

Metropolitan Planning Commission



Staff Reports

September 11, 2014



Metro Planning Commission Meeting of 9/11/2014

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.

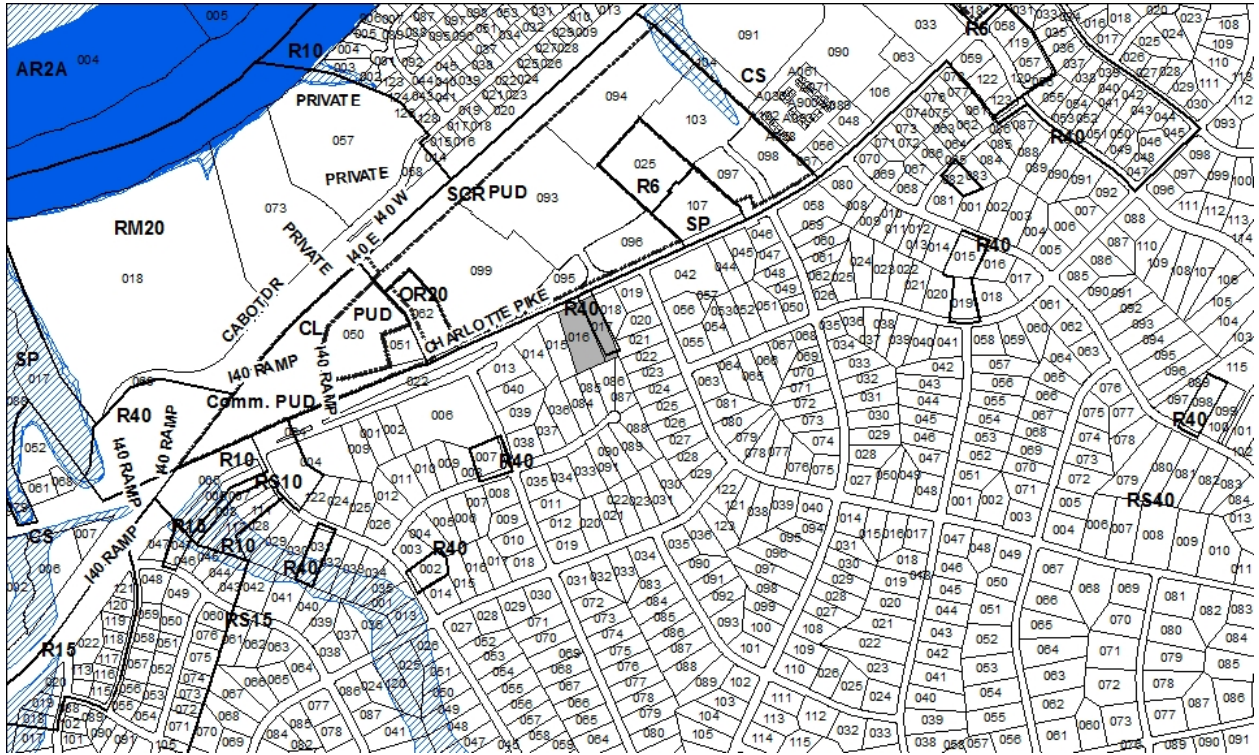


PREVIOUSLY DEFERRED ITEMS

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



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2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 016-017

West Nashville

23 - Emily Evans



Project No. Zone Change 2013SP-048-001
Project Name Hillwood Court at Nashville West
Council District 23 – Evans
School District 9 – Frogge
Requested by Dale and Associates, applicant; Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al, owners.

Deferral This request was deferred at the February 13, 2014, and the August 14, 2014, Planning Commission meetings.

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

APPLICANT REQUEST

Preliminary SP to permit 40 residential dwellings.

Preliminary SP

A request to rezone from Single-Family Residential (RS40) and One and Two-Family Residential (R40) to Specific Plan – Mixed Residential (SP-MR) zoning for properties located at 6809 and 6813 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, (3.07 Acres), to permit up to 40 dwelling units.

Existing Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of one lot on approximately 1.75 acres.*

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 one duplex lot for a total of two units on approximately 0.98 acres.*

Proposed Zoning

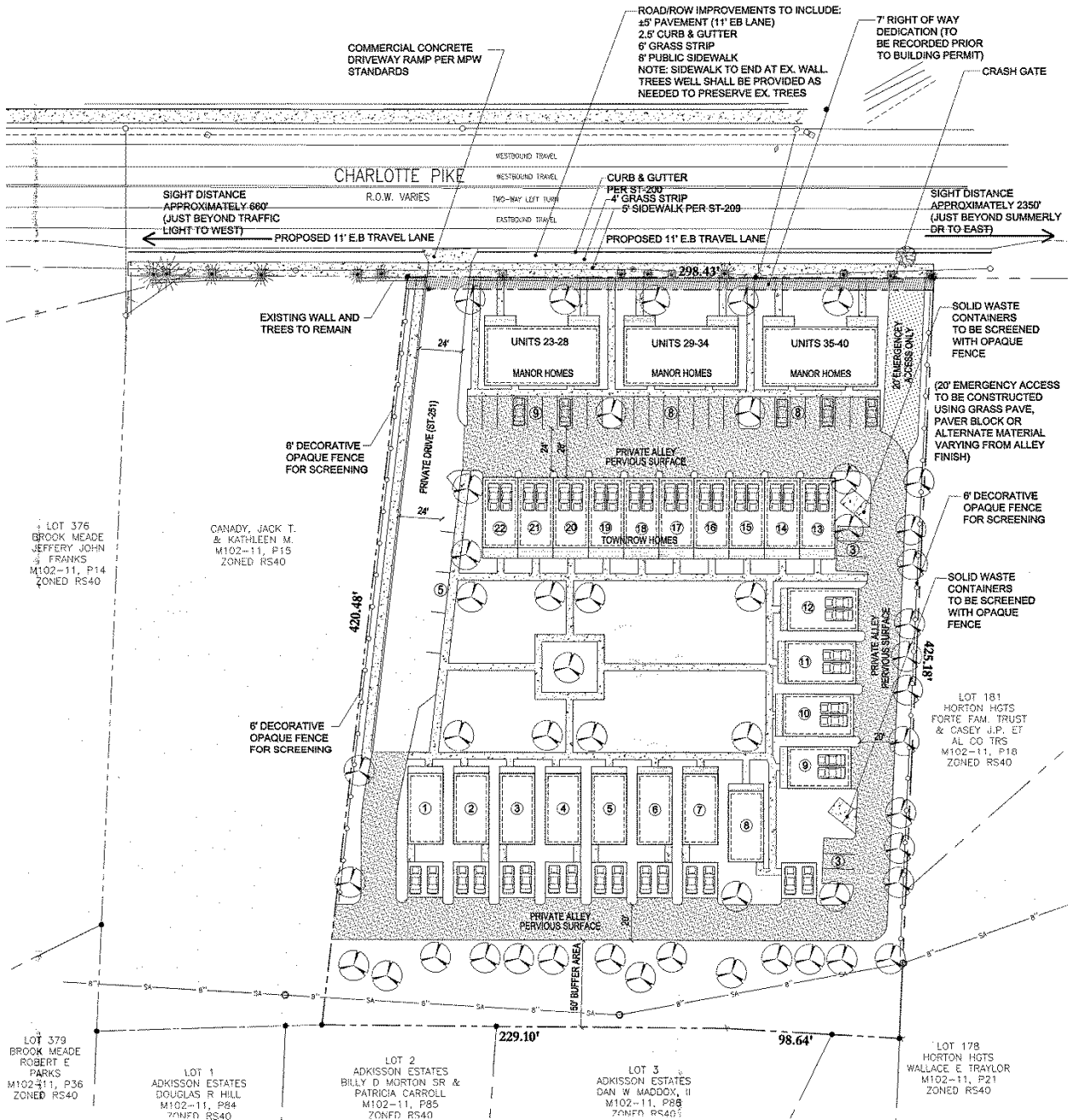
Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing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

CRITICAL PLANNING GOALS

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



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Proposed Site Plan



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This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The request provides an additional housing option in the area and within the proposed development itself. Additional housing options are important to serve a wide range of people with different housing needs. The plan provides active open space and a sufficient sidewalk network connecting all parts of the development, which foster active living and supports walkable neighborhoods. Higher density areas typically foster walkability and better public transportation because housing, work and conveniences are located within a smaller area, making them more assessable by foot and or public transportation. This site is directly across from the Nashville West Shopping Center, which will provide goods and services for future residents.

WEST NASHVILLE COMMUNITY PLAN

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.

Special Policy Area (Infill Area 03)

The special policy recognizes areas along Charlotte Pike across from and in proximity to the Nashville West Shopping Center. The policy supports more intense residential infill development along Charlotte Pike. Any residential development should provide an adequate transition from the more intense Charlotte Pike corridor to the single-family residential areas off of the corridor.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 NM policy as well as the special policy that applies to the site. The proposal provides for a more intense residential development pattern along Charlotte Pike. It also provides a transition from Charlotte Pike to the back of the site by providing detached units at the rear of the site, adjacent to the single-family lots directly south of the site. The proposal includes Manor homes that are intended to look like large single-family homes. The special policy specifically recommends this housing type.

PLAN DETAILS

The subject site is approximately 3.07 acres in size and consists of three individual properties. The site is located on the south side of Charlotte Pike between W. Hillwood Drive and Templeton Drive, directly across from Nashville West. The site is zoned for residential-uses and consists of three single-family homes. There are numerous trees on the site and there is also a historic rock wall located along a portion of the site along Charlotte Pike.

Site Plan

The plan calls for 40 residential units. Unit-types consist of 18 manor units, ten attached townhome units and 12 detached cottage units. The 18 manor style units are distributed between three separate buildings located along Charlotte Pike. The townhomes and cottage units front onto a central green. The manor homes are oriented towards Charlotte.



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Primary access is proposed from Charlotte via a private drive located along the western property line. A private alley joins the drive providing access to the rear of all the units. There is also a 20' wide emergency access point along the eastern property line connecting Charlotte Pike to the private alley. Sidewalks are located throughout the development. The plan also calls for a new eight foot wide sidewalk and six foot grass strip along Charlotte.

A total 80 parking stalls are shown on the plan and includes surface, street and garage spaces. All cottage and townhome units include a two car garage. Garages are attached and detached.

Landscaping is shown throughout the development. Courtyards are landscaped and street trees are also proposed along the new public streets. The plan calls for some of the existing trees located along Charlotte Pike to be preserved through placement within tree-wells along the proposed sidewalk. A fifty foot wide landscape buffer is proposed along the southern property line.

ANALYSIS

The SP is consistent with the site's land use policies, and it also meets several critical planning goals. Higher density residential is appropriate at this site because it is adjacent to Charlotte Pike which is a very busy corridor and directly across from the Nashville West Shopping Center. Because of the intensity of development across the street and along the Charlotte Pike corridor, single-family residential is less appropriate. The proposed SP provides for higher density residential which is more appropriate adjacent to Charlotte Pike. The plan also provides a transition from the intense mixed-use corridor to the single-family area south of the site.

STORMWATER RECOMMENDATION

Approved with conditions

- A pipe network will be required along Charlotte Pike.
- All site discharges shall be to adequate conveyances.

PUBLIC WORKS RECOMMENDATION

Conditions if approved

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with conditions of MPW Traffic Engineer.
- All utilities are to be moved outside of the proposed sidewalk on Charlotte Pike.
- ROW must be dedicated prior to building permit signoff.
- Provide adequate sight distance at access driveway. Construct additional EB travel lane with transitions per AASHTO and MUTCD standards along Charlotte Pike frontage.

Maximum Uses in Existing Zoning District: **R40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.98	1.08 D	2 U*	20	2	3

*Based on one two-family lot.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.75	1.08 D	1 U	10	1	2

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

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)	2.73	-	40 U	366	24	40

Traffic changes between maximum: **R40** and **RS40** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 37 U	+336	+21	+35

WATER SERVICES RECOMMENDATION

Approved as preliminary only

Applicant must acquire construction plan approval by Final SP/Plat stage. Applicant must submit a revised availability study by Final SP stage, as they have decreased the number of residential units from the original availability study (63 last revision, 40 now proposed). Applicant must also pay the required capacity fees by Final SP/Plat Stage. (The revised availability study will probably reduce the required capacity fee amount).”

METRO SCHOOL BOARD REPORT

Projected student generation existing RS40/R40 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-MR zoning district could generate 5 additional students. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as being over capacity and there is no additional capacity for Middle school students within the cluster. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of 2 new middle school students is \$52,000 (2 X \$26,000 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 that the request be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 40 residential units.



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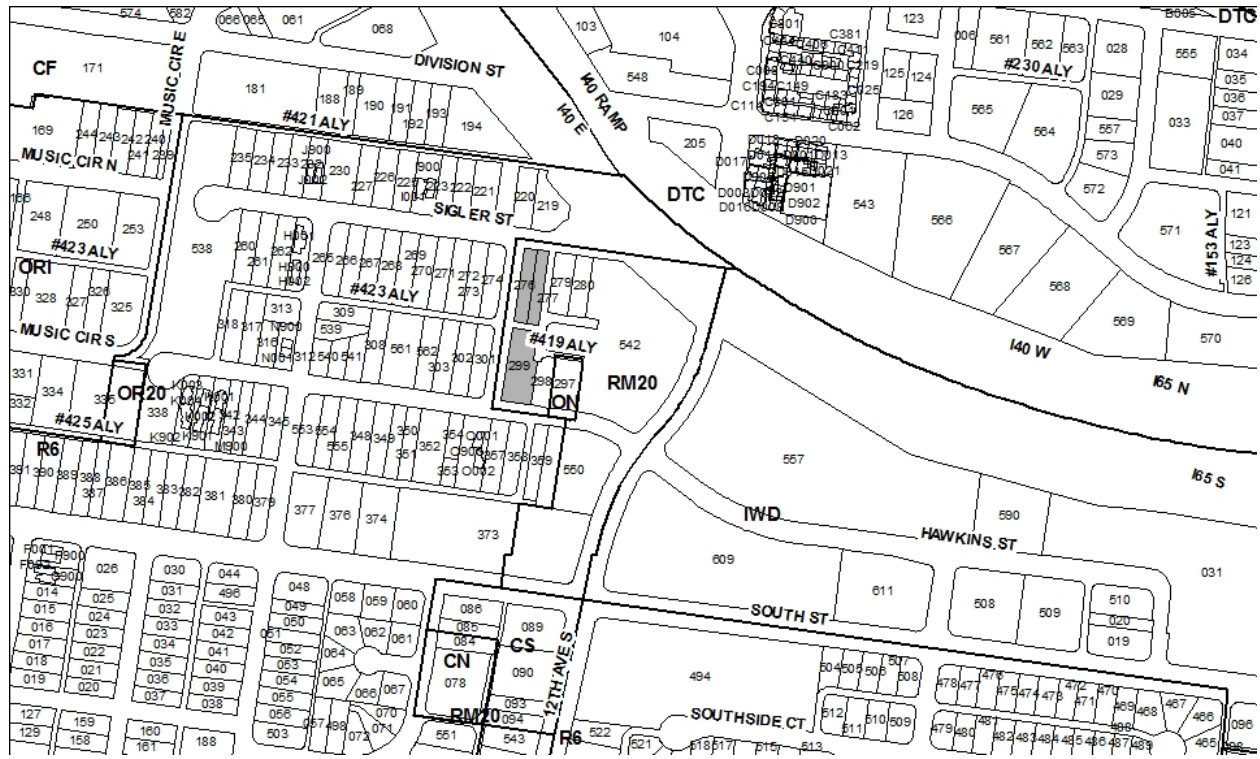
2. Final architectural plans must be approved by the Planning Department prior to final site plan approval. The Plans must be consistent with the Community Plan's Land Use policies.
3. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
4. Prior to the approval of any final site plan, the applicant shall work with the Planning Department and the Department of Public Works in order to determine if a pedestrian crossing to the north side of Charlotte Pike is feasible along the site frontage or within the immediate area. If a crosswalk is feasible and can meet Public Works design standards and requirements, then the applicant shall construct the crosswalk and provide appropriate signalization, and provide a sidewalk connection from the development to the crosswalk. This condition is not required if Planning Department and Public Works Departments determine that the off-site pedestrian facilities are feasible.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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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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, and the August 14, 2014, Planning Commission meeting at the request of the applicant.

Staff Reviewer Swaggart
Staff Recommendation *Defer to September 25, 2014, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit 45 residential units.

Preliminary SP

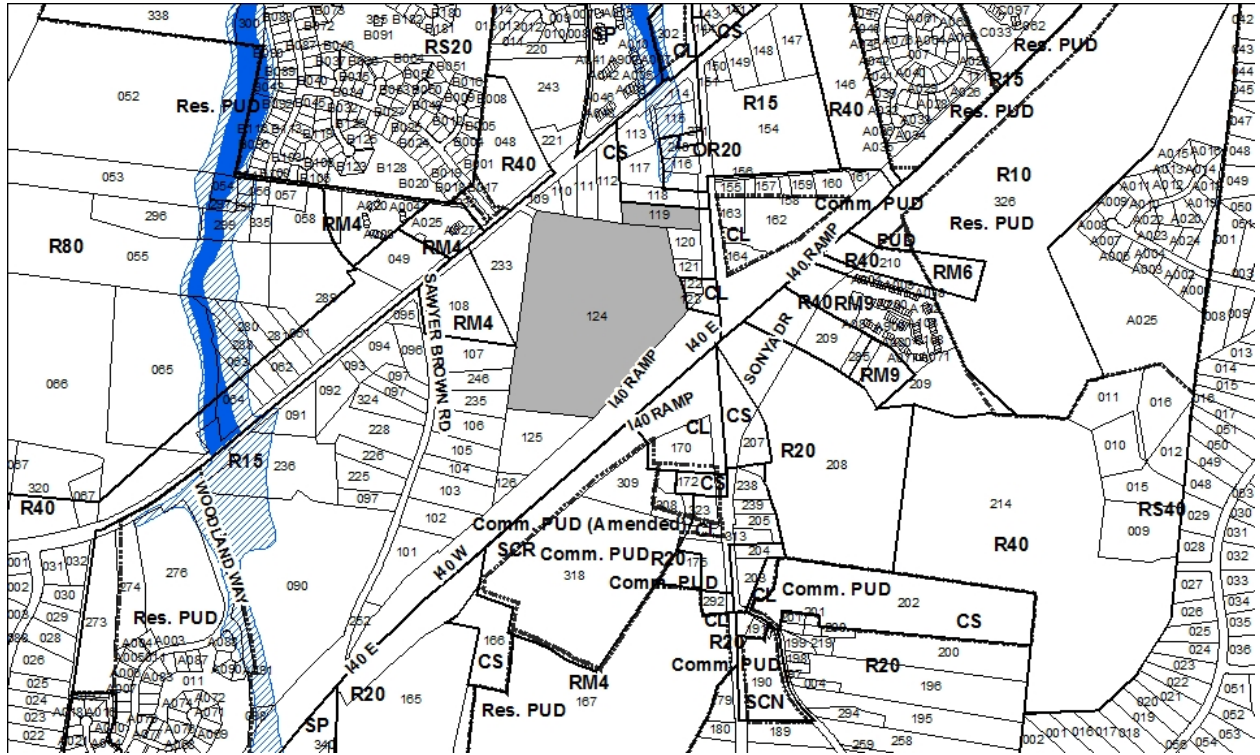
A request to rezone from Multi-Family Residential (RM20) to Specific Plan - Residential (SP-R) zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 45 multifamily units.

