



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, September 25, 2014

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County 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.

Commissioners Present:
Jim McLean, Chair
Stewart Clifton
Hunter Gee
Lillian Blackshear
Jessica Farr
Derrick Dalton
Jeff Haynes
Andree LeQuire
Councilmember Walter Hunt

Staff Present:
Rick Bernhardt, Executive Director
Kelly Adams, Administrative Services
Officer III
Craig Owensby, Public Information Officer
Bob Leeman, Planning Manager II
Kathryn Withers, Planning Manager II
Carrie Logan, Planner III
Jason Swaggart, Planner II
Melissa Sajid, Planner II
Latisha Birkeland, Planner II
Stephanie McCullough, Planner II
Andrew Collins, Planner II
Lisa Milligan, Planner II
Jon Michael, Legal

Commissioners Absent: Greg Adkins

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission
Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



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MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

B. ADOPTION OF AGENDA

Mr. Haynes moved and Mr. Gee seconded the motion to adopt the agenda. (6-0)

C. APPROVAL OF SEPTEMBER 11, 2014 MINUTES

Ms. LeQuire moved and Mr. Gee seconded the motion to approve the September 11, 2014 minutes. (6-0)

D. RECOGNITION OF COUNCILMEMBERS

Mr. Dalton arrived at 4:06 p.m.

Councilman McGuire spoke in favor of Item 11.

Councilman Matthews spoke in favor of Item 14 and noted that Ed Temple is a living legend that deserves this honor.

Council Lady Langster spoke in opposition to Item 14 and noted that it would negatively impact the property owners in the area by having to change their address on all personal information. Approval would also set a precedent for changing long-standing Metro policies.

E. NASHVILLENEXT UPDATE

Ms. McCullough presented the NashvilleNext Update

Ms. Farr arrived at 4:16 p.m.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

3. 2014SP-041-001

1212 HAWKINS STREET

4. 2014SP-046-001

CHURCH STREET TOWNHOMES

5. 2014S-170-001

EARHART ROAD SUBDIVISION

6. 2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5

7. 2014Z-019TX-001

COMMUNITY EDUCATION

15. 2004UD-002-006

VILLAGES OF RIVERWOOD, PH 5, 6 and 7

16. 2014S-143-001

EAST SIDE ESTATES

17. 2014DT-001-001

US BANK (DTC SIGNAGE MODIFICATION APPEAL)

Mr. Dalton moved and Mr. Haynes seconded the motion to approve the deferred items. (7-0-1) Lillian recused herself from Item 6 and Item 15.

G. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

- 1. 2013SP-022-001
KIRTLAND COTTAGES**
- 9. 2014SP-060-001
SCHRADER LANE CHURCH OF CHRIST**
- 10. 2014SP-067-001
1604 6TH AVENUE NORTH**
- 11. 2014Z-054PR-001**
- 13. 2014Z-056PR-001**
- 18. 2015 Planning Commission filing deadlines & meeting schedule**
- 19. Employment contract revision for Mary Connelly**
- 20. Approval of Amended Planning Commission Rules and Procedures**
- 21. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for the production of a regional indicators report (Vital Signs).**
- 22. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services related to the regional transportation plan.**
- 23. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee.**
- 24. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Greater Nashville Regional Council for services related to FY 2015 Unified Planning Work Program.**
- 29. Accept the Director's Report and Approve Administrative Items**

Mr. Clifton moved and Mr. Haynes seconded the motion to approve the Consent Agenda. (8-0)

H. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Specific Plans

1. 2013SP-022-001

KIRTLAND COTTAGES

Map 131-02, Parcel(s) 144

Council District 25 (Sean McGuire)

Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning for property located at 4201 Kirtland Road, at the southwest corner of Kirtland Road and Overhill Drive (0.45 acres), to permit up to four detached residential dwelling units, requested by Dewey Estes Engineering, applicant; Land Development.com, Inc., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Zone change to permit four attached dwellings.

Preliminary SP

A request to rezone from One and Two-Family Residential (R15) to Specific Plan – Residential (SP-R) zoning for property located at 4201 Kirtland Road, at the southwest corner of Kirtland Road and Overhill Drive (0.45 acres), to permit up to four detached 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 1 lot with 1 duplex lot for a total of 2 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

The proposal meets several critical planning goals based on its location and design. The location of the site adjacent to a mixed use corridor (Hillsboro Pike) will provide additional transit riders and potential customers and employees for local businesses. New sidewalks will extend an existing pedestrian connection to the intersection at Overhill Drive and Hillsboro Pike.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE)

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.

Consistent with Policy?

Yes. The proposed detached residential units provide a mix of housing types and density that is consistent with the policy. A four story multifamily building is located on the adjacent lot to the northwest of the proposed residential buildings. A series of duplexes are located to the southeast of the site, along Kirtland Road. The four detached residential dwellings will work as a transition from Overhill Drive to Kirtland Road with their proposed height, landscaping and access a Kirtland Road.

PLAN DETAILS

The site is located at the corner of Overhill Drive and Kirtland Road, to the southeast of Hillsboro Pike, and contains a single-family dwelling. Four detached residential units are proposed with the SP. Two units will be oriented to Overhill Drive and the other two units will be oriented to Kirtland Drive. Unit 3 will have front facades along Overhill Drive and Kirtland Road. A driveway from Kirtland Road will provide vehicular access to all dwelling units. Additional parking has been provided along the west side of the site. A six foot tall shadowbox fence and wrought iron fencing with brick columns will provide a buffer to the property west of this site. Landscape buffering has been added along the North and West side of the site. Landscaping has also been provided along Overhill Drive. Sidewalks will be provided along Kirtland Road and Overhill Drive. Conceptual building elevation drawings have been provided within the SP. Façade designs include brick masonry veneer and brick accent banding. EIFS and vinyl siding is prohibited. The detached residential homes have a maximum height limitation of 35 feet (measured to roofline).

ANALYSIS

The detached residential units combined with the design aspects of the SP will provide a well-designed transition from the Hillsboro Pike corridor to the residential neighborhood to the southeast.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Approved revision for layout

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

No exceptions taken

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

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)	0.45	2.90 D	2 U*	20	2	3

*Based on one duplex unit

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.45	-	4 U	32	3	4

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
-	-	-	+ 2 U	+12	+1	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing R15 district: **0 Elementary 0 Middle 0 High**

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

Based on data from the Metro School Board last updated September 2013, the proposed SP will not generate additional students from what is generated by the existing R15 zoning district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Evolving policy of the Green Hills-Midtown Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of four detached residential units.
2. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
3. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Building No. 1 shall have façade requirements on front and rear side.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
4. Final SP plans shall state the correct CCM policy on page 1.
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. 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 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.
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, 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.

Approved with conditions and disapproved without all conditions. (8-0), Consent Agenda

Resolution No. RS2014-242

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-022-001 is Approved with conditions and disapproved without all conditions. (8-0)"

CONDITIONS

1. **Uses within this SP shall be limited to a maximum of four detached residential units.**
2. **A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.**
3. **No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:**
 - a. **Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Building No. 1 shall have façade requirements on front and rear side.**
 - b. **Windows shall be vertically oriented at a ratio of 2:1 or greater.**
 - c. **EIFS and vinyl siding shall be prohibited.**
 - d. **Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.**
4. **Final SP plans shall state the correct CCM policy on page 1.**
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. **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 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.

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, 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.

2. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

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

Council District 23 (Emily Evans)

Staff Reviewer: Jason Swaggart

A request to rezone from R40 and RS40 to 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, requested by Dale and Associates, applicant; Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al , owners.

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 One and Two Family Residential (RS40) 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

One and Two-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 3 lots on the 3.07 acres.*

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

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 extending and 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.

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.

Staff is recommending that with final site plan approval that the applicant work with Metro Planning and Metro Public Works to find an appropriate location for a pedestrian crosswalk in proximity to this development so that pedestrians can get from this development to the Nashville West shopping center. The developer will be responsible for providing the connection if a feasible location is agreed upon.

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 Pk.
- 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 Pk 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.

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 40 residential units.
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. 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.
5. 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 in proximity to this project along 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 Department determine that the off-site pedestrian facilities are not feasible.
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.

Mr. Swaggart presented the staff recommendation approval with conditions and disapproval without all conditions.

Mr. Clifton reminded everyone that the Public Hearing was closed at the previous hearing.

Ms. LeQuire asked how the policy would be applied.

Mr. Swaggart clarified that design rather than density is the focus.

Ms. LeQuire stated that she watched the video of the public hearing and asked at what point a traffic study would be required.

Devin Doyle, Metro Public Works, stated that that would be handled through the MCSP because it's the document that incorporates land use policies.

Ms. Farr inquired how, if approved, the commission will know if there are any changes made similar to what has been discussed verbally.

Mr. Bernhardt stated that the commission has to make the decision if those changes are something they want to review and see.

Mr. Gee stated that he watched the video of the public hearing and inquired if any changes were made since the last public hearing; Mr. Swaggart clarified that no changes have been made to the site plan.

Mr. Gee noted that this is a planning decision and this plan represents exactly what the policy is asking for.

Ms. Blackshear stated that she watched the video of the public hearing.

Councilman Hunt moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (8-0)

Resolution No. RS2014-243

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-048-001 is Approved with conditions and disapproved without all conditions. (8-0)"

CONDITIONS

- 1. Permitted land uses shall be limited to 40 residential units.**
- 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. 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.
5. 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 in proximity to this project along 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 Department determine that the off-site pedestrian facilities are not feasible.
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.

3. 2014SP-041-001

1212 HAWKINS STREET

Map 093-13, Parcel(s) 276-277, 299
 Council District 19 (Erica S. Gilmore)
 Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-R zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 20 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

Staff Recommendation: Defer to the October 9, 2014, Planning Commission Meeting.

The Metro Planning Commission deferred 2014SP-041-001 to the October 9, 2014, Planning Commission Meeting. (8-0)

4. 2014SP-046-001

CHURCH STREET TOWNHOMES

Map 171, Parcel(s) 041-042, 071, 072, 100, 105, 114
 Map 171-02, Parcel(s) 005, 006 and P/O 002, 003 and 004
 Council District 04 (Brady Banks)
 Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-MR zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693, 5689 Cloverland Drive, (17.58 acres), to permit up to 118 residential units, requested by Lands End, applicant; various property owners.

Staff Recommendation: Defer to the October 9, 2014, Planning Commission Meeting.

The Metro Planning Commission deferred 2014SP-046-001 to the October 9, 2014, Planning Commission meeting. (8-0)

Subdivision: Final Plats

5. 2014S-170-001

EARHART ROAD SUBDIVISION

Map 098, Parcel(s) 180-183
 Council District 12 (Steve Glover)
 Staff Reviewer: Lisa Milligan

A request for concept plan approval to create 49 clustered lots and open space on properties located at 3110, 3112 and 3114 Earhart Road and at 5545 Chestnutwood Trail, approximately 230 feet south of Interstate 40, zoned RS15 (19.97 acres),

requested by Boardwalk, F.L.P., owner; Dale & Associates, applicant.

Staff Recommendation: Defer to October 9, 2014, Planning Commission meeting.

The Metro Planning Commission deferred 2014S-170-001 to the October 9, 2014, Planning Commission meeting. (8-0)

6. 2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5

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

Council District 06 (Peter Westerholm)

Staff Reviewer: Latisha Birkeland

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, zoned R6 (0.69 acres), requested by ELI, LLC, applicant; Jerry and Gracie Vandiver and Jerry W. Bland et ux, owners.

Staff Recommendation: Defer to the October 9, 2014, Planning Commission Meeting.

The Metro Planning Commission deferred 2014S-178-001 to the October 9, 2014, Planning Commission meeting. (7-0-1) Ms. Blackshear recused herself.

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Zoning Text Amendments

7. 2014Z-019TX-001

BL2014-878\HUNT, BEDNE

COMMUNITY EDUCATION

Staff Reviewer: Jason Swaggart

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to "Community Education", requested by Councilmember Walter Hunt and the Metro Planning Department, applicants.

Staff Recommendation: Defer indefinitely.

The Metro Planning Commissioner indefinitely deferred 2014Z-019TX-001. (8-0)

Specific Plans

8. 2014SP-042-001

311 MADISON STREET

Map 082-09; Parcel (s) 414

Council District 19 (Erica Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IWD to SP-MU zoning for property located at 311 Madison Street, approximately 155 feet west of 3rd Avenue North and located within the Phillips-Jackson Street Redevelopment District, (0.03 acres), to permit a mixed-use development, requested by Brandon Brown, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 311 Madison Street, approximately 155 feet west of 3rd Avenue North and located within the Phillips-Jackson Street Redevelopment District, (0.03 acres), to permit a mixed use development.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of the surrounding Germantown neighborhood. The SP enables a functional building to be situated on a very small legal parcel.

The SP district incrementally increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The property is located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation, which helps mitigate traffic congestion along major arterials and expressways.

The development increases residential density in an area where multiple modes of transit are present. There is a strong sidewalk network around the site, a B-Cycle station is located three blocks from the site at 5th Avenue and Monroe Street. There are numerous MTA transit lines nearby the site on 3rd and 5th Avenues as well on Jefferson Street to the south.

Further, the additional residential opportunity within a developed area of Nashville with available infrastructure is appropriate for higher density housing.

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?

Yes. The Mixed Use policy supports compact mixed use development such as the type proposed with this SP. The rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

PLAN DETAILS

The currently vacant site is located in the Germantown neighborhood north of downtown Nashville and west of the southwest corner of 3rd Avenue and Madison Street. The subject property is a legal parcel that was established before September 1955. The property is surrounded by a mix of uses and zoning districts including CS, MUN and IWD. A large and dense residential SP was recently approved at the southeast corner of 3rd Avenue and Madison Street just east of the site. The abutting property to the east and south is currently vacant and zoned IWD.

Site Plan

The plan proposes one – three story building to cover most of the site. The building is proposed to contain a small commercial/ office space on the ground level and one dwelling on the upper floors. While on-site parking is not required by this SP since this is in an urban location, a two car garage will be situated in the rear of the building with access from the abutting alley. The principal pedestrian entrance to the building is oriented to Madison Street. The existing sidewalk along Madison Street is relatively narrow; however, it will be expanded in front of the building by one and half feet.

The site is located within the Phillips-Jackson Redevelopment District. MDHA approved the conceptual building design on September 16, 2014.

