district, except that any ground sign shall be monument type and shall not be more than five feet in height.



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



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KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

February 10, 2014

OFFICE ADDRESS
METRO OFFICE BUILDING – 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

MPower MD, LLC
2021 Church Street
Suite 200
Nashville, TN 37203
Attn: Justin Lawson, President

Re: Permitted Use of Property at 2001 Woodmont Boulevard, Nashville, Davidson County, Tennessee, Parcel ID # 11711002800 (the "Property")

Ladies and Gentlemen:

This office has been requested to confirm to you certain facts and circumstances concerning the current zoning and land use approval status of the above-referenced Property. In furtherance of that request, we hereby confirm and advise you as follows, to wit:

1. The Property is located within jurisdictional limits of The Metropolitan Government of Nashville and Davidson County.
2. Property is located in the R40 zoning district as described in the Zoning Code of The Metropolitan Government of Nashville and Davidson County (the "Zoning Code"), adopted in 1998.
3. On April 9, 1969, the Metropolitan Planning Commission approved a site plan for American Child Care Centers, Inc. On or about June 4, 1969, Building Permit No. 69-73648 was issued to permit American Child Care Centers, Inc., to use the Property for a day care facility for 228 children. At the time the property was located in an Estate B zoning district under the Davidson County Zoning Regulation.
4. On or about January 16, 1981, the Sertoma Club of Nashville and its lessee, the Easter Seals Society of Middle Tennessee, made an application under Building Permit No. 81-27432 to use the Property for a community assembly community facility. At the time the property was located in a R-40 zoning district under the 1974 Comprehensive Zoning Ordinance of the Metropolitan Government. A community assembly community facility was a conditional use in a R-40 district under the Comprehensive Zoning Ordinance. A community assembly community facility was defined in Section 13.53(b) of the Comprehensive Zoning Ordinance as follows:

(b) Activity type, community assembly community facilities: include the activities typically performed by, or at, the following institutions or installations:

- (1) Parochial and private, nonprofit clubs, lodges, meeting halls, and recreation centers and areas.
- (2) Temporary nonprofit festivals.

5. The requested conditional use permit for the community assembly community facility was granted by the Board of Zoning Appeals on or before April 23, 1981.

6. Also on January 16, 1981, the Sertoma Club of Nashville and its lessee, the Easter Seals Society of Middle Tennessee, made an application under Building Permit No. 81-27433 to use the Property use the existing non-residential building on the Property for a day care facility for the mentally and physically handicapped. A day care center for children community facility was a conditional use in a R-40 district under the Comprehensive Zoning Ordinance. The requested conditional use permit for the day care center for children community facility was granted by the Board of Zoning Appeals on or before April 23, 1981.

7. In 1996, the Sertoma Club applied to construct a 2800 square foot connector with office space and a 7,746 square foot addition for an indoor pool and outdoor tennis courts and to renovate the building so as to provide physical therapy services to the developmentally disabled. The Zoning Administrator initially denied the application on the grounds that the proposed use was an administrative community facility and not a community assembly community facility. The Sertoma Club appealed the Zoning Administrator's decision to the Board of Zoning Appeals, and in Case No. 96-16 the Board of Zoning Appeals overturned the Zoning Administrator's decision and found that the proposed use was community assembly community facility. In Case No. 96-230, the Board of Zoning Appeals approved a variance in the floor area ratio on December 16, 1996, to permit the construction of the 7,746 square foot addition with swimming pool and tennis court. The Board of Zoning Appeals approved a modification of the approved plan on the 10th day of November, 1997 to allow for an adjustment in the driveway and parking in light of the inability to use the right-of-way as shown on the plan approved on December 19, 1996.

8. Easter Seals Tennessee, Inc. utilized the Property for physical therapy, massage therapy, and general office. I am informed that there were 6 full-time licensed physical therapists, 3 for pediatrics and 3 for adults, and one full-time licensed massage therapist at the facility. I am informed that fitness, weight training and yoga classes were held in the facility and water aerobics and water exercise classes were held in the indoor swimming pool. I am informed that the south end of the 2nd floor was used by a physician who specialized in sleep research who had patients come in to the facility at night for monitoring while sleeping.

9. In 1998, the newly adopted Zoning Code became effective. The community assembly community facility was no longer a use category under the Zoning Code, and effective July 1, 1999, a day care center for over 75 was not a use permitted in the R-40. Therefore the prior uses of the Property for as a community assembly community facility and a day care center for over 75 became nonconforming uses which are protected by Tenn. Code Ann. § 13-7-208.

10. MPower MD, LLC, now proposes to acquire the Property and use it for a concierge wellness center. The concierge wellness center will provide personal training, nutrition, fitness training, physical therapy and medical services to clients on a very low client to staff ratio. The proposed staff would be approximately 15-20 FTEs, including 4 FTE physical therapists, 1 chiropractor, 2 massage therapists, 4 to 6 FTE trainers (including personal trainers, group trainers and performance trainers), 1 FTE orthopedic physician and 1 FTE concierge physician. Any or both of the physicians' slots may be filled by a physician's assistant and/or a nurse practitioner.

11. The uses proposed for the concierge wellness center by MPower MD, LLC are consistent with the prior uses of the Property for a community assembly community facility and a day care center and therefore would be permitted as legal nonconforming uses pursuant to Tenn. Code Ann. § 13-7-208.

12. There are no pending applications, staff-initiated recommendations or administrative actions to change or amend the current Zoning Code and/or Zoning Map so as to modify the permitted uses of the Property or which would affect or impose additional conditions on the above-described current use of the Property or any of the improvements, if any, remaining to be constructed on the Property.

Should additional information be required of this office concerning the Property, you may contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Herbert", with a long, sweeping horizontal stroke extending to the right.

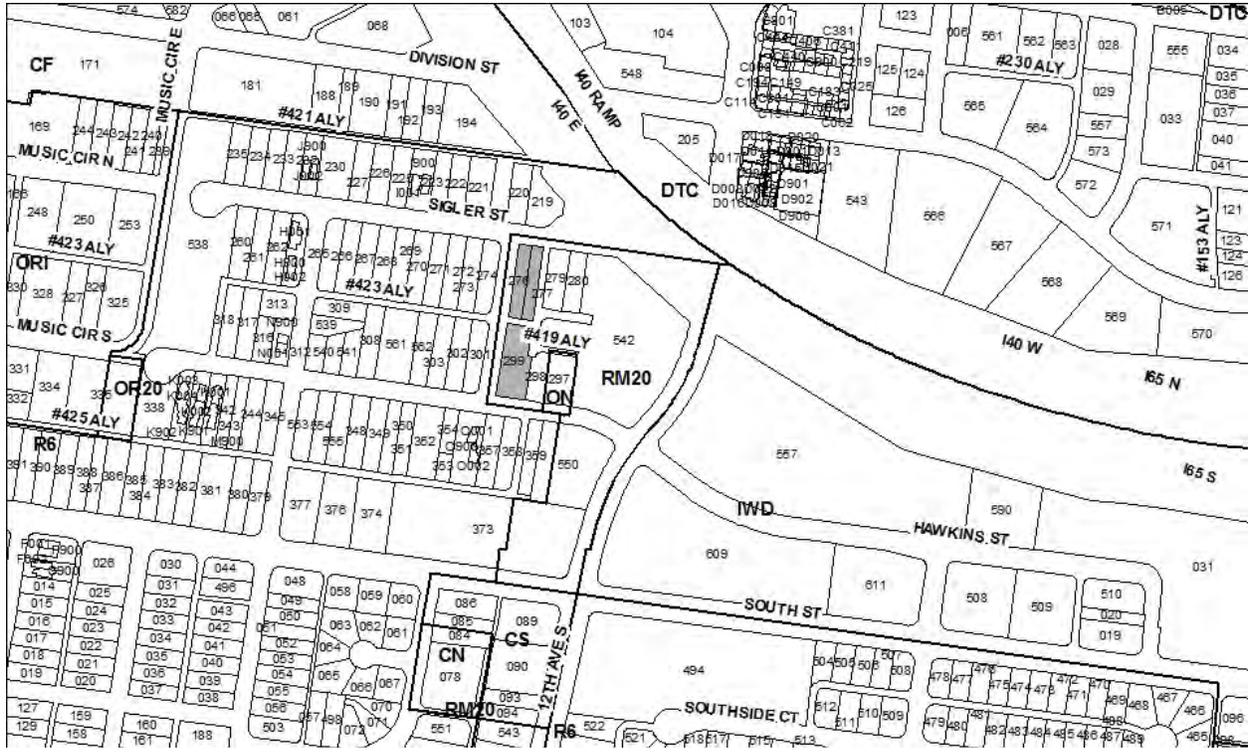
Bill Herbert
Zoning Administrator



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2014SP-041-001
1212 HAWKINS STREET
Map 093-13, Parcel(s) 276-277, 299
10, Green Hills - Midtown
19 (Erica S. Gilmore)



Project No. Zone Change 2014SP-041-001
Project Name 1212 Hawkins Street
Council District 19 – Gilmore
School District 5 – Kim
Requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

Deferrals This request was deferred at the June 12, 2014, the July 24, 2014, the August 14, 2014, and the September 25, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer Swaggart
Staff Recommendation *Defer to October 23, 2014, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit 45 residential units.

Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Specific Plan - Residential (SP-R) zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 20 multifamily units.

STAFF RECOMMENDATION

Staff recommends deferral to October 23, 2014, meeting as requested by the applicant.



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2014SP-046-001

CHURCH STREET TOWNHOMES

Map 171, Parcel(s) 041-042, 071, 072, 105, 114

Map 171-02, Parcel(s) 002-006

12, Southeast

04 (Brady Banks)



Project No. Zone Change 2014SP-046-001
Project Name Church Street Townhomes
Council District 4 – Banks
School District 8 – Pierce
Requested by Lands’ End, applicant; various property owners.

Deferrals This request was deferred from the August 28, 2014, and the September 25, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer Swaggart
Staff Recommendation *Defer to the October 23, 2014, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit 118 residential units.

Preliminary SP

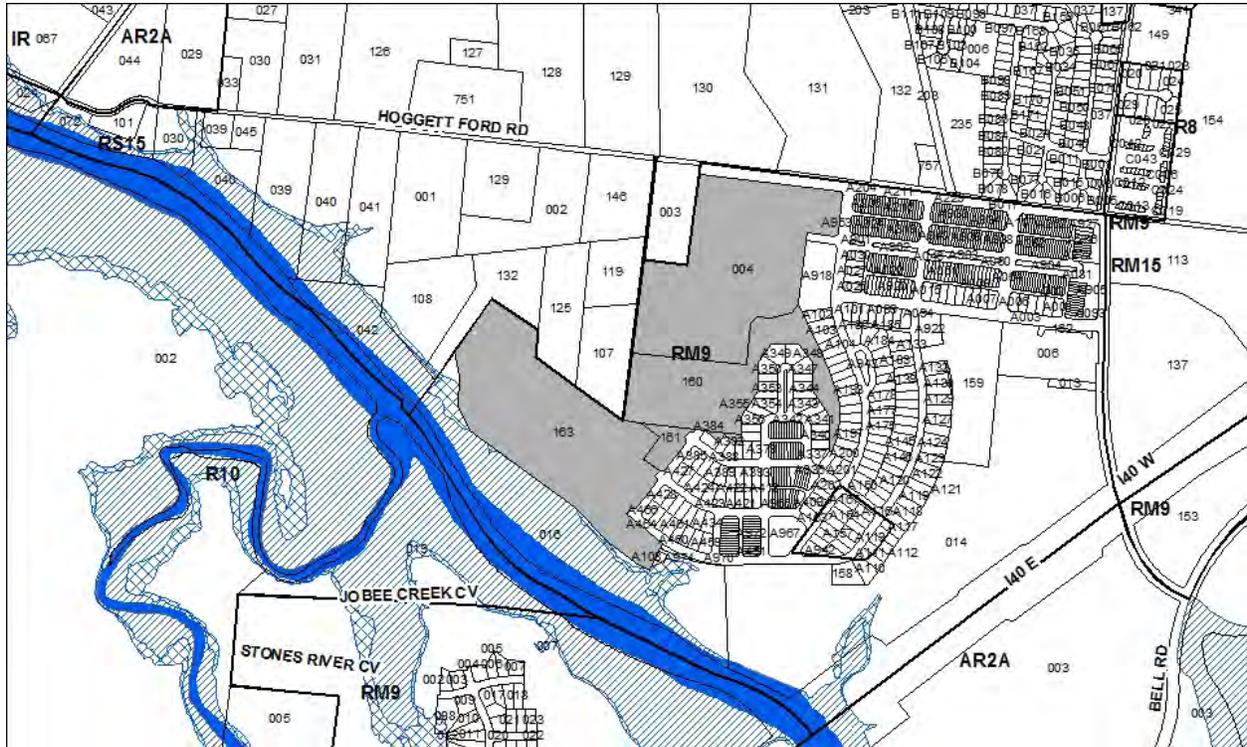
A request to rezone from One and Two-Family Residential (R40) to Specific Plan – Mixed Residential (SP-MR) zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693, 5689 Cloverland Drive, (17.58 acres), to permit up to 118 residential units.

STAFF RECOMMENDATION

Staff recommends deferral to October 23, 2014, meeting as requested by the applicant.



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2004UD-002-006
VILLAGES OF RIVERWOOD, PH 5, 6 & 7
Map 097-00, Parcel(s) 004, 160, 161, 163
14, Donelson - Hermitage
14 (James Bruce Stanley)



Project No. 2004UD-002-006
Project Name Villages of Riverwood, PH 5, 6, & 7
Council District 20 – Baker
School District 9 - Frogge
Requested by Ragan-Smith Associates Inc., applicant; Beazer Homes Corp., owner.

Deferral This request was deferred at the September 25, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the October 23, 2014, Planning Commission meeting if a recommendation is not received from NES prior to the meeting. If a recommendation of approval is received, staff recommends approval with conditions.*

APPLICANT REQUEST

Revise a portion of the Urban Design Overlay for Phases 5, 6 and 7 and for final site plan for Phase 6.

Revise Preliminary Plan and Final Site Plan

A request for revision to preliminary UDO for Phases 5, 6 and 7 and final site plan approval for Phase 6 only for a portion of the Villages of Riverwood Urban Design Overlay located at Hoggett Ford Road (unnumbered), at the terminus of Stonewater Drive (23.55 acres), to permit 228 dwelling units, zoned Multi-Family Residential (RM9).

Existing Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre.

VILLAGES OF RIVERWOOD UDO

In 2004, the preliminary Villages of Riverwood Urban Design Overlay (UDO) was approved by Metro Council. The plan included a total of 1,978 dwelling units and 65,000 square feet of mixed-use development, including the possibility of office and retail, and a future assisted-living facility.

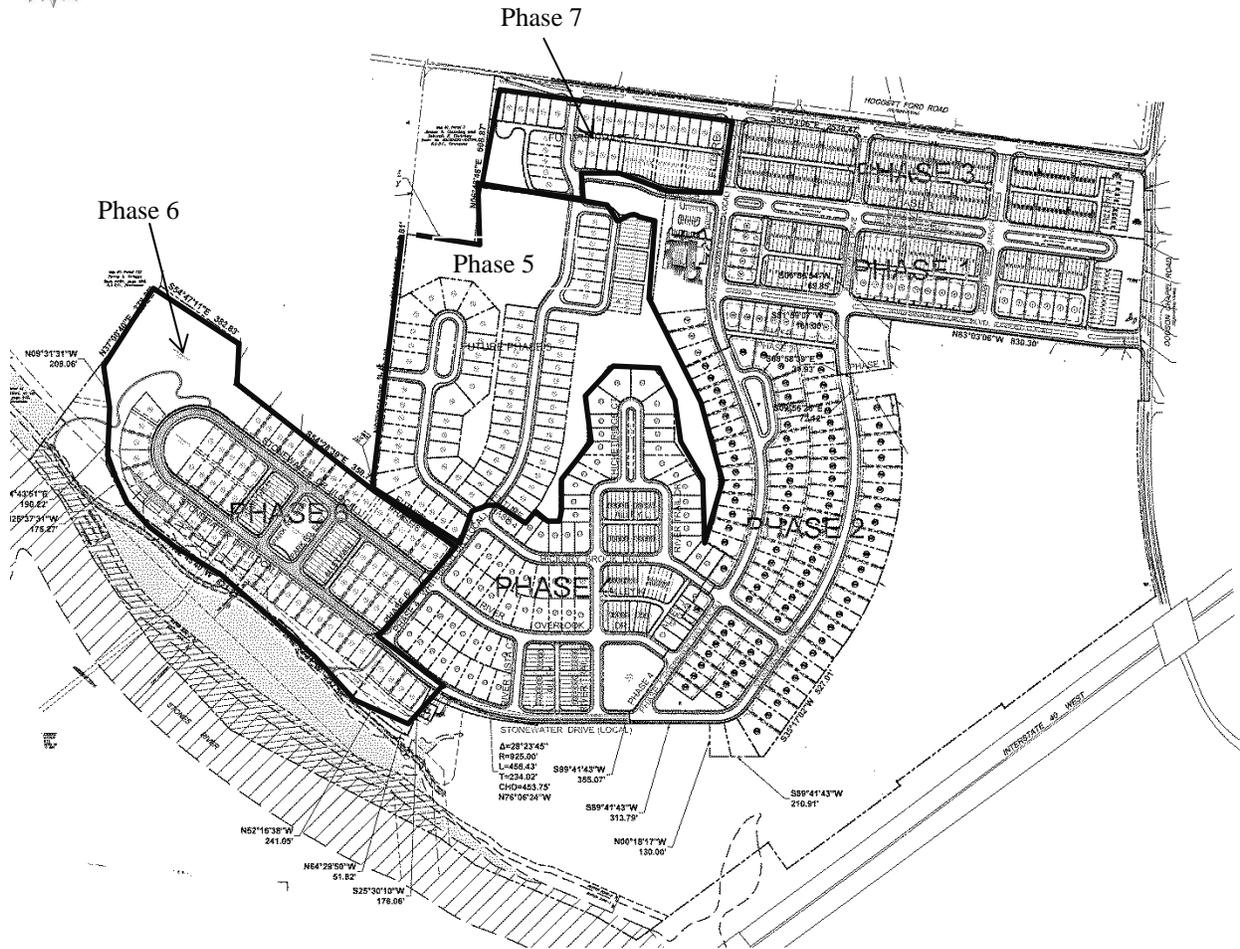
The residential portion of the plan is comprised of single-family detached units, townhouse units, and stacked flats. The southernmost portion of the site, adjacent to the Stones River, is planned to include a 776-unit assisted living facility. Final site plan approvals have been granted for other phases of this UDO.

SITE PLAN

The site plan shows a revision to phases 5, 6 and 7 of the Urban Design Overlay. The application is only for a final approval for phase 6. Final site plan for phases 5 and 7 are not included in this application and will happen in the future.



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Proposed UDO Plan



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This final site plan for Phase 6 is located along the southwestern edge of the UDO boundary. Access to this area is provided by Whitebirch Drive that connects to Hoggett Ford Road, along the north side of the other phases. The preliminary plan limits the overall number of single-family dwellings within the UDO boundary to 702; Phases 5 – 7 reduce the total amount housing units in the UDO to 694 units. The preliminary plan limits the overall number of townhome style dwelling units within the UDO boundary to 291; Phases 5-7 increase the total to 337 total units. The overall unit mix is to vary by 15%.

The following table illustrates the proposed changes for the Villages of Riverwood - Phases 5, 6, and 7.

		Phase 5	Phase 6	Phase 7	Total Housing Type
2004	Single Family	61	83	46	190
	Townhome	16	45	0	61
	2004 Total (251)	77	128	46	251
2014	Single Family - General	68	67	28	163
	Townhome	21	24	20	65
	2014 Total (228)	89	91	48	228
	Total Change	+12	-37	+4	-23

The revision to preliminary UDO for Phases 5 and 7 and final site plan and construction plans for Phase 6 has a slightly different design layout than what was previously approved. These changes are minor and allow the same access points within the UDO to remain the same, providing interconnectivity between the phases.