STAFF RECOMMENDATION

Staff recommends deferral to September 25, 2014, meeting as requested by the applicant.



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2014SP-068-001

WEST PLAN

Map 114, Parcel(s) 119, 124

06, Bellevue

22 (Sheri Weiner)



Project No. Zone Change 2014SP-068-001
Project Name West Plan
Council District 22 - Weiner
School District 9 - Frogge
Requested by Dale and Associates, Inc. applicant; Agape Fellowship Church, owner.

Deferrals This request was deferred at the June 26, 2014, July 24, 2014, and the August 14, 2014, Planning Commission meetings as 2014Z-044PR-001.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the September 25, 2014, Planning Commission Meeting if recommendations are not received from Public Works, Traffic and Parking and Harpeth Valley prior to the meeting. If recommendations of approval are received, staff recommendations approval with conditions.*

APPLICANT REQUEST

Zone change from R15 to SP-R zoning to permit up to 322 residential dwelling units.

Zone Change

A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning for properties located at 645 Old Hickory Boulevard and 7461 Charlotte Pike, at the southwest corner of Old Hickory Boulevard and Charlotte Pike, (30.51 Acres), to permit up to 322 residential dwelling units.

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 89 lots with 22 duplex lots for a total of 112 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.

CRITICAL PLANNING GOALS

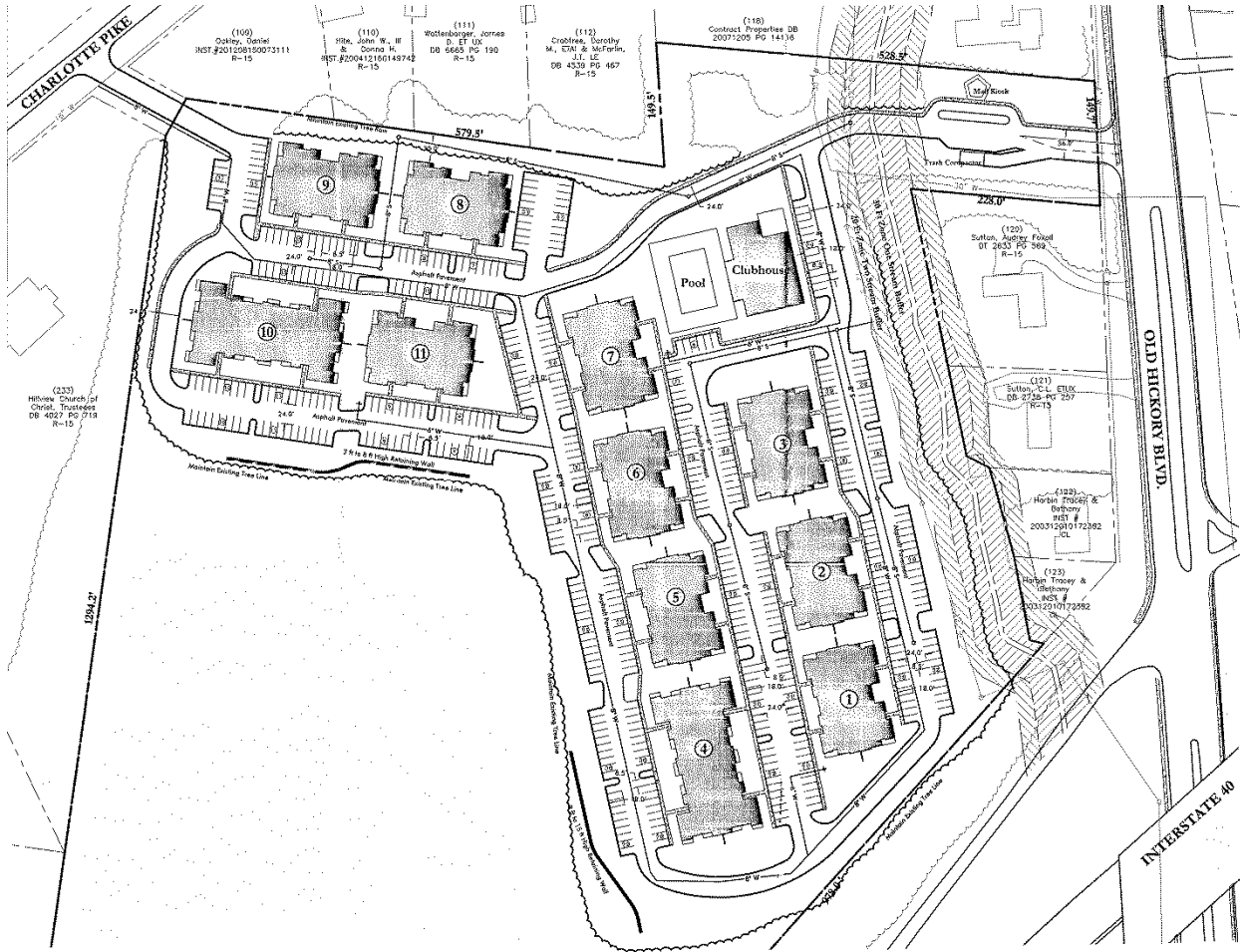
N/A

BELLEVUE 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



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Proposed Site Plan



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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.

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

The general principles for areas with steep slopes are designed to encourage preservation of steeply sloping areas and reduce pressure for modification and development of these areas. Non-structural, low intensity uses and very low density residential uses are recommended in areas with 20% + slopes. In all areas with 12-20% slopes, development should be small footprint and, to the greatest extent possible, should be carefully designed to fit the natural land form of the site.

Consistent with Policy?

Yes. The property proposed for development has sensitive environmental features and steep slopes that will remain undisturbed with the proposed plan.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The request is to develop the 30.51 acres for 322 multifamily dwelling units, within 11 buildings. The property is located along Old Hickory Boulevard, approximately 880 feet east of Sawyer Brown Road. The current use on the property is a religious institution.

The proposal includes 140 1-bedroom units, 154 2-bedroom units, and 28 3-bedroom units. A pool and clubhouse have been included in the development. The proposed buildings will be 3-stories on one side and 4-stories (3-stories plus a basement) on the other side, due to the grade change. The clubhouse will also have the 2 stories on one side and 1 story on the other side. A conceptual elevation has been included with the preliminary SP. The building exteriors shall consist of stone, masonry, cementitious panel, cementitious lap siding, cementitious shake, asphalt shingle roofing; no vinyl is permitted.

A majority of the 30.51 acres proposed to be zoned SP-R is largely covered by steep slopes, exceeding 20% grade. The property is heavily wooded and on a large hill, with the highest point located along the western boundary of the property.

Sidewalks have been provided for each new building. A sidewalk has also been provided along the east entrance to Old Hickory Boulevard. This sidewalk will allow pedestrians to access the mail kiosk and the existing sidewalk along Old Hickory Boulevard. Additional sidewalks may need to be added along east side building 8, north of pool and clubhouse, to the west of the garage spaces along the north side of the site, etc.



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ANALYSIS

The SP proposes 322 units that will have significant traffic impacts. Access to the development has been provided from Old Hickory Boulevard and Charlotte Pike. This development requires 427 parking stalls; the application provides 519 parking spaces, including 36 garage spaces, surrounding the 11 buildings. A total of 36 garage spaces have been included. A TIS has been submitted to the Metro Traffic Engineer, but has not been approved at this time.

This site has steep slopes that have been identified as environmentally sensitive features. The development has stayed toward the north and east portion of the property and away from the steepest grade. However, a grade change of 70 feet will occur from the lowest point at the entrance along Old Hickory Boulevard and the rear of the parking area behind Building 4.

FIRE MARSHAL RECOMMENDATION

- N/A

STORMWATER RECOMMENDATION

Returned

- Show Zone 2 water quality buffers. Remove Zone 1 buffer disturbances or provide a variance.
- Add Access Note to plans: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)

TRAFFIC AND PARKING RECOMMENDATION

Recommendation forthcoming

PUBLIC WORKS RECOMMENDATION

Recommendation forthcoming

WATER SERVICES RECOMMENDATION

- N/A - Water/Sewer provided by Harpeth Valley District

HARPETH VALLEY

Recommendation forthcoming

Maximum Uses in Existing Zoning District: **R15**

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)	30.51	-	110 U*	1,136	87	117

*Based on 22 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 (220)	30.51	-	322 U	2,074	161	195



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Traffic changes between maximum: R15 and proposed SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+212	+938	+74	+78

SCHOOL BOARD REPORT

Projected student generation existing R15 District: 5 Elementary 3 Middle 3 High

Projected student generation proposed SP-R District: 18 Elementary 12 Middle 9 High

The proposed SP-R zoning district could generate 28 more students than what is typically generated under the existing R15 zoning district. Students would attend Grower Elementary School, H.G. Hill Middle School, and Hillwood High School. H. G. Hill Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle students.

Fiscal Liability

The fiscal liability of 9 new middle school students is \$211,500 (9 X 23,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends deferral to the September 25, 2014, Planning Commission Meeting if recommendations are not received from Public Works, Traffic and Parking and Harpeth Valley. If recommendations of approval are received, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Uses within the SP shall be limited to 322 residential units, within 11 buildings.
2. Applicant shall work with staff for sidewalk system connectivity within the site with the final SP application.
3. Exteriors shall consist of stone, masonry, cementitious panel, cementitious lap siding, cementitious shake, asphalt shingle roofing; no vinyl is permitted.
4. Relocate and screen trash compactor.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.
6. 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.
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.



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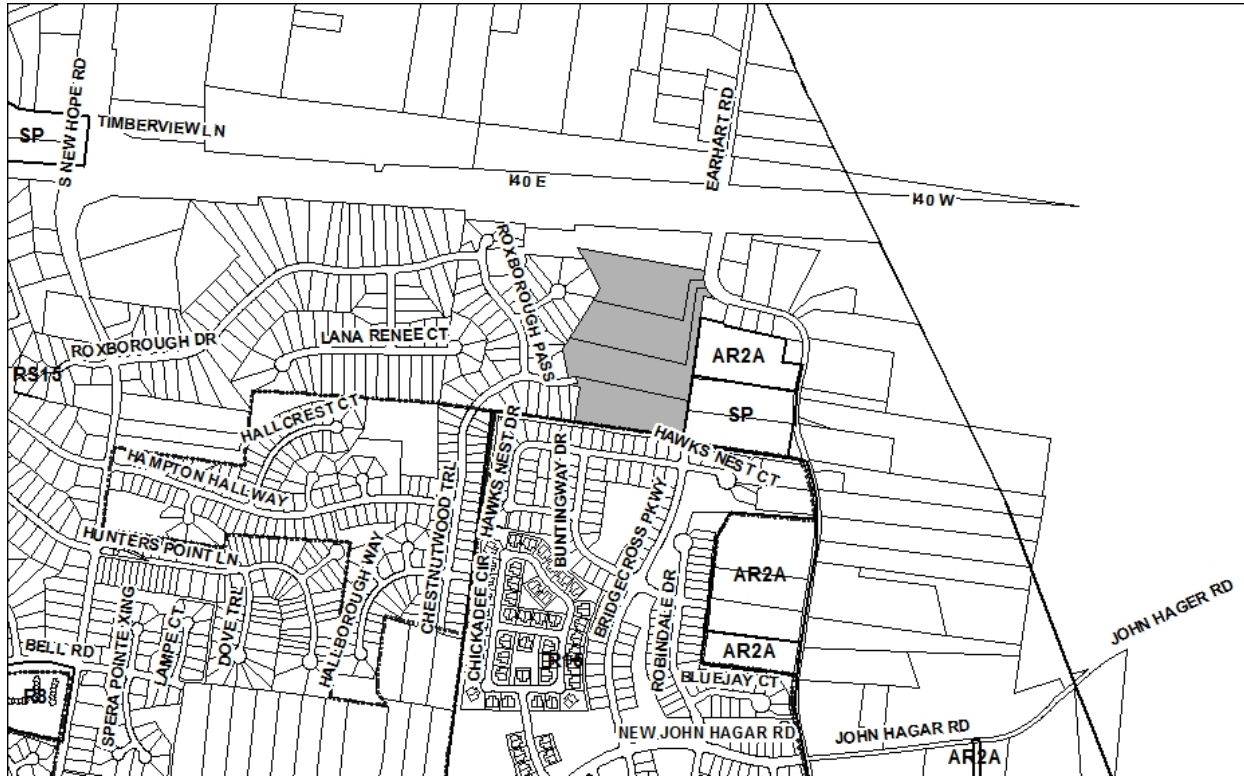
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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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, Planning Commission meeting.

Staff Reviewer Milligan
Staff Recommendation *Defer to September 25, 2014, Planning Commission meeting.*

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).

STAFF RECOMMENDATION

Staff recommends deferral to September 25, 2014, meeting as requested by the applicant.



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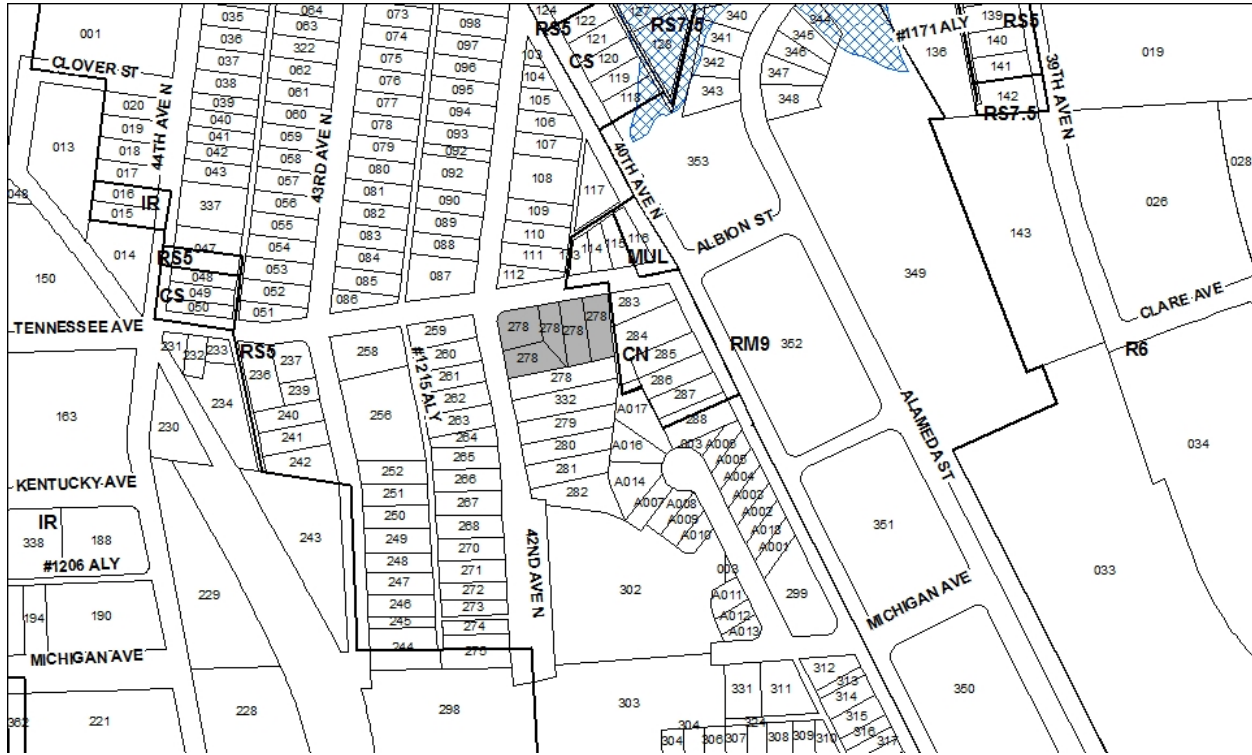


COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASE

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



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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
Staff Reviewer	McCullough
Staff Recommendation	<i>Approve</i>