ANALYSIS

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

MDHA RECOMMENDATION

Approved

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Conditions if Approved

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. Provide parking per Metro Code.
3. Sidewalks along the property frontage are to be ADA compliant
4. If not existing, dedicate ROW along the alley frontage to provide 10 feet from the centerline,
5. Solid waste and recycling container(s) cannot be stored within ROW. Indicate location on plan.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.03	0.8	1,045 SF	4	1	1

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
Single-Family Residential ()	0.03	-	1 U	10	1	2

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 ()	0.03	-	467 SF	58	8	23

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+64	+8	+24

SCHOOL BOARD REPORT

This request would not generate additional students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Approve with conditions and disapprove without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to all uses permitted in the MUN-A zoning district.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or council approval, the property shall be subject to the standards, regulations, and requirements of the MUN-A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. 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.
7. Sidewalks along the property frontage are to be ADA compliant.
8. Dedicate 3' along the alley right of way.
9. Solid waste and recycling container(s) cannot be stored within right of way. Indicate location on plan.

Chairman McLean arrived at 5:12 p.m.

Ms. Blackshear recused herself and stepped out of the room.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Brandon Brown, 184 Chamberlain Street, spoke in favor of the application and noted that he has met all requirements of all necessary departments.

Patty Chambers, 1200 4th Ave and 1123 3rd Ave N, spoke in opposition to the application and noted that the biggest concern is public safety as the alley is very congested. Also concerned with stormwater runoff, drainage, and impervious surfaces.

Shawn Henry, 315 Deaderick Street, spoke in opposition to the application due to public safety and traffic concerns.

Brandon Brown asked for approval and noted that he will continue to work with every department to ensure all requirements are met as this moves from preliminary to final.

Mr. Clifton closed the Public Hearing.

Mr. Gee stated that he has no concerns with this application.

Ms. LeQuire stated that this is a creative use of a very tiny site.

Mr. Gee asked Metro Storm Water to address the concerns mentioned regarding storm water.

Steve Mishu, Metro Storm Water, stated that the trigger is typically 10,000 square feet; this is only 1,000 square feet.

Ms. LeQuire moved and Councilmember Hunt seconded the motion to approve with conditions and disapprove without all conditions. (8-0-1) Ms. Blackshear recused herself.

Resolution No. RS2014-244

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-042-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**" Ms. Blackshear recused herself.

CONDITIONS

1. Uses within the SP shall be limited to all uses permitted in the MUN-A zoning district.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or council approval, the property shall be subject to the standards, regulations, and requirements of the MUN-A zoning district as of the date of the applicable request or application.

3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. 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.
7. Sidewalks along the property frontage are to be ADA compliant.
8. Dedicate 3' along the alley right of way.
9. Solid waste and recycling container(s) cannot be stored within right of way. Indicate location on plan.

9. 2014SP-060-001

SCHRADER LANE CHURCH OF CHRIST

Map 081, Parcel(s) 047

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MU zoning for a portion of property located at 1234 Schrader Lane, south of Dr. Walter S. Davis Boulevard, to permit an electronic sign, requested by Schrader Lane Church of Christ, Inc., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Rezoned from R6 to SP for a portion of property located at 1234 Schrader Lane.

Preliminary SP

A request to rezoned from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-MU) zoning for a portion of the property located at 1234 Schrader Lane, south of Dr. Walter S. Davis Boulevard, to permit an electronic sign (0.5 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 9 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

CCM Policy

T3 Suburban Residential Corridor (T3 RC) policy is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. T3 RC limits signs to civic and public benefit uses and encourages those that are scaled for pedestrians and moderately to quickly moving traffic.

PLAN DETAILS

The site is located at the intersection of Schrader Lane and Ed Temple Boulevard. Schrader Lane Church of Christ is proposing to convert the manual reader board on their existing sign to an electronic reader board sign.

ANALYSIS

The church is uniquely situated in that it is surrounded on all sides by Tennessee State University with a policy of D-MI (Major Institutional District). The electronic sign will have minimal impact on surrounding properties in this specific location. Due to the fact that this site is surrounded on all sides by a non-residential institution, this proposal is appropriate.

FIRE MARSHAL’S OFFICE

N/A

STORMWATER RECOMMENDATION

Approved

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

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-RC policy and the church is uniquely situated in a manner that the sign will have minimal impact.

CONDITIONS

1. The approval of the SP is limited to conversion of the existing manual reader board on the existing sign to an electronic reader board of the same size and dimensions (length – 9’-9 9/16”; width – 3’-1 3/16”).
2. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
3. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.

Approved with conditions and disapproved without all conditions. (8-0), Consent Agenda

Resolution No. RS2014-245

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-060-001 is **Approved with conditions and disapproved without all conditions.** (8-0)”

CONDITIONS

1. The approval of the SP is limited to conversion of the existing manual reader board on the existing sign to an electronic reader board of the same size and dimensions (length – 9’-9 9/16”; width – 3’-1 3/16”).
2. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
3. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.

10. 2014SP-067-001

1604 6TH AVENUE NORTH

Map 082-09, Parcel(s) 001

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for property located at 1604 6th Avenue North, approximately 130 feet north of Hume Street, (0.26 Acres), to permit up to four residential units, requested by Dale & Associates, applicant; Oak Tree Partners, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Rezoned to SP to allow for 4 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1604 6th Avenue North (0.26 acres) to permit up to four multi-family dwelling units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum of 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 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 specific details of the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

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

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.

NORTH NASHVILLE COMMUNITY PLAN

T4 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 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.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 NE policy. The plan provides for an additional housing option for the area.

PLAN DETAILS

The site is located at 1604 6th Avenue North on the east side of 6th Avenue North, just north of Hume Street and south of Garfield Street. The development pattern in the immediate area is a mixture of single-family detached homes, duplexes and multi-family development. The site does not have any environmentally sensitive areas.

Site Plan

The plan would permit up to four multi-family units. The existing structure is noted as being worthy of conservation and the applicant is retaining and updating the existing structure. The existing structure is 2,250 square feet in a one-story. A two-story addition will be added onto the rear of the structure resulting in a total square footage of 5,394 square feet. A surface parking area will be located behind the units and accessed from an existing alley. A total of 6 parking spaces is required per the Zoning Ordinance. Bicycle parking is also being provided. There is an existing sidewalk along 6th Avenue North.

ANALYSIS

The plan preserves the existing structure, therefore maintaining the character and scale of the area, while also providing for additional infill units in an area with existing infrastructure.

FIRE MARSHAL'S OFFICE
N/A

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. Alley ROW dedications must be recorded prior to building permit signoff.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.26	7.26 D	2 U *	20	2	3

*Based on two two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.26	-	4 U	32	3	4

Traffic changes between maximum: **R6** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+12	+1	+1

WATER SERVICES RECOMMENDATION

Approved

1. Applicant will need to pay capacity fees before water/sewer connection permits will be issued.

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R district would not generate any more students than what is typically generated under the existing R6 zoning 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 middle school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T4-NE policy and meets several critical planning goals.

CONDITIONS

1. Uses in the SP are limited to up to four residential units.
2. On the corrected copy of the SP, update the development summary and parking summary so they are consistent.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.