With approval of the final site plan for Phase 6, easements for the greenway trail will be dedicated and the developer will build a greenway trail along the Stones River, to the southwest of Phase 6. The greenway trail will provide connections into Phase 6. On the final site plan for Phases 5 and 7 all proposed greenway easements and open spaces will be identified to provide interconnectivity between the phases.

FIRE MARSHAL RECOMMENDATION

Approved with Conditions

- Grade (slightly over 10%) approved by T. Wallace. 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. 1,000 gpm @ 20 psi required, 1,918 gpm @ 20 psi provided per Metro Water 1/31/12.

PARKS RECOMMENDATION

Approved with Conditions

- A greenway/conservation easement acceptable to Metro Parks shall be recorded prior to the issuance of any building permits in Phase 6. The greenway/conservation easement shall



Metro Planning Commission Meeting of 10/09/2014

include all of the floodway and floodway buffer area between the trail and the river and including the trail area.

NES RECOMMENDATION

Recommendation will be provided at the meeting if it is received prior to the meeting.

STORMWATER RECOMMENDATION

Approved

WATER RECOMMENDATION

Approved with Conditions

- Approved contingent upon construction plans being submitted and approved at the Final Plat Stage.
-

PUBLIC WORKS RECOMMENDATION

Approved with Conditions

- Complete roadway repairs on Riverwood Village Blvd prior to recording final plats in Phase 6.

TRAFFIC & PARKING

No exception taken

STAFF RECOMMENDATION

Staff recommends deferral to the October 23, 2014, Planning Commission meeting if a recommendation is not received from NES prior to the meeting. If a recommendation of approval is received, staff recommends approval with conditions. The proposed modification is consistent with the intent of the UDO.

CONDITIONS

1. Prior to recordation of the final plat for phase 6, the applicant shall provide confirmation that the "Dedicated Conservation Greenway Public Access Trail Easement Area," associated with phase 6, has been recorded.
2. A "Dedicated Conservation Greenway Public Access Trail Easement Area" easement shall include all of the floodway and floodway buffer area between the trail and the river and including the greenway.
3. Provide access easements for all greenway connection points to public rights-of-way.
4. If the greenway in Phase 6 is not constructed prior to the approval of a final plat for phase 5 or 7, whichever comes first, the greenway in phase 6 shall be bonded with phase 5 or 7, whichever comes first.
5. Prior to the construction of the greenway, construction plans for the greenway shall be reviewed and approved by Metro Parks.
6. 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.
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.

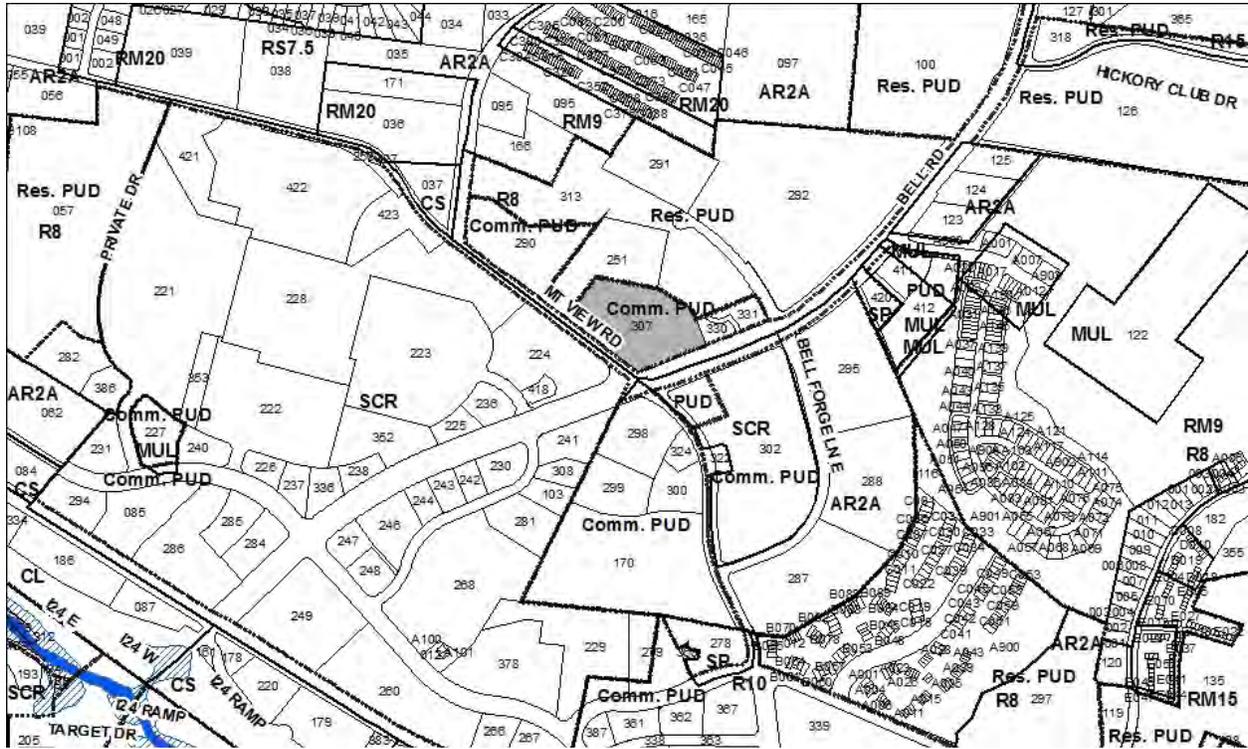


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8. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
9. The UDO final site 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.
10. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary UDO plan. If a corrected copy of the preliminary UDO plan incorporating the conditions of approval 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 preliminary UDO plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.



Metro Planning Commission Meeting of 10/09/2014



158-77P-004

HICKORY HOLLOW RETAIL

Map 163, Parcel(s) 307

13, Antioch - Priest Lake

32 (Jacobia Dowell)



Project No.	Planned Unit Development 158-77P-004
Project Name	Hickory Hollow Retail
Council District	32 – Dowell
School District	6 – Hunter
Requested by	Advanced Systems, Inc., applicant; The Corner, LLC, owner.

Deferrals This request was deferred from the August 28, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Revise a portion of a Planned Unit Development and final site plan to permit the development of a check cashing facility.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Hickory Hollow Retail Commercial Planned Unit Development Overlay District for property located at 771 Bell Road, at the northeast corner of Bell Road and Mt. View Road, zoned One and Two-Family Residential (R8), (5.87 acres), to permit the development of a 1,500 square foot check cashing facility where a 7,500 square foot restaurant was previously permitted.

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *Uses on this property are dictated by the PUD Overlay.*

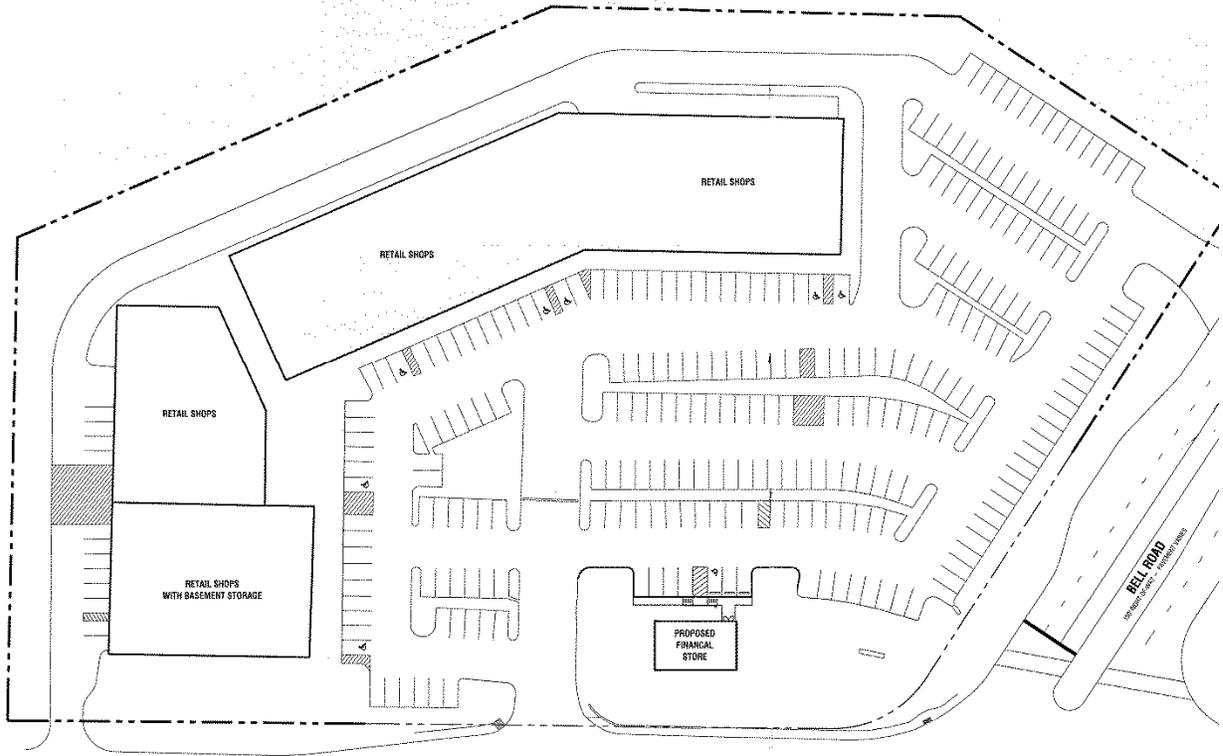
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. This PUD plan In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The subject PUD permits a variety of commercial uses, including retail and restaurant.*

CRITICAL PLANNING GOALS

N/A



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Proposed PUD Plan



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PLAN DETAILS

The site is located at the northeast corner of Mt. View Road and Bell Road, across Mt. View Road from Hickory Hollow Mall. The site is within a larger parcel within the Hickory Hollow Retail PUD. The PUD was originally approved in 1977, and has been revised numerous times through the years. The property contains approximately 51,000 feet of various commercial uses. This portion of the property is currently vacant, but was previously occupied by a restaurant.

Site Plan

The plan proposes a 1,500 square foot check cashing facility. Access into the site will be from three existing drives that access the development from Mt. View Road and Bell Road. Parking will be shared with other uses within the PUD. The plan does call for seven additional parking spaces.

ANALYSIS

The request was originally placed on the August 28, 2014, agenda, but was deferred by the Commission at the request of the applicant. After researching the PUD further, staff is now recommending disapproval. The current request is to revise the approved plan. Since the proposed use is not permitted on the last Council approved plan or by the base zoning district, then the request should be disapproved and required to be processed as an amendment, requiring Council approval. Furthermore, staff finds that the proposed check cashing use is not compatible with uses permitted in the PUD and would not recommend approval of the use as a revision or an amendment.

Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions. Staff finds that the request is not 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;



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- 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 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.

Staff's original recommendation was based on a previous approved PUD plan. That plan does not identify any specific uses. That plan only identified the subject site as a "commercial PUD". Staff looked to the previous zoning code (COMZO) for a list of uses that were permitted within a commercial PUD at that time the PUD was adopted. The proposed "check cashing" use was not contemplated in the previous Zoning Code, but staff determined that it would have been classified as a bank under COMZO, which would have been permitted.

Since the deferral, staff has located a Council approved plan that identifies uses for the subject site. That plan identifies the permitted use as retail. Subsequent approved plans permitted restaurant uses on the site. Other areas in the PUD have also been revised in order to change uses. However, based on 17.40.120G.2.k, since "check cashing" was not a permitted use in the PUD and since it is



Metro Planning Commission Meeting of 10/09/2014

not permitted by the underlying residential base zoning (R8), then it would not be permitted as a Revision to the PUD. Therefore, staff was incorrect in its initial analysis and in recommending approval.

Above subsections I – J of Section 17.40.120.G. state that *“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.”* Since the base zoning does not permit the proposed use and the proposed use is not consistent with the last Council approved plan for the site, then the proposed use requires Council approval. Furthermore, since the base zoning district does not permit the use, then the Zoning Code would also require that the amendment be accompanied by a base zone change to a district that would permit the use. Staff reviewed building permit data to find out if a permit had ever been issued for the proposed use or similar use after the adoption of the current Zoning Code. No record of the issuance of a permit for the proposed use or similar use has been found.

The current request is to revise the approved plan. Since the proposed use is not permitted on the last Council approved plan or by the base zoning district, then the request should be disapproved and required to be processed as an amendment, requiring Council approval. Furthermore, staff finds that the proposed check cashing use is not compatible with uses permitted in the PUD and would not recommend approval of the use as a revision or an amendment.

FIRE MARSHAL’S OFFICE

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends that the request be disapproved since the proposed use is not permitted under the Council approved PUD.



Metro Planning Commission Meeting of 10/09/2014



2014S-143-001
EAST SIDE ESTATES
Map 094-01, Parcel(s) 469
05, East Nashville
06 (Peter Westerholm)



Project No. Subdivision 2014S-143-001
Project Name East Side Estates
Council District 6 – Westerholm
School District 5 – Kim
Requested by Mark Devendorf, applicant; Eric Lesueur, owner.

Deferral This request was deferred from the September 25, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the October 23, 2014, Planning Commission meeting if a recommendation is not received from Stormwater. If an recommendation of approval is received, staff recommends approval with conditions.*

APPLICANT REQUEST

Final plat to create three residential lots.

Final Plat

A request for final plat approval to create three lots on properties located at 1422 Electric Avenue, approximately 275 feet east of Village Court, zoned Single-Family Residential (RS5) (0.39 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 3 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

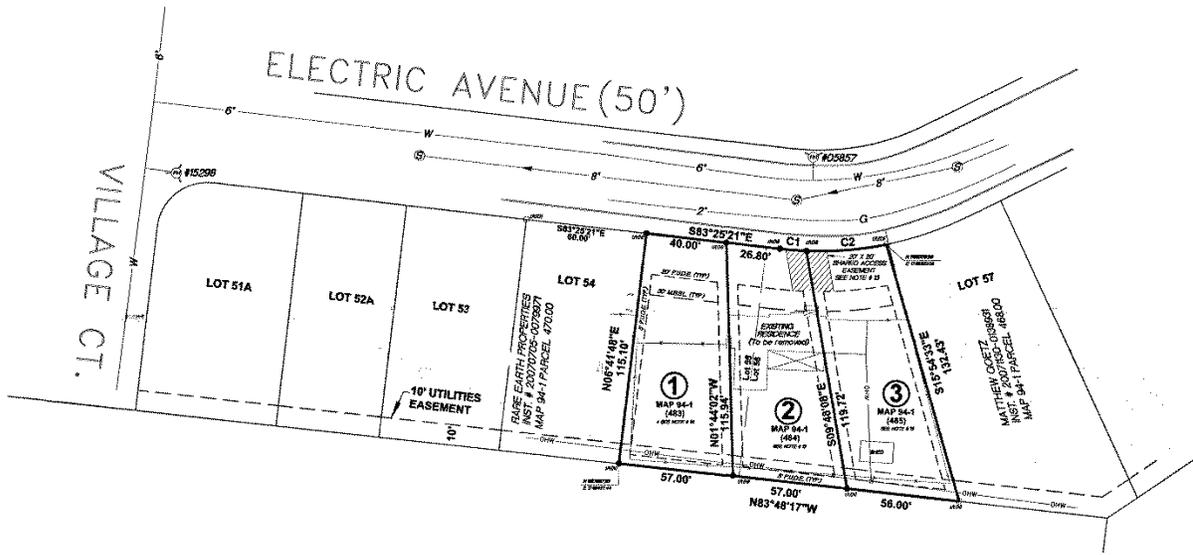
The proposed subdivision creates infill housing opportunity in an area that served by existing infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The subdivision requirements of shared access and the minimum building setback line will ensure infill development compatible with the surrounding character of the community.

SUBDIVISION REGULATIONS

This application was submitted by the June 2, 2014, deadline to be reviewed under the Land Use Policy Application (LUPA) 2012 Update. The land use policy under LUPA was Neighborhood General (NG), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The subdivision shall meet all minimum standards of the zoning code, provide street frontage and meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.



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Proposed Subdivision



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PLAN DETAILS

The request proposes to create three lots from one parcel along Electric Avenue in the Shelby Hills Neighborhood in East Nashville. The tax maps show 1422 Electric Avenue as one parcel, but it includes Lot 55 and Lot 56. The proposed three lots will be created from the two lots within the parcel. The existing lots contain one single-family dwelling.

The proposed width of each lot is less than 50 feet and there is not an improved alley. Since the proposed lots less than 50 feet wide, the Subdivision Regulations require shared access. Where there are an odd number of lots, one lot may have its own access. Lot 2 and Lot 3 will use a shared access and Lot 1 will have its own access on Electric Avenue. No parking shall be allowed in the front setback for all lots. There are no existing sidewalks along Electric Avenue. Since there is not an existing sidewalk network in the area, the applicant is eligible to make a contribution in lieu of sidewalk construction.

ANALYSIS

All lots meet the minimum standards of the RS5 zoning district and has frontage on a public street.

WATER SERVICES RECOMMENDATION

Approved

STORMWATER RECOMMENDATION

Returned

Updated plans that address all comments are needed.

- 1) Provide Access Note.
- 2) Show PUDE adjacent to Electric Avenue.
 - Provide proposed site plan to confirm whether Grading Permit will be required or not.
 - If Grading Plan is required, construction plans need to be Approved by Stormwater and the BMP locations need to be shown on the plat with Maintenance Agreement number cited.

PUBLIC WORKS RECOMMENDATION

No exceptions taken

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken

STAFF RECOMMENDATION

Staff recommends deferral to the October 23, 2014, Planning Commission meeting if a recommendation is not received from Stormwater prior to the meeting. If a recommendation of approval is received, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Prior to recordation, existing structure shall be demolished and removed from the final plat.
2. Prior to recordation, add Note 17 to Plat "No parking shall be allowed in the front setback for all lots." Add "See Note 17" on Lot 1, 2 and 3
3. Sidewalks are required. 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,



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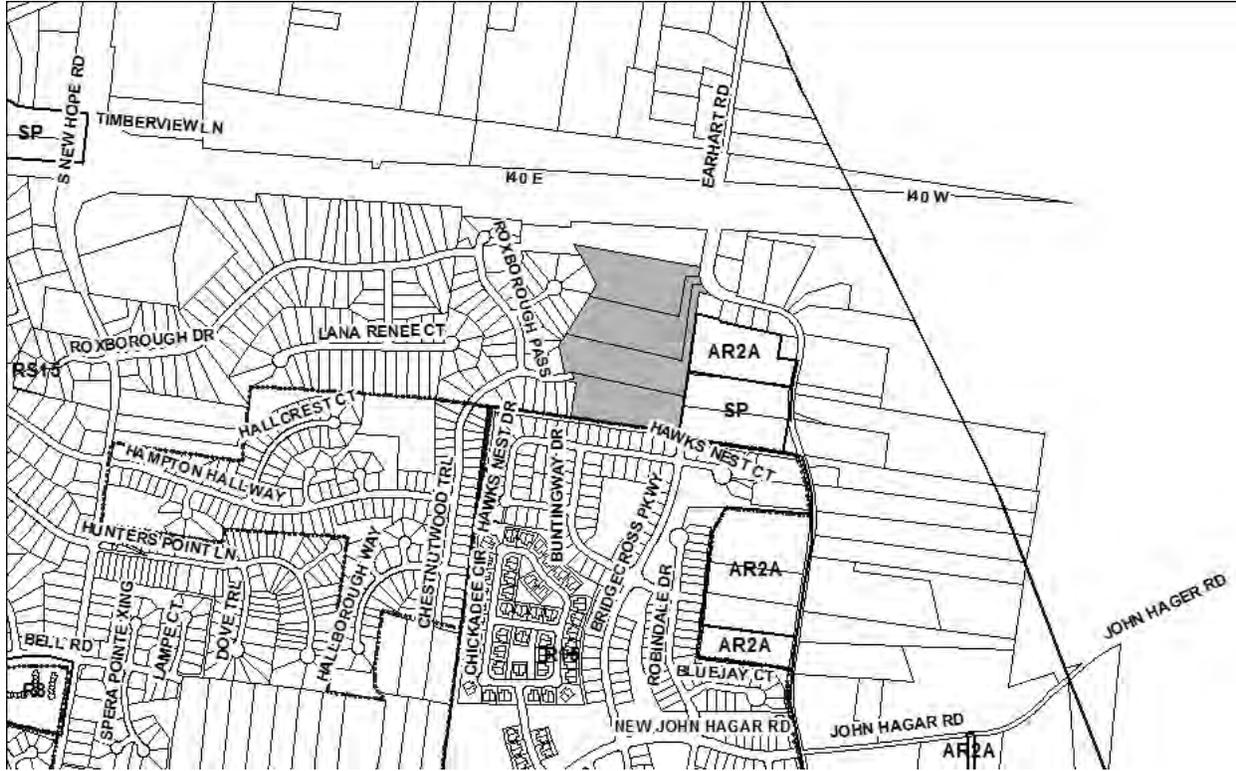
- c. Submit contribution in-lieu of construction to the Planning Department, two additional lots will require a \$500 contribution to Pedestrian Benefit Zone 2-A.
- d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the 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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/09/2014



2014S-170-001
EARHART ROAD SUBDIVISION
Map 098, Parcel(s) 180-183
14, Donelson - Hermitage
12 (Steve Glover)



Project No. 2014S-170-001
Project Name Earhart Road Subdivision
Council District 12 – Glover
School District 4 – Shepherd
Requested by Dale & Associates, applicant; Boardwalk FLP, Larry Rushing, owner.