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

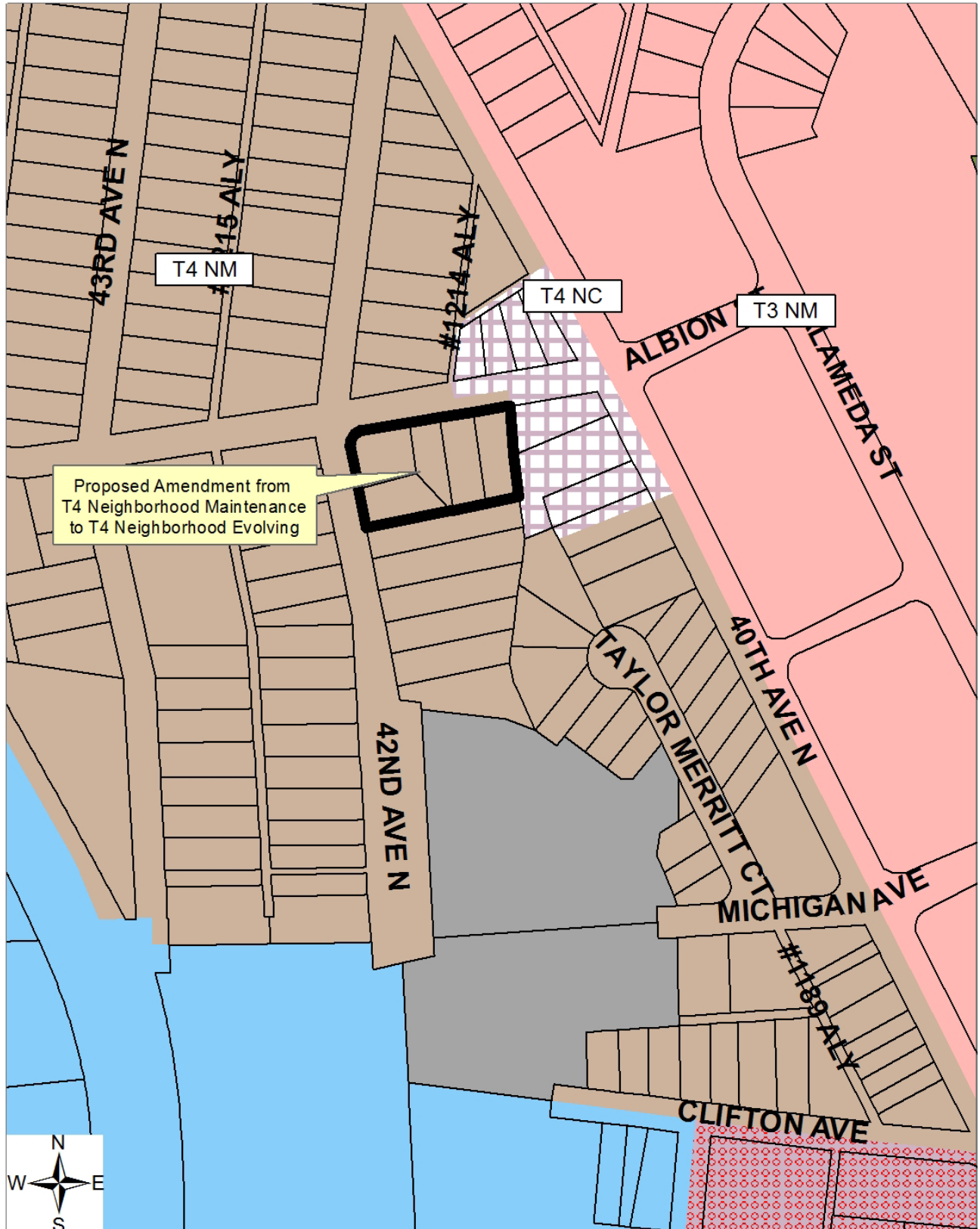
Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing 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. Several attendees expressed various concerns about the applicant's current impact to the community and future impact if the properties were rezoned. These concerns were primarily about the operational characteristics of the property and the Mending Hearts programs, rather than the change in policy. Some community members expressed concern about the scale of the development, and the number of people that are planned to live in the area, but other community members commented that change will take place soon in their community, citing the heavy construction activity a few blocks away in The Nations, and that the intended redevelopment of the property will ensure that Mending Hearts will establish a long term place in the community. The applicant has committed to continue to work with the community on the design of the development, and to keep things in scale with the surrounding neighborhood through the use of a future SP zoning district application.

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.

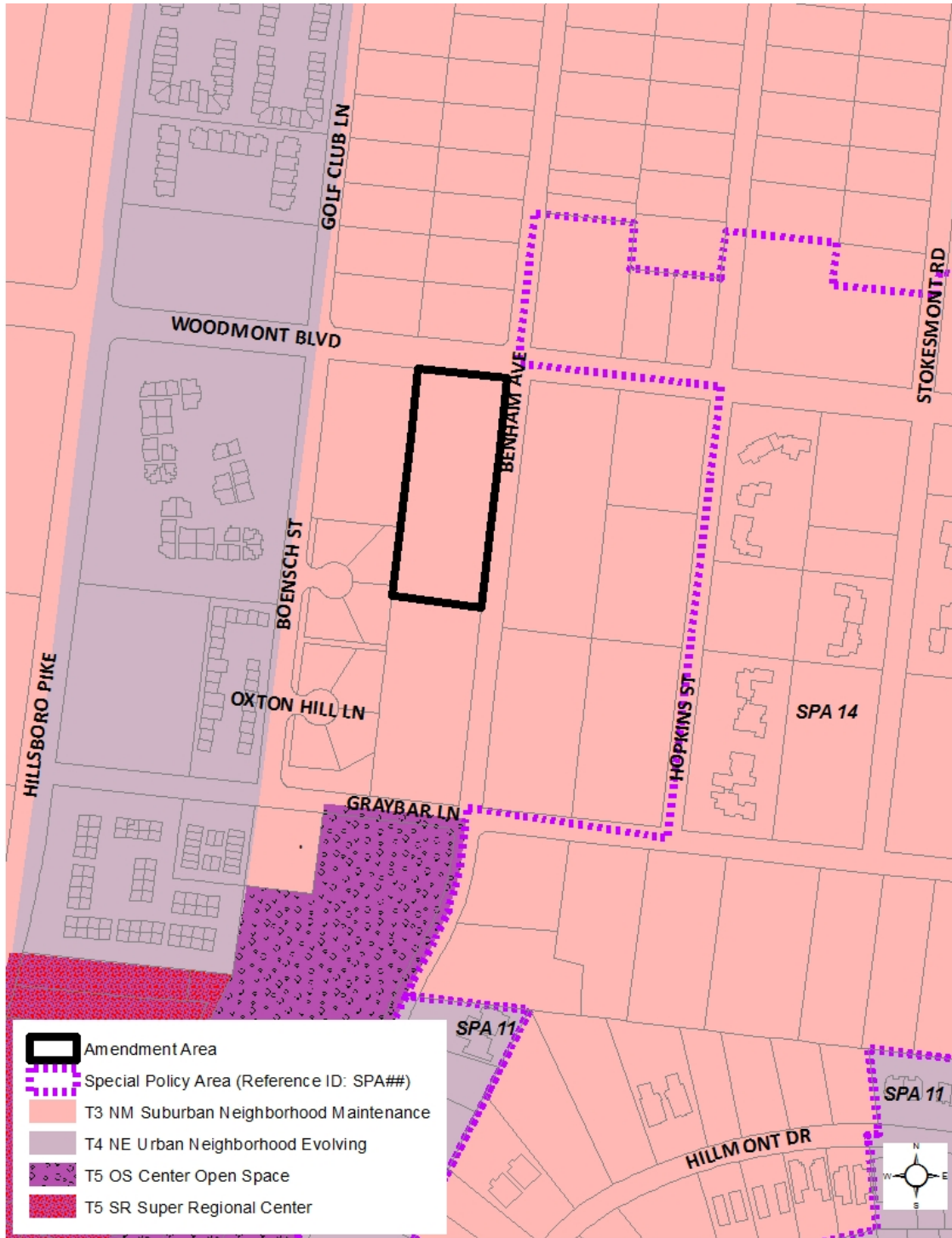
Under the guidance of the Urban Neighborhood Evolving policy, the subject properties will be developed in a manner that is complementary to the surrounding neighborhood, in regards to building setback, form and height.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 9/11/2014



2014CP-007-002
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 Districts	8 – Hayes
Requested by	Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner
Staff Reviewer	Wood
Staff Recommendation	<i>Withdraw</i>

APPLICANT REQUEST

Change the community character policy from Suburban Neighborhood Maintenance to Urban Mixed Use Neighborhood.

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), (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

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



Metro Planning Commission Meeting of 9/11/2014

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 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.



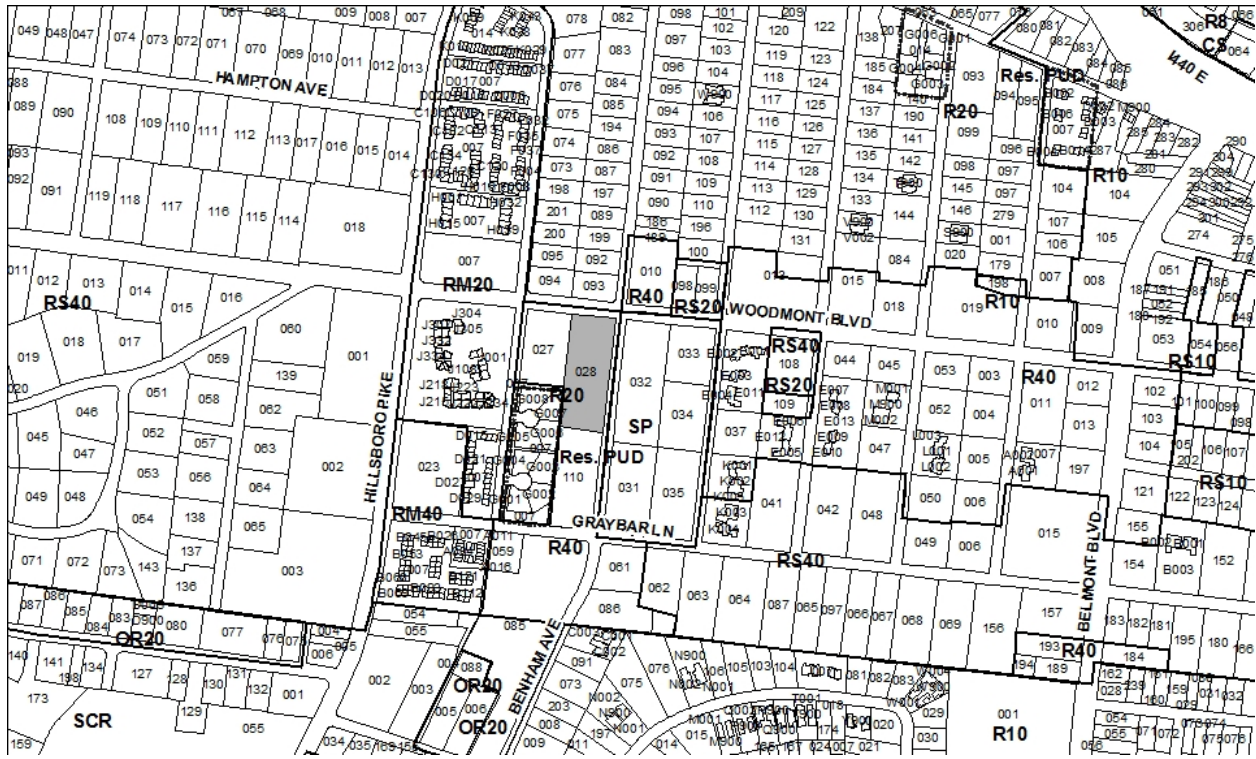
Metro Planning Commission Meeting of 9/11/2014

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.



Metro Planning Commission Meeting of 9/11/2014



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 – Hayes
Requested by	Civil Site Design Group, applicant; Green Hills Property Partners, LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to institutional 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 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 (a letter from the Zoning Administrator follows this report).

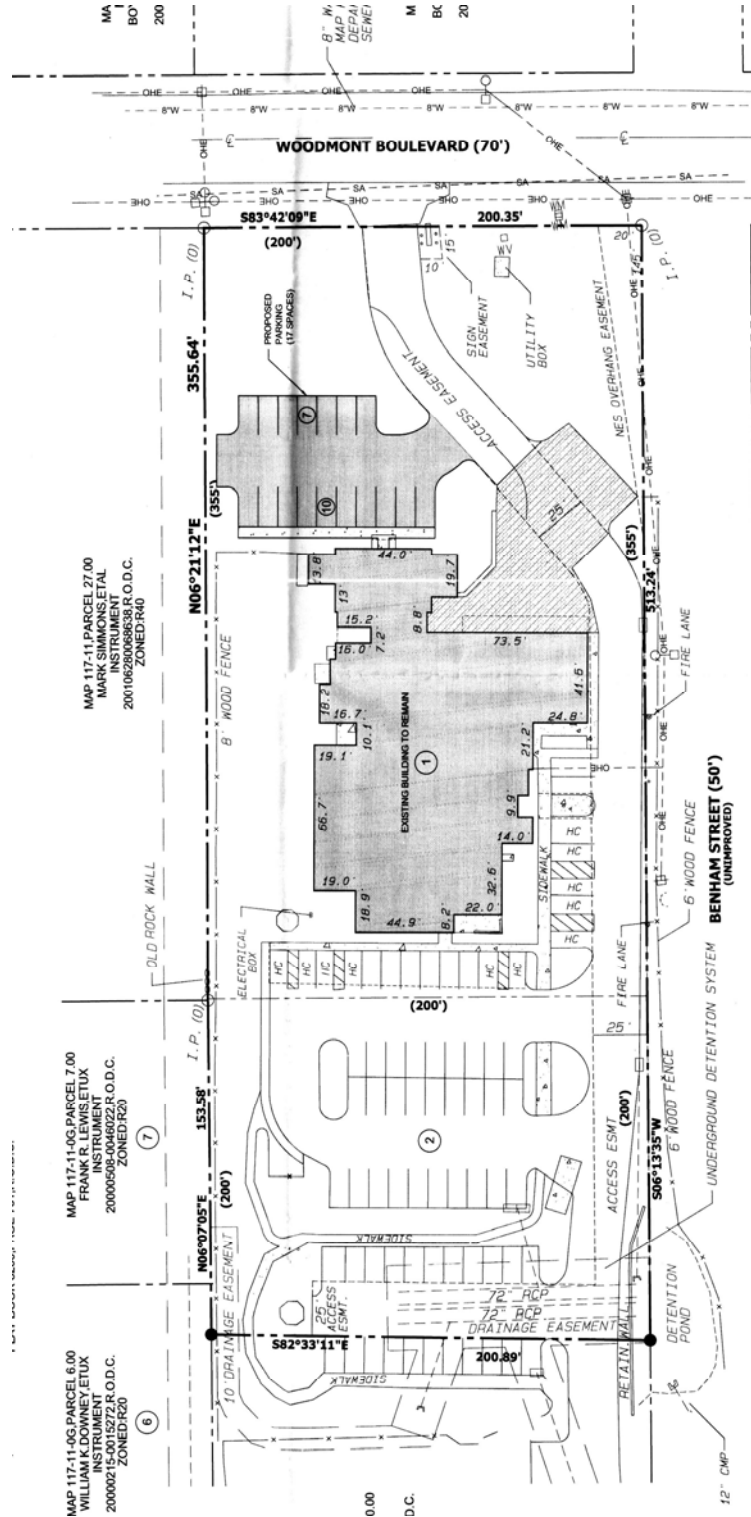
The current property owners would like to have the property zoned in accordance with its use rather than continuing to go through future approval processes through the Board of Zoning Appeals. The property has most recently been used for a variety of wellness activities including physical therapy, massage 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 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.



Metro Planning Commission Meeting of 9/11/2014



Proposed Site Plan



Metro Planning Commission Meeting of 9/11/2014

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 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;
- 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]).



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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.

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 are prohibited.
2. A sidewalk shall be provided along Woodmont Boulevard. The sidewalk shall be consistent with the Major and Collector Street Plan.
3. An internal walkway connection shall be made from the building entrance to the required sidewalk along Woodmont Boulevard.
4. Single and Two Family uses shall not be permitted.
5. All landscaping shall meet current landscaping requirements of the Metro Zoning Code, including tree protection and placement.
6. Signage shall be limited to signage permitted within the ON zoning district with the exception that any ground sign shall be monument type and shall not be more than five feet in height.
7. 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.
8. 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.



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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.

9. 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 9/11/2014

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

February 10, 2014

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

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

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

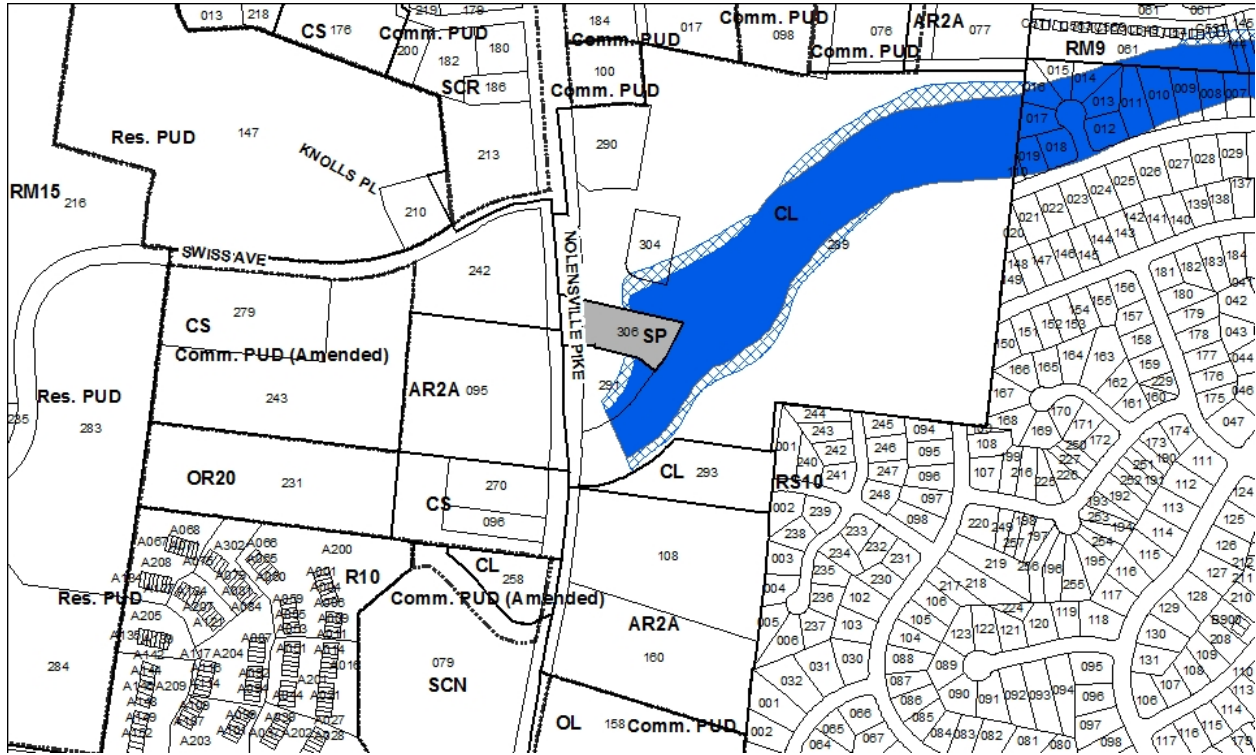


RECOMMENDATIONS TO METRO COUNCIL

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



Metro Planning Commission Meeting of 9/11/2014



2011SP-012-003

NOLENSVILLE PIKE CAR WASH (AMENDMENT #1)

Map 161, Parcel(s) 306

12, Southeast

27 (Davette Blalock)



Project No.	Zone Change 2011SP-012-003
Project Name	Nolensville Pike Car Wash (Amendment # 1)
Council District	27 – Blalock
School District	2 – Brannon
Requested by	Sign Me Up, LLC, applicant; Nolensville Pike Carwash Partnership, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Amend SP to expand permitted signage.