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

Approved with conditions and disapproved without all conditions. (8-0), Consent Agenda

Resolution No. RS2014-246

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-067-001 is Approved with conditions and disapproved without all conditions. (8-0)"

CONDITIONS

1. **Uses in the SP are limited to up to four residential units.**
2. **On the corrected copy of the SP, update the development summary and parking summary so they are consistent.**
3. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.**
4. **A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.**
5. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.**
6. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

Zone Changes

11. 2014Z-054PR-001

BL2014-880McGUIRE

Map 116-08, Parcel(s) 006-014, 098-125

Map 116-12, Parcel(s) 001-006, 010-015, 017, 021, 022, 024, 025, 027-032, 034-037, 039-048, 056-064, 066-081, 099, 137, 145 Map 116-12-0-B, Parcel(s) 001-004

Map 116-12-0-M, Parcel(s) 001-002, 900 Map 116-12-0-N, Parcel(s) 001-002, 900

Map 116-12-0-O, Parcel(s) 001-002, 900 Map 116-12-0-P, Parcel(s) 001-002, 900

Council District 24 (Jason Holleman); 25 (Sean McGuire)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to RS15 zoning for various properties located along Auburn Lane, Dartmouth Avenue, Tulane Court and Woodmont Lane, south of Woodmont Boulevard (approximately 39 acres), requested by Councilmember Sean McGuire, applicant; various property owners.

Staff Recommendation: Disapprove as submitted; Approve with a substitute ordinance.

APPLICANT REQUEST

Zone change from R10 to RS10.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Single-Family Residential (RS15) zoning for various properties located along Auburn Lane, Dartmouth Avenue, Tulane Court and Woodmont Lane, south of Woodmont Boulevard (approximately 39 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre.

According to Metro property records, there are 19 lots that are classified as duplex, condo or zero lot line.

Proposed 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.

CRITICAL PLANNING GOALS

- Does Not Support Infill Development
- Does Not Support a Range of Housing Choices

The request would prohibit additional density in an area served by adequate infrastructure that can accommodate the additional density. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The proposed zone change would limit residential development within the boundary to single-family detached where detached duplexes are currently permitted. By limiting development to one residential type, this zone change does not support a range of housing choices.

GREENHILLS - MIDTOWN COMMUNITY PLAN

Suburban Neighborhood Maintenance (T3 NM) 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.

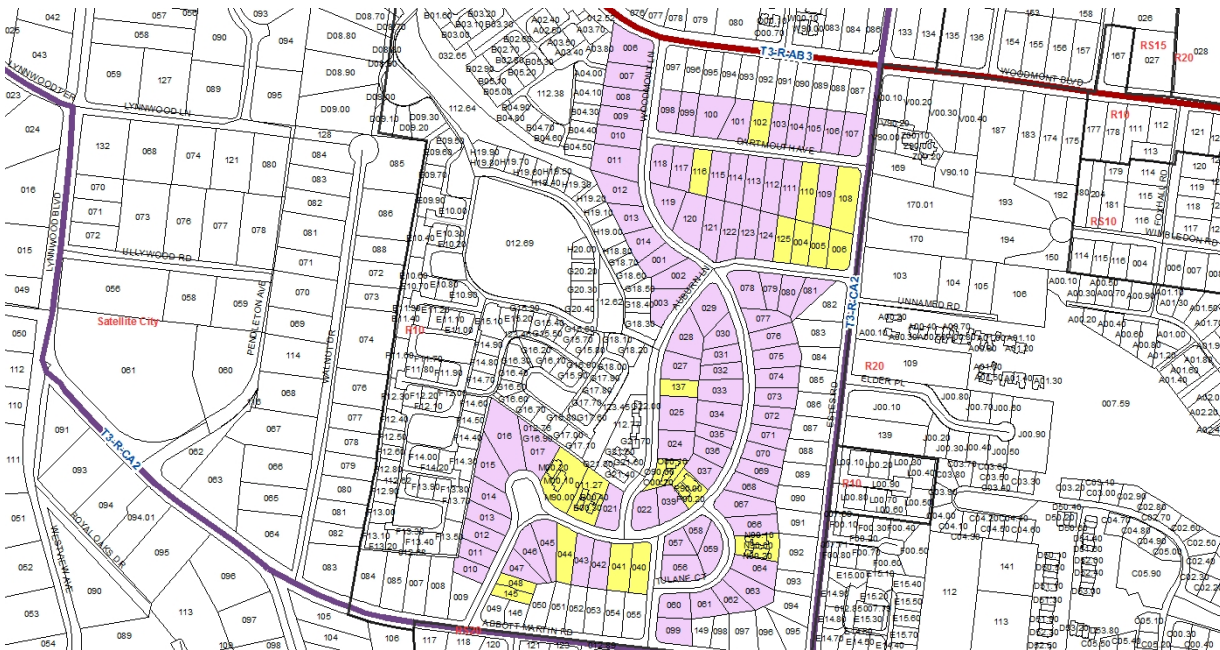
Consistent with Policy?

The policy supports a variety of housing types, including single-family as well as non-single-family. Non single-family residential uses include two family and multi-family uses. The policy promotes development that is primarily consistent with the existing development pattern. The area contains a variety of residential uses which includes single-family, two-family, zero lot line and multi-family (quadplex). The proposed RS15 zoning district would not alter the existing character on the ground, but it would create a situation where the existing legal non-single-family uses would become nonconforming.

ANALYSIS

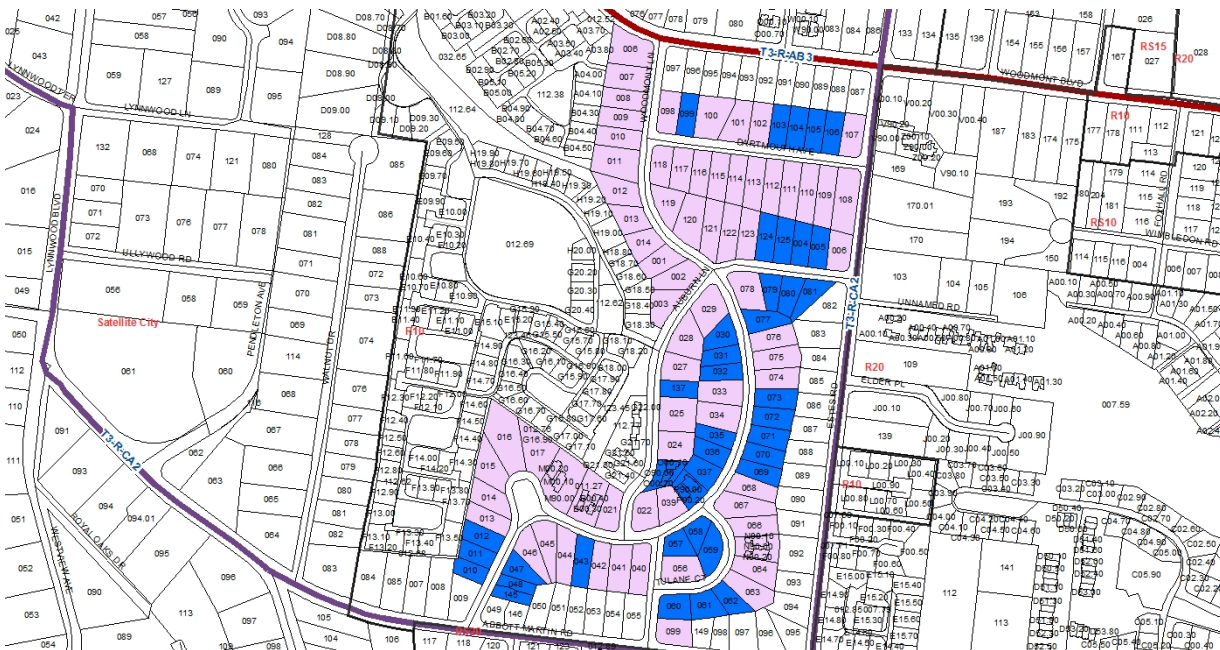
The proposed RS15 zoning district would limit development in the subject area to only single-family. As outlined in the section regarding Critical Planning Goals, it is not typically appropriate to remove a housing option that supports infill development and provides housing choices. However, in this instance it may be appropriate to rezone a majority of the lots proposed for single-family while keeping the existing zoning in place for some properties.