Deferrals This request was deferred at the August 28, 2014, the September 11, 2014, and the September 25, 2014, Planning Commission meetings.

Staff Reviewer Milligan
Staff Recommendation Approve

APPLICANT REQUEST

Create 49 clustered single-family lots.

Concept Plan

A request for concept plan approval to create 49 clustered lots on properties located at 3110, 3112, and 3114 Earhart Road and 5545 Chesnutwood Trail, west of Earhart Road and approximately 200 feet south of I-40 , zoned Single-Family Residential (RS15) (19.97 acres).

Existing Zoning

Single-Family Residential (RS15) requires of a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 49 lots. This property has been zoned RS15 since at least 1998.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

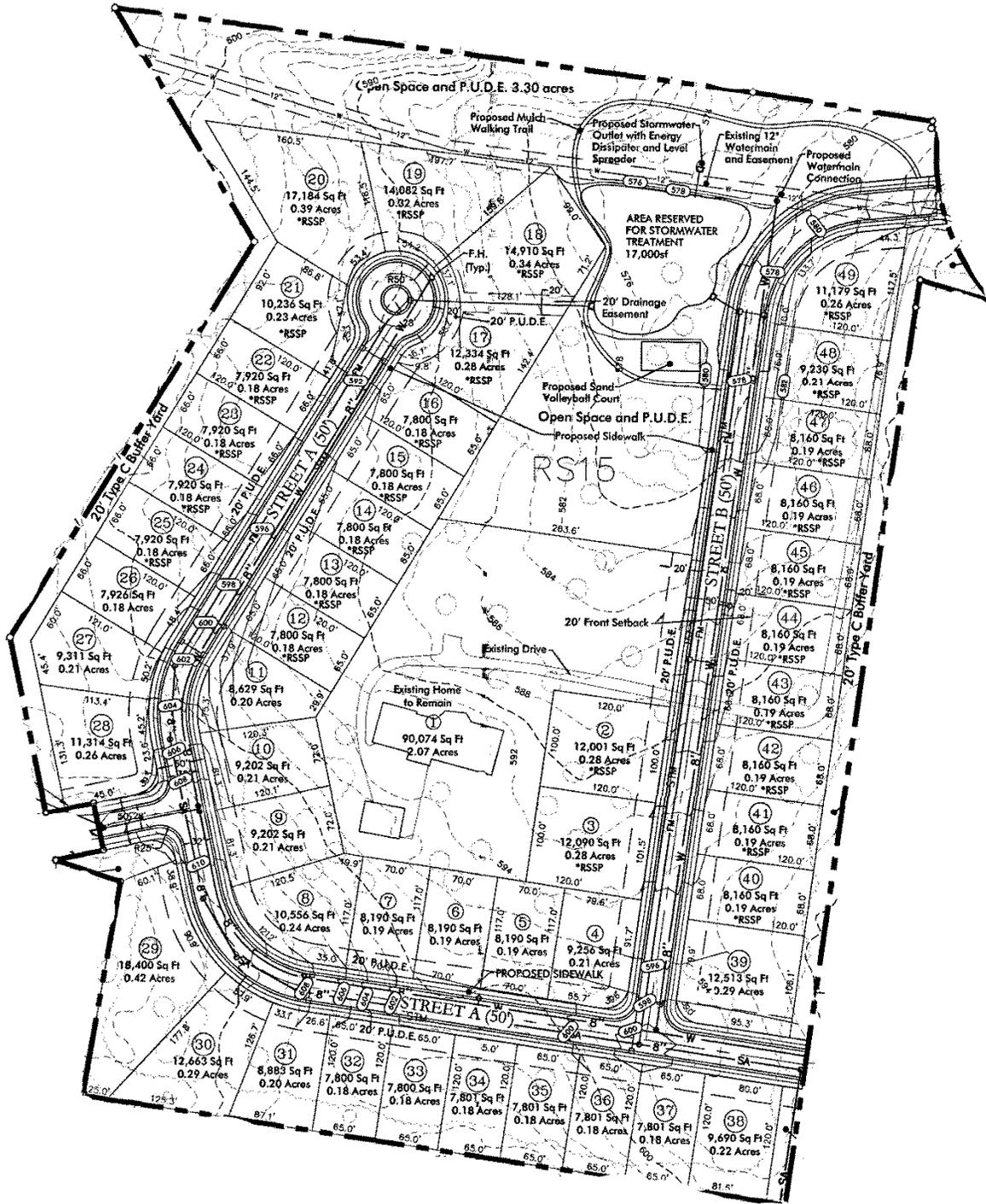
This request is to subdivide four (4) parcels into 49 clustered single-family residential lots. The property is located to the west of Earhart Road, south of I-40, and north of Hawks Nest Drive. There is currently a single-family home located on parcel 182. The existing single-family home is proposed to remain.

Site Plan

The plan proposes 49 single-family residential lots, including the existing home on the property. The plan is proposing the maximum number of lots that could be created for the cluster lot option. While the property is zoned RS15, the cluster lot option allows the lots to be reduced to RS7.5 standards. The lots can be a minimum of 7,500 square feet and the bulk standards (setbacks, height, etc.) for RS7.5 also apply.



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Proposed Subdivision



Metro Planning Commission Meeting of 10/09/2014

ANALYSIS

The cluster lot option allows for the existing home to be maintained on a large lot and for common open space to be provided. The proposed lots range in size from 7,800 square feet to just over 2 acres for the existing home site. The plan proposes 3.3 acres of open space (17%) and proposed amenities include a mulch walking trail and a sand volleyball court.

Access to the site will be from Earhart Road and Chestnutwood Trail. There is driveway connection to Earhart Road for the existing single-family home that will be converted to a full access. Chestnutwood Trail will be extended to the east. Proposed Street A is being stubbed to the eastern property line to allow for a future connection.

The Subdivision Regulations require the use of an interconnected street system. Phase 2-B of Roxborough East Subdivision was platted in 1993, with Chestnutwood Trail stubbing to the east property line, which is the property currently proposed for concept plan approval. Chestnutwood Trail was intended to connect and the connection is now being provided, as required by the Subdivision Regulations.

An interconnected street system allows for the reasonable dispersal of traffic among all available streets which reduces traffic congestion on primary arterial streets. Street connections allow for multiple routes for emergency access and allow for alternatives for residents in the event of an accident or emergency situation. There are approximately 300 lots in Roxborough, Roxborough East, and Hampton Hall that have access to South New Hope Road, which is identified in the Major and Collector Street Plan as a suburban residential collector. There are currently no alternative routes for these residents. See below map showing lack of connected street network.





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The new connection will provide critically needed access for the existing residents to Earhart Road, also identified as a suburban residential collector. Sidewalks are proposed throughout the subdivision. The proposal is consistent with the standards of the Subdivision Regulations and the Zoning Code.

FIRE MARSHAL RECOMMENDATION

Approved as a concept plan only

- The developer shall provide the Fire Marshal's office with additional details before the developments plans can be approved.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No exception taken

TRAFFIC AND PARKING RECOMENDATION

No exception taken

The proposed Earhart Road Subdivision is expected to generate less than 40 AM and 50 PM peak hour trips. The traffic impact study for this subdivision indicates these volumes along with future traffic projections on Earhart Road are well below the threshold needed to warrant turn lane improvements on Earhart Road. Additionally, reports from both the traffic engineer and the site engineer indicate that minimum sight distance requirements in accordance with nationally accepted highway design guidelines (AASHTO) can be met for motorists exiting the site. Exact placement of the proposed road connection to Earhart Road will be determined at the time construction plans are developed in order to determine the optimum location for such.

Therefore Metro Public Works takes no exception to the proposed preliminary subdivision plan.

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval.



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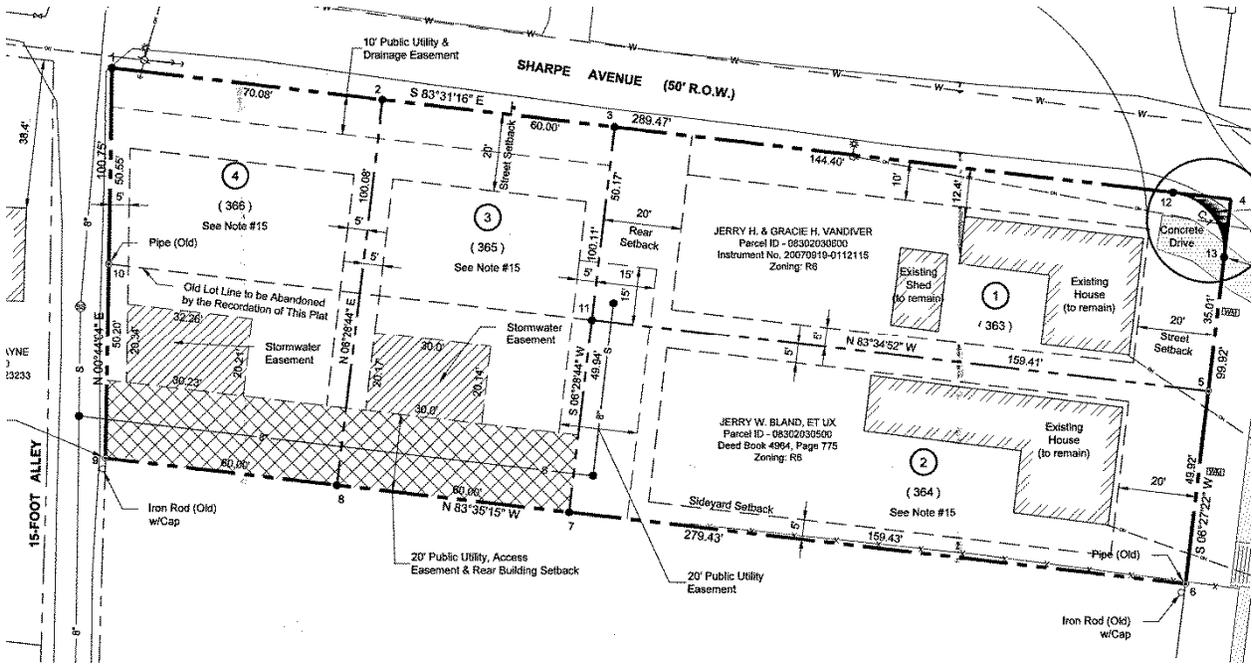
Metro Planning Commission Meeting of 10/09/2014



2014S-178-001
THOMPSON BONDS, REVISION TO LOTS 4 & 5
Map 083-02, Parcel(s) 305-306
05, East Nashville
06 (Peter Westerholm)



Metro Planning Commission Meeting of 10/09/2014



Proposed Subdivision



Metro Planning Commission Meeting of 10/09/2014

consideration of the Commission as to whether or not the proposed subdivision is consistent with the historical development pattern of the district and compatible with the character of the district in terms of lot size, lot frontage and lot orientation.

The subdivision shall meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

PLAN DETAILS

The request proposes to create four lots from the rear yards of the existing two lots. Lot 3 and Lot 4 are orientated towards Sharpe Avenue and have frontage greater than 50 feet. All lots meet the zoning code requirements for 6,000 square feet. Lot 3 and Lot 4 will have access from the improved alley to the west of the lots.

The sidewalk along Manchester Avenue ends at Lot 2. The applicant is required to extend the sidewalk along the remainder of the property, on both Manchester and Sharpe Avenues.

METROPOLITAN HISTORIC ZONING COMMISSION RECOMMENDATION

The Metropolitan Historic Zoning Commission staff recommends approval of subdivision of 313 and 315 Manchester with the condition that the final building placement, improvements and elevations be reviewed by the MHZC.

WATER SERVICES RECOMMENDATION

Approved with Conditions

- Approval is contingent on completion of Metro Water construction project # 14-SL-102. Bond will be set at \$24,000 for this project.

These comments apply to Metro Water Services' public water and sewer utility issues only. It is the responsibility of the applicant to contact the Fire Marshal's Office regarding adequate fire protection.

STORMWATER RECOMMENDATION

Returned

- Since a grading permit is currently being reviewed for this property, the following are precursory comments until construction drawings are approved and the Restrictive Covenants document is recorded.
- Label and outline the limits of all stormwater features on plans as well as the approximate boundary associated with the Restrictive Covenants document.
- Show any required drainage easements.
- Cite the instrument number of the recorded Restrictive Covenants document.

PUBLIC WORKS RECOMMENDATION

No exceptions taken

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken



Metro Planning Commission Meeting of 10/09/2014

STAFF RECOMMENDATION

Staff recommends deferral to the October 23, 2014, Planning Commission Meeting if a recommendation is not received from Stormwater. If a recommendation of approval is received, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Approval is contingent on completion of Metro Water construction project # 14-SL-102. Bond will be set at \$24,000 for this project.
2. Lots 3 and 4 shall only have access from the access easement from the alley.
3. Lots 1 and 2 shall only have access from the access easement from the alley. Lot 1 shall remove the access point along Manchester Avenue prior to the approval of a redevelopment permit for Lot 1. Additional access points for Lot 1, along Sharpe Avenue, and Lot 2, along Manchester Avenue, shall be removed prior to building permit approval for Lot 3 and Lot 4.
4. Sidewalks are required along existing streets for Lot 1, Lot 3 and Lot 4. Sidewalk shall be bonded prior to recordation of the plat or constructed and accepted prior to the issuance of any building permits.

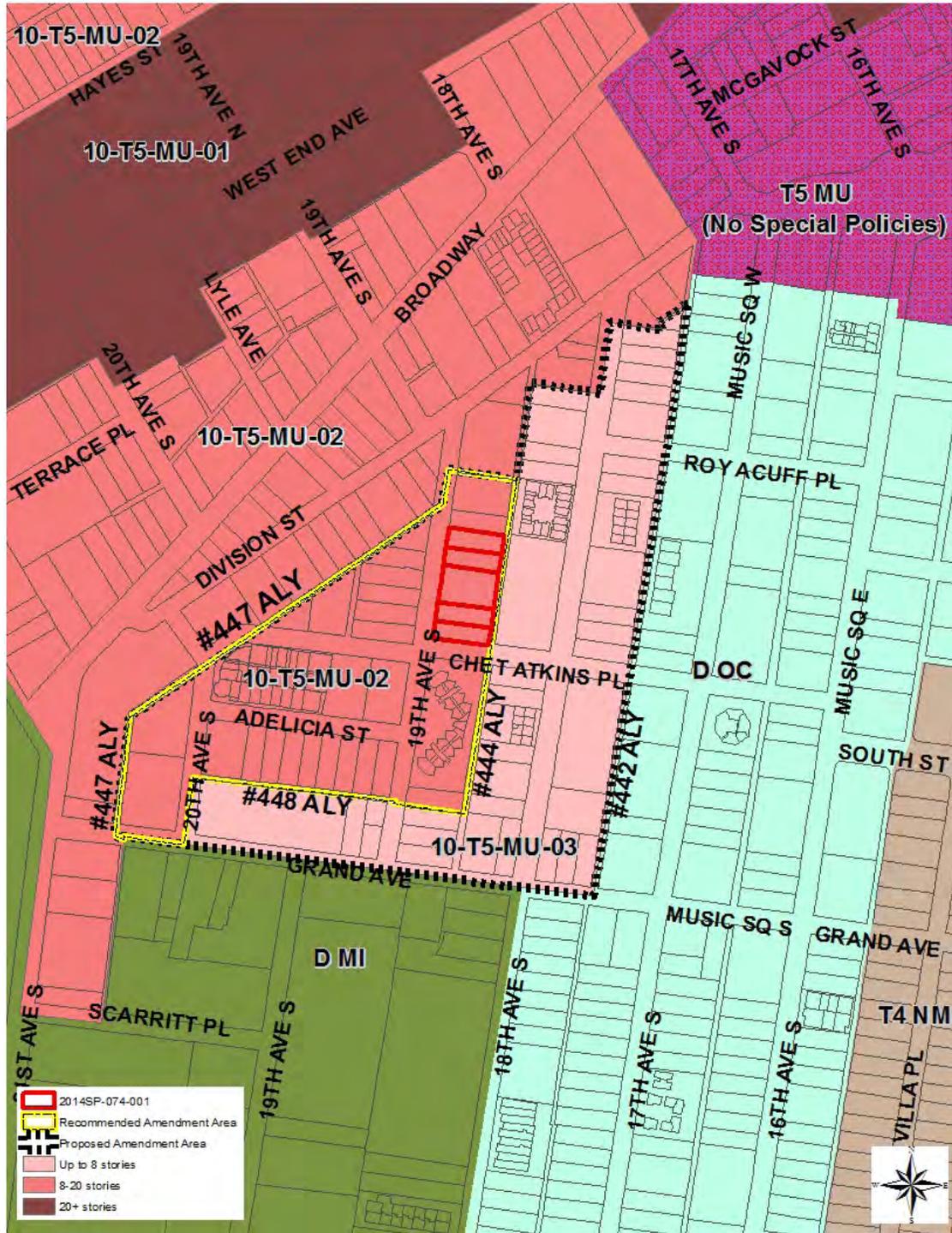


COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASE

- **Plan Amendment**
- **Specific Plan**



Metro Planning Commission Meeting of 10/09/2014



2014CP-010-003

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Part of Area 10-T5-MU-03 generally between #447 Alley, #442 Alley, and Grand Avenue

Green Hills-Midtown: Midtown Study

19 – Erica Gilmore



Project No.	Major Plan Amendment 2014CP-010-003
Project Name	Green Hills-Midtown Community Plan: 2005 Update – Midtown Study
Associated Case	2014SP-074-001
Council District	19 – Gilmore
School Districts	8 – Pierce
Requested by	Kimley-Horn and Associates, Inc., applicant; various property owners.
Staff Reviewer	Wood
Staff Recommendation	<i>Approve revised amendment area and associated Special Policy text and graphics.</i>

APPLICANT REQUEST

Change the Special Policy Area boundaries between Area 10-T5-MU-02 and Area 10-T5-MU-03 and make other associated text and map changes to the Midtown Study.

Major Plan Amendment

A request to amend the Green Hills-Midtown Community Plan to change the policy boundaries between Area 10-T5-MU-02 and Area 10-T5-MU-03 and make other associated text and map changes to the *Midtown Study* for various properties generally located between #447 Alley, #442 Alley, and Grand Avenue.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN – MIDTOWN STUDY

Current Policy

T5 Center Mixed Use Neighborhood (T5 MU) areas include the County’s major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 MU areas are intended to contain a significant amount of high density residential development that is very mixed use in nature with civic and public benefit, and high intensity commercial, and office land uses.