SP Amendment

A request to amend the Nolensville Pike Car Wash Specific Plan District for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard and partially located within the Floodplain Overlay District (1.08 acres), to permit Commercial Service (CS) sign standards and an LED sign.

Existing Zoning

Specific Plan-Auto SP-A is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan is limited to a car wash and all other uses permitted by the CL zoning district.*

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Suburban Community Center (T3 CC) is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

Consistent with Policy?

No. The policy supports a variety of signs that does not cause serious distraction. Digital signs are more distracting than non-digital signs.

PLAN DETAILS

The zoning (SP-A) for this site was approved by Council in 2012. The Planning Commission recommended that Council approve the zoning with conditions. The SP included sign standards which limited ground signs to monument type and all other signs to those permitted under the CL zoning district.



ELECTRONIC MESSAGE BOARD



Proposed Site Plan



Metro Planning Commission Meeting of 9/11/2014

The request is to permit LED type signage and all other signs permitted in the CS zoning district. The Zoning Code prohibits LED message boards and digital display signs in the CL zoning district with the exception of time, temperature and date signs.

ANALYSIS

In 2013, Council adopted legislation that made certain auto related uses, including car wash uses, permitted with conditions within certain zoning districts. The subject SP was approved prior to the text amendment. Prior to the 2013, certain auto-related uses including car wash could only be permitted within a SP zoning district.

Currently, the Zoning Code does not permit billboards or digital signs for uses classified as car washes. Signage standards in the Zoning Code for car washes are also more prohibitive than for other uses in CL and CS zoning districts. This amendment would circumvent the legislation that was just recently adopted by Council. Staff finds that this is not appropriate given that other car washes are not permitted to have digital signs.

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.
- Signs must meet the regulations within the Zoning Code, specifically cannot be located within sight triangles.

STORMWATER RECOMMENDATION

Ignore

STAFF RECOMMENDATION

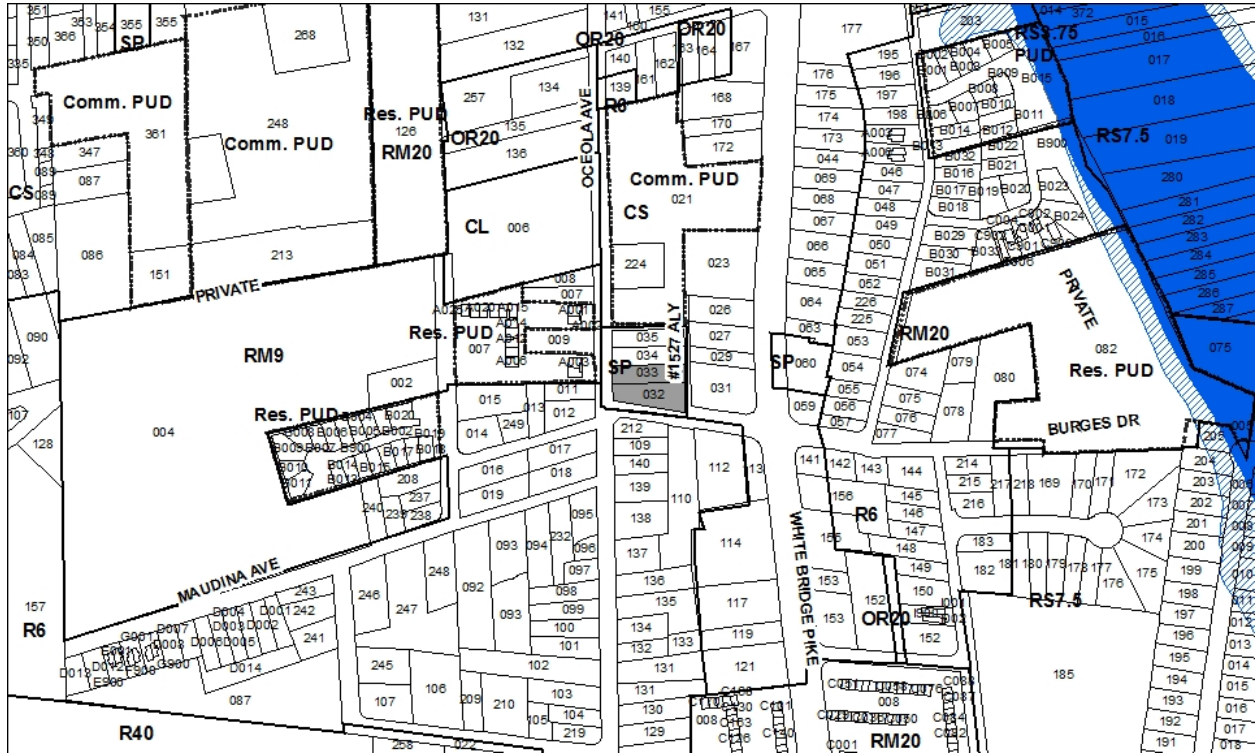
Staff recommends disapproval.

CONDITIONS (if approved)

1. This request only amends uses and specific sections of the SP District previously approved by BL2011-72. All other requirements shown on the SP District plan approved by BL2011-72 shall apply.



Metro Planning Commission Meeting of 9/11/2014



2014SP-064-001
OCEOLA PLACE
Map 103-02, Parcel(s) 032-033
07, West Nashville
20 (Buddy Baker)



Project No. 2012SP-014-002
Project Name Ocoola Place
Council District 20 – Baker
School District 9 – Frogge
Requested by Civil Site Design Group, PLLC, applicant; D.H.J Associates, owner.

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

APPLICANT REQUEST

Amend SP to permit 13 multi-family residential units.

SP Amendment

A request to amend a portion of an existing SP located at 200, 202, 204, and 206 Ocoola Avenue. The proposed amendment only affects 200 and 202 Ocoola Avenue (0.55 acres). The existing SP remains unchanged for 204 and 206 Ocoola. The requested amendment is to permit up to 13 multi-family dwelling units.

Existing Zoning

Specific Plan – Office (SP-O) is a zoning district category that provides for additional flexibility in 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 office uses. The existing SP is a regulatory SP and only includes a listing of allowed uses but no specific plan in regards to building placement, location, or 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 specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses already permitted within the existing SP.

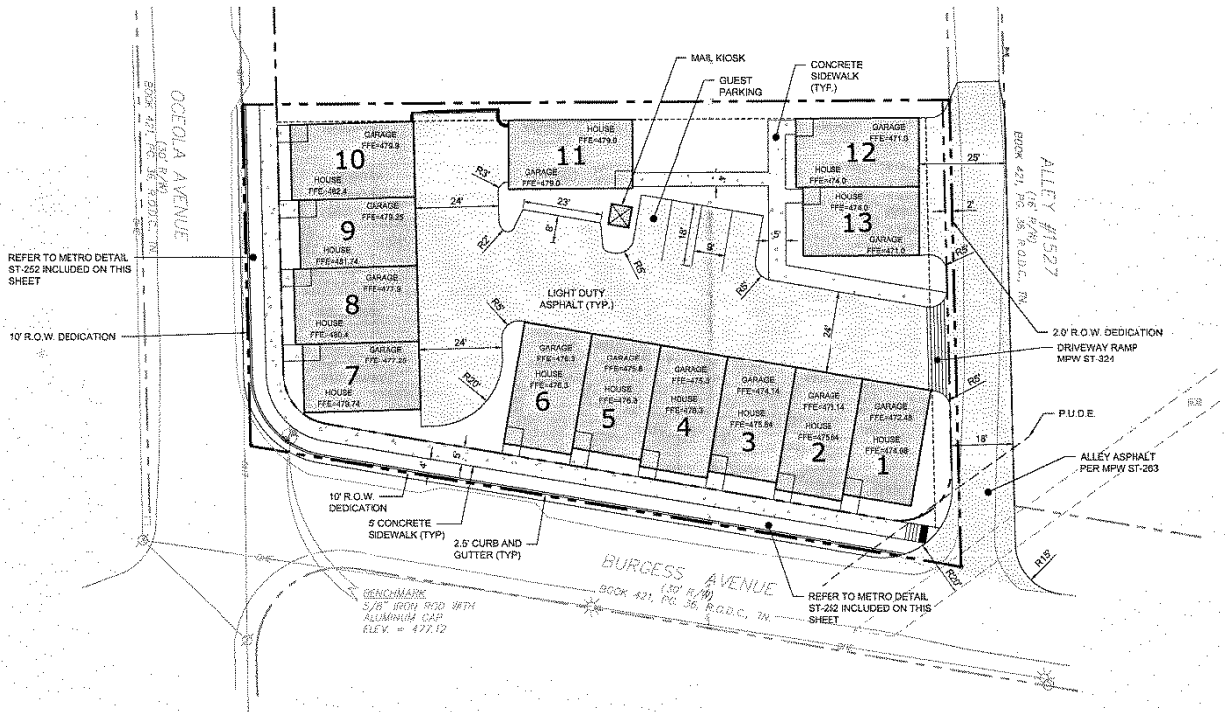
CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure, such as roads, water and sewer. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. The request provides for an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The proposed plan is adding sidewalks to an area where a strong network does not currently exist. This provides a safe pedestrian environment, and encourages walking.



Metro Planning Commission Meeting of 9/11/2014



Proposed Site Plan



Ocoela Avenue Elevation



Metro Planning Commission Meeting of 9/11/2014

WEST NASHVILLE 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.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3-NE policy. The plan provides for an additional housing option for the area and provides sidewalks.

PLAN DETAILS

The site is located on the east side of Oceola Avenue at the corner of Oceola Avenue and Burgess Avenue. This is approximately 1,700 feet south of Charlotte Pike and 460 feet west of White Bridge Pike. The development pattern on Oceola Avenue to the south of the site is primarily one and two-family residential. On Oceola Avenue across from and north of the site the development pattern is a mixture of multi-family residential, office uses and commercial uses. The development pattern on Burgess Avenue includes single-family residential and commercial uses. The site does not have any environmentally sensitive areas.

Site Plan

The plan would permit up to 13 multi-family units. Four units face on Oceola Avenue, 6 units face on Burgess Avenue and 3 units are located in the interior of the site. The buildings are setback approximately four feet from the back of the sidewalk and individual connections to the sidewalk are being provided. A 4 foot grass strip with street trees is being provided along both streets.

The height of the building is 32 feet at the roof line and 35 feet at the top of the parapet wall. The stair tower and architectural elements are at 42 feet. Each unit is proposed to have a roof top patio. Access for the site is from the existing alley. Each unit will have a 2 car garage and an additional 5 guest parking spaces are being provided.

ANALYSIS

The plan provides for a transition between the office/commercial uses and the less intense existing residential areas. The proposed streetscape with sidewalks and plantings will complement the surrounding residential area.

FIRE MARSHAL'S OFFICE

N/A

1. Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approved



Metro Planning Commission Meeting of 9/11/2014

PUBLIC WORKS RECOMMENDATION

Approve 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. ROW dedications shown on the plans must be recorded prior to building permit sign off.
3. Construct both public streets as 1/2 ST-252 from the centerline of the pavement.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **SP-O for a Portion of the Site**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.55	0.75	17,968 SF	356	48	99

Maximum Uses in Proposed Zoning District: **SP-MU for a Portion of the Site**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.55	-	14 U	117	11	12

Traffic changes between maximum: **SP-O** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-239	-37	-87

WATER SERVICES RECOMMENDATION

Approved

1. Approved as Prelim SP. Applicant will need to pay required capacity fees and submit construction plans before Final SP can be approved.

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-O district: 0 Elementary 0 Middle 0 High

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

The proposed SP-MU zoning district could generate 3 more students than what is typically generated under the existing SP-O zoning district. Students would attend Charlotte Park Elementary, HG Hill Middle School, and Hillwood High Schools. HG Hill Middle School is identified as being overcrowded and there is no additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 1 new middle school student is \$26,000 (\$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.



Metro Planning Commission Meeting of 9/11/2014

STAFF RECOMMENDATION

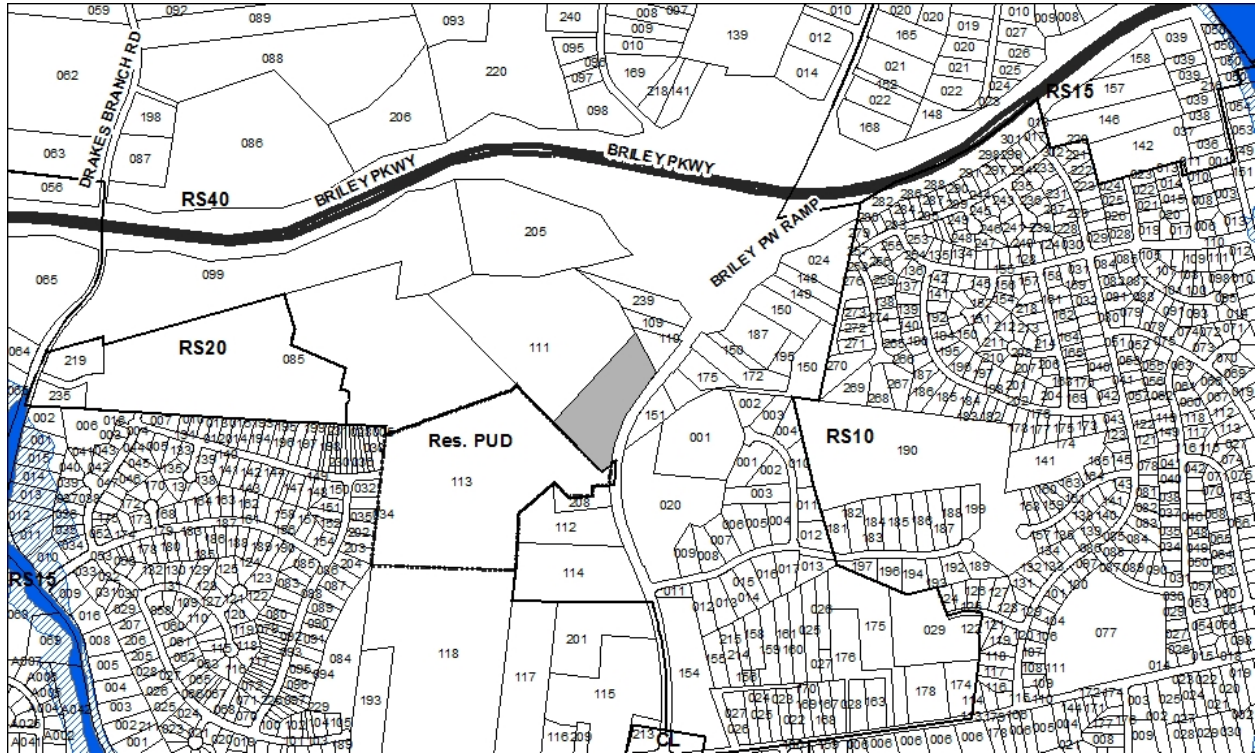
Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-NE policy and meets several critical planning goals.

CONDITIONS

1. Uses in the amended portion of the SP are limited to 13 residential units.
2. Update the site data table with the correct number of residential units with the submittal of the corrected plan.
3. Note the proposed density on the site data table with the submittal of the corrected plan.
4. Provide plans for foundation plantings along the fronts of the buildings with the submittal of the Final SP.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
6. Add the following note to the plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. 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.
8. 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.
9. 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 9/11/2014



2014SP-061-001

ROY T. GOODWIN OFFICE
Map 058, Part of Parcel(s) 111
03, Bordeaux - Whites Creek
(Lonnell Matthews, Jr.)



Project No. 2014SP-061-001
Project Name Roy T. Goodwin Office
Council District 1 – Matthews
School District 1 – Gentry
Requested by Lose & Associates, Inc., applicant; Roy Glenn Goodwin, owner

Staff Reviewer Sajid
Staff Recommendation *Disapprove*

APPLICANT REQUEST

Permit a building contractor supply office, storage yard and maintenance building.

Preliminary SP

A request to rezone from Single-Family Residential (RS40) to Specific Plan-Commercial (SP-C) zoning for a portion of property located at Clarksville Pike (unnumbered), approximately 1,500 feet south of Briley Parkway (8.0 acres), to permit a building contractor supply office, a storage yard and a maintenance building.

Existing Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of 7 units.*

Proposed Zoning

Specific Plan-Industrial (SP-IND) 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 industrial uses.