Metro records indicate that approximately 17% of the lots within the subject area are not single-family (See Map 1). This includes duplex lots, zero lot line lots and residential combo lots (two-family and a quadplex). This indicates that the subject area currently provides some level of housing choice. If the proposed RS15 zoning district is approved, then these existing non-single-family properties would become legally nonconforming. In order to maintain housing choice in the subject area and to avoid creating nonconforming uses, staff is recommending that the zoning not be changed for any property that currently contains a non-single-family use.



Map 1 (Properties highlighted in yellow are classified as non-single-family)

The proposed RS15 zoning district requires a minimum 15,000 square foot lot size. Many of the properties proposed to be rezoned to RS15 do not contain 15,000 square feet (See Map 2). If rezoned to RS15 these lots would become legally nonconforming. In order to not create additional non-conforming lots in the subject area, staff recommends that all properties with the exception of lots that are not currently classified as single-family be rezoned to RS10 instead of RS15. Fourteen lots appear to be over 20,000 square feet which does provide adequate area for two lots if one of these lots were to be subdivided. With that said, it is very unlikely that any proposed subdivision of these lots would meet the Subdivision Regulation requirements for infill subdivisions.



Map 2 (Properties highlighted in blue are smaller than 15,000 square feet)

STAFF RECOMMENDED AMENDMENT

Staff recommends the following properties remain R10 since these properties contain non-single-family uses and would become nonconforming if rezoned to a single-family zoning district:

Parcel	Address	Use
900000011278		COMMON SPACE
116120M90000CO	3805 C WOODMONT LN	COMMON SPACE
116120O90000CO	3716 C AUBURN LN	COMMON SPACE
116120P90000CO	3721 C WOODMONT LN	COMMON SPACE
116120N90000CO	3804 C TULANE CT	COMMON SPACE
11608011000	3805 DARTMOUTH AVE	DUPLEX
11612004000	3800 WOODMONT LN	DUPLEX
11608011600	3817 A DARTMOUTH AVE	DUPLEX
11612000600	4000 A AUBURN LN	DUPLEX
11608010800	3801 DARTMOUTH AVE	DUPLEX
11612000500	4002 A AUBURN LN	DUPLEX
11612013700	3708 AUBURN LN	DUPLEX
11612004400	3808 WOODMONT LN	DUPLEX
11608012500	4006 A AUBURN LN	DUPLEX
11612000400	4004 A AUBURN LN	DUPLEX
11612004100	3802 WOODMONT LN	DUPLEX
11608010200	3810 DARTMOUTH AVE	DUPLEX
116120P00100CO	3721 A WOODMONT LN	RESIDENTIAL CONDO
116120P00200CO	3721 B WOODMONT LN	RESIDENTIAL CONDO
116120B00400CO	3803 D WOODMONT LN	RESIDENTIAL CONDO
116120B00100CO	3803 A WOODMONT LN	RESIDENTIAL CONDO
116120B00300CO	3803 C WOODMONT LN	RESIDENTIAL CONDO
116120B00200CO	3803 B WOODMONT LN	RESIDENTIAL CONDO
116120M00200CO	3805 B WOODMONT LN	RESIDENTIAL CONDO
116120O00200CO	3716 B AUBURN LN	RESIDENTIAL CONDO
116120O00100CO	3716 A AUBURN LN	RESIDENTIAL CONDO
116120M00100CO	3805 A WOODMONT LN	RESIDENTIAL CONDO
116120N00100CO	3804 A TULANE CT	RESIDENTIAL CONDO
116120N00200CO	3804 B TULANE CT	RESIDENTIAL CONDO
11612004800	3822 WOODMONT LN	ZERO LOT LINE
11612014500	3824 WOODMONT LN	ZERO LOT LINE

Furthermore, staff is recommending that the existing single-family properties be rezoned to RS10 since many lots do not contain the minimum 15,000 square foot lot size required by the proposed RS15 zoning district.

STAFF RECOMMENDATION

Staff recommends disapproval of the requested zone change as submitted but approval with a substitute ordinance based on the staff recommendation as outlined in this staff report.

Disapproved as submitted; Approved with a substitute ordinance. (8-0), Consent Agenda

Resolution No. RS2014-247

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-054PR-001 is Disapproved as submitted; Approved with a substitute ordinance. (8-0)”

12. 2014Z-055PR-001

Map 033, Parcel(s) 298
Council District 10 (Doug Pardue)
Staff Reviewer: Latisha Birkeland

A request to rezone from SP-MU to MUL-A zoning for property located at 1170 Dickerson Pike, approximately 1,750 feet north of W. Campbell Road (3.23 acres), requested by Dale & Associates, applicant; Nelson Holt, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from SP-MU to MUL-A

Zone Change

A request to rezone from Specific Plan-Mixed Use (SP-MU) to Mixed Use Limited-A (MUL-A) zoning for property located at 1170 Dickerson Pike, 1,750 feet north of West Campbell Road (approximately 3.23 acres).

Existing 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.

Approved SP,

The current SP was approved by the Planning Commission on October 11, 2007, and was passed by the Council on third reading on November 20, 2007. That ordinance changed the zoning from RS20 to SP-MU to permit to permit 12,000 square feet of light-manufacturing/ assembly with outdoor storage, and 1,864 square feet of general office, and to allow for future uses consistent with MUL zoning district.

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

PARKWOOD – UNION HILL COMMUNITY PLAN

T3 Suburban Mixed Use Corridor (T3 CM) policy 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.

Consistent with Policy?

Yes. The proposed MUL-A district allows uses that are consistent with the T3 Suburban Mixed Use Corridor land use policy.

FIRE MARSHAL RECOMMENDATION

- N/A

PUBLIC WORKS RECOMMENDATION

- N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions of Approval

Traffic study may be required at the time of development

STORMWATER RECOMMENDATION

No agency review required

Maximum Uses in Existing 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)	3.23	-	13,400 SF	611	18	54

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.23	1.0 F	140,698 SF	8479	189	800

Traffic changes between maximum: **SP-MU** and proposed **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 127,298 SF	+7868	+171	+746

The proposed MUL-A zoning district would not change the amount of students that the current zoning of SP-MU would generate.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. (8-0), Consent Agenda

Resolution No. RS2014-248

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-055PR-001 is Approved. (8-0)”

13. 2014Z-056PR-001

Map 082-09, Parcel(s) 222
 Council District 19 (Erica S. Gilmore)
 Staff Reviewer: Melissa Sajid

A request to rezone from IR to MUL-A zoning for property located at 1307 2nd Avenue North, approximately 145 feet north of Monroe Street and located within the Germantown Historic Preservation Overlay District (0.23 acres), requested by Norma Crow, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from IR to MUL-A.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited-A (MUL-A) zoning for property located at 1307 2nd Avenue North, approximately 145 feet north of Monroe Street and located within the Germantown Historic Preservation Overlay District (0.23 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

The proposed MUL-A district promotes walkable neighborhoods by incorporating design elements to create a streetscape that enhances the pedestrian experience. MUL-A also would expand the range of housing choices in the area by permitting mixed use and encourage compact building design by allowing more flexibility to build up rather than out. In addition, existing infrastructure is available at the subject property which supports infill development.