The T5 MU Community Character policy was applied to parts of the Midtown Area through the *Midtown Study* that was adopted by the Metro Planning Commission on March 22, 2012. The *Midtown Study* divided the T5 MU areas into three sections: Areas 10-T5-MU-01, 10-T5-MU-02, and 10-T5-MU-03. Each of the three areas has different policy guidance regarding appropriate building heights and other design characteristics. The proposed amendment area is part of Area 10-T5-MU-03. The Special Policy text for Area 10-T5-MU-03 is as follows:

10-T5-MU-03

T5 Center Mixed Use Neighborhood Area 3 is referenced as 10-T5-MU-03 on the accompanying map. It applies to properties in three areas: surrounding West End Avenue between I-440 and 31st Avenue North, properties in the Elliston Place/State Street area; and properties in the Grand Avenue/18th Avenue South area. In this area, the following



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Special Policies apply. Where the Special Policy is silent, the guidance of the T5 Center Mixed Use Neighborhood policy applies.

Appropriate Land Uses

- Industrial Uses are not appropriate in this area, although artisan and crafts uses may be considered on their merits.
- Office and Residential uses are preferred over other uses in this area because of the smaller lots, frequent diagonal streets, and tight block structure. These uses can exist in forms that can accommodate themselves to this restrictive environment.

Building Form (Mass, Orientation, Placement)

- Where properties face Centennial Park, special attention is paid to the building orientation and placement as it relates to the park with the intent of enhancing the urban design surrounding the park to contribute to its significance as a civic feature.
- Connectivity (Pedestrian/Bicycle)
- Where properties face Centennial Park, sidewalks are especially wide and pedestrian crossings are enhanced near the park to maximize the access of area park visitors.

Density/Intensity

- Lower building heights and masses are intended in this area than in Areas 10-T5-MU-01 and -02 because of the area's numerous residential size lots. Maximum building heights of up to eight stories are generally most appropriate in this area. Punctuations of greater height may be appropriate at prominent locations within this area, provided that the site and building design meeting the policy.

Parking

- Where properties face Centennial Park, parking structures facing the park are located behind liner buildings that are of sufficient depth to accommodate active uses on the ground floor. Upper level habitable liners are also encouraged. The liners are needed because of the park's civic significance.

The *Midtown Study* contains other relevant policy text to supplement the Community Character Special Policy text for Area 10-T5-MU-03. Pages 38-41 of the *Midtown Study* establish a street hierarchy and associated policies within the study area. The streets in the part of Area 10-T5-MU-03 proposed for amendment are all classified as Local Streets or Alleys, except for Grand Avenue, which is classified as a Secondary Street. The policies for these street classifications are as follows:

Secondary Streets

Secondary Streets have moderate levels of pedestrian, vehicular and transit activity. Secondary Streets may be mixed-use, commercial, or residential in character. The build-to zone is generally shallow and building heights are limited. Vehicular access to parking lots and parking structures is allowed. When "back of house" functions are located on Secondary Streets, significant efforts should be made to reduce the impact on adjacent properties and the sidewalk. In mixed-use areas, a continuous street wall should be maintained and sidewalks are generally 14 feet wide. Tree wells and landscape planters are appropriate on mixed use Secondary Streets.

On Secondary Streets in residential areas, the street wall is more intermittent allowing more space between buildings and sidewalks may be narrower than in mixed use areas. Buildings may be set back farther from the street than in mixed use areas, allowing for small front yards and transitions into buildings. Tree wells, landscape planters, and grass strips are appropriate on these streets.



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Local Streets

Local Streets are the smallest streets in neighborhoods. They may be residential, commercial or mixed-use in character. The build-to zone is appropriate for the associated land uses and the scale of the neighborhood. Vehicular access is less formal. Sidewalks are typically 5 feet with a 4 foot planting area against the curb or 9 feet with street trees in tree wells.

Alleys

Alleys are service roads that provide shared access to properties. Where alleys exist and are in working condition, or where new alleys can be created, alleys are the preferred area for “back of house” functions and vehicular access. Public utilities and access to mechanical equipment, trash and recycling should be located on alleys whenever possible. Dilapidated alleys are improved to current standards in association with new development.

Proposed Policy

The proposal is to remove the 18th Avenue South/Grand Avenue portion of Area 10-T5-MU-03 from Area 10-T5-MU-03 and add it to the adjacent portion of Area 10-T5-MU-02, which supports taller buildings than Area 10-T5-MU-03, and to make associated changes to the street hierarchy policies and some of the maps in the document. The Special Policy text for Area 10-T5-MU-02 would read as follows, with changed text indicated by underline:

10-T5-MU-02

T5 Center Mixed Use Neighborhood Area 2 is referenced as 10-T5-MU-02 on the accompanying map. It applies to properties along Charlotte Avenue between I-440 and I-40, along West End Avenue and Murphy Road adjacent to I-440, along Park Circle, along Broadway and Division Streets and 21st Avenue South, properties in the Grand Avenue/18th Avenue South area; and between Charlotte Avenue and Pierce Street east of 21st Avenue North. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T5 Center Mixed Use Neighborhood policy applies.

Building Form (Mass, Orientation, Placement)

- Where properties face Centennial Park, special attention is paid to the building orientation and placement as it relates to the park with the intent of enhancing the urban design surrounding the park to contribute to its significance as a civic feature.
- For properties in the area generally located between #447 Alley, which is east of Division Street; #444 Alley, which is east of 19th Avenue South; and #448 Alley, which is north of Grand Avenue, special attention is paid to providing transitions in scale and massing to adjacent historically significant properties and adjacent areas such as Music Row that are typically smaller scale, less massive, and have less intense building footprints.

Connectivity (Pedestrian/Bicycle)

- Where properties face Centennial Park, sidewalks are especially wide and pedestrian crossings are enhanced near the park to maximize the access of area park visitors.
- Improvements to pedestrian and bicycle infrastructure above and beyond those called for by the *Major and Collector Street Plan* and *Bicycle and Pedestrian Plan* may be required in order for building heights exceeding 8 stories to be supported in the portion of this area generally located between #447 Alley, which is east of Division



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Street; #444 Alley, which is east of 19th Avenue South; and #448 Alley, which is north of Grand Avenue.

Connectivity (Vehicular)

- Improvements to vehicular infrastructure above and beyond those called for by the *Major and Collector Street Plan* may be required in order for building heights exceeding 8 stories to be supported in the portion of this area generally located between #447 Alley, which is east of Division Street; #444 Alley, which is east of 19th Avenue South; and #448 Alley, which is north of Grand Avenue.

Density/Intensity

- Lower building heights and masses are intended in this area than in Area 10-T5-MU-01 because of the area's structural constraints to development. Maximum building heights of up to twenty stories are generally most appropriate in this area. Punctuations of greater height may be appropriate at prominent locations within this area, provided that the site and building design meet the policy.

Parking

- Where properties face Centennial Park, parking structures facing the park are located behind liner buildings that are of sufficient depth to accommodate active uses on the ground floor. Upper level habitable liners are also encouraged. The liners are needed because of the park's civic significance.

The text for Local Streets and Alleys would be changed as follows, with deleted text indicated by strike-through and added text indicated by underline:

Local Streets

Local Streets are the smallest streets in neighborhoods. They may be residential, commercial or mixed-use in character. The build-to zone is appropriate for the associated land uses and the scale of the neighborhood. Vehicular access is less formal. ~~Sidewalks are typically 5 feet with a 4 foot planting area against the curb or 9 feet with street trees in tree wells for buildings. For~~ low-rise buildings, sidewalks are typically 5 feet with a 4 foot planting area against the curb or 9 feet with street trees in tree wells. For mid-rise or high-rise buildings, sidewalks are typically 8 feet with a 4 foot planting area against the curb or 12 feet with street trees in tree wells. An additional 4 foot frontage zone between the sidewalk and the building may also be necessary for items such as ground floor commercial, stoops and stairs, or landscaping.

Alleys

Alleys are service roads that provide shared access to properties. Where alleys exist and are in working condition, or where new alleys can be created, alleys are the preferred area for "back of house" functions and vehicular access. Public utilities and access to mechanical equipment, trash and recycling should be located on alleys whenever possible. Dilapidated or insufficient alleys are improved to current standards in association with new development.

Other changes that would be made to the *Midtown Study* as part of the proposed amendment:

1. Figure 3 – Example Map of Single Policy Category on page 17 – change to reflect addition of the amendment area to the adjacent area shown in blue
2. Community Character Policy Map on page 26 – change to reflect the change in Special Policy designation from part of Area 10-T5-MU-03 to part of adjacent Area 10-T5-MU-02
3. Building Height Map on page 36 – Remove the amendment area from the Low-Rise Building Height Area and add it to the adjacent Mid-Rise Building Height area



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BACKGROUND

The Midtown Study was adopted by the Planning Commission as an amendment to the *Green Hills Midtown Community Plan: 2005 Update* on March 22, 2012 following an extensive public participation process. The *Midtown Study* applied the newer, more detailed Community Character policies to the Midtown area and also provided more detailed planning guidance for urban design, infrastructure, and zoning. The need for the study was driven by the increased pace and nature of growth and change in Midtown coupled with public investments that included the Centennial Park Master Plan, the 28th Avenue Connector, and preliminary studies for the proposed Amp Bus Rapid Transit route, which was then referred to as the “East-West Connector.” The study’s adoption was soon followed by rezoning most of the area to implement the new policies. Much of Midtown was rezoned to MUG-A, MUI-A, or ORI-A in September of 2012.

In February 2013, the Planning Department initiated the NashvilleNext countywide General Plan update. When adopted, the NashvilleNext General Plan will guide Nashville’s future development and preservation for the next 25 years. The NashvilleNext planning process has included analysis of local, regional and national trends, studies of best practices, and extensive community participation that has now reached approximately 15,000 people. The NashvilleNext planning process is scheduled to conclude in mid-2015 and has reached the stage where policy recommendations are being prepared. The policies included in the NashvilleNext General Plan will set the direction at the countywide level. All fourteen of the community plans will be updated and readopted as part of NashvilleNext to be consistent with the “Preferred Future” that is now being prepared for community discussion later this fall.

Among the emerging NashvilleNext recommendations is that a greater share of Nashville’s growth should be take place in and near Downtown, and that infrastructure investments should be prioritized accordingly. This has implications for the Midtown area, which is expected to receive a significant share of Nashville’s growth in both employment and housing. This may result in taller buildings than previously expected, as well as a greater mixture of uses in locations such as the area proposed for amendment that were once expected to contain mainly offices and residences.

These trends have already been demonstrated through recent proposals for high-rise condominiums and hotels in Midtown and Music Row that have been approved since the Midtown Study was adopted in March 2012. The current application for the 19-story M-Residences Specific Plan zone change that is associated with this plan amendment request is another example of the accelerating popularity of areas in and near Downtown Nashville.

Prior to their application, Planning staff discussed with the applicants the plan amendment application that should accompany their SP zone change request. Placing a building that was more than twice as tall as the current policy would typically support at a location that is not a prominent intersection raised broad questions. As a result, staff asked that the applicant submit the entire portion of Area 10-T5-MU-03 that included their proposed project site for analysis and discussion through the community plan amendment process.

Planning staff also received input from the Metro Historical Commission expressing concern about the potential pressures that allowing taller building heights in the area would place on a concentration of National Register Eligible (The Upper Room) and several Worthy of Conservation properties along Grand Avenue.



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COMMUNITY PARTICIPATION

Community meeting notices were mailed out to property owners within 1,300 feet of the site on September 5th. Local neighborhood associations were also notified. A copy of the notice was also placed on the Planning Department website. The community meeting was held on September 22, 2014 at the Easley Community Center at Rose Park. It was attended by 22 people in addition to Councilwoman Erica Gilmore, the development team, and Metro Planning staff. The major topics of discussion were:

- Impacts of allowing taller buildings on the character of the immediate neighborhood and Music Row;
- Increased traffic in the area, especially on evenings and weekends;
- Concerns about lack of adequate parking being made worse by additional development
- Concerns about inadequate infrastructure, such as narrow streets, sidewalks, and alleys, water and sewer, and problem intersections such as the one at 19th Avenue South and Division Street;
- Impacts on local historic properties;
- Loss of the role the area proposed for amendment now plays as a buffer between Midtown and the predominantly single- and two-family Edgehill neighborhood to the east; and,
- Concerns that it is unnecessary and premature to change the entire area proposed for amendment at this time and that it would better to change the policy for a smaller area and monitor the impacts of new development on the area and surrounding neighborhoods.

Public hearing notices were mailed out to property owners within the same area on September 26th. Local neighborhood associations were again notified and a copy of the notice was placed on the Planning Department website.

ANALYSIS

The concerns expressed by the Metro Historical Commission, local residents, and business and property owners are well-founded but need to be balanced with the larger trends affecting Midtown and the need for development in the area to be intense enough to support high levels of mass transit and a strong jobs-housing balance. In addition, tools and strategies should be sought that allow for more intense development while alleviating the concerns that are being expressed by people who already live and work in and near the area. Tools include thoughtful application of appropriate zoning districts, such as Specific Plan, which allow a wide range of design considerations to be addressed, including parking, access, sidewalk width, landscaping, and transitions in scale and massing. Strategies include increased interdepartmental coordination and longer-term development of implementation methods, particularly as a follow-up to the adoption of NashvilleNext in 2015. In addition, the impacts of new high-rise development on Midtown, Music Row, and Edgehill should be monitored to determine if opening up additional areas is warranted and if so what additional or improved tools and strategies may be needed to support the increased intensity.



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STAFF RECOMMENDATION

Staff recommends that building heights above 8 stories should generally be supported within a smaller area than was proposed in the amendment application. Where the amendment area called for the entire area bounded by #447 Alley, #442 Alley, and Grand Avenue to be changed from Area 10-T5-MU-03 to Area 10-T5-MU-02, staff recommends that only the area bounded by #447 Alley, #444 Alley, and #448 Alley be added to Area 10-T5-MU-02, as shown on the map at the beginning of this staff report. In addition, staff recommends that revisions to the text for Area 10-T5-MU-02 and regarding the policies for Local Streets and Alleys be made as follows (Note: this is repeated from text found at the beginning of the staff report for convenience):

The Special Policy text for Area 10-T5-MU-02 would read as follows, with changed text indicated by underline:

10-T5-MU-02

T5 Center Mixed Use Neighborhood Area 2 is referenced as 10-T5-MU-02 on the accompanying map. It applies to properties along Charlotte Avenue between I-440 and I-40, along West End Avenue and Murphy Road adjacent to I-440, along Park Circle, along Broadway and Division Streets and 21st Avenue South, properties in the Grand Avenue/18th Avenue South area; and between Charlotte Avenue and Pierce Street east of 21st Avenue North. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T5 Center Mixed Use Neighborhood policy applies.

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Connectivity (Vehicular)

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Density/Intensity

- Lower building heights and masses are intended in this area than in Area 10-T5-MU-01 because of the area's structural constraints to development. Maximum building heights of up to twenty stories are generally most appropriate in this area. Punctuations of greater height may be appropriate at prominent locations within this area, provided that the site and building design meet the policy.

Parking

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Other changes that would be made to the *Midtown Study* as part of the proposed amendment:

1. Figure 3 – Example Map of Single Policy Category on page 17 – change to reflect addition of the amendment area to the adjacent area shown in blue
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3. Building Height Map on page 36 – Remove the amendment area from the Low-Rise Building Height Area and add it to the adjacent Mid-Rise Building Height area.



SEE NEXT PAGE



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2014SP-074-001

M RESIDENCES

Map 092-16, Parcel(s) 303-304, 306-308

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Project No. **Zone Change 2014SP-074-001**
Project Name **M Residences**
Associated Case 2014CP-010-003
Council District 19 – Gilmore
School District 8 – Pierce
Requested by Kimley-Horn and Associates, Inc., applicant; Dale C. Morris, owner.

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions and disapprove without all conditions if the associated policy amendment is approved; disapprove if the associated policy amendment is disapproved.*

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Office and Residential Intensive - A (ORI-A) to Specific Plan – Mixed Use (SP-MU) zoning for properties located at 814, 816, 818, 822 and 824 19th Avenue South, at the northeast corner of 19th Avenue South and Chet Atkins Place, (1.02 acres), to permit a mixed-use development.

Existing Zoning

Office/Residential Intensive-A (ORI-A) is intended for high intensity office and/or multi-family residential uses with limited retail opportunities and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

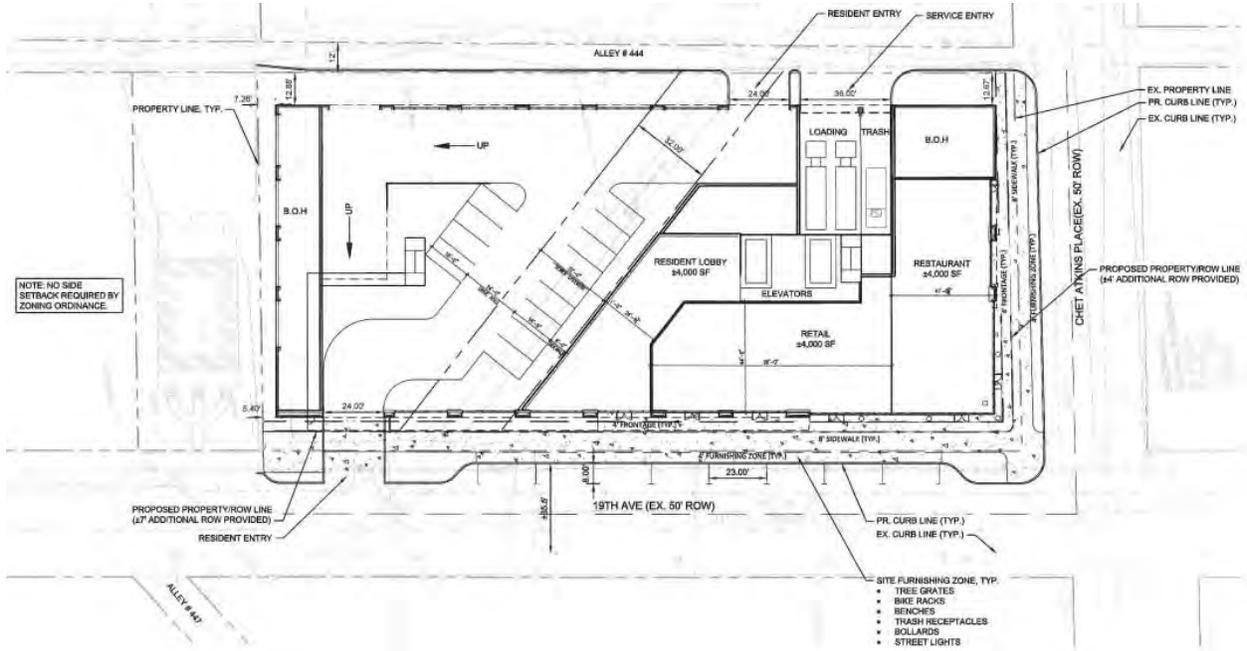
CRITICAL PLANNING GOALS

1. Supports Infill Development
2. Promotes Compact Building Design
3. Creates Walkable Neighborhoods
4. Provides a Range of Housing Choices
5. Supports a Variety of Transportation Choices

This proposal meets several critical planning goals. The site is located in an area that is served with existing infrastructure. Development in areas with existing infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The proposal calls for a mixture of uses that are all integrated into a 19 story building and also provides parking within the building footprint. The development will have building entrances along both street frontages



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Proposed Site Plan



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and also includes wider sidewalks, furnishing zones and areas for outdoor dining. This fosters a more pedestrian friendly environment and improves walkability for the surrounding area. The proposed multi-family units will provide additional housing choice within the surrounding community. Bus service is located in the nearby area, and the development will add residents to use public transportation and non-residential uses to provide a destination for public transportation users.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

Existing Policy

Urban Mixed Use (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

The policy for this site also includes a special policy. The special policy provides additional guidance for land uses, building form, density/intensity and parking. The special policy for the subject site supports buildings up to eight stories.

Proposed Policy

Urban Mixed Use (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

The proposed policy amendment would amend language within the special policy that applies to the subject site.

Consistent with Policy?

The request is consistent with the T5 MU land use policy; however, it is not consistent with the current special policy that applies to the site. The proposed building is 19 stories in height, but the special policy only supports eight stories. The proposed land use policy would support the proposed 19 story building.