CRITICAL PLANNING GOALS

- N/A

BORDEAUX – WHITES CREEK COMMUNITY PLAN

Rural Neighborhood Maintenance (T2 NM) is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T2 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 public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

The proposed SP is not consistent with the existing Rural Neighborhood Maintenance policy. This policy is a residential policy that is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The predominant use in the neighborhood is currently residential. The uses proposed by the SP are industrial, which is not consistent with the Rural Neighborhood Maintenance policy.



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PLAN DETAILS

The site is located southeast of the Briley Parkway/Clarksville Pike interchange. The site is currently vacant. Surrounding zoning is RS40, RS15 and PUD, and the area is predominantly residential in character. Access to the site is from Clarksville Pike.

Site Plan

The SP proposes a building contractor supply office that includes an outside storage yard and maintenance building. The site is part of a larger parcel that is characterized by steep slopes greater than 25% on the northern half of the property. The site area for the SP, however, has served as a fill site for nearly a decade under a mass grading permit and is currently relatively flat. The site is surrounded by vacant, residentially zoned land. Screening is proposed between the proposed SP and the adjacent residential property located to the east of the site. If approved, staff recommends that the plan incorporate a Type C landscape buffer yard along both the east and west site boundaries since, both are adjacent to residentially zoned properties.

The SP proposes a 5,066 square feet contractor supply office building that is oriented toward Clarksville Pike. Architectural elevations indicate that the building incorporates elements of ranch-style residential building design including a covered front porch. In addition, the height office building is shown as one story. Two rows of parking for the office use are located in front of the building and are located outside of the 40' front setback. Landscaping is proposed between the parking area and roadside ditch.

The proposed maintenance building and storage yard are located to the rear of the office building and is screened by fencing and landscaping; the storage yard is proposed to be surfaced with gravel pavement. In addition to the roadside ditch, a detention pond located to the north of the storage yard is proposed to handle stormwater management for the site.

ANALYSIS

As the proposed SP is not consistent with the Rural Neighborhood Maintenance, staff recommends disapproval of the request.

FIRE MARSHAL RECOMMENDATION

N/A

- Fire Code issues will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP.
- Applicant will need to pay required Capacity Fees and Construction Plans will have to be submitted and approved for a public sewer extension before Final SP can be approved.



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PUBLIC WORKS RECOMMENDATION

TBD

- 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.
- Guardrail must meet TDOT standards and specifications.
- Prior to building permit approval, submit TDOT approval letter.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	23.49	1.08 D	25 U	240	19	26

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light Industrial (110)	23.49	-	8,910 SF	63	9	9

Traffic changes between maximum: **RS40** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-177	-10	-17

SCHOOL BOARD REPORT

Projected student generation existing **RS40** district: 1 Elementary 1 Middle 1 High

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

The proposed SP-C zoning district would generate three fewer students than what is typically generated under the existing RS40 district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends disapproval of the SP as it is not consistent with the Rural Neighborhood Maintenance land use policy.

CONDITIONS (if approved)

1. Uses within the SP shall be limited to building a contractor supply office, storage yard and maintenance building.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the



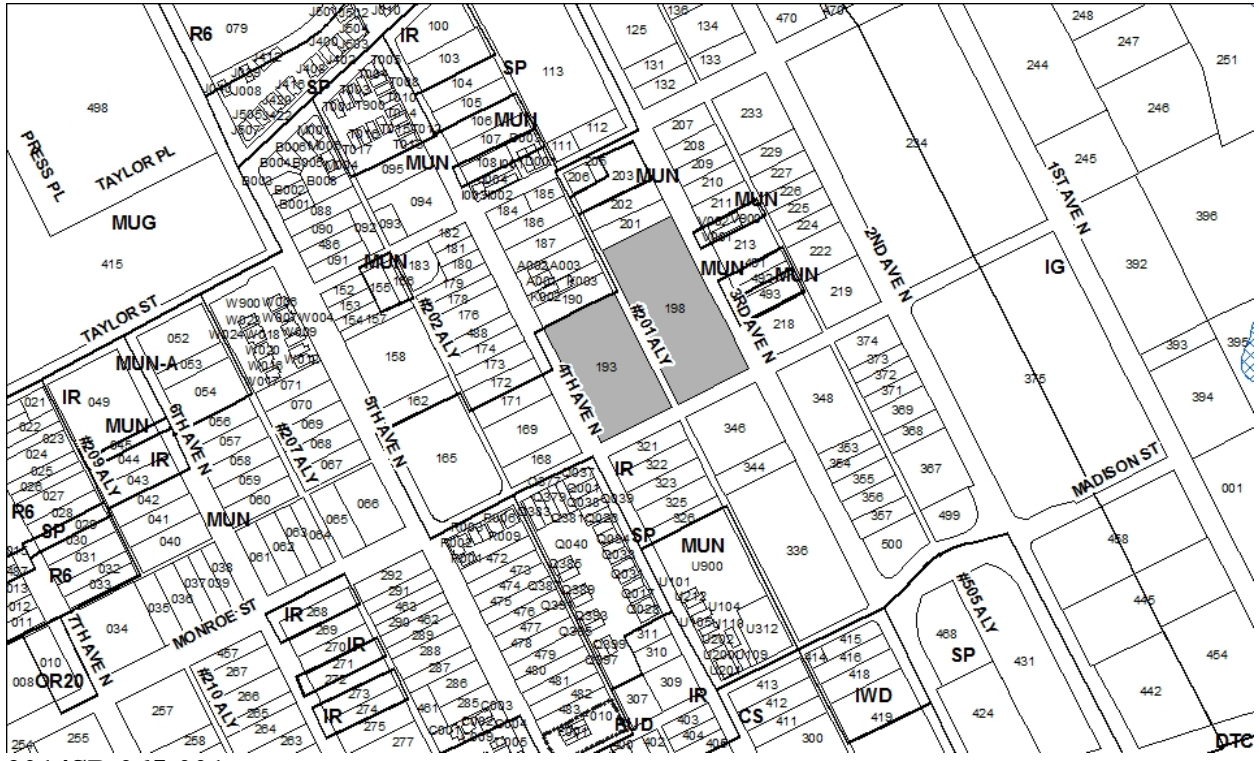
Metro Planning Commission Meeting of 9/11/2014

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

3. A Type C landscape buffer yard shall be used along the east and west site boundaries.
4. Guardrail must meet TDOT standards and specifications.
5. Prior to building permit approval, submit TDOT approval letter.
6. 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.
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.



Metro Planning Commission Meeting of 9/11/2014



2014SP-065-001
PDG GERMANTOWN
Map 082-09, Parcel(s) 193, 198
08, North Nashville
19 (Erica S. Gilmore)



Project No. 2014SP-065-001
Project Name PDG Germantown
Council District 19 – Gilmore
School District 1 – Gentry
Requested by Price Development Group, applicant; Wang’s Enterprises, Inc. and Angelo Formosa Foods, Inc., owners.

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

APPLICANT REQUEST
Permit 256 multi-family units.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Residential (SP-R) zoning for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.79 acres), to permit up to 256 multifamily units.

Existing Zoning

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

Proposed Zoning

Specific Plan-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
- Promotes Compact Building Design
- Provides a Range of Housing Choices
- Promotes Walkable Neighborhoods

The proposed SP-MU promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. The SP also expands the range of housing choices in the area by permitting a mixture of uses and encourages compact building design by building up rather than out. Existing infrastructure is available to the subject property, which supports infill development. In addition, the site is served by an existing sidewalk network as well as a transit route that runs along 3rd Avenue North which will be supported by the additional density proposed by the SP.



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NORTH NASHVILLE COMMUNITY PLAN

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 nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

The Urban Mixed Use Neighborhood policy encourages a mixture of uses including significant moderate to high density residential. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the surrounding area.

PLAN DETAILS

The site includes two parcels. One parcel fronts 3rd Avenue North and Monroe Street, and the other parcel has frontage on 4th Avenue North and Monroe Street. An existing improved alley located off Monroe Street separates the two parcels. All existing structures and pavement on the site are proposed to be removed. Surrounding zoning includes IR, MUN and SP, and the entire site is located in the Germantown Historic Preservation District. The area is characterized by a variety of land uses.

Site Plan

The plan proposes 256 multi-family residential units. Two buildings are proposed on the site. One building is proposed for the parcel located at the corner of 3rd Avenue North and Monroe Street and includes an interior parking structure that will serve the development. The other building is located at the corner of 4th Avenue North and Monroe and includes an interior pool courtyard. A pedestrian sky bridge is proposed to connect both buildings across the alley, and primary vehicular access to the site is from 3rd Avenue North and the alley.

Since the proposed development is located in a historic overlay, the Historic Zoning Commission must approve the number of building stories, height, placements and elevations, as well as all site improvements. Therefore, it is likely that the proposed buildings may change depending on the outcome of that commission's review.

The SP includes standards intended to enhance the pedestrian landscape at this location. The buildings are situated close to the street along all street frontages. Also, a minimum of 66% of ground floor residential units will include a porch, stoop or front door that has direct access to the sidewalk network. These elements, along with significant glazing as depicted in the architectural elevations, encourage street-level transparency and a rhythmic building appearance that helps to create a positive pedestrian experience.

In addition, the site is located near existing public transit infrastructure that will be supported by the increased density proposed by the SP. The site is directly adjacent to an existing transit line that runs along 3rd Avenue North, and MTA stops are located in close proximity to the site. One stop is located at the corner of 3rd Avenue North and Monroe Street. The SP also proposes multiple enhanced sidewalk connections that will tie into the extensive network that already exists in the area.



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ANALYSIS

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

FIRE MARSHAL RECOMMENDATION

N/A

HISTORIC ZONING RECOMMENDATION

Approved with conditions

- Per MHZC Historic Zoning Administrator: The MHZC staff recommend approval of the PDG Germantown project with the conditions that the number of building stories, height, placements and elevations, as well as all site improvements be approved by the MHZC. Five stories is not supported by the Germantown Design Guidelines.

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

- Provide pedestrian crosswalks at the intersection of 4th Avenue North and Monroe Street.
- Provide pedestrian crosswalks at the intersection of 3rd Avenue North and Monroe Street.
- Refurbish centerline pavement markings on Monroe Street between 3rd Avenue North and 4th Avenue North.
- Provide "No Parking" signs along the north side of Monroe Street between 3rd Avenue North and 4th Avenue North in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD). Coordinate the approval and installation with the Traffic and Parking Commission.

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP.
- Applicant will be required to submit construction plans and pay capacity fees before the Final SP will be approved.

PUBLIC WORKS RECOMMENDATION

Returned

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal
- All ROW dedications must be recorded prior to MPW sign off on the building permit.
- With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.



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- Indicate sight distance at 3rd Ave access point, with proposed landscaping.
- Remove the proposed grass strip on 4th Ave.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.79	0.6 F	72,919 SF	376	70	49

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)	2.79	-	256 U	1675	129	158

Traffic changes between maximum: **IR** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1299	+59	+109

SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing R6 district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. John Early Middle School has been identified as over capacity. There is capacity within the cluster for elementary school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to 256 residential units and uses as shown on the plan.
2. A minimum of 66% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
3. The planting strip on 4th Avenue North shall begin approximately 4' farther north to accommodate an 8' wide sidewalk.
4. The number of building stories, height, placements and elevations, as well as all site improvements shall be approved by the MHZC.
5. The final site plan shall meet the above conditions of Metro Traffic and Parking.
6. Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal



Metro Planning Commission Meeting of 9/11/2014

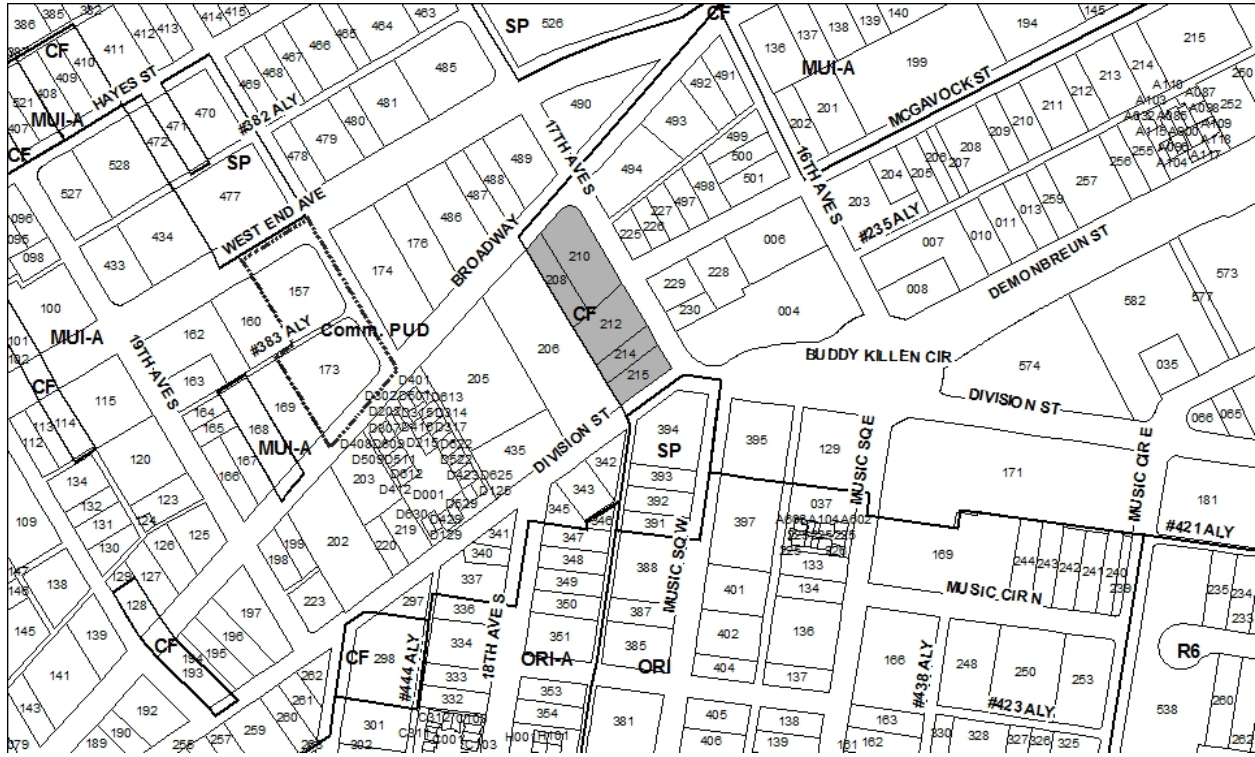
7. All ROW dedications must be recorded prior to MPW sign off on the building permit.
8. With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.
9. Indicate sight distance at 3rd Ave access point, with proposed landscaping.
10. For any development 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 RM100-A zoning district as of the date of the applicable request or application.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/11/2014



2014SP-066-001

SKY HOUSE NASHVILLE

Map 092-16, Parcel(s) 208, 210, 212, 214-215

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Project No. 2014SP-066-001
Project Name SkyHouse Nashville
Associated Case 2001UD-002-009
Council District 19 – Gilmore
School District 8 – Hayes
Requested by Kimley-Horn Associates, Inc., applicant; West End Capital, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Core Frame (CF) to Specific Plan Mixed-Use (SP-MU) zoning for properties located at 109, 115, 119, and 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South (1.47 acres), to permit a mixed use development. The applicant is also seeking a cancellation of the Music Row Urban Design Overlay for this property.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

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. Use of the site is optimized by the use of structured parking with ground floor retail. The proposed multi-family units will provide additional housing choice within the surrounding



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Proposed SP



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

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 and retail 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 oriented streetscape along Broadway, 17th and Division 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 non-residential uses will provide amenities for people residing in the area as well as people working and visiting the area.

PLAN DETAILS

The site is located at the southwest corner of Broadway and 17th Avenue South. The site boundaries include Broadway to the north, 17th Avenue South to the east and Division Street to the south. The site is located within the Music Row Urban Design Overlay. The applicant has requested cancellation of the UDO for the included properties. The site is approximately 1.47 acres in size. Current uses on the site consist of small scale retail and office uses in individual buildings.

Site Plan

The plan calls for two separate buildings on the site. Building 1 is a 25 story building consisting of 352 residential units, amenity area and 4,938 square feet of ground floor retail. Building 2 is a 7 story building consisting of a 500 car parking facility with 5,770 square feet of ground floor retail. There is also a limited amount of surface parking. The following bulk standards apply:

Max ISR:	1.0
Max FAR:	6.2
Max Height:	25 stories in 289 feet

Vehicular access is from Broadway, 17th Avenue South and Division Street. Structured parking is provided at the corner of Division Street and 17th Avenue South. The SP will require that the total number of parking spaces comply with Metro requirements for the Urban Zoning Overlay. The plan calls for 14 foot sidewalks along Broadway and 17th Avenue South and 12 foot sidewalks along Division Street. The plan provides an area for outdoor dining on the Broadway frontage of the building. The plan will meet the requirements of the Bike Parking Ordinance.



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Conceptual elevations have been provided. The pattern of the ground floor retail on the 25 story building has been carried over to the structured parking building to tie the two structures together and create a cohesive street frontage. The structured parking building also features tower elements with vertically oriented windows to mirror the windows in the primary building. Final elevations will be required with the final site plan.

Provided residential amenities include an amenity deck with club room, fitness room, and roof top pool. A dog walk area, dog wash, bike storage, and bike repair area are also provided.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals. The plan adds residential density as well as complimentary retail uses to a diverse area adding to the mixed use pattern that exists.

FIRE DEPARTMENT RECOMMENDATION

N/A

Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Preliminary SP approved with conditions (Stormwater):

- A storm connection to Division may be permissible provided that final stormwater calculations show no surcharge from the storm / sanitary system.