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 proposed MUL-A district permits a mixture of uses and is appropriate in this location at this time because it moves the area closer to the goals of the policy.

HISTORIC ZONING RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Conditional if approved

- Traffic study may be required at time of development.

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)	0.23	0.6 F	6,011 SF	22	2	2

Maximum Uses in Proposed Zoning District: MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.23	1 F	10,018 SF	467	16	46

Traffic changes between maximum: IR and proposed MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+445	+14	+44

SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A district: 0 Elementary 0 Middle 0 High

The proposed MUL-A district would not generate any more students than what is typically generated under the existing IR zoning 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 middle school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval of the zone change.

Approved. (8-0), Consent Agenda

Resolution No. RS2014-249

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-056PR-001 is **Approved. (8-0)**”

Mandatory Referral: Street Renamings

14. 2014M-004SR-001

BL2014-860 Maynard, Matthews

28TH AVENUE NORTH/31ST AVENUE NORTH RENAMING TO ED TEMPLE BOULEVARD

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Carrie Logan

A request to amend Section 13.08.015 of the Metropolitan Code pertaining to the naming of streets, and to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by renaming a portion of 28th Avenue North and 31st Avenue North as "Ed Temple Boulevard," requested by Councilmembers Jerry Maynard and Lonnell Matthews, applicants.

Staff Recommendation: No recommendation.

APPLICANT REQUEST

Rename 28th Ave. N and 31st Ave. N to Ed Temple Boulevard.

Street Renaming

A request to amend Section 13.08.015 of the Metropolitan Code pertaining to the naming of streets, and to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by renaming a portion of 28th Avenue North and 31st Avenue North as "Ed Temple Boulevard".

STREET RENAMING PROCEDURE

Street names can only be changed by the Metro Council through the adoption of an ordinance. The Planning Department is required to notify all property owners on the portion of the street proposed for renaming of the proposed name change and to give owners the opportunity to provide written comments in support of or in opposition to the proposed name change. Properties having mailing addressed on the section of roadway to be renamed will continue to receive mail using the old street name for one year, so residents and businesses will have one year in which to notify person and entities they correspond with of the change in address.

Ed Temple Boulevard currently extends from Clarksville Pike to Jefferson Street in North Nashville. Ed Temple became the women’s track coach at Tennessee State University in 1950, where he gave the team the name “the Tigerbelles”. While Ed Temple was coach, the Tigerbelle athletes won 34 team titles and 23 Olympic medals, including 13 gold medals, making Coach Temple the most successful USA Track & Field (USATF) coach at the Olympic level. Ed Temple served as the U.S. Olympic Head Women’s Track Coach at the 1960 Olympics in Rome and the 1964 Olympics in Tokyo, and served as an Assistant Coach on the 1980 Olympic team. Coach Temple has been inducted into the United States Olympic Hall of Fame and the USATF Hall of Fame, and was given the first annual USATF Legend Coach Award in 2014. As a celebration of the 50th Anniversary of the 1964 Tokyo Olympic Games, Councilmembers Jerry Maynard and Lonnell Matthews requested to rename portions of 28th Avenue North and 31st Avenue North as “Ed Temple Boulevard” so as to make Ed Temple Boulevard extend continuously from Clarksville Pike southward to West End Avenue.

There are 308 properties adjacent to the approximately 1.85 mile segment that is proposed to be renamed. 235 of these properties will need to change their address, while 73 of these properties have addresses on another street. Of the 235 properties that will need to change their address, 3 are civic uses (Religious Institution, Park or Library), 19 are commercial uses and 213 are residential uses. Some of these properties may have more than one address, such as apartment buildings and shopping centers.

The Metro Code currently prohibits naming a street after a living person. The existing portion of Ed Temple Boulevard was named prior to this section in the Metro Code. BL2014-860 would also amend the text of Chapter 13 to allow a street to be named for a living person, if the renaming results in the extension of an existing street already named for a living person. The Planning Commission does not make recommendations to Metro Council for amendments to Chapter 13 of the Metro Code.

PLANNING DEPARTMENT RECOMMENDATION:

Planning staff recommends that the Planning Commission make no recommendation to the Metro Council. The various reviewing agencies have not stated any compelling reasons for approving or denying the name change. Nor does the name change further public policy goals related to planning.

EMERGENCY COMMUNICATION CENTER RECOMMENDATION: Approved

“Looking at the names themselves, one name really isn’t preferable to another. The one advantage that would occur if this were to go through would be that instead of two names (28th/31st), you would only have one (Ed Temple) which would be more streamlined and could potentially be less confusing. I say potentially for a couple of reasons. First, there are many instances in Nashville of street names changing in this manner such as Granny White and 12th or Blakemore and Wedgewood. These road changes really don’t seem to cause many issues as people generally know where they are and accurately give out correct addresses when calling Dispatch. There have been a couple of instances where someone uses the wrong street near this change or a building uses the wrong street and we recommend to them that they change the street they use in order to allow for better routing. Second and more importantly, however, understand that a change of this magnitude will be accompanied by a transition period. Remember that if the name changes, all of the property owners with 28th Av N and/or 31st Av N addresses will need to be notified individually of this change and each of those owners in turn will need to go about ensuring that all of their mail is updated with the new address. Even if everyone is notified, there will still be confusion, probably for years judging by changes like this that have happened in the past and/or because somebody either refuses to change or doesn’t care to or even is just used to thinking about this stretch as 28/31 rather than Ed Temple. Many citizens see changing their address as a headache and we have gotten complaints in the past when we have made these requests. Once this change is made, it will take some time before all the addresses have changed and the citizens get used to this change. This change will be similar to what occurred when 8th Av N became Rosa L Parks Blvd so if there was any problems during this transition, they will most likely occur during this name change should it happen.

Our perspective on this change is that regardless of what happens, we will ensure that our data is updated. If this change is made, in addition to updating the streets and addresses, we will also be adding aliases that will ensure that any calls which use the old street name will be properly handled and dispatched. We don’t really see much of an operational reason that the name should be changed other than again, to have the affected stretch to go under one name and not two. A visitor to Nashville taking this road could also become confused going from 28th to 31st because they would know any better but you could say that about any road continuance in the city. However, 28/31 and Ed Temple are both acceptable names and we don’t have any strong feelings toward using one or the other. Let me know if you have any questions.” From: *Todd Almon, Information Systems Analyst Technology Department, Emergency Communications Center*

METRO HISTORICAL COMMISSION RECOMMENDATION

“The Historical Commission neither approves nor disapproves this request. Per Ordinance No. BL2010-789, the Historical Commission will submit a report to the Metropolitan Council regarding any historical significance associated with the current/original street name upon filing of the legislation.