PLAN DETAILS

The site is located on the east side of 19th Avenue, south of Division Street. The site is approximately 1.02 acres (44,431 SF) and is made up of six separate parcels. A majority of the properties contain a residential structure that has been converted to office space.

Site Plan

The proposed plan calls for a 19 story (~210') mixed-use building. Uses include residential, commercial and office. More specifically, permitted uses include the following:



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Residential Uses

Multi-Family

Commercial Uses

Restaurant, Bar or Nightclub, Retail, Business Service, Personal Care Service, ATM, Automobile Parking, Nano Brewery, Multi-Media Production, Research Services

Office Uses

General Office, Leasing and Sales Office, Financial Institution, Medical Office

The current concept provides 340 residential units; however, the SP would permit a maximum of 360 residential units. The current concept includes 13,000 square feet of ground floor nonresidential (commercial and/or office) space along the entire frontage of Chet Atkins Place and wraps the corner and extends along a portion of 19th Avenue. The SP would permit a maximum of 15,000 square feet of nonresidential uses.

Primary pedestrian access points are shown along both Chet Atkins Place and 19th Avenue. The plan shows an eight foot sidewalk, four foot furnishing zone and four foot frontage zone along Chet Atkins Place and 19th Avenue. Street trees are shown along both streets. Landscape areas are also shown along 19th Avenue, the alley and the northern property boundary.

Vehicular access/egress points are shown on 19th Avenue and the alley. Structured parking is proposed and consists of seven floors of parking along the alley side of the building and five floors along the opposite side of the building. As shown on the concept plan 548 spaces are being provided. The plan would require that the total number of parking spaces be consistent with Metro Zoning Code. The plan also calls for 50 bike parking spaces.

ANALYSIS

If the proposed land use policy amendment is approved, then staff recommends that this SP be approved with conditions. The SP is consistent with the proposed community character policy and meets several critical planning goals. Metro Historic Zoning staff is recommending disapproval because the property contains buildings that are worthy of conservation which will be removed with the proposed development. Currently the buildings on the site are not protected by a historic overlay and could be demolished to permit new development consistent with the existing ORI-A zoning district.

The current ROW along Chet Atkins Place and 19th Avenue would not accommodate adequate width to create a desirable pedestrian environment. The proposed sidewalk, furnishing zone along both streets will greatly improve the pedestrian environment. The additional space needed to provide the improvements will require a ROW dedication, which must be made prior to approval of a final site plan.

FIRE MARSHAL'S OFFICE

N/A

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Disapprove

The project will result in the demolition of 3-4 WOC properties.



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PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. Dedicate ROW to the back of the proposed sidewalk. Dedications must be recorded prior to building permit sign off.
3. ADA compliant ramps will be required along the property frontage at the intersection of 19th and Chet Atkins and the Alley.
4. Prior to Final SP design the applicant should coordinate with MPW and Metro Planning Staff regarding streetscape design and all elements proposed within the ROW.

TRAFFIC AND PARKING

Approved with conditions

Comply with TIS conditions:

1. Removal of on-street parking on 19th Ave. at Division St. may require approval by T&P commission.
2. Final SP plan shall include pavement striping plans for 19th Ave. S at Division and ped improvements at 19th Ave. and Chet Atkins Place.
3. Provide truck turning template for functional loading zone operation.
4. Provide adequate sight distance at access drives.
5. Provide parking per Metro code as a minimum. Any gated parking or loading area shall be an appropriate distance to prevent queueing into the public ROW.
6. Provide a direct pedestrian connection between the parking structure and restaurant/retail land uses internal to the site, such that utilizing the public sidewalk along 19th Avenue South is feasible but not necessary.
7. Prior to final SP plan, Identify on-site valet loading and taxi loading area unless on-street loading /valet is approved by T &P. Any valet plan using on-street valet or taxi loading along 19th Ave frontage utilizing proposed on-street parking shall require an application to the T&P operations department for approval and installation of appropriate signage. Chet Atkins Place frontage may also require no parking/loading signage installation and application to T&P operations department.
8. Develop a valet circulation plan for the drop-off and pick-up for customers patronizing the restaurant/retail land uses. Apply Transportation Demand Management (TDM) measures for customers patronizing the restaurant/retail land uses. The tenants for the non-commercial businesses should publicize details pertaining to the parking and valet operation. This information should be located on the businesses' website to prepare customers with the intent of preventing duplicate trips on the transportation network.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- By Final SP stage, applicant must address all concerns over the existing large sewer through the site, as discussed with Metro Water.



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METRO SCHOOL BOARD REPORT

Projected student generation existing ORI-A district: 0 Elementary 0 Middle 1 High
Projected student generation proposed SP-MR district: 1 Elementary 1 Middle 2 High

The proposed SP-MU zoning district could generate 3 more students than what is typically generated under the existing ORI-A zoning district (based on the urban infill factor). Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School. All three schools are over capacity. There is additional capacity within the cluster for additional middle school students and high school students, but there is no additional capacity in the cluster for elementary students. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 1 new elementary student is \$21,500 (\$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Approve with conditions and disapprove without all conditions if the associated policy amendment is approved; disapprove if the associated policy amendment is disapproved.

CONDITIONS (if approved)

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

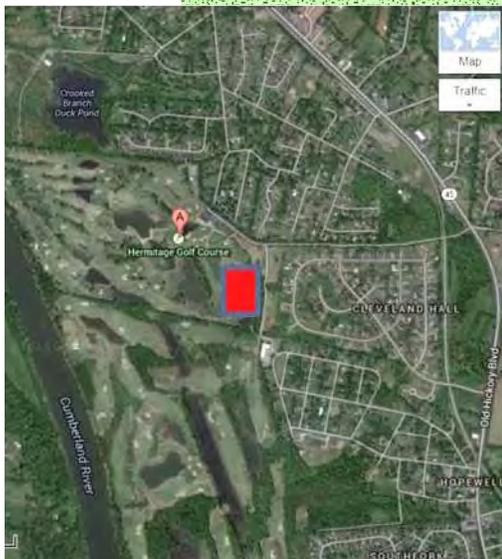
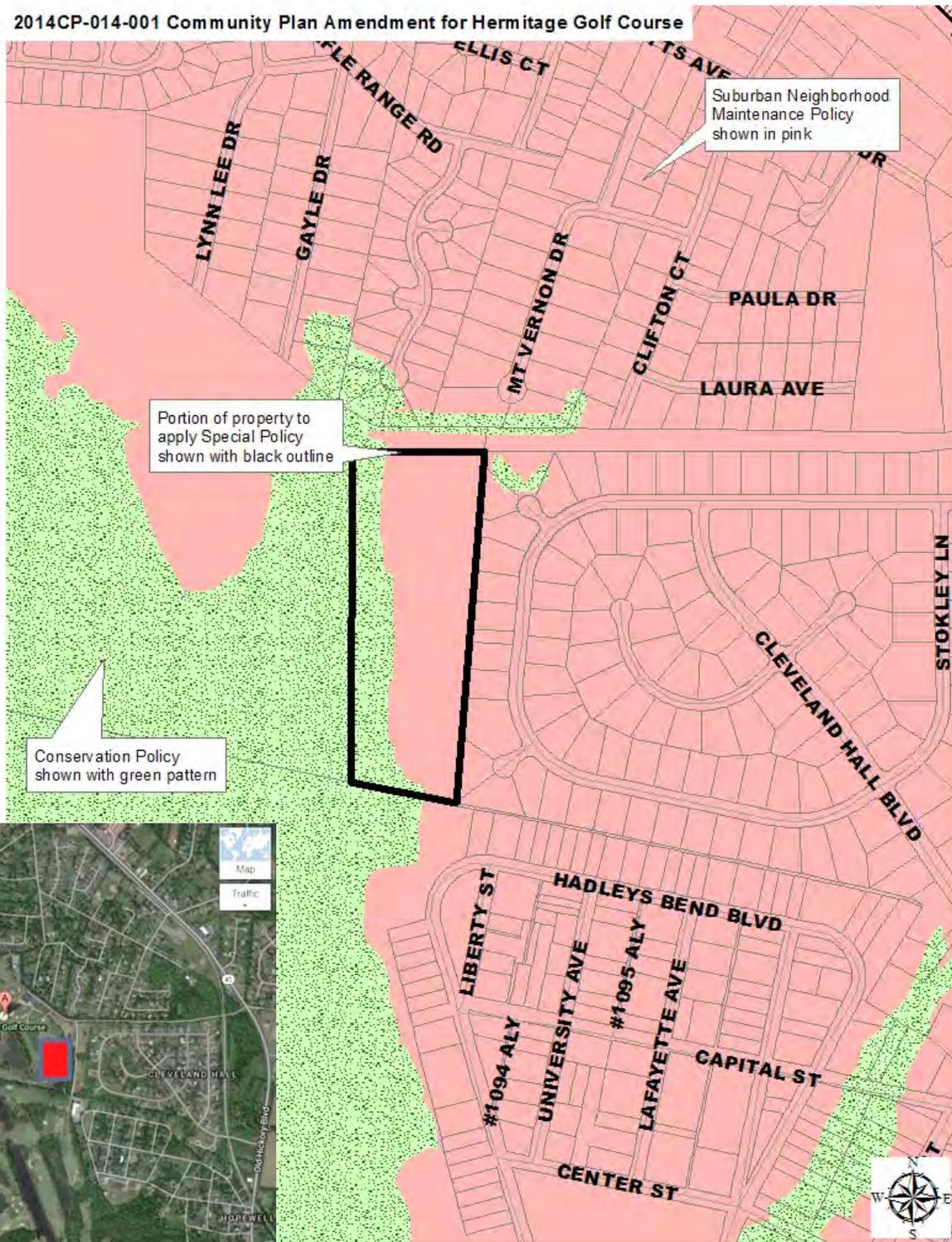


SEE NEXT PAGE



Metro Planning Commission Meeting of 10/09/2014

2014CP-014-001 Community Plan Amendment for Hermitage Golf Course



2014CP-014-001
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT
3939 Old Hickory Blvd., Map 063, Part of Parcel 204



Project No.	Minor Plan Amendment 2014CP-014-001
Project Name	Donelson – Hermitage – Old Hickory Community Plan: 2004 Update
Associated Case	2014SP-073-001
Council District	11 – Hagar
School Districts	4 – Shepherd
Requested by	Requested by Barge, Cauthen & Associates, Inc., applicant; Danner-Eller Golf Properties, Inc., owner.
Staff Reviewer	McCaig
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Add a Special Policy to the adopted Community Character Policy.

Minor Plan Amendment

A request to amend the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update by adding a Special Policy to the Suburban Neighborhood Maintenance community character policy for a portion of the property located at 3939 Old Hickory Boulevard, east of Stokley Lane (9.89 acres) to allow up to 16 detached residential rental villas for golfers.

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

Current Policy

Suburban Neighborhood Maintenance (T3 NM) policy is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern (building form, setbacks, land uses, street character). T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils.

Proposed Policy

The request is to add a Special Policy to the adopted Suburban Neighborhood Maintenance policy that allows the golf course to add up to 16 detached residential rental villas allowing overnight stay for golfers.

BACKGROUND

The property at 3939 Old Hickory Boulevard is part of the Hermitage Golf Course, which has been in this location since 1986. The golf course is located to the west of Old Hickory Boulevard and is adjacent to the Cumberland River. Due to its location adjacent to the Cumberland River, the golf course includes floodplains and wetland areas. The golf course is comprised of several hundred acres, and has received numerous national and local accolades. The golf course has also been



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certified by Audubon International as an Audubon Cooperative Sanctuary that assists golf courses in protecting natural areas and wildlife habitat.

Adjacent to the portion of the property that comprises the applicant's request is the Cleveland Hall neighborhood. Cleveland Hall Estates is a newer residential development with some built, occupied homes and others homes still under construction. The golf course predates the surrounding homes that are adjacent to the portion of the golf course's property request.

The golf course owners stated that they continually receive numerous requests for overnight lodging from golfers and that the provision of overnight lodging has become a popular amenity in attracting players. Providing overnight lodging allows golfers additional time to play later, more practice time for their game, and provides convenience in eliminating driving back and forth from outside locations.

COMMUNITY PARTICIPATION

Public Hearing Notices were mailed out to property owners within 600 feet of the site. A copy of the notice was also placed on the Planning Department website.

ANALYSIS

This is a minor plan amendment request that adds a Special Policy to the existing community character policy. This portion of the golf course property is currently zoned RS15.

Adding the Special Policy allows the golf course to provide an additional service to clients with minimal impact on adjacent neighbors. Currently, some trees and vegetation exist along the property line, and the accompanying zone change request includes a "C" landscape buffer, ranging from 20 to 30 feet in width depending on the density of landscaping provided. In addition, the rear of the closest villa is approximately 100 feet back from the shared property line.

STAFF RECOMMENDATION

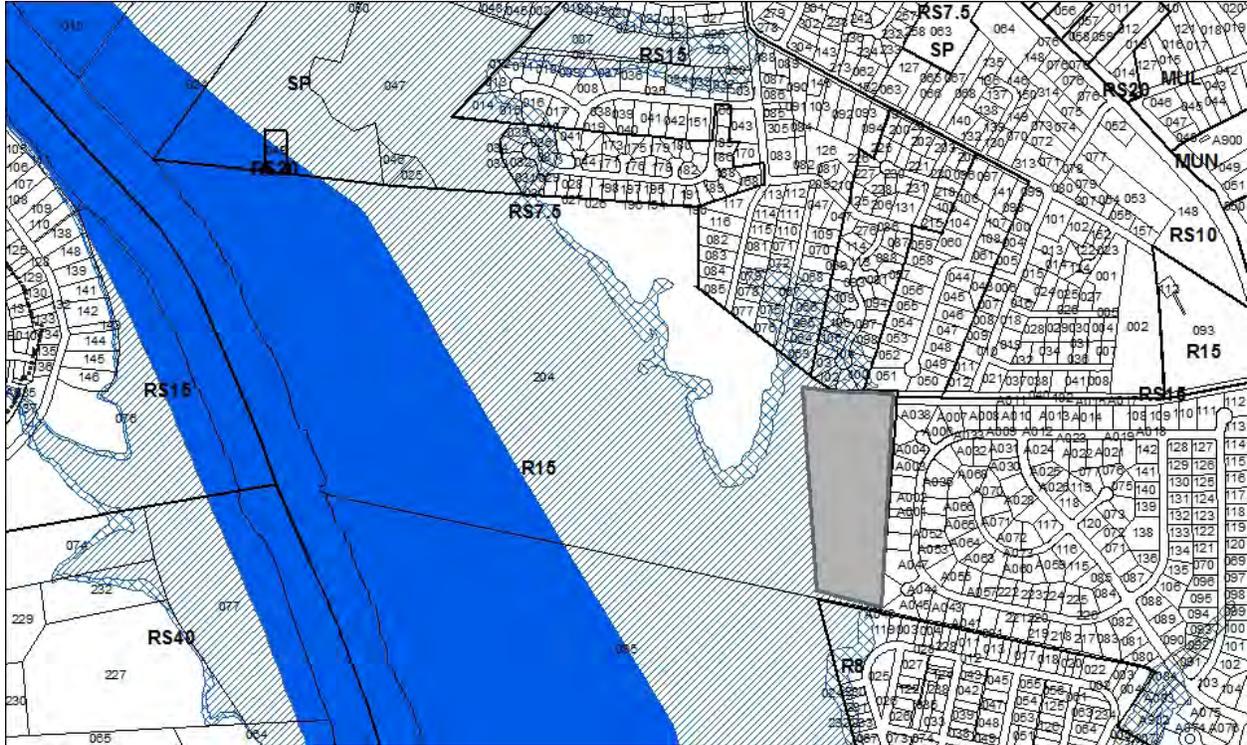
Staff recommends approval of the request.



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Metro Planning Commission Meeting of 10/09/2014



2014SP-073-001
THE VILLAS AT HERMITAGE GOLF COURSE
Map 063, Part of Parcel(s) 204
14, Donelson - Hermitage
11 (Larry Hagar)



Project No. 2014SP-073-001
Project Name The Villas at Hermitage Golf Course
Associated Case 2014CP-014-001
Council District 11- Larry Hagar
School District 04 - Shepherd
Requested by Barge, Cauthen & Associates, Inc., applicant; Danner-
 Eller Golf Properties, Inc., owner.

Staff Reviewer Birkeland
Staff Recommendation *Approve with conditions and disapprove without all conditions, subject to the approval of the associated policy amendment.*

APPLICANT REQUEST

Preliminary SP to permit 16 detached residential rental villas.

Preliminary SP

A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning for a portion of property located at 3939 Old Hickory Boulevard, east of Stokley Lane and partially located within the Floodplain Overlay District, (9.89 acres), to permit up to 16 detached residential rental villas.

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 28 lots with 7 duplex lots for a total of 35 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. The Specific Plan included only one residential building type.

CRITICAL PLANNING GOALS

N/A

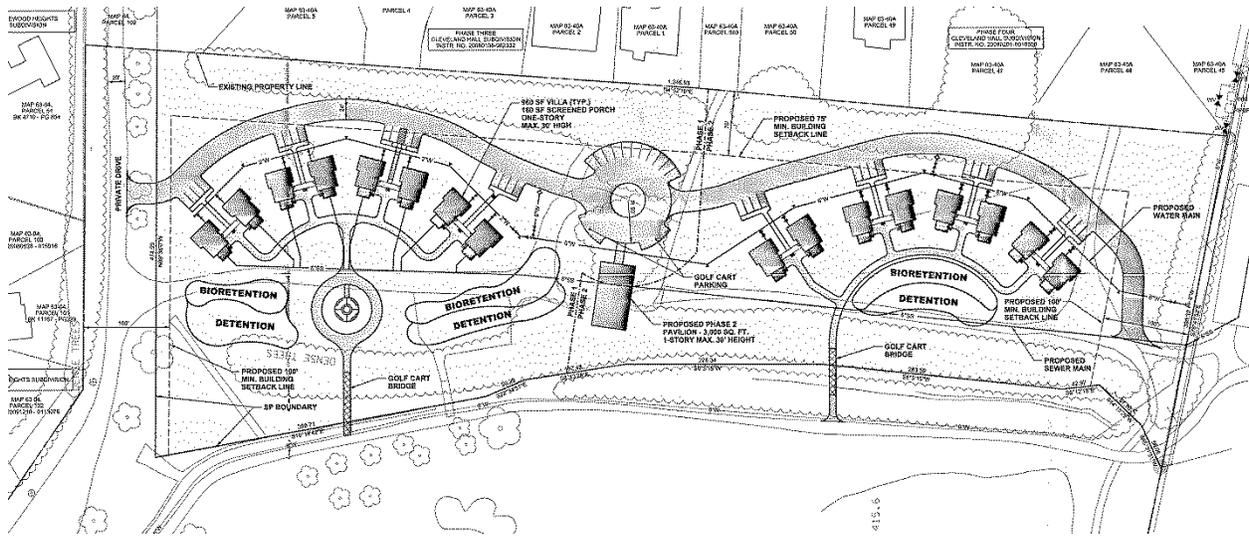
DONELSON – HERMITAGE COMMUNITY PLAN

Existing Policy

T3 NM Policy is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.



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Proposed Site Plan



Metro Planning Commission Meeting of 10/09/2014

Proposed Policy

The request is to add a Special Policy to the adopted Suburban Neighborhood Maintenance policy that allows the golf course to add up to 16 detached residential rental villas allowing overnight stay for golfers.

Consistent with Policy?

Residential uses are consistent with the Suburban Neighborhood Maintenance policy. However, since this property is used as a golf course a special policy (2014CP-014-001) is required to specifically allow the golf course to add up to 16 detached residential rental villas.

PLAN DETAILS

The subject site is the eastern portion of a larger parcel that includes the Hermitage Golf Course. The golf course continues to the south of this site as well as some single-family homes. To the north and east of this site are single-family homes located in an RS15 zoning district. To the west of this site are the golf course and the Cumberland River.

Site Plan

The SP is for 16 one-story, two-bedrooms, villas that will be rented on a per night basis and a 3,000 square foot covered pavilion. The proposed villas will be approximately 960 square feet with a maximum height of 30 feet. The proposed open air pavilion will have a maximum height of 30 feet as well.