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. Prior to Final SP submittal, coordinate with MPW to clearly define the street scape, sidewalk widths, access points – vehicular and pedestrian, roadway/ lane widths, etc.
3. Dedicate ROW to the back of sidewalk.
4. Pedestrian doors should not be designed to swing into the pedestrian path of travel.
5. All construction within the ROW should be to MPW standards and specification, include standard details with construction plans.
6. Valet zone if one is to be proposed, cannot be designed to occur from the travel lane.
7. If on street parking is to be removed on 17th Ave coordinate with Traffic and Parking Commission to remove.
8. A mandatory referral is required for the construction of any of the following within ROW: benches, trash cans, bollards, bike racks, public art, irrigation, etc. A mandatory referral requires approval by Metro Council and thus has a lengthy lead time.
9. With detailed site plan verify adequate sight distance is available at the vehicular access points with the proposed landscape plan installation.
10. At this time, remove the proposed public art from the ROW. The process for installing public art is to go through the TDOT Excess Land Committee. If approval is granted by TDOT we can install the art at a later date OR you may place the art on private property.



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TRAFFIC AND PARKING RECOMMENDATION

Conditions if Approved

In accordance with the recommendations of the TIS to off-set the additional traffic generated from the proposed development, the following traffic improvements are required:

Broadway (SR-106 / US-431) at Project Driveway 1

- Construct Project Driveway 1 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the northbound approach of Project Driveway 1.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

17th Avenue South at McGavock Street / Project Driveway 2

- Construct Project Driveway 2 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the eastbound approach of Project Driveway 2.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

Division Street at Project Driveway 3

- Construct Project Driveway 3 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the southbound approach of Project Driveway 3.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

Maximum Uses in Existing Zoning District: CF

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.36	5.0 F	296,208 SF	3079	448	441

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.36	-	352 U	2257	176	221

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.36	-	10,708 SF	496	16	48



Metro Planning Commission Meeting of 9/11/2014

Traffic changes between maximum: CF and proposed SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-326	-256	-152

METRO SCHOOL BOARD REPORT

Projected student generation existing CF district: 0 Elementary 0 Middle 0 High
Projected student generation proposed SP-MU district: 1 Elementary 1 Middle 2 High

The proposed SP-MU zoning district could generate 4 additional students. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. Eakin Elementary is identified as being over capacity and there is no additional capacity for elementary school students within the cluster. West End Middle is identified as being over capacity and there is additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

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

STAFF RECOMMENDATION

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

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential and all other use permitted in the CF district. Multi-family residential shall be limited to up to 352 units.
2. A maximum of 10,708 square feet of non-residential space will be provided.
3. Finalized landscape plans shall be submitted with the final site plan and shall meet or exceed the standards of the Zoning Code for the CF district.
4. Bike parking shall be provided as follows:
Multi-family – 50 spaces (10 must be publicly available). The bike storage area can count toward required spaces. Show location of all spaces on Final Site Plan.
Restaurant/retail – assuming that 1 of the tenant spaces will be a restaurant, 12 publicly available spaces are required for the retail area.
5. Sidewalk widths shall be as per the adopted Major and Collector Street Plan.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CF zoning district as of the date of the application request or application.
7. 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.
8. 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



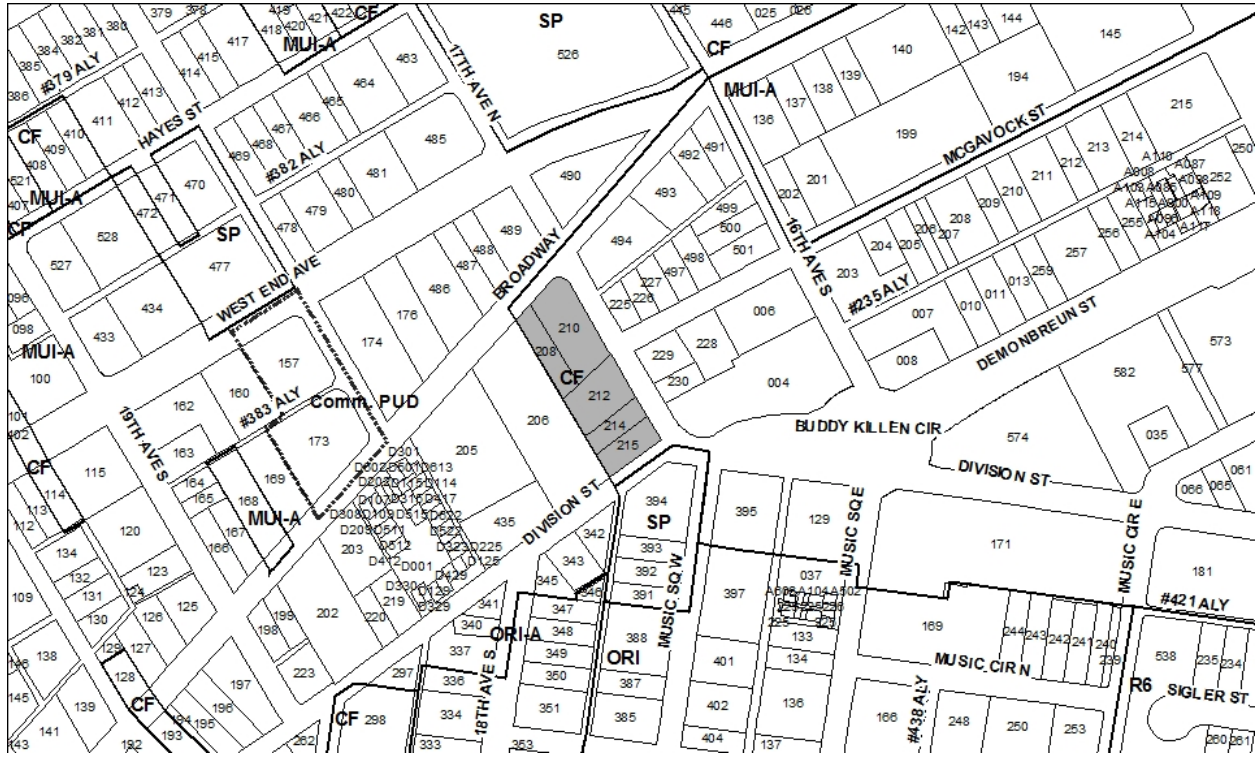
Metro Planning Commission Meeting of 9/11/2014

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.

9. 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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2001UD-002-009

MUSIC ROW UDO (CANCELLATION)

Map 092-16, Parcel(s) 208, 210, 212, 214-215

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Project No. 2001UD-002-009
Project Name Music Row UDO Cancellation
Associated Case 2014SP-066-001
Council District 19 - Gilmore
School District 8 – Hayes
Requested by Kimley-Horn, applicant; West End Capital, LLC, owner.

Staff Reviewer Milligan
Staff Recommendation *Approve, subject to the approval of the associated zone change request.*

APPLICANT REQUEST
Cancel a portion of UDO.

UDO Cancellation

A request to cancel a portion of the Music Row Urban Design Overlay District located at 109, 115, 119, and 121 17th Avenue South, at the southwest corner of 17th Avenue South and Broadway zoned Core Frame (CF) (1.47 acres). The applicant is also requesting approval of a preliminary SP.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

Music Row UDO - A UDO is a zoning tool that allows for a specifically designated area to have unique physical design standards in order to either protect the design character already established, or to create a design character that would otherwise not be ensured by the standard provisions of the zoning regulations.

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The Music Row Urban Design Overlay was approved in 2001 with the intent to reinforce the scale and form of development that emphasizes sensitivity to the pedestrian environment. Active ground floor uses are encouraged and protection of pedestrian access was a strong focus. The UDO was broken into 3 sub-districts: Core, Corridor and Support. Each sub-district included specifications for building typography, mass, and scale. Signage standards are also outlined.

ANALYSIS

The properties that are the subject of this request are located on the edge of the Music Row UDO in the Support sub-district. The Support sub-district allows for buildings not to exceed 65 feet in height. Buildings are to be designed in a way to allow for easy pedestrian access from adjacent sidewalks with parking located to the rear and side of buildings.



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STAFF RECOMMENDATION

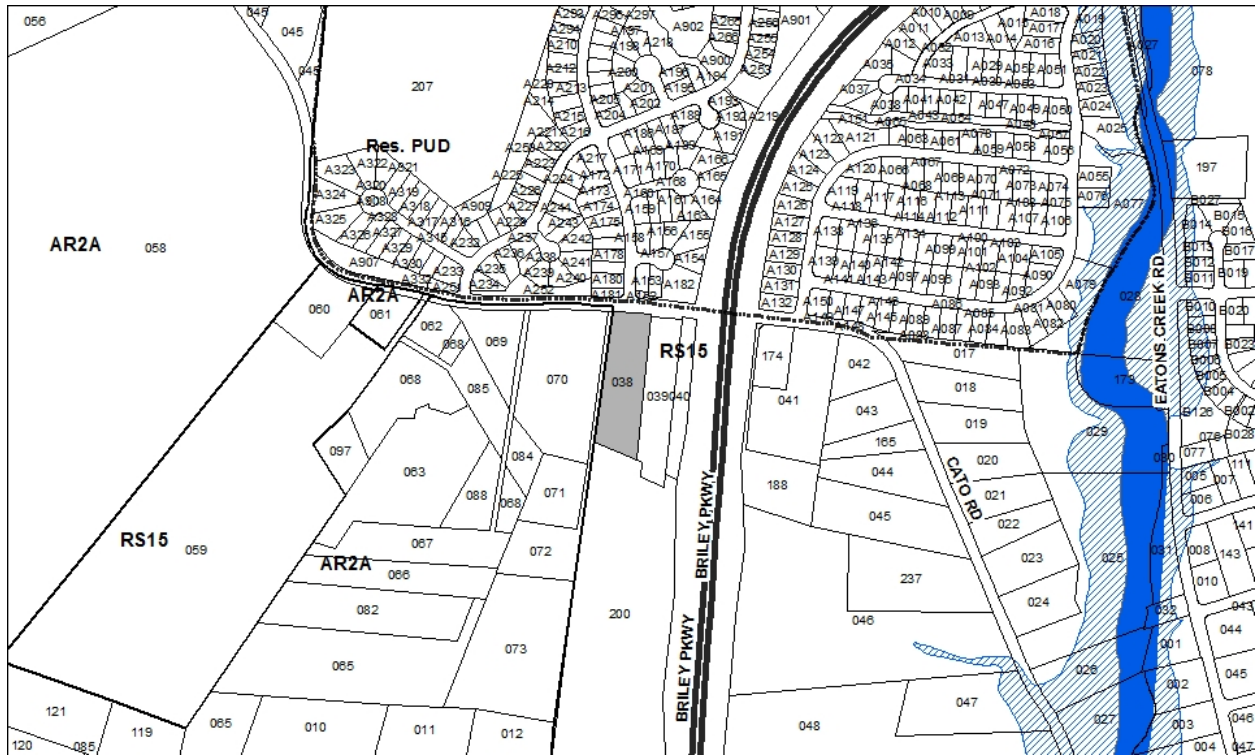
Given the location of the properties in question, and development patterns in the immediate area, the removal from the UDO will not have a negative impact on remaining UDO properties and will allow for a more intense development on a prominent corner located on a major corridor. Staff recommends approval, subject to the approval of the associated zone change request (2014SP-066-001).



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2014Z-051PR-001

Map 058, Parcel(s) 038

03, Bordeaux - Whites Creek

01 (Lonnell Matthews, Jr.)



Project No.	Zone Change 2014Z-051PR-001
Council District	1 – Matthews
School District	1 – Gentry
Requested by	Billy E. Hollis, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from RS15 to AR2a.

Zone Change

A request to rezone from Single-Family Residential (RS15) to Agricultural/Residential (AR2a) zoning for property located at 4455 Cato Road, approximately 765 feet east of Cato Ridge Drive (2.5 acres).

Existing Zoning

Single-Family Residential (RS15) requires 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 7 lots.*

Proposed 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 1 duplex lots for a total of 3 units.*

CRITICAL PLANNING GOALS

N/A

BORDEAUX – WHITES CREEK COMMUNITY PLAN

Rural Neighborhood Maintenance (T2 NM) is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T2 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 public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed AR2a zoning district is consistent with the sites Rural Neighborhood Maintenance land use policy. The proposed AR2a district maintains the existing development pattern on the south side of Cato Road.



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PUBLIC WORKS RECOMMENDATION

N/A

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

STAFF RECOMMENDATION

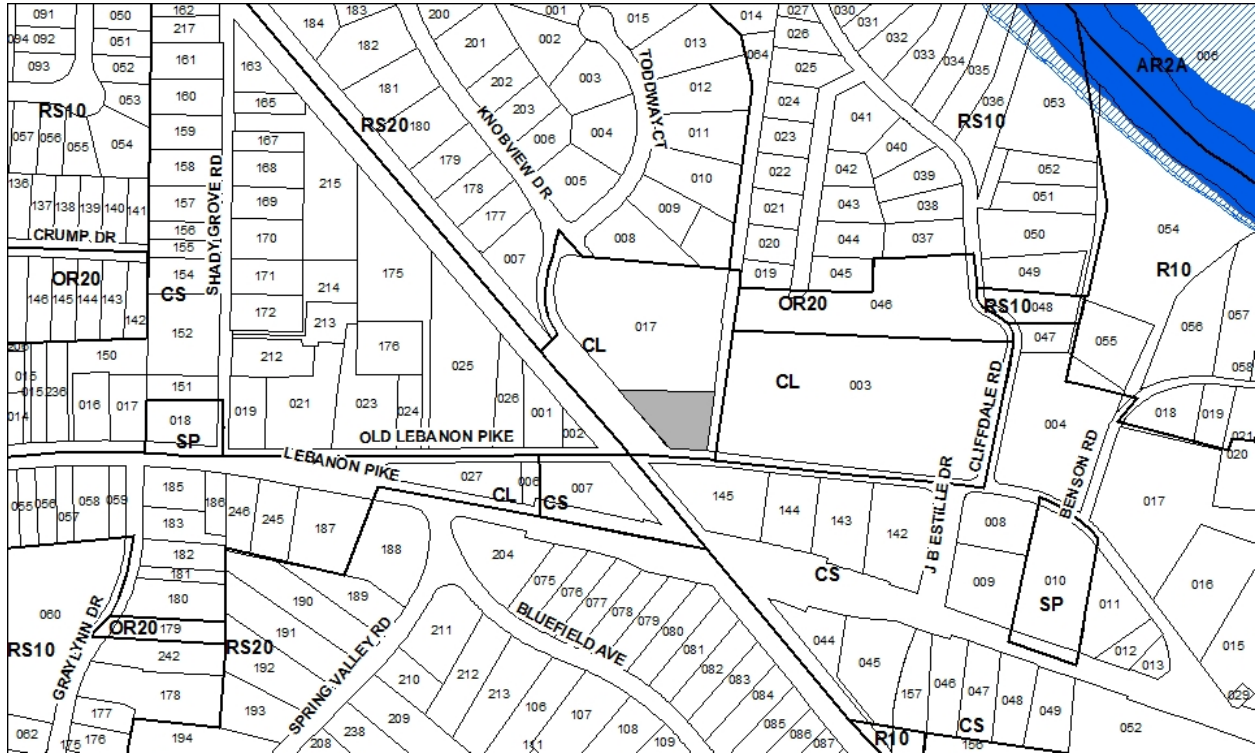
Staff recommends approval since it is consistent with Rural Neighborhood Maintenance land use policy.



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2014Z-052PR-001

Map 085-13, Part of Parcel(s) 017

14, Donelson - Hermitage

15 (Phil Claiborne)



Project No.	Zone Change 2014Z-052PR-001
Council District	15 – Claiborne
School District	4 – Shepherd
Requested by	Donelson Church of Christ, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST
Zone change from CL to CS.

Zone Change

A request to rezone from Commercial Limited (CL) to Commercial Service (CS) zoning for a portion of property located at 2706 Old Lebanon Pike, at the southeast corner of Old Lebanon Pike and Toddway Court and located within the Downtown Donelson Urban Design Overlay District (0.49 acres), requested by.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

DONELSON - HERMITAGE COMMUNITY PLAN

Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

Consistent with Policy?

Yes. The proposed CS district is consistent with the T3 CC land use policy, considering the overall surrounding zoning pattern along Old Lebanon Pike and Lebanon Pike.

PUBLIC WORKS RECOMMENDATION

N/A

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

STAFF RECOMMENDATION

Staff recommends approval.



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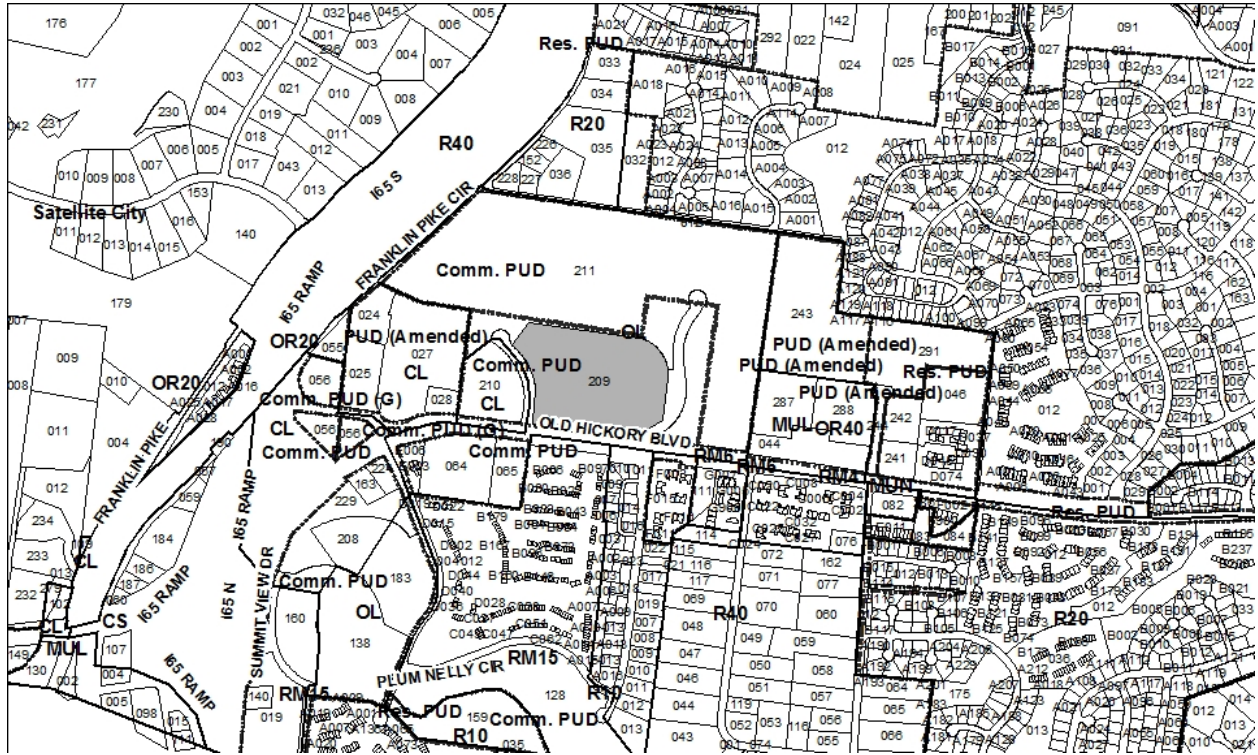


PLANNING COMMISSION ACTIONS

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



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85-85P-001

BRENTWOOD COMMONS (OFFICE BUILDING, REVISION)

Map 160, Parcel(s) 209

12, Southeast

04 (Brady Banks)



Project No.	Planned Unit Development 85-85P-001
Project Name	Brentwood Commons
Council District	4 – Banks
School District	8 – Hayes
Requested by	Kiser Vogrin Design, applicant; Gateway Polar, Inc., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Revise a portion of a Planned Unit Development to permit the addition of two office buildings.