The City of Nashville moved to a numerical system of naming streets in late 1904. On December 23, 1904, Mayor Albert S. Williams approved the renaming of the names of streets running north and south on the west side of the river to a consecutive numerical order. For example, Front Street became First Avenue, Market Street became Second Avenue, College Street became Third Avenue, and so on to Thirtieth Avenue. The new street names included Twenty-Eighth Avenue, “Streets now known as Beck, Euclid, Clare, Barrow, Archibald, Palmer, and West Harton shall be called Twenty-eighth Avenue.”¹ For some citizens, the change marked a progressive move forward for the city. For others, as one council member expressed during the third reading of the bill before the City Council, “the wholesale changing of street names was too radical.” The bill ultimately passed 18 to 3.²

The city intended to continue this numerical system as it opened new streets or annexed new areas:

From and after the passage of this ordinance all streets running north and south, that may be opened or that may be brought into the city limits, shall be numbered consecutively, commencing with the number following that number which has already been given the last street that has been thus numbered. Of these streets, herein referred to, those on the west side of the river shall be called “avenues,” and those on the east side of the river shall be called “streets.” Such streets and avenues shall be called “North” and “South,” according as they are north and south of Main Street on the east side of the river, and according as they are north or south of Broadway. Such streets and avenues shall be marked by erecting posts and signs with the names thereof upon them. (February 9, 1906; May 25, 1906).³

These ordinances and others demonstrate the city’s efforts to plan for future annexations. On September 1, 1906, the annexation bill of 1905, passed by the Tennessee General Assembly, became effective. “Greater Nashville” celebrated its growth from a city of about 9 square miles to a territory totaling over sixteen square miles with an organized city-wide sounding of factory whistles and ringing of fire bells. At a ceremony hosted by the Board of Trade, Leland Hume, president of the Board of Trade, presented a

Hill McAlister and Edward J. Smith, *Digest of the Ordinances of the City of Nashville: To Which Are Prefixed the State Laws Incorporating and Relating to Said City, With an Appendix Containing Various Grants, Contracts and Franchises*. Nashville: Brandon Print. Co., 1908, 334.

² Nashville American, December 23, 1904.

³ McAlister and Smith, 334-335.

commemorative key to the city to Mayor T. O. Morris. Additionally, the Ryman Auditorium hosted a celebratory program just a few days later. The annexation created four new wards: Twenty-Two through Twenty-Five.⁴ The newly renamed “numbered” streets, including Twenty-Eighth Avenue, appear on the Map of Nashville, Tennessee (published by Marshall & Bruce, Co., and engraved by M. M. Gardner) found in the 1906 City Directory. Euclid Avenue, the street which will eventually become the segment of Thirty-First Avenue North under consideration for this bill, also appears on the map and runs north of West End Avenue.

Euclid Avenue appears again on the 1908 Atlas of the City of Nashville. Euclid begins at West End Avenue and ends at the “Car Shops” for the Nashville, Chattanooga & St. Louis Railway Company property near Centennial Park. Other segments of Thirty-First Avenue also appear on the map, including Thirty-First Avenue South running south from West End Avenue to Blakemore.⁵ On the same map, Twenty-Eighth Avenue North is visible all the way from West End Avenue to the corporation line where it intersects with Centennial Avenue to the west (today’s John A. Merritt Blvd) and Jefferson Street to the east. It then continues north to Bosley Road, which does not exist today.⁶

At this time, Historical Commission staff has not been able to pinpoint the exact date when Euclid Avenue was renamed Thirty-First Avenue North. Euclid Avenue appears on the Map of West End Park recorded on July 22, 1893 in Plat Book 161, Page 47 (RODC), and again on November 22, 1910 in Plat Book 322, Page 139 (RODC). Euclid Avenue appears once again in the same location adjacent to West End Park in the 1914 Sanborn Map (Fig. 1).⁷

⁴ The Act, approved by Governor John I. Cox on April 13, 1905, extended Nashville’s corporate limits to the “lines and territory” of the First Civil District of Davidson County. McAlister and Smith, 126. *Nashville Banner*, September 1, 1906.

G.M. Hopkins Company, Philadelphia, PA, Sheets 25A and 26A. 31st Avenue South is slightly visible south of West End Avenue. The 1908 Hopkins map is available online through the Nashville Public Library’s Digital Collections.

⁶ G. M. Hopkins Company, Philadelphia, PA, Sheets 25A and 30A.

⁷ 1914 Sanborn Map, Vol. 4, site map and Sheet 483. 31st Avenue South appears south of West End and segments of 31st Avenue North appear between Charlotte Pike and Centennial Boulevard.

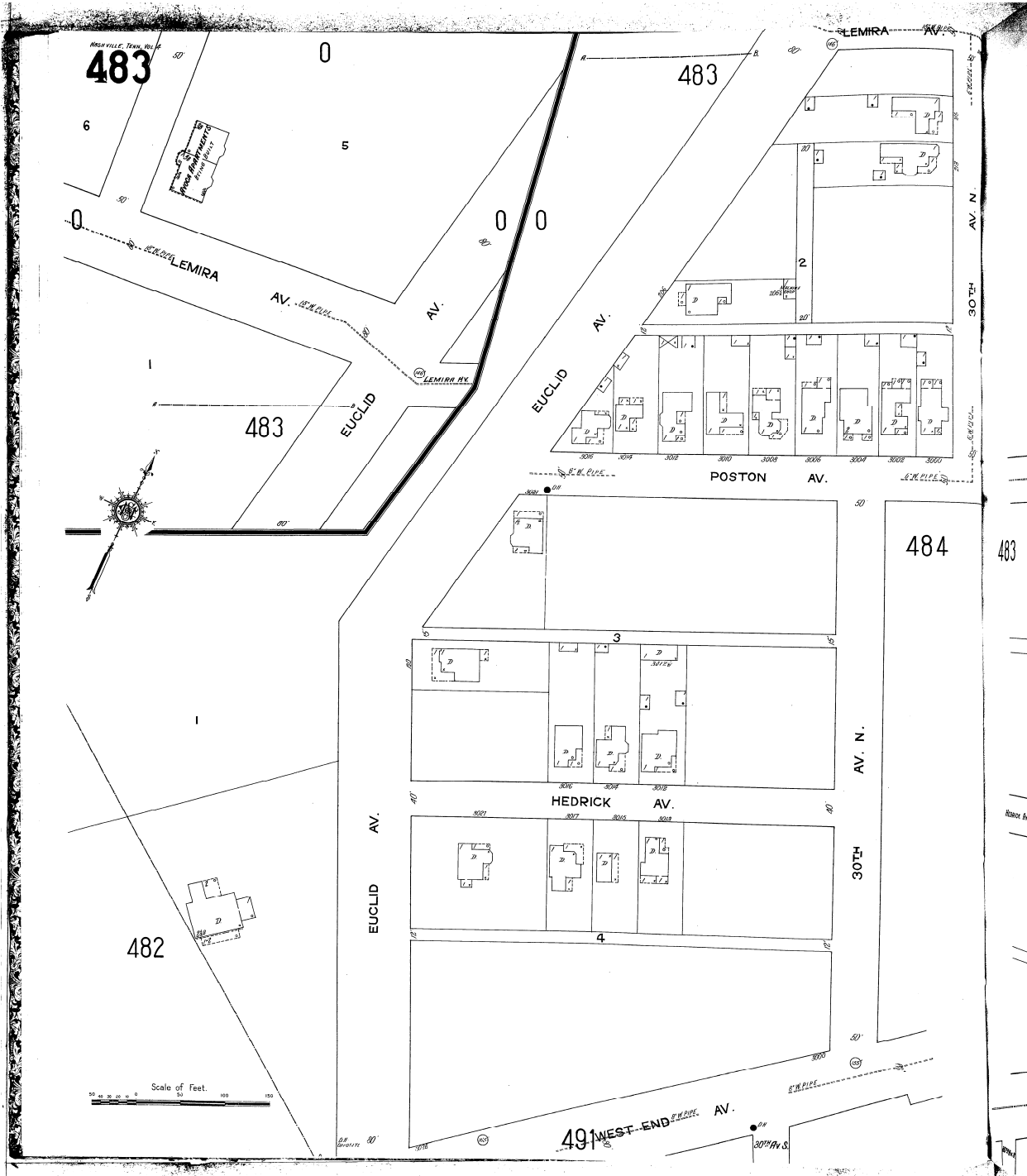


Figure 1. 1914 Sanborn Map, Vol. 4, Sheet 483.