Conceptual elevations have been included with the preliminary SP. The building exteriors shall consist of Hardiplank or cedar shake siding and the roofs will be metal; EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan.

Access to this site will be from the private drive off of Old Hickory Boulevard. The total number of parking spaces proposed is 43, which exceeds the Zoning Code requirement of 32 parking spaces. Golf carts will be able to park by each villa and also have additional golf cart parking on the site. Each of the eight villas will have a golf cart path and bridge to get to the golf course. This encourages the “stay and play” concept that allows users to play golf and stay on site.

Vegetation along the north property line will be removed due to construction. The applicant has stated that neighbors at the community meeting wanted to have a better view of the golf course so they have proposed a type “A” buffer to be installed along the north side. Staff recommends a type “C” buffer to be installed to protect the existing residential structures from noise and traffic. Stormwater management areas have been provided throughout the site.

FIRE MARSHAL RECOMMENDATION

Approved with Conditions

- Access road to the golf course maintenance road in phase II shall be provided to prevent a turn-around issue.

STORMWATER RECOMMENDATION

Approved with Conditions

- Use standard Metro Water Buffer note.



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WATER SERVICES RECOMMENDATION

Approved

- Approved as Prelim SP. Applicant will need approved construction plans before the final SP can be approved.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

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

No table was prepared because this request reduces the overall density and would generate less traffic than the existing zoning.

SCHOOL BOARD REPORT

The proposed SP-R zoning district would not generate additional students.

STAFF RECOMMENDATION

Staff recommends approval of the SP with conditions and disapproval without all conditions if the Special Policy for the Donelson-Hermitage Community Plan Amendment is approved.

CONDITIONS

1. Permitted uses include up to 16 residential units.
2. A type "C" buffer shall be installed along the northern property line.
3. No structure shall be more than one-story and shall be limited to a maximum height of 30 feet, measured to the roof line.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the R15 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Add the following note to plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,200 square feet.



RECOMMENDATIONS TO METRO COUNCIL

- **Text Amendment**
- **Specific Plans**
- **Zone Changes**



Metro Planning Commission Meeting of 10/09/2014



2007SP-151-001
BRIGHT POINTE (AMENDMENT)
Map 164, Parcel(s) 106-109, 212
13, Antioch - Priest Lake
33 (Robert Duvall)



Project No. 2007SP-151-001
Project Name Bright Pointe (Amendment)
Council District 33 – Duvall
School District 6 – Hunter
Requested by Anderson, Delk, Epps & Associates, Inc., applicant; Bright Pointe, LLC, owner.

Staff Reviewer Milligan
Staff Recommendation *Approve with conditions and disapprove without all conditions*

APPLICANT REQUEST

SP amendment to allow for 81 single-family dwelling units.

SP Amendment

A request to amend the Bright Pointe Specific Plan District for properties located at 3781, 3791, 3799 and 3803 Pin Hook Road and at Pin Hook Road (unnumbered), approximately 2,430 feet west of Lavergne Couchville Pike, (19,29) acres, to permit up to 81 single-family dwelling units where 42 multi-family dwelling units and 57 single-family lots were previously approved.

Existing Zoning

Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types.

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

N/A

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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



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Proposed Plan



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Consistent with Policy?

Yes. The proposed layout is compatible with the general character of classic suburban neighborhoods. The plan also improves connectivity by connecting to an existing street and incorporates sidewalks throughout the plan to provide for pedestrian connectivity.

PLAN DETAILS

The Bright Pointe Specific Plan was approved by Metro Council on November 27, 2007. The property is located on Pin Hook Road east of Hobson Pike and west of Lavergne Couchville Pike. The approved SP includes 42 multi-family dwelling units and 57 single-family units. Most of the units on the approved plan featured alley access.

The purpose of the amendment is to allow for up to 81 single-family dwelling units, a decrease of 18 dwelling units from the approved plan. All multi-family units have been removed. The units fronting on Pin Hook Road are limited to alley access units, as are the units immediately behind them. A total of 34 of the units are proposed for alley access.

The plan includes 2.9 acres of useable open space.

ANALYSIS

The plan is consistent with the policy and compatible with the development patterns of the surrounding residential areas.

FIRE MARSHAL'S OFFICE

Approve with conditions

1. Separate buildings (other than the apts) to meet the water requirements of the 2006 IFC Appendix B105.1

PUBLIC WORKS RECOMMENDATION

No exception taken

1. Note that this development will require Public Works approval of detailed construction plans prior to grading the site. Final design and improvements may vary based on actual field conditions

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

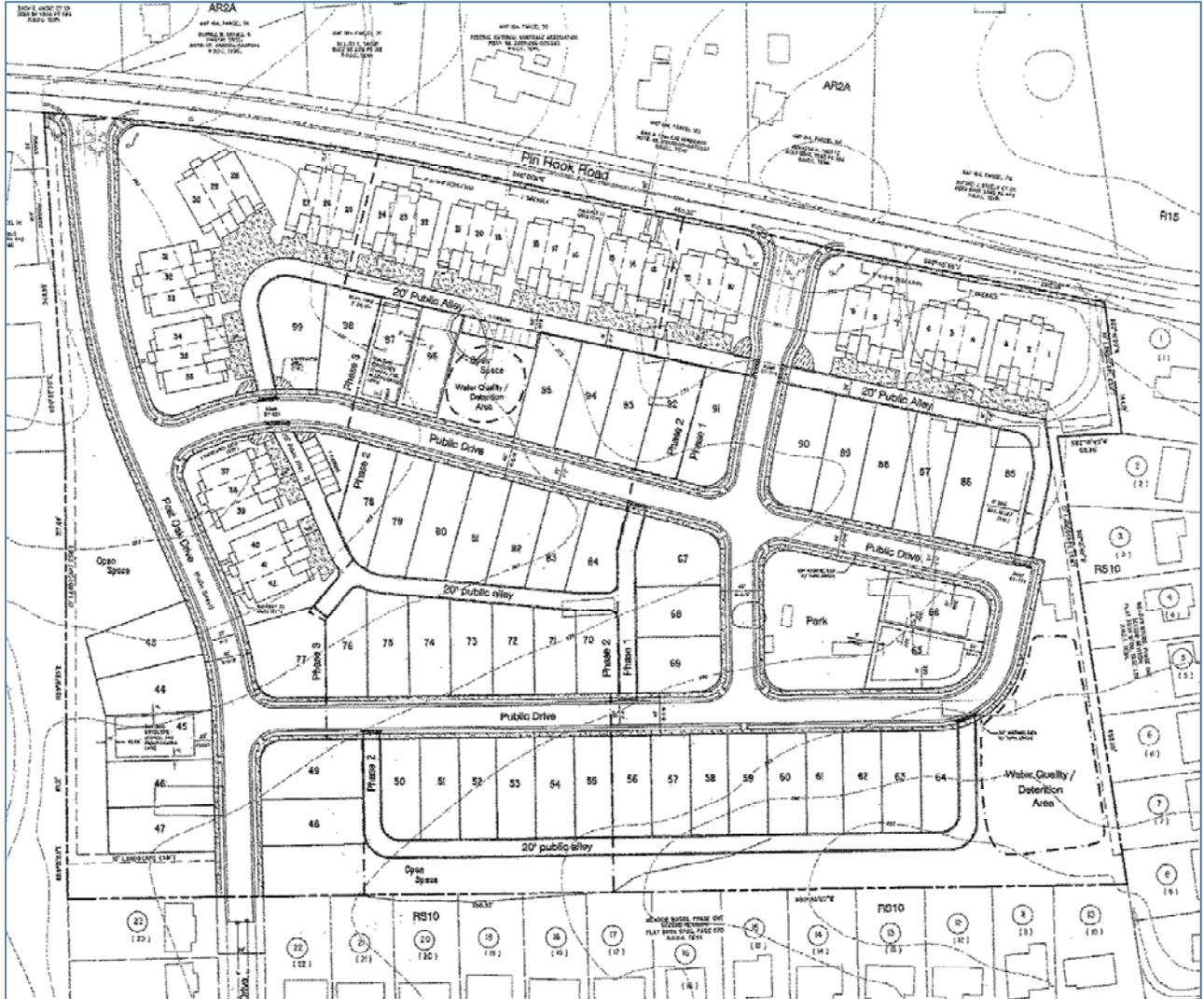
1. Comply with TIS conditions:
 - Field investigations for the proposed extension of Post Oak Drive to Pin Hook Road indicate that the minimum intersection sight distance for left and right turns onto Pin Hook Road will be available. The final design of the project access drive and approaches to the project access drive should be completed such that departure sight triangles, as specified by AASHTO, will be clear of all potential sight obstructions, including vertical and horizontal curvature, landscaping, existing trees and vegetation, decorative monument signs/walls, fences, building faces, etc.

STORMWATER RECOMMENDATION

Approved



Metro Planning Commission Meeting of 10/09/2014



Approved Plan



Metro Planning Commission Meeting of 10/09/2014

WATER SERVICES

Approved

1. Approved as Amended Preliminary SP, Applicant does owe capacity fees. Approved construction plans will be required before Final SP can be approved.

STAFF RECOMMENDATION

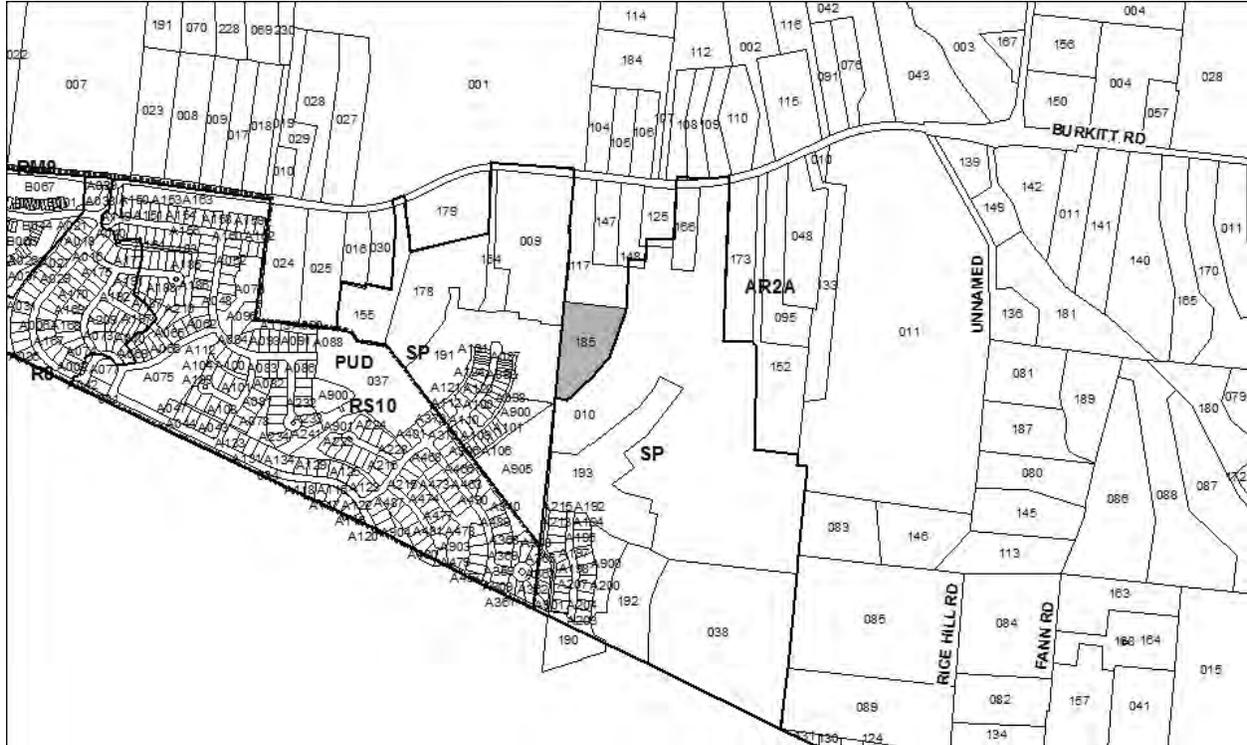
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 81 single-family dwelling units.
2. With the submittal of the Final SP, update the details of landscape area "A" to be consistent with the previously approved requirements.
3. Add the following design standard to the corrected copy: Access to lots 31 and 48 is limited to the side streets.
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 CF zoning district as of the date of the application request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2014SP-070-001
GENE SMITH PROPERTY
Map 187, Parcel(s) 185
12, Southeast
31 (Fabian Bedne)



Project No.	2014SP-070-001
Project Name	Gene Smith Property
Council District	31 – Bedne
School District	2 – Brannon
Requested by	Anderson, Delk, Epps & Associates, applicant; Y & H, G.P., owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

APPLICANT REQUEST

Permit up to 14 single-family lots.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning for property located at Burkitt Road (unnumbered), approximately 845 feet south of Burkitt Road, (4.15 acres), to permit up to 14 single-family lots.

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features

The SP is designed to locate development outside of the land that falls within the conservation policy along the eastern boundary of the site.

SOUTHEAST COMMUNITY PLAN

Suburban Neighborhood Evolving (T3 NE) 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.



Metro Planning Commission Meeting of 10/09/2014



Proposed Site Plan



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Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive 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 SP is consistent with both the Suburban Neighborhood Evolving and Conservation policies. The Suburban Neighborhood Evolving policy is intended to create neighborhoods that are compatible with the general character of classic suburban neighborhoods in terms of its development pattern, building form, land use and the public realm while anticipating changes such as smaller lot sizes and additional density. In addition, the SP is consistent with the Conservation policy on the site by preserving environmentally sensitive features in open space.

PLAN DETAILS

The site is located on the south side of Burkitt Road, west of Whittemore Lane. A single-family home is currently located on the site. Surrounding zoning is SP and AR2a, and existing development in the area is predominantly single-family residential.

Site Plan

The plan proposes 14 single-family lots with a minimum lot size of 4,000 square feet, and open space. The majority of the lots are located on a new proposed road that intersects Tidmarsh Lane to the south and stubs to the north for a future connection to Burkitt Road. Open space areas are located to the east of the proposed lots and encompass a stream located along that portion of the site. While the stream is located within conservation policy, the site is entirely outside of the floodplain.

Currently, the site does not have direct access to a public street. The SP proposes to continue Tidmarsh Street from the Burkitt Springs SP development to the west of the site to the Burkitt Village SP development to the east. While the Burkitt Springs SP is currently under construction, the section that is immediately adjacent to the subject property has not yet been platted. In order to ensure that the proposed SP has access to a public road, the subdivision plat for the proposed lots cannot be recorded until either the Burkitt Village development to the south or the Burkitt Springs phase to the west is platted. Sidewalks are proposed along both the Tidmarsh Street and new Road "A" street fronts and will tie into the network proposed by the adjacent developments

Illustrative architectural images and standards are proposed with the preliminary SP. The maximum building height is 3 stories, and façade materials shall include brick, stone, masonry siding or fiber cement siding. In addition, the plan notes that buildings on corner lots shall address both street frontages with architectural features such as porches, glazing and other façade enhancements.

ANALYSIS

The proposed SP is consistent with the Suburban Neighborhood Evolving and Conservation policies and meets one critical planning goal. Staff recommends approval with conditions and disapproval without all conditions.



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FIRE MARSHAL RECOMMENDATION N/A

STORMWATER RECOMMENDATION Approved

TRAFFIC & PARKING RECOMMENDATION Conditional if approved

- Prior to construction, Westcott Drive in Burkitt Springs must be platted and constructed to Burkitt Rd., and a permission letter must be provided from the developer of Burkitt Springs before making a connection to any platted but unaccepted streets.

WATER SERVICES RECOMMENDATION Approved

- Approved as Preliminary SP / Will need to pay require Capacity fees and submit construction plans before Final SP can be 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.
- This development will require Public Works approval of detailed construction plans prior to grading the site.

Maximum Uses in Existing Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.15	0.5 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.15	-	14 U	134	11	15

Traffic changes between maximum: **AR2a** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+12 U	+114	+9	+12



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SCHOOL BOARD REPORT

**Projected student generation existing AR2a district: 1 Elementary 1 Middle 1 High
Projected student generation proposed SP-R district: 2 Elementary 2 Middle 2 High**

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing AR2a district. Students would attend Maxwell Elementary School, Marshall Middle School, and Cane Ridge High School. Maxwell Elementary School and Cane Ridge High School have been identified as over capacity. There is capacity within the cluster for elementary school students, but there is no capacity within the cluster for additional high school students. This information is based upon data from the school board last updated September 2013.

The fiscal liability of one new high school student is \$36,000 (1 X \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 14 single-family lots.
2. Add the following design standard to the corrected copy of the preliminary SP plan: Garages shall be recessed at least 10' behind the front façade of the house.
3. Prior to construction, Westcott Drive in Burkitt Springs must be platted and constructed to Burkitt Rd., and a permission letter must be provided from the developer of Burkitt Springs before making a connection to any platted but unaccepted streets.
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 RS3.75 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 10/09/2014



2014SP-071-001
THE SUMMIT AT WHITE BRIDGE
Map 103-02, Parcel(s) 125
Map 103-06, Parcel(s) 026
07, West Nashville
20 (Buddy Baker)



Project No.	2014SP-071-001
Project Name	The Summit at White Bridge
Council District	20 – Baker
School District	9 – Frogge
Requested by	Greg Smith, applicant; Lola Bryant, James Morrissey and N. Smith, owners.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

APPLICANT REQUEST

Preliminary SP to permit up to 19 dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 245 White Bridge Pike and White Bridge Pike (unnumbered), approximately 615 feet north of Kendall Drive, (1.71 acres), to permit up to 19 residential dwelling units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 13 lots with 3 duplex lots for a total of 16 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

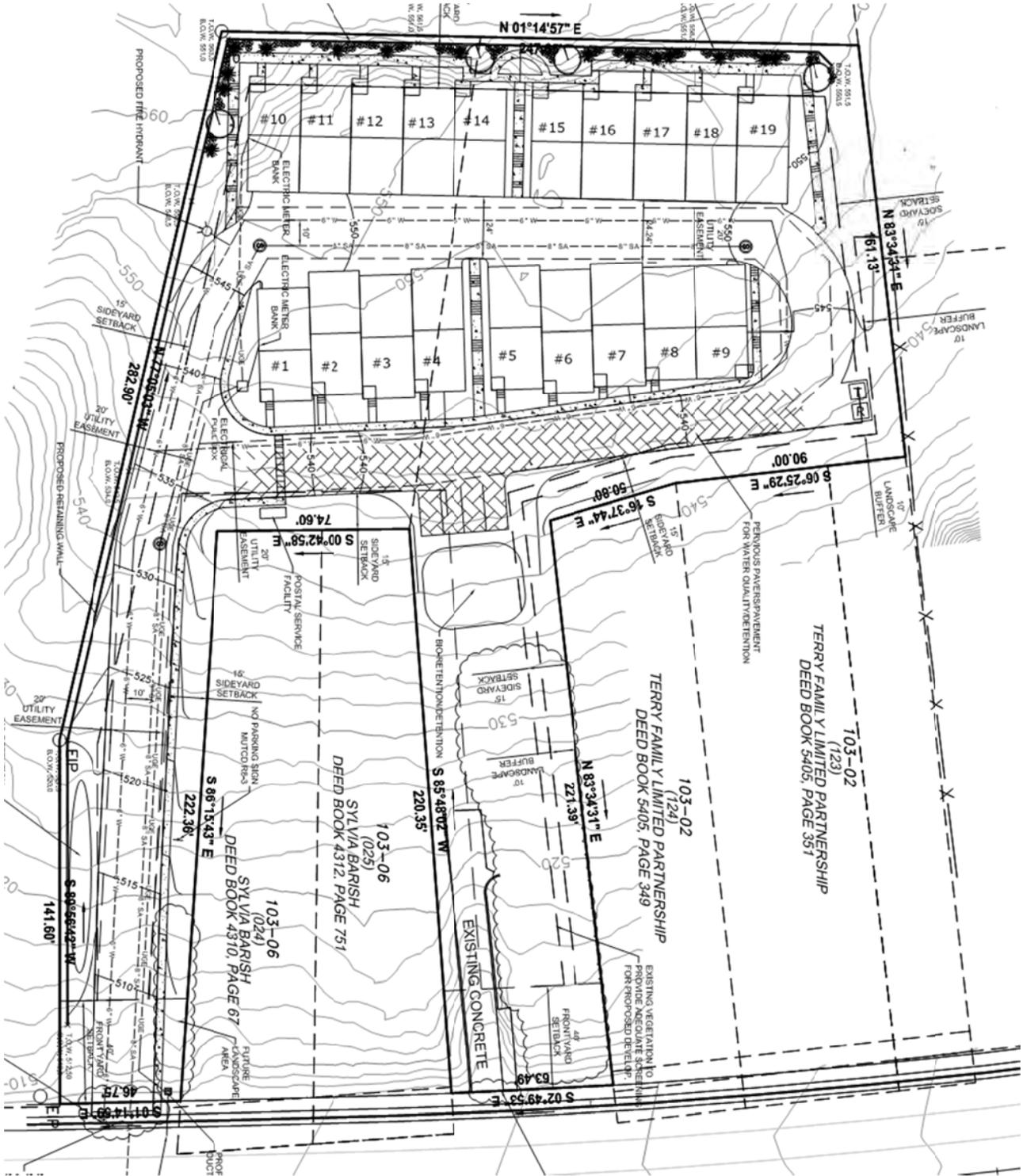
The proposed SP supports development that expands housing options in the neighborhood and creates an opportunity for infill housing. In addition, the site is served by an existing transit route that runs along White Bridge Pike which will be supported by the additional density proposed by the SP.