Revise Preliminary PUD

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned Office Limited (OL) (14.18 acres), to permit the development of two, five-story office buildings totaling 250,000 square feet.

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses.

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 is approved for office and other nonresidential uses.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

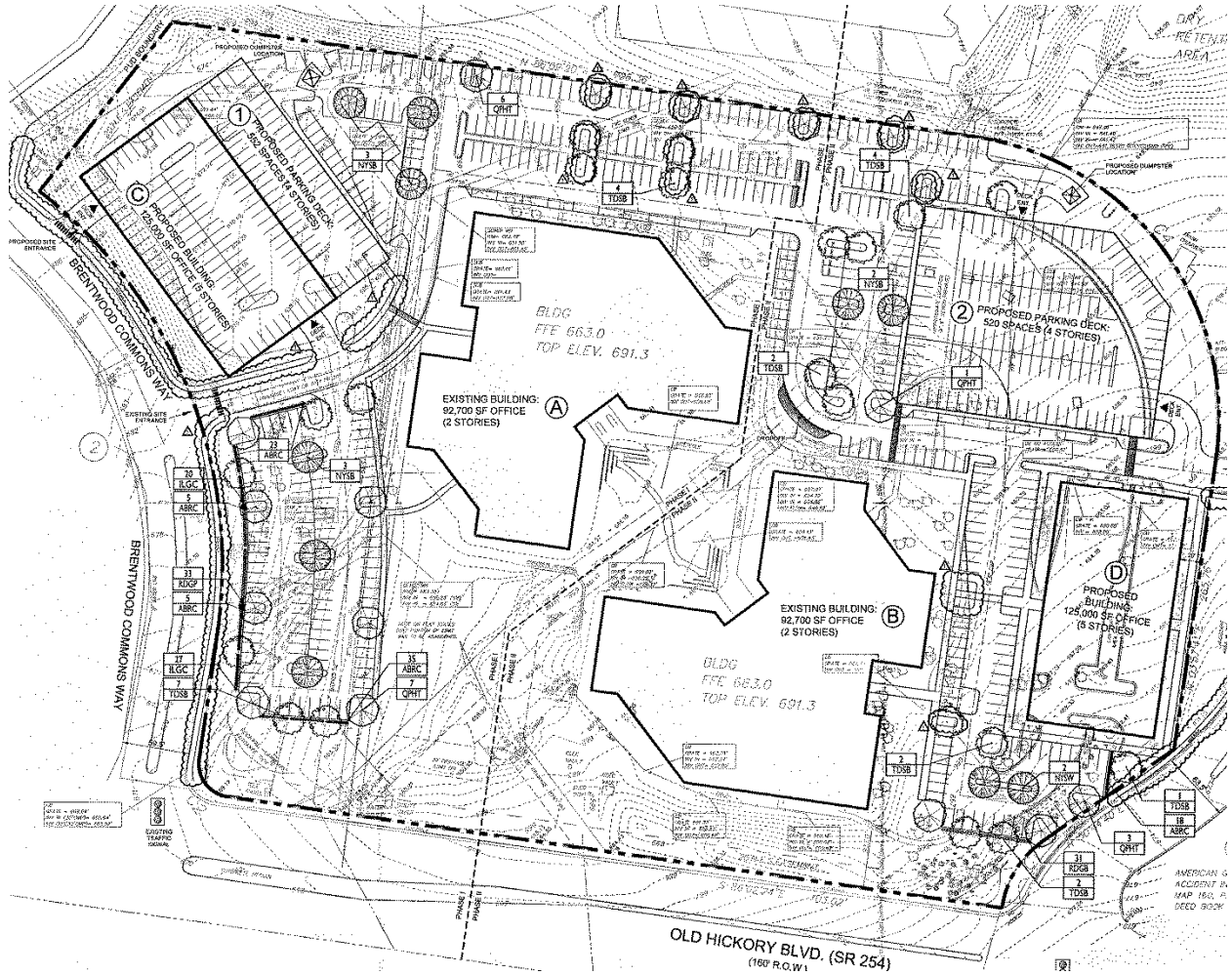
The subject site is located on the north side of Old Hickory Boulevard east of I-65. The site is developed and contains two office buildings totaling 185,400 square feet. The site is located within the Brentwood Commons Planned Unit Development (PUD). The PUD was approved in 1985 for a variety of office and associated uses.

Site Plan

The plan calls for two 125,000 square foot office buildings. One building is located along American General Way and the second is located adjacent to Brentwood Commons Way. Both buildings are five stories in height. The plan calls for additional parking, including a four story



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Proposed PUD Plan



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parking deck that is attached to the second building adjacent to Brentwood Commons Way. The plan proposes a new sidewalk along Brentwood Commons Way and American General Way.

ANALYSIS

The request is consistent with the overall concept of the Council approved plan. The Council approved PUD plan was approved in 1985 for 1,307,553 square feet of office and associated uses. The PUD consists of two phases. Phase 1, which includes this site, is approved for 510,553 square feet of floor area. Phase 2 is approved for 797,000 square feet of floor area. The additional 250,000 square feet of floor area would bring the overall floor area in Phase 1 to 562,400 square feet. This is 51,847 square feet over what is approved for Phase 1 which does not bring the overall total floor area over 10% of what was originally approved by Council. The Zoning Code permits the Planning Commission to approved changes that do not increase the floor area over 10% of what was approved by Council. If approved, the remaining floor area in the will be 590,908 square feet. This includes the remaining 511,000 square feet reserved for Phase 2 and the remaining 79,908 square feet of additional floor area permitted without requiring Council approval. The remaining 79,908 square feet is available to either phase.

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;



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- 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'S OFFICE

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Coordinate stormwater re-route with MPW and Metro Stormwater. Stormwater cannot be designed to flow over the sidewalk.



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Traffic and Parking

In accordance with the recommendations of the TIS to off-set the additional traffic generated from the proposed Lot 1 development, the following traffic improvements are required:

Old Hickory Boulevard (SR-254) at Oakes Drive / American General Way.

- Provide an additional eastbound through lane along Old Hickory Boulevard, resulting in three (3) eastbound through lanes at this intersection. Construct this additional travel lane between Driveway / Brentwood Commons Way and Oakes Drive / American General Way.
- Modify the existing pavement markings to convert the existing right-turn lane into a through lane.

Brentwood Commons Way.

- Install a sidewalk along the east side of Brentwood Commons Way between Old Hickory Boulevard and existing cul-de-sac.

Old Hickory Boulevard (SR-254) at Driveway / Brentwood Commons Way.

- Provide pedestrian accommodations that are compliant with Americans with Disabilities Act (ADA) regulations on all four (4) approaches of this intersection. Install crosswalk pavement markings, curb ramps, truncated dome surfaces, pedestrian signal heads, and push buttons.
- Provide a westbound right-turn lane along Old Hickory Boulevard at Brentwood Commons Way with a minimum storage length of 150 feet and transitions per AASHTO standards.

Old Hickory Boulevard (SR-254) at Oakes Drive / American General Way.

- Provide pedestrian accommodations that are compliant with American with Disabilities Act (ADA) regulations on all four (4) approaches of this intersection. Install crosswalk pavement markings, curb ramps, truncated dome surfaces, pedestrian signal heads, and push buttons.

WATER SERVICES

Approved

STAFF RECOMMENDATION

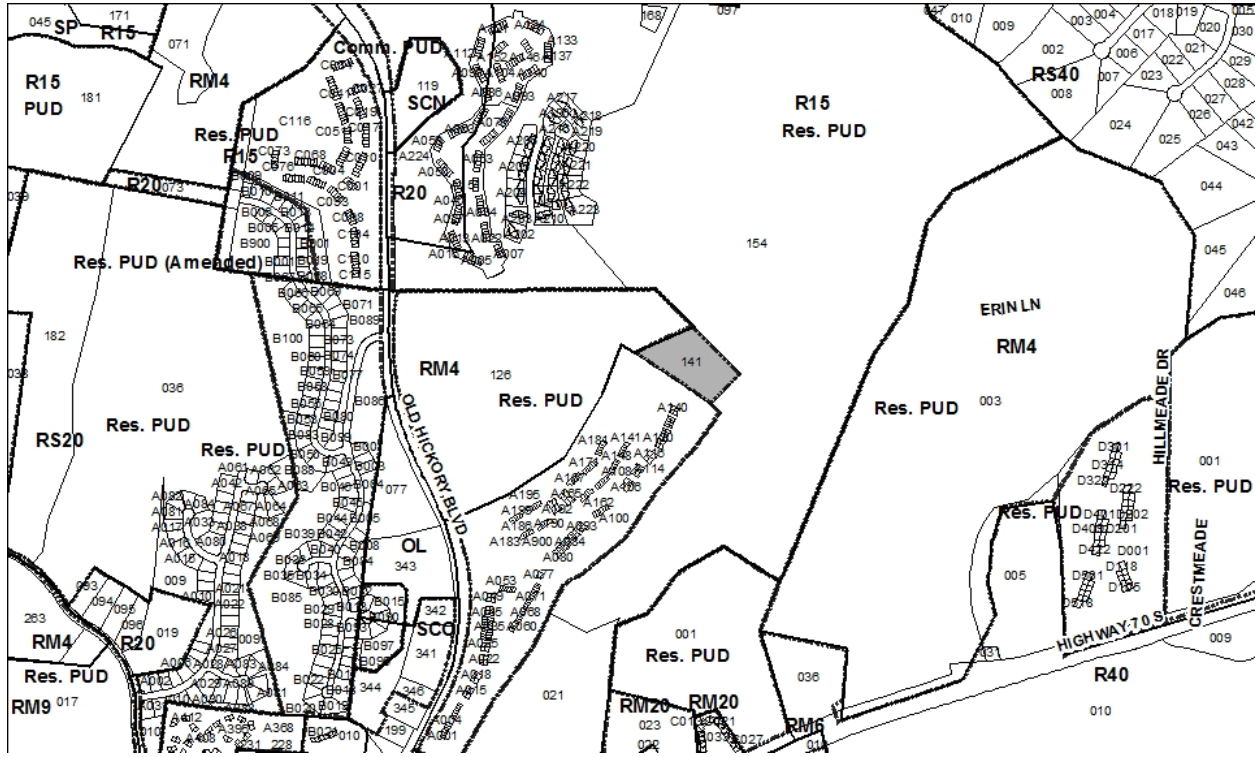
Staff recommends approval with conditions. The proposed request is in keeping with the Council approved PUD plan and meets zoning requirements.

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.



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2014S-162-001

AMBERWOOD APARTMENTS, RESUB RESERVE PARCEL A

Map 128, Parcel(s) 141

06, Bellevue

23 (Emily Evans)



Project No.	2014S-162-001
Project Name	Amberwood Apartments, Resub. Reserve Parcel A
Council District	23 – Evans
School District	9 – Frogge
Requested by	Chapdelaine & Associates, applicant; Edmund and Anne Attebury, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Create one residential lot.

Final Plat

A request for final plat approval to remove the reserve status and create one lot on property located at Old Hickory Boulevard (unnumbered), approximately 2,430 feet north of Highway 70 South, zoned One and Two-Family Residential (R15) (4.13 acres).

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 11 lots with 2 duplex lots for a total of 13 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

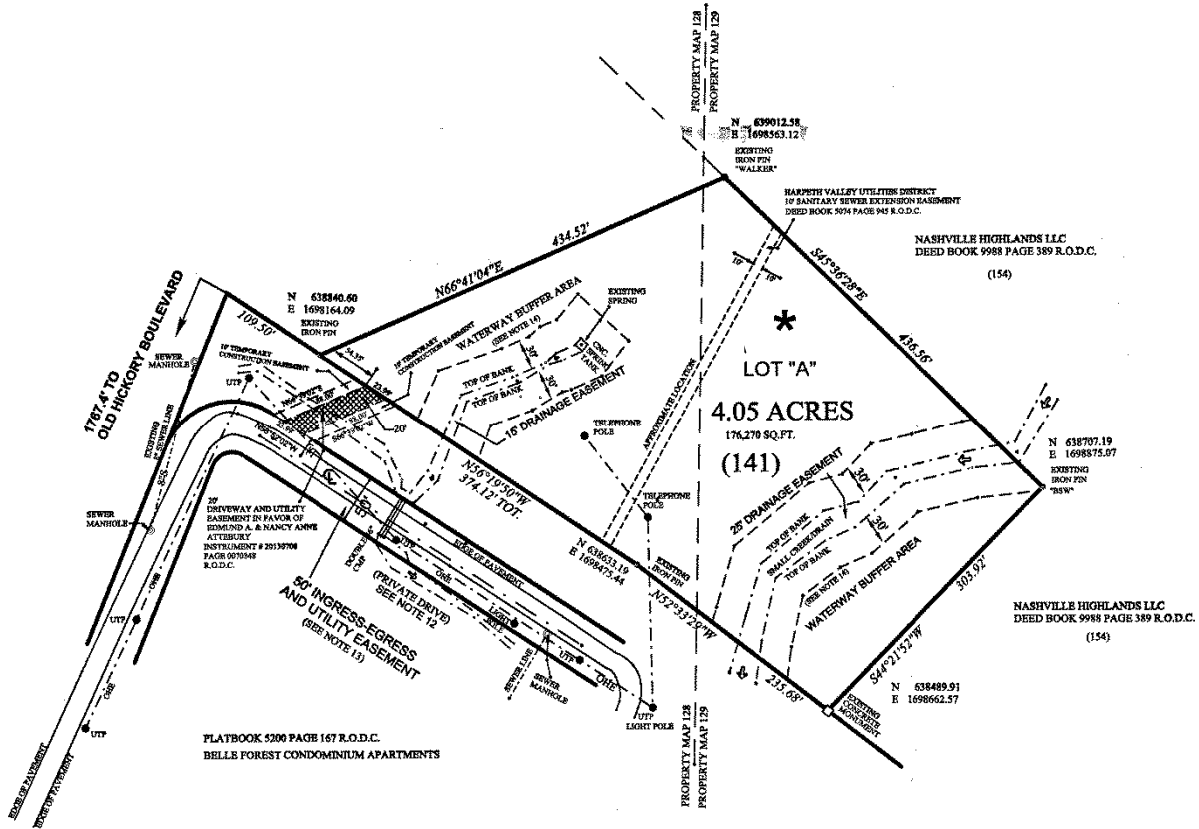
The approximately four acre property is located east of Old Hickory Boulevard in the Bellevue area. The property is not within any Planned Unit Development Overlay (PUD), but it is completely surrounded by two different PUD overlays. There is no documentation explaining why the property is not included in one of the overlays, but there is a previous plat linking it to the Amberwood Apartments PUD, which abuts the property from the south and the west. This plat labels the property as a reserve parcel and indicates that the reservation can only be removed by the Planning Commission. The plat also provides an access easement from Old Hickory Boulevard to the property.

ANALYSIS

While it is unclear to exactly why this property was placed in reserve, the original plat clearly gives the Commission the ability to remove the reserve status. If approved, the property would only be entitled to a single or a two family use. Since the property contains steep hill sides then this is the most appropriate form of development. Any two-family use could be detached. While this lot does not have street frontage which is required by the Subdivision Regulations, the lot already exist so no variance is necessary.