WEST NASHVILLE COMMUNITY PLAN

Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building



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Proposed Site Plan



Metro Planning Commission Meeting of 10/09/2014

form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive 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 proposed SP is consistent with both the Suburban Residential Corridor and Conservation policies. The Suburban Residential Corridor policy supports predominantly residential uses and recognizes that setbacks along the corridor may be deeper to avoid environmentally sensitive features. In addition, the SP is consistent with the Conservation policy on the site by situating most improvements away from environmentally sensitive features.

PLAN DETAILS

The site is located on White Bridge Pike, north of Kendall Drive and includes two parcels that are both currently vacant. Surrounding zoning is R6 and RM20, and the area is characterized by a mixture of land uses. Access to the site is from White Bridge Pike.

Site Plan

The plan proposes 19 attached residential units. The site includes steep slopes greater than 15% near the front of the property where the site has access to White Bridge Pike as well as at the rear of the property. A retaining wall is proposed along the south and east property boundaries. A landscape buffer is proposed along the northern property lines, adjacent to existing residentially zoned properties. Staff recommends that the plan include Type A buffers along all property lines shared with residentially zoned property.

The overall site layout includes four buildings with a total of 19 units. Two of the buildings which include nine units are oriented toward White Bridge Road, and the other two buildings which include 10 units face the rear property line. An interior driveway loops around the front of Units 1-9 and the rear of Units 10-19. The proposed buildings are 4 stories in 42' including rooftop deck, and the first floor of each building includes garage entries for each unit. The front doors of the units facing the rear property line are approximately 17 feet from the proposed retaining wall. To enhance the relationship between the units and the retaining wall, staff recommends that the plan incorporate landscaping to screen the retaining wall. Architectural images have been included with the preliminary SP and indicate that cement siding and cedar rainscreen siding will serve as the primary materials on the façades.

One access from White Bridge Road is proposed. Two parking spaces are provided for each unit in garages, and four additional parking spaces for guest parking are provided across from Units 4 and 5. The SP is in close proximity to an existing transit line runs along White Bridge Road. Existing sidewalks are located along White Bridge Pike, and the SP proposes an interior sidewalk that will tie into the existing public sidewalk network. Pervious pavement and two bio-retention areas located to the east of the units are proposed to address stormwater concerns.



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ANALYSIS

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

FIRE MARSHAL RECOMMENDATION

Approve with Conditions

- Fire Code issues will be addressed at permit application review.
- With the maximum of 12% grade and the turning radius for the fire trucks meeting our requirements of the 25’ inside and 50’ outside, this will be acceptable.

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if Approved

- Sign "no parking" along access driveway.
- Comply with road comments regarding sight distance.

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP / Will need to pay require Capacity fees and submit construction plans for Public Water and Sewer extensions.

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.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.71	7.26 D	15 U*	144	12	16

*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
Multi-Family Residential (210)	1.71	-	19 U	182	15	20



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Traffic changes between maximum: R6 and SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 4 U	+38	+3	+4

SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High

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

The proposed SP-R zoning district would generate one more student than what is typically generated under the existing R6 district. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School has been identified as over capacity. There is capacity within the cluster for middle school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 19 residential units.
2. A final landscape plan shall be required with the final site plan; landscaping shall be incorporated to screen the portion of the retaining wall facing the front façades of Units 10-19.
3. A final landscape plan shall be required with the final site plan; type A landscape buffers shall be included along all property lines shared with residentially zoned property.
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 RM15 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/09/2014



2014SP-072-001

19TH & BROADWAY MIXED USE DEVELOPMENT

Map 092-16, Parcel(s) 164-165, 167-169

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Project No. 2014SP-072-001
Project Name 19th & Broadway Mixed Use Development
Council District 19 – Gilmore
School District 8 – Pierce
Requested by Civil Site Design Group, PLLC, applicant; 19th Avenue Properties, GP., Midtown Properties, LLC, 1810 Broadway Partners, GP, owners.

Staff Reviewer Milligan
Staff Recommendation *Defer to the October 23, 2014, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies prior to the meeting. If received, staff recommends to approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Mixed Use Intensive-A (MUI-A) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 106 and 108 19th Avenue South and 1810, 1812 and 1814 Broadway (1.33 acres), to permit a mixed-use development.

Existing Zoning

Mixed Use Intensive-A (MUI-A) is intended for a high 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.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

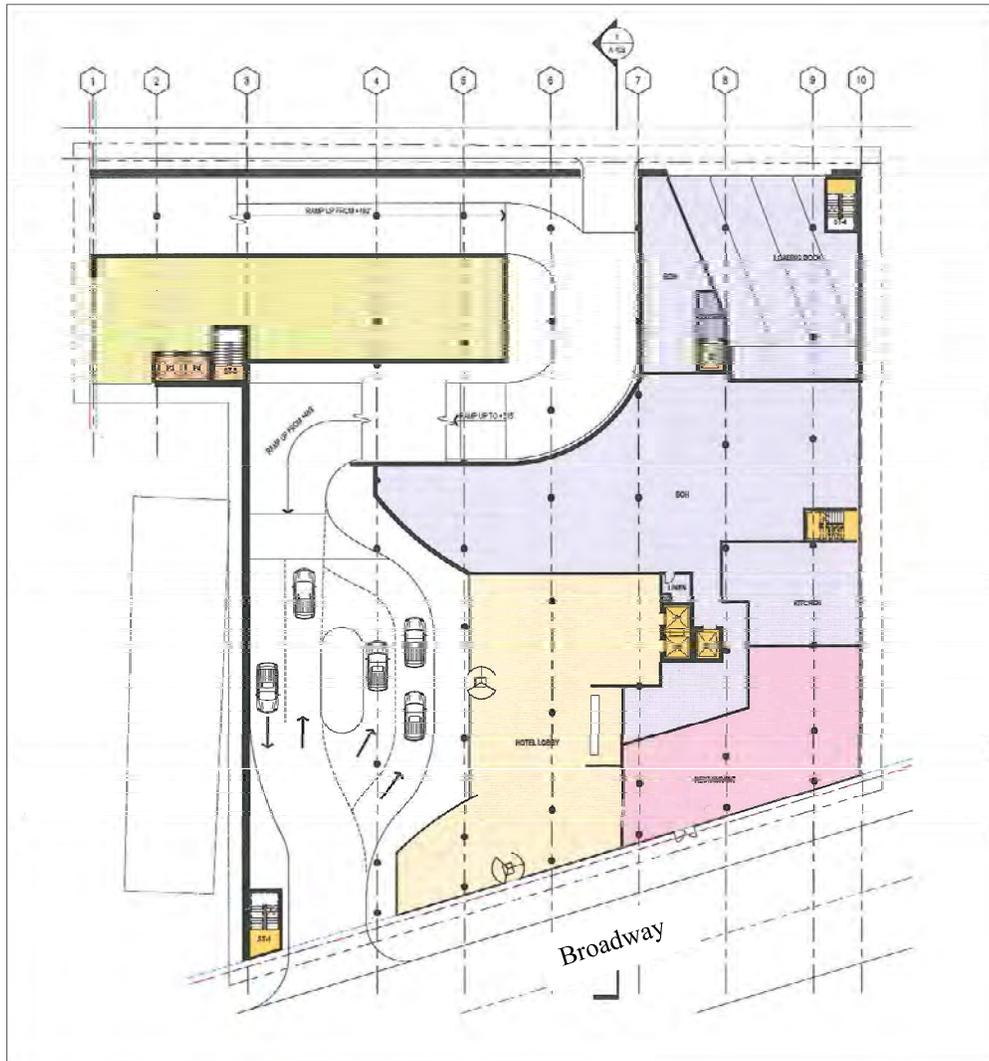
CRITICAL PLANNING GOALS

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

This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The development will have building entrances along the street frontages and parking placed away from street frontages, improving upon the walkable design of the surrounding streets. The project will replace existing office and retail buildings, intensifying development on an infill site. The proposed multi-family units will provide additional housing choice within the surrounding



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Proposed Site Plan



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Project Rendering



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community. Located along a bus line, the development will add residents to use public transportation and non-residential uses to provide a destination for public transportation users.

The concentration of high density residential, office, restaurant and retail uses will foster walking, biking and the use of public transportation.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Land Use Policy

Center Mixed Use Neighborhood (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

Consistent with Policy?

Yes. The proposed SP zoning district would provide high density residential and supportive structured parking along with hotel and ancillary uses which would support the already diverse mixed use area. The project is proposed to be 25 stories in height. The location of the project in relation to other planned projects as well as the width of Broadway and the creation of a pedestrian friendly streetscape along Broadway supports the proposed height of the building. The proposed development would provide more opportunities for living in the urban core of the city and the hotel and ancillary uses will provide options for people visiting the area.

PLAN DETAILS

The site is located at the northeast corner of 19th Avenue South and Broadway. The site boundaries are Broadway to the South, 19th Avenue to the east and an existing alley to the north. The site is approximately 1.33 acres in size. Current uses on the site consist of small scale office and retail as well as surface parking lots.

Site Plan

The plan proposes a 25-story multi-family residential component and a 16-story hotel component along with structured parking. The multi-family portion includes 270 dwelling units in 300,000 square feet. The hotel includes 220 guest rooms plus ancillary uses in 175,000 square feet. The following bulk standards apply:

Max ISR:	1.0
Max FAR:	9.5
Max Height:	25 stories

Vehicular access is from Broadway and 19th Avenue South. Structure parking is incorporated into the building. The SP will require that the total number of parking spaces comply with Metro requirements for the Urban Zoning Overlay. The plan provides for a 6' frontage zone and 8' sidewalk along the Broadway frontage and a 5 foot frontage zone and 6' sidewalk along the 19th Avenue South frontage. Bicycle parking is being provided to meet the requirements of the Bike Parking Ordinance.



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Conceptual elevations have been provided. The building is being pulled up to the street on Broadway and 19th Avenue South. The portion of the building closest to Broadway will be 16-stories maximum in height and the apartment portion will step up to 25-stories maximum. The hotel lobby and a restaurant use are provided along Broadway allowing for a pedestrian friendly streetscape.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals. The plan adds residential units, as well as a hotel with ancillary uses, to an already diverse area.

The Metro Historical Commission staff has recommended disapproval of this project because of a building on the site that is eligible for listing on the National Register of Historic Places. While the concerns of the Historical Commission are well-founded, they must be balanced with the need for development in the Midtown area to be intense enough to support high levels of mass-transit and a strong jobs-housing balance. The inclusion of the property in an Specific Plan allows for design considerations to be addressed leading to a more thoughtful development.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

HISTORICAL COMMISSION STAFF RECOMMENDATION

Disapprove

Recommend disapproval as this project would result in the demolition of a National Register Eligible property.

PUBLIC WORKS RECOMMENDATION

Returned for corrections

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. ROW should be dedicated to the back of sidewalk. Dedications are required to be recorded prior to the sign off on the building permit.
3. Site should be designed so that doors do not swing into the ROW/ pedestrian zone.
4. Prior to Final SP design the applicant should coordinate with MPW and Metro Planning Staff regarding streetscape design and all elements proposed within the ROW.
5. See traffic engineer comments

TRAFFIC AND PARKING RECOMMENDATION

Returned for corrections

1. A TIS and parking analysis is required in order to determine vehicular and pedestrian improvements to mitigate proposed SP development impact. Contact MPW to schedule a TIS scoping meeting.



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Maximum Uses in Existing Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.33	5.0 F	289,674 SF	13,558	289	1,298

Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.33	-	270 U	1,760	137	167

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	1.33	-	220 U	1,963	142	138

Traffic changes between maximum: MUI-A and SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-9,835	-10	-993

METRO SCHOOL BOARD REPORT

Projected student generation existing MUI-A district: 1 Elementary 1 Middle 2 High
Projected student generation proposed SP-MU district: 1 Elementary 1 Middle 2 High

The proposed SP-MU zoning district would not generate any additional students than would be generated from the existing zoning. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends deferral to the October 23, 2014, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies prior to the meeting. If received, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential, hotel, restaurant, bar and all other uses in MUI-A. Multi-family residential shall be limited to up to 270 units.
2. Finalized elevations shall be submitted with the final site plan. Elevations must be consistent with the Conceptual Perspective Rendering on sheet A-104 and the Concept Imagery on Sheet A-105.
3. Sidewalk widths shall be as per the adopted Major and Collector Street Plan. The final site plan shall show the following: 4 foot frontage/planting zone and 10 foot sidewalk on Broadway; 4 foot frontage/planting zone and 10 foot sidewalk on 19th Avenue South.
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



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standards, regulations and requirements of the CF zoning district as of the date of the application request or application.

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



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2014Z-057PR-001

Map 164, Parcel(s) 143

13, Antioch - Priest Lake

33 (Robert Duvall)



Project No.	Zone Change 2014Z-057PR-001
Council District	33 – Duvall
School District	6 – Hunter
Requested by	Dale and Associates, LLC, applicant; Old Hickory Land Partners, LLC, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from AR2a to RS10.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS10) zoning for property located at 12444 Old Hickory Boulevard, approximately 1,600 feet east of Murfreesboro Pike (32.5 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 16 lots with 4 duplex lots for a total of 20 units.*

Proposed Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 120 lots using the cluster lot subdivision option.*

CRITICAL PLANNING GOALS

N/A

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed RS10 is consistent with the policy.



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FIRE DEPARTMENT RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

Maximum Uses in Existing Zoning District: **AR2a**

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)	32.5	0.5 D	16 U	154	12	17

Maximum Uses in Proposed Zoning District: **RS10**

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)	32.5	4.35 D	141 U	1,350	106	143

Traffic changes between maximum: **AR2a** and **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 125 U	+1,196	+94	+126

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

1. Traffic study may be required at time of development

STORMWATER RECOMMENDATION

Ignore

STAFF RECOMMENDATION

Staff recommends approval since it is consistent with T3 Suburban Neighborhood Evolving policy.



SEE NEXT PAGE



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2014Z-058PR-001

Map 071-11, Parcel(s) 008

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2014Z-058PR-001
Council District	5 – S. Davis
School District	5 – Kim
Requested by	Dale and Associates, applicant; Regal Homes, owner.
Staff Reviewer	Swaggart
Staff Recommendation	Approve

APPLICANT REQUEST
Zone change from RS5 to MUL-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Limited-A (MUL-A) zoning for a portion of property located within the Dickerson Pike Urban Design Overlay District at 1404 Dickerson Pike, at the southwest corner of Dickerson Pike and Fern Avenue (3.22 acres), requested by.

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 28 residential units.*

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.

CRITICAL PLANNING GOALS

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

The proposed MUL-A district would permit more intense development on a site that is adequately served by public infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The proposed MUL-A district permits more compact building design than what would be permitted under the existing RS5 district. In addition to nonresidential uses, the proposed MUL-A district also permits a variety of housing types including single-family and multi-family. The permitted mixture of uses along with the additional density supported by the MUL-A district helps create more walkable neighborhoods and also supports mass transit.



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EAST NASHVILLE COMMUNITY PLAN

Land Use Policy

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

Consistent with Policy?

Yes. The proposed MUL-A permits the types of uses intended within the policy area. The MUL-A district also requires design standards intended to foster development that is urban in form consistent with the goals of the policy.

FIRE MARSHAL'S OFFICE RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

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)	3.22	8.71 D	28 U	268	21	29

Maximum Uses in Proposed Zoning District: **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.22	1 F	140,263 SF	8,462	189	799

Traffic changes between maximum: **RS5** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+8,194	+168	+770

STORMWATER RECOMMENDATION

Ignore

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 6 Elementary 5 Middle 3 High

Projected student generation proposed MUL-A district: 24 Elementary 17 Middle 11 High



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The proposed MUL-A district would generate 38 more students than what would be generated under the existing RS5 zoning. The numbers for the proposed MUL-A district assumes a 900 square foot residential unit. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood High School. Jere Baxter Middle School and Maplewood High School both have capacity for additional students. Shwab Elementary is over capacity, but there is additional capacity within the cluster. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends that the proposed MUL-A zoning district be approved since it is consistent with the properties Urban Mixed Use Neighborhood land use policy.



SEE NEXT PAGE

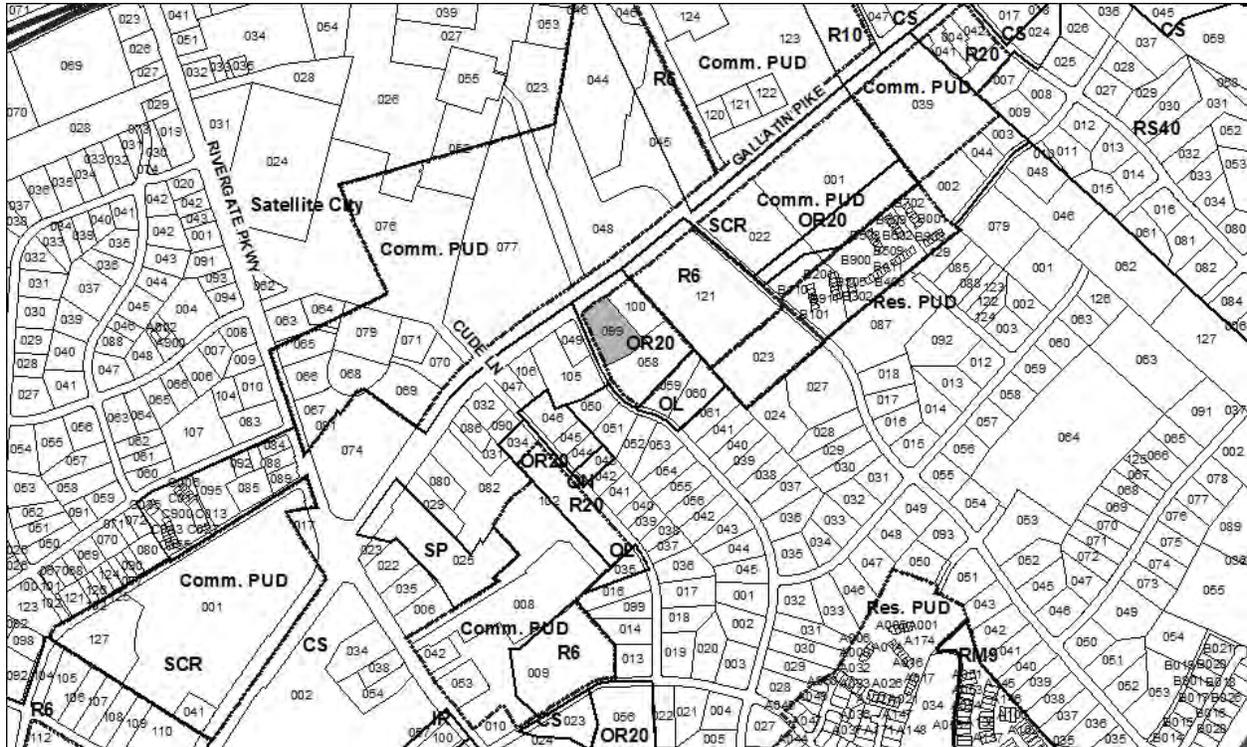


PLANNING COMMISSION ACTIONS

- **Planned Unit Developments (Final)**
- **Subdivision (Final)**



Metro Planning Commission Meeting of 10/09/2014



109-81P-002

RIVERGATE SQUARE

Map 034-02, Parcel(s) 099

04, Madison

10 (Doug Pardue)



Project No.	Planned Unit Development 109-81P-002
Project Name	Rivergate Square
Council District	10 – Pardue
School District	3 – Speering
Requested by	Interplan, LLC, applicant for McGuffin Partners, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise a preliminary plan and final site plan for restaurant use.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Planned Unit Development Overlay District on property located at 2001 Gallatin Pike, at the corner of Gallatin Pike and Shepherd Hills Drive, zoned Office/Residential (OR20) (1.62 acres), to permit the development of 3,641 square feet of restaurant space with a drive-thru window.