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Proposed Subdivision



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FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION

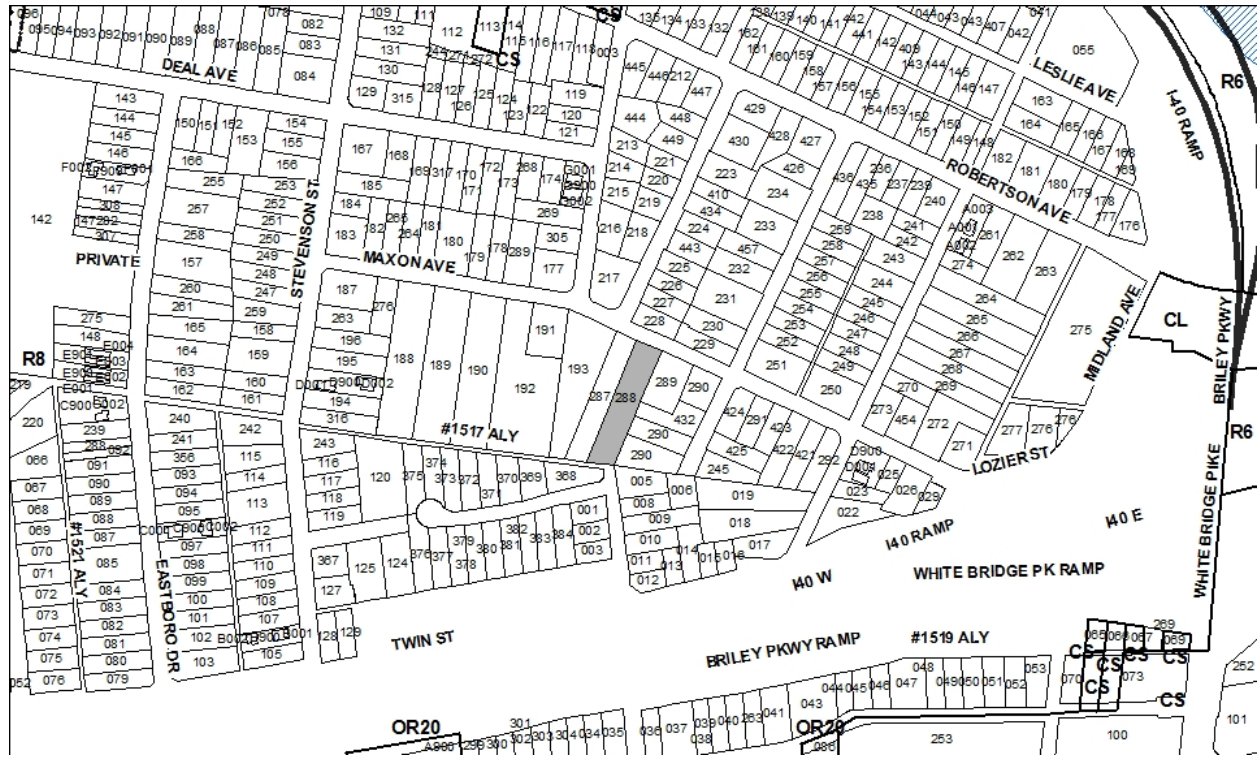
Approved

STAFF RECOMMENDATION

Staff recommends approval.



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2014S-171-001

Holman Heights Subdivision, Resub. Of Part of Lot D

Map 091-10, Parcel(s) 288

07, West Nashville

20 (Buddy Baker)



Project No.	2014S-171-001
Project Name	Holman Heights Subdivision, Resub. Of Part of Lot D
Council District	20 – Baker
School District	9 – Frogge
Requested by	Donlon Land Surveying, LLC, applicant; Deep River Development, LLC, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Create two lots and grant variances from the lot size compatibility requirements.

Final Plat

A request for final plat approval to create two lots on property located at 5819 Maxon Avenue zoned One and Two-Family Residential (R8) (0.62 acres).

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. R8 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

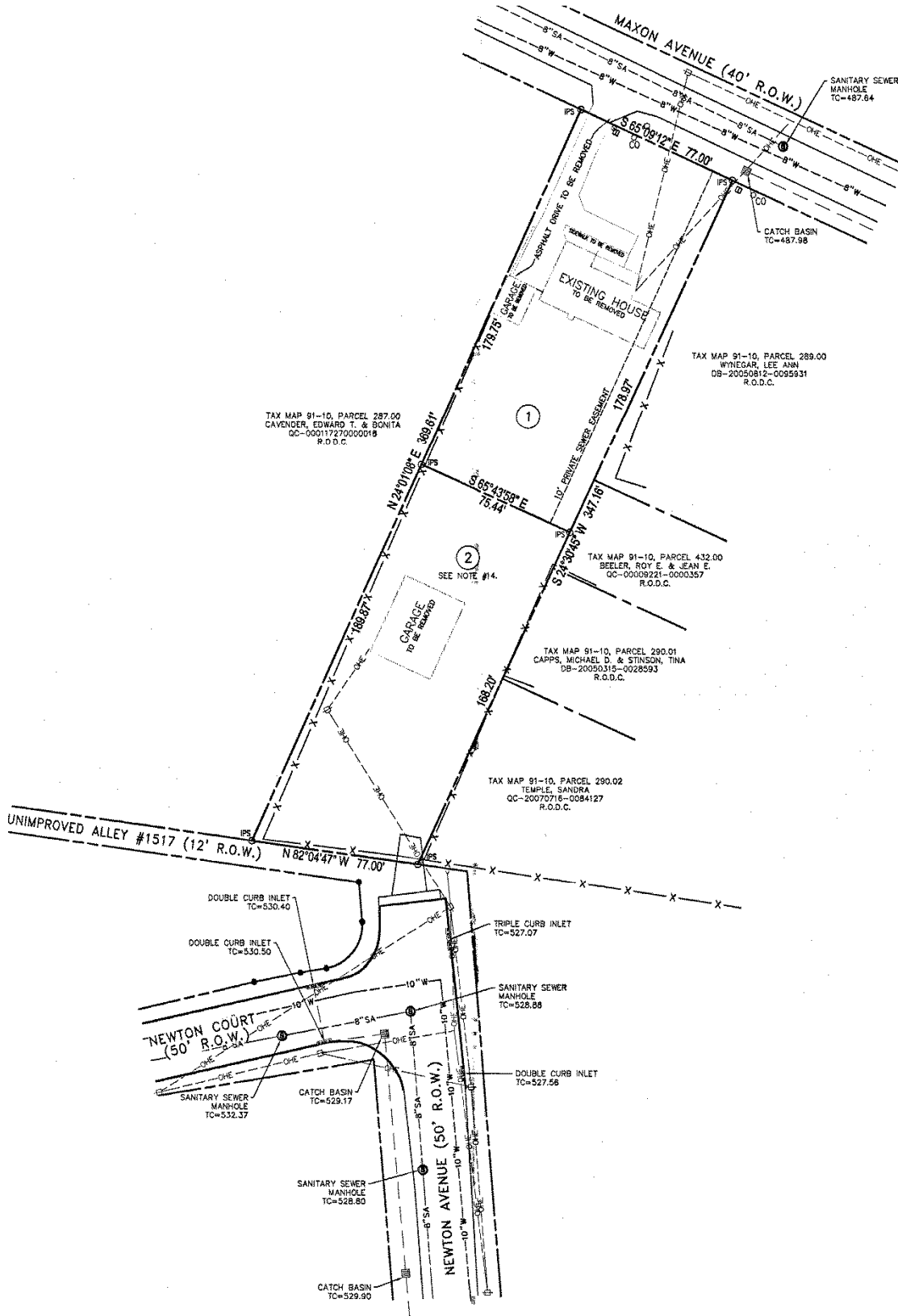
The applicant requests final plat approval for a two lot subdivision located at 5819 Maxon Avenue in the West Nashville community plan area. Lot 1 of the proposed subdivision fronts on Maxon Avenue and Lot 2 of the proposed subdivision fronts on an unimproved alley and the terminus of Newton Avenue. Lot 1 does not meet the infill compatibility requirement outlined in Section 3-5.2 of the Subdivision Regulations in regards to lot size. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations; under this section, the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

There are no lots for the comparison of Lot 2. Where surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility.

The existing lot is 27,037 square feet and has 77 feet of frontage on Maxon Avenue and 77 feet of frontage on the unimproved alley with access to the terminus of Newton Avenue and is proposed to be subdivided into two lots with the following areas and street frontages:



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Proposed Subdivision



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- Lot 1: 13,670 Sq. Ft., (0.31 Acres), and 77 Ft. of frontage;
- Lot 2: 13,367 Sq. Ft., (0.31 Acres), and 77 Ft. of frontage.

The site is located at 5819 Maxon Avenue and there is currently a single-family home that is proposed to be removed. Access for Lot 1 is from Maxon Avenue and access for Lot 2 is from Newton Avenue.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Urban Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Both lots meet the minimum standards of the R8 zoning district.

Density

Urban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 3.2 dwelling units per acres which falls within the range supported by policy.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, Lot 1 must be equal to or greater than 68 ft. which is 70% of the average frontage of the surrounding lots. The proposed Lot 1 meets the lot frontage requirement with a frontage of 77 feet. There are no surrounding lots for comparison for Lot 2.

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area for Lot 1 must be at least 21,344 square feet, which is 70% of the average lot area of the surrounding lots. The proposed Lot 1 does not meet the lot size requirement.

Lot Size Analysis Lot 1	
Proposed Lot 1	13,670 SF
70% of Average	21,344 SF
Smallest Surrounding Parcel	10,890 SF

There are no surrounding lots for comparison for Lot 2.

3. Street setback: The proposed street setback is per the Zoning Ordinance. However, the required minimum is less than the average of the street setback of the two parcels abutting either side of Lot 1. The proposed setback for Lot 1 will need to be adjusted. There are no surrounding lots for comparison for Lot 2.



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4. Lot orientation: Lot 1 is oriented to Maxon Avenue. Lot 2 is oriented to an unimproved alley and will gain access from Newton Avenue.

Compatibility with Surrounding Area

The proposed subdivision does not meet the Community Character criteria in regards to Lot 1 as the lot size is not compatible with surrounding lots. There are no lots for comparison of Lot 2. The Planning Commission may grant approval if it determines that the subdivision provides for the harmonious development of the community. The applicant has not proposed any conditions on the lots.

Staff recommends disapproval based on the proposed lots being incompatible with the surrounding lots. Lot 1 is not harmonious in regards to lot size. Lot 2 is not harmonious is that it faces on an unimproved alley on which no other lots face and it only has limited frontage on Newton Avenue where it will gain access.

FIRE MARSHAL RECOMMENDATION

Approved with Conditions

1. Lot 2 shall have access from Newton Avenue

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Returned for Corrections

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

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff finds that the proposed subdivision is not consistent with the Subdivision Regulations and, therefore, recommends disapproval of the subdivision.

CONDITIONS (if approved)

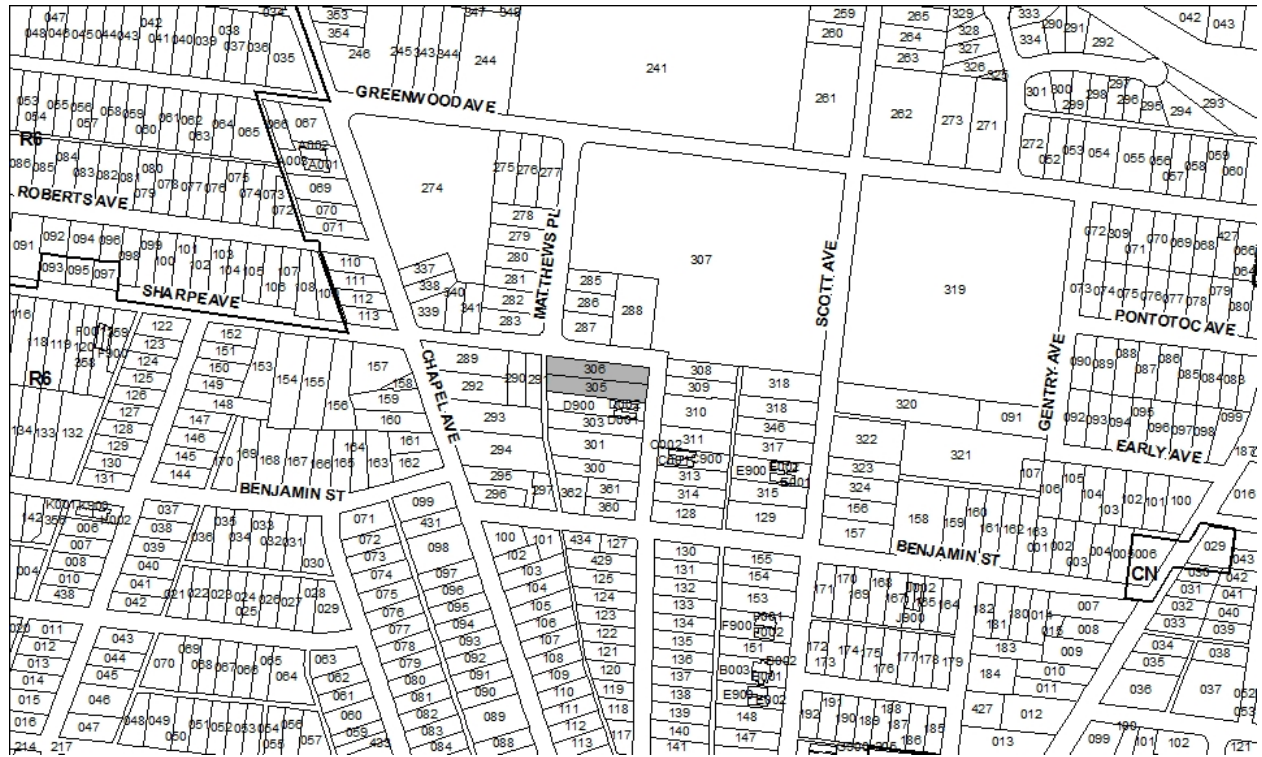
1. The final plat shall comply with the conditions of Metro Stormwater.
2. Plat the front setback of Lot 1 in compliance with Section 3-5.2(d) of the Subdivision Regulations.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/11/2014



2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5

Map 083-02, Parcel(s) 305-306

05, East Nashville

06 (Peter Westerholm)



Project No. Subdivision 2014S-178-001
Project Name Thompson Bonds, Revision to Lots 4 & 5
Council District 6 – Westerholm
School District 5 – Kim
Requested by ELI, LLC, applicant; Jerry and Grace Vandiver and Jerry W. Bland et ux, owners.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the September 25, 2014, Planning Commission Meeting if recommendations are not received from Stormwater prior to the meeting. If recommendations of approval are received, staff recommendations approval with conditions.*

APPLICANT REQUEST

Final plat to create four residential lots.

Final Plat

A request for final plat approval to create four lots within the Eastwood Neighborhood Conservation Overlay District on properties located at 313 and 315 Manchester Avenue, at the southwest corner of Sharpe Avenue and Manchester Avenue, One and Two Family Residential Districts (R6) (0.69 acres).

Existing Zoning

One and Two Family Residential Districts (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 5 lots with 1 duplex lot for a total of 7 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development
- Supports a Variety of Transportation Choices

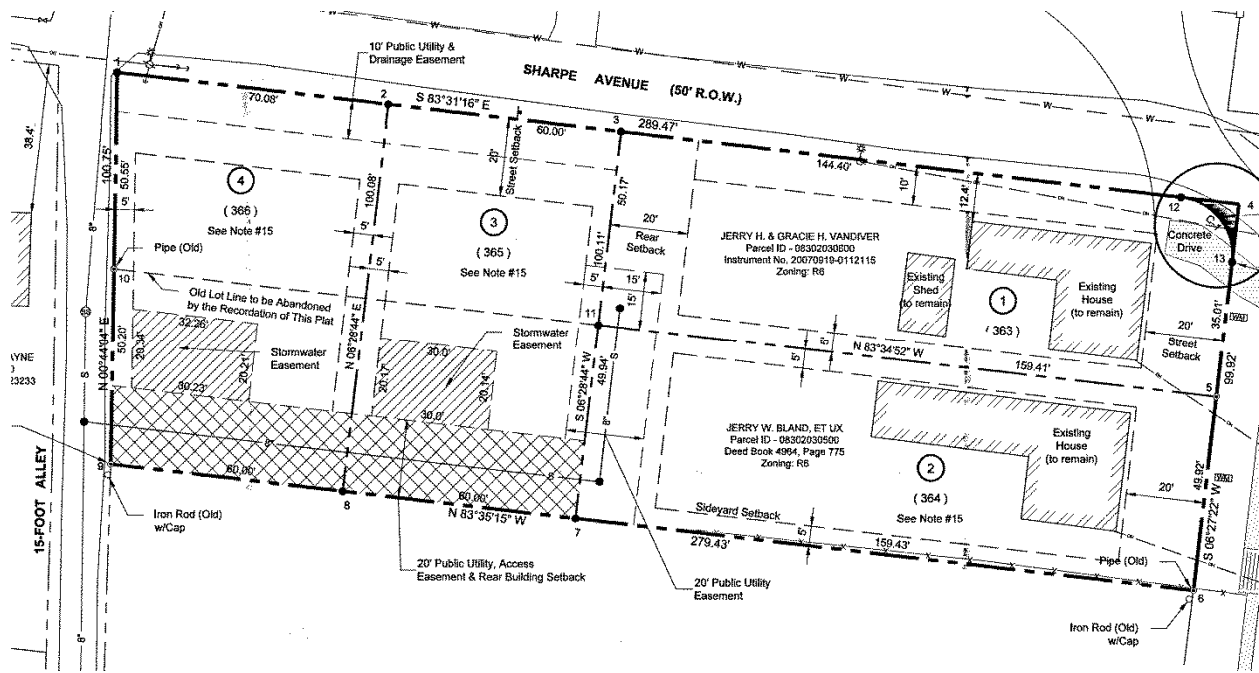
This site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. Bus service is present along Chapel Road, one block away. Increased density through infill development makes bus service and similar transit services more feasible because it generates more riders.

SUBDIVISION REGULATIONS

The properties located at 313 and 315 Manchester Avenue are located within in the Eastwood Neighborhood Conservation Overlay District. Under Section 3-5.4 of the Subdivision Regulations, the Metropolitan Historical Commission or its designee shall provide a recommendation for the 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.



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Proposed Subdivision



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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. There are no sidewalks along Sharpe Avenue. Since there is not an existing sidewalk network along Sharpe, where the proposed new lots will front, the applicant is eligible to make a contribution in lieu of sidewalk construction.

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

STAFF RECOMMENDATION

Defer to the September 25, 2014, Planning Commission Meeting if recommendations are not received from Stormwater and Water Services. If recommendations of approval are received, staff recommendations approval with conditions.



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CONDITIONS (if approved)

1. Metropolitan Historic Zoning Commission shall review and approve final building placement, improvements and elevations.
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. Additional access points for Lots 1 and 2 shall be removed prior to building permit approval for Lot 3 and Lot 4.
4. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 2-A.

Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:

- a. Submit a bond application and post a bond with the Planning Department,
- b. Construct sidewalk and have it accepted by Public Works,
- c. Submit contribution in-lieu of construction to the Planning Department, two additional lots will require a \$1,000 (\$500 per lot) 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.