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. The uses in this PUD are governed by the council approved plan, not the OR20 base zoning.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

The Rivergate Planned Unit Development was initially approved by Council in 1981, to permit up to 125,200 square feet of retail, office and restaurant use. The PUD was amended by Council in 1982 to permit 144,000 square feet of retail, office and restaurant use.

CRITICAL PLANNING GOALS

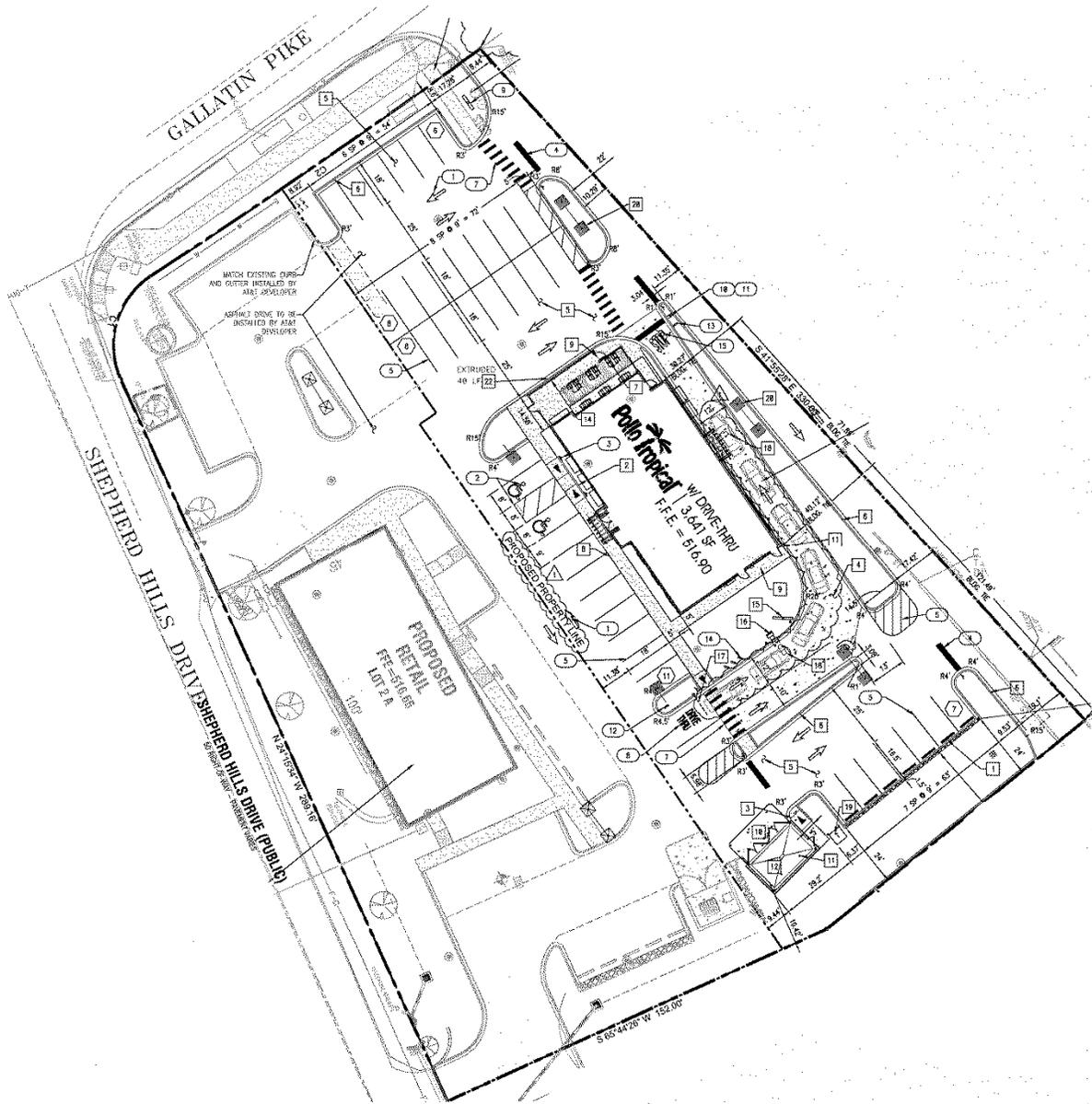
N/A

PLAN DETAILS

At the May 22, 2014, Metropolitan Planning Commission meeting, the Commission approved the request to revise the Rivergate Planned Unit Development Overlay (PUD) to allow for the preliminary approval for a retail building and a restaurant building, as well as a final site plan approval for the proposed retail use. The approved restaurant use on the north side of this site



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Proposed PUD Plan



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is requesting approval for a revision and final site plan for the proposed restaurant use, with a drive-thru. Restaurant uses are permitted in the PUD. The PUD is located on the intensely developed north Gallatin Pike corridor, southeast of Rivergate Mall. The site is surrounded by other commercial uses to the north, south and west. An undeveloped portion of this PUD abuts the site to the southeast – the PUD permits a mixture of commercial uses on that site.

Plan Layout

The revised PUD plan calls for a one-story, 3,641 square foot restaurant use on the northern portion of the site. An 8,370 square foot restaurant previously occupied the site. Vehicular access will be limited to an existing access point on Gallatin Pike that turns into a private drive along the north side of the parcel. The site plan shows 37 parking spaces provided for the restaurant use, where a minimum of 36 spaces are required by the Zoning Code. The site plan shows six vehicular queuing spaces exceeding the minimum Zoning Code requirement of five queuing spaces.

When the revision and final site plan were approved for the retail space to the south of the proposed restaurant, the development included the addition of 331 feet of eight foot wide sidewalk along Gallatin Pike. The new sidewalk will cover the entire Gallatin Pike frontage of the original PUD area, from the intersection with Shepherd Hills Drive to the northeastern extent of the PUD. The sidewalk is required to be constructed with the retail use. The site plan includes landscaping to buffer the parking spaces along the east and west sides of the property, as well as the queuing lane.

ANALYSIS

The final site plan does not alter the basic development concept established by the approved PUD plan. The proposed restaurant use is consistent with the PUD and within the maximum allowable floor area permitted on the last approved PUD plan. Accordingly, this request is being considered as a 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, 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;



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- 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 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.

FIRE MARSHAL RECOMMENDATION

N/A

WATER RECOMMENDATION

Approved



Metro Planning Commission Meeting of 10/09/2014

STORMWATER RECOMMENDATION

Approved with Conditions

- Clarify whether two bio-retention areas are intended or one bio-retention area and one dry water quality swale. A few notes on the plan sheets indicate both BMPs will be Bio-retention. If two Bio-retention areas are to be used, one is undersized.
- If a Dry Water Quality Swale is intended, the Bio-retention equation was used to size the dry water quality swale. See Metro Stormwater Management Manual Volume 4, PTP-05 for design considerations. If the dry water quality swale remains, please provide the appropriate calculations. Note that the dry water quality swale requires a low flow orifice to pass the water quality volume in 6 hours.
- Provide final stabilization measures for all disturbed areas. This may be included on the landscaping plan required for the bio-retention and water quality swale areas.
- Add the following note to the bio-retention detail: "Contractor, Engineer, or Owners Representative shall notify MWS Development Review at least 24 hours prior to the installation of the planting soil filter bed. At the completion of installation, the above referenced person will collect one sample per bio-retention bed for analysis and confirmation of the soil characteristics as defined by PTP-03, Site Design and Considers Item 3, page 3 of 10".
- Add a Landscaping Plan showing the shrubs, grasses, and trees to be planted in the BMPs and the green areas called out in the calculations.

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.

TRAFFIC & PARKING

- No table was prepared because this request is not anticipated to generate significant additional traffic.

STAFF RECOMMENDATION

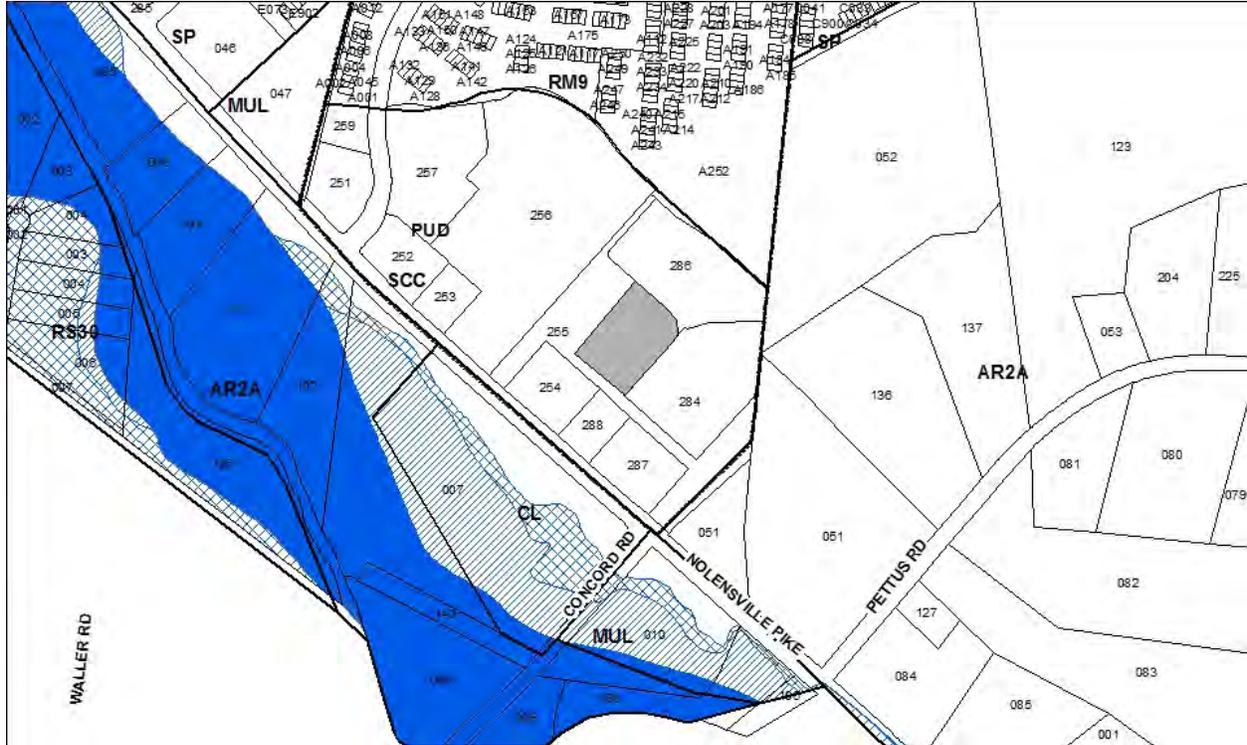
Staff recommends approval of the PUD revision and final site plan with conditions.

CONDITIONS

1. 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.
2. 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.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.



Metro Planning Commission Meeting of 10/09/2014



2004P-013-006
MILL CREEK TOWN CENTRE (TIRE DISCOUNTERS)
Map 181, Parcel(s) 255
12, Southeast
31 (Fabian Bedne)



Project No.	Planned Unit Development 2004P-013-006
Project Name	Mill Creek Towne Centre (Tire Discounters)
Council District	31 – Bedne
School District	2 – Brannon
Requested by	Waller Lansden Dortch and Davis, applicant; Legg Investments-Nolensville, LLC, owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise preliminary plan and final site plan approval for part of Lot 5 of the Mill Creek Towne Centre PUD.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Mill Creek Towne Centre Commercial Planned Unit Development Overlay District for a portion of property located at 6704 Nolensville Pike, approximately 200 feet north of Nolensville Pike, zoned SCC, (1.95 acres), to permit the development of a 7,900 square foot automobile service facility.

Existing Zoning

Shopping Center Community (SCC) is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area, including automobile service.

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The subject property is located northeast of the intersection of Nolensville Pike and Concord Hills Drive in Brentwood. Surrounding zoning includes SCC, MUL, RM9 and PUD. The zoning of the property is SCC and PUD overlay.

ANALYSIS

The Mill Creek Towne Centre PUD is located along the east side of Nolensville Pike, north of Pettus Road. The entire PUD was approved by Council in 2004 for 45 single-family lots, 248 townhomes, and 217,619 square feet of retail, restaurant, and gas station uses. Since the last Council approval, the Planning Commission has approved several revisions. The last revision, which increased the total permitted non-residential development to 226,718 square feet, was approved in August 2014.

This request proposes a reduction of 14,500 square feet from the previously approved layout. The Zoning Code permits the Planning Commission to approve increases in floor area from what was approved by Council, as long as any increase does not exceed ten percent of the last Council approval. A total of 239,380 square feet of floor area is permitted without requiring Council approval. With the proposed 7900 square foot automobile convenience facility on Lot 5, the overall total area for non-residential development in the PUD is 212,213 square feet.



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No changes are being proposed that conflict with the concept of the Council approved plan. The revised site layout and conversion to another permitted use are consistent with the concept of the PUD and consistent with the base SCC base zoning. In addition, the increase in overall building area does not exceed 10% of the area last approved by Council. Consequently, staff finds that the proposed revision is a minor modification.

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 those specifically authorized by the council through the adopted master development



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- 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.

The proposal is for a revision to the preliminary plan and for final site plan approval for a 7,900 square foot automobile service facility on Lot 5. The site plan includes a one-story building. The site is located interior to the PUD, so the site is separated from Nolensville Pike by Lot 4 which is currently a vacant lot. The front of the building is oriented toward Nolensville Pike and includes roll up doors with clear glazing. Architectural elevations show that building materials include brick, EIFS and cast stone. Most of the parking provided for the site is located in front of the building, and access to the site is limited to one access point at the northern site boundary. The final site plan is consistent with the Zoning Code requirements for both parking and landscaping.

As the proposed revision keeps with the overall intent of the PUD and the final site plan is consistent with the Zoning Code, planning staff recommends approval of the request.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Conditional if approved

- Provide the Plan Review / Grading Permit fee of \$1383.
- Better show the location of the Benchmark.
- For the construction entrance, provide a minimum width of 20'.
- Specify the type of matting to be used. Also, label on the plans the slopes 3:1 and steeper (2:1 slopes observed).
- Specify the amount of disturbance to the plans.
- Specify on plans that the site drains to a listed stream.



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- Provide all civil details (matting, all erosion controls, etc.).
- Better show the locations of the roof drain system on the plans. Provide cleanouts (and detail) for any connection point / bend.
- Show inlet protection for the internal inlets. Also, hay bales are not permissible in Tennessee.
- Provide storm structure calculations and drainage maps.

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.

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Prior to the issuance of any permits, construction drawings shall be approved fully satisfying all requirements of the Stormwater Management Manual.
2. 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.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. 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 Stormwater Management division of Water Services.
5. 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.
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.
7. 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.
8. 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.



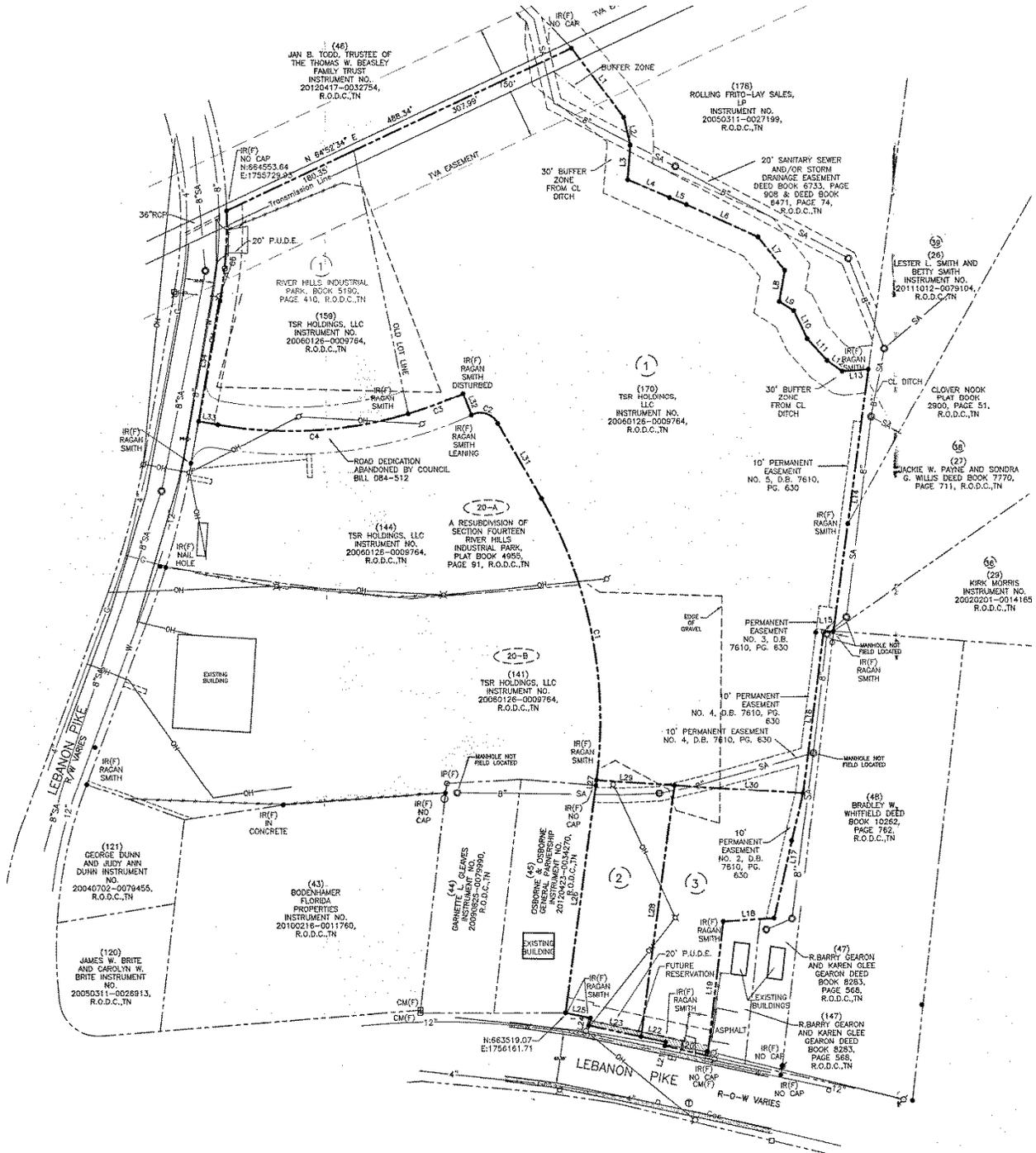
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2014S-201-001
RIVER HILLS INDUSTRIAL PARK
Map 094, Parcel(s) 159, 170
14, Donelson - Hermitage
15 (Phil Claiborne)



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Proposed Site Plan



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WATER SERVICES RECOMMENDATION

Approved

- As all our previous issues have been addressed on the latest re-plat (stamped received September 16, 2014), we recommend approval.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No exceptions taken

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Prior to recordation, the proposed plat shall depict the zoning line and identify the zoning of the properties.