The Revised Map of West End Park recorded on March 3, 1915 in Plat Book 421, Pages 82 and 83 (RODC) shows the street as "31st or Euclid Ave." To further confuse matters, both Euclid and Thirty-First Avenue North appear in the city directories for the years 1914 – 1918, and the descriptions for both streets appear to describe one and the same street. By 1921, the matter is less confusing. The 1920-1921 City Directory, issued January 20, 1921, does not contain an entry for Euclid Avenue. In summary, the Historical Commission staff believes the City Council changed the name of Euclid Avenue to Thirty-First Avenue North sometime between 1908 and 1920, most likely around 1915.

Additional Information:

The buildings along the portion of Twenty-Eighth Avenue North in question represent a variety of construction dates, ranging from about 1920 to 2008. Most of the buildings were constructed before 1970 and many of those buildings were built between 1930 and 1940. Notable addresses on Twenty-Eighth Avenue North include Hadley Park and the Hadley Park Branch Library, located

at 1037 and 1039 Twenty-Eighth Avenue North. The park and library branch are significant in Nashville's African-American history. Hadley Park was the first public park established for African-Americans in Nashville and possibly the United States. The Park Board purchased 34 acres for the park in May 1912 for \$20,000 and the City Council dedicated it on July 4, 1912. The Hadley Park Branch Library opened in 1952, also with a mission to serve African-American library patrons.

Thirty-First Avenue North contains a large number of multi-family housing units. Most of these buildings have construction dates within the past decade (2004-2014). A small number of apartments were built in the 1950s and the 1970s. The street also contains a house built in 1918 and a duplex from 1930." From, Scarlett Miles, Metro Historical Commission."

NASHVILLE ELECTRIC SERVICE RECOMMENDATION

Approved

PARKS DEPARTMENT RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved

STAFF RECOMMENDATION

Planning staff recommends that the Planning Commission make no recommendation to the Metro Council.

Mr. Gee left at 5:32 p.m.

Ms. Blackshear stepped back in the room at 5:32 p.m.

Ms. Blackshear stepped out of the room at 5:42 p.m.

Ms. Logan presented the staff recommendation of no recommendation.

Councilman Maynard spoke in favor of the application.

John Little, 657 Royal Crest Ave, spoke in favor of the application and noted that Ed Temple is a living legend.

Kiera Lee, 1621 14th Ave N, spoke in favor of the application.

Jamica McGill, 133 Belle Valley Drive, spoke in favor of the application.

George Brooks, Sr., 600 28th Ave N, spoke in opposition to the application and noted that there are others that could be considered for this; his influence as a track coach did not change Nashville.

John Halsell, 110 31st Ave N, spoke in opposition to the application and noted that this is not an appropriate tribute.

David Jones spoke in opposition to the application.

Judy Cummings, 2201 Old Sage Street, spoke in opposition to the application and noted that this is not about "worth" but about the community being in agreement.

Councilmember Maynard spoke in favor and noted that Ed Temple is very deserving of this honor.

Mr. Clifton closed the Public Hearing.

Chairman McLean stated that he can't vote in support of something that will negatively impact so many people.

Councilmember Hunt stated that he would honor the sponsor's request of no action.

Ms. LeQuire spoke very highly of Ed Temple but will let Council make this decision.

Ms. Farr spoke in support of staff recommendation or disapproval.

Mr. Dalton spoke in support of staff recommendation or disapproval.

Mr. Bernhardt clarified that if no action is taken, it is deemed to be approved in 30 days by the commission.

Mr. Haynes noted that there are better ways to honor Ed Temple's legacy that are less impactful on a significant number of people.

Chairman McLean moved and Mr. Dalton seconded the motion to disapprove. (5-0-2) Councilman Hunt and Ms. LeQuire abstained.

Ms. Blackshear stepped back in the room at 6:08 p.m.

Resolution No. RS2014-250

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014M-004SR-001 is Disapproved. (5-0-2)" Councilman Hunt and Ms. LeQuire abstained.

K. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

Urban Design Overlays: final site plans

15. 2004UD-002-006

VILLAGES OF RIVERWOOD, PH 5, 6 and 7

Map 097-00; Parcel (s) 163

Council District 14 (James Bruce Stanley)

Staff Reviewer: Latisha Birkeland

A request for revision to preliminary UDO for Phases 5 and 7 and final site plan for Phase 6 approval for a portion of the Villages of Riverwood Urban Design Overlay located at Hoggett Ford Road (unnumbered), at the terminus of Stonewater Drive (23.55 acres), to permit 228 dwelling units, zoned Multi-Family Residential (RM9), requested by Ragan-Smith-Associates Inc., applicant; Beazer Homes Corp., owner.

Staff Recommendation: Defer to the October 9, 2014, Planning Commission meeting.

**The Metro Planning Commission deferred 2004UD-002-006 to the October 9, 2014, Planning Commission Meeting. (7-0-1)
Ms. Blackshear recused herself.**

Subdivision: Final Plats

16. 2014S-143-001

EAST SIDE ESTATES

Map 094-01, Parcel(s) 469

Council District 06 (Peter Westerholm)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to subdivide two lots into three lots on property located at 1422 Electric Avenue, approximately 275 feet east of Village Court, zoned RS5 (0.39 acres), requested by Mark Devendorf, applicant; Eric Lesueur, owner.

Staff Recommendation: Defer to the October 9, 2014, Planning Commission meeting.

The Metro Planning Commission deferred 2014S-143-001 to the October 9, 2014, Planning Commission meeting. (8-0)

L. RECOMMENDATIONS TO BOARD OF ZONING APPEALS

The Planning Commission will make a recommendation to the Board of Zoning Appeals. The Board of Zoning Appeals will make the final decision on the items below.

Urban Design Overlays: variances

17. 2014DT-001-001

US BANK (DTC SIGNAGE MODIFICATION APPEAL)

Map 093-06-2, Parcel(s) 007

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Andrew Collins

A request to appeal the denial of a modification to the Downtown Code Signage Regulations to allow for signage for 'U.S. Bank' for property located at 333 Commerce Street, at the southeast corner of 4th Avenue North and Commerce Street, zoned DTC and located within the Capitol Mall Redevelopment District, requested by Joslin Sign Company, applicant; Prefco XIV Limited Partnership, et al, owners.

Staff Recommendation: Defer to the October 23, 2014, Planning Commission meeting.

The Metro Planning Commission deferred 2014DT-001-001 to the October 23, 2014, Planning Commission meeting. (8-0)

M. OTHER BUSINESS

18. 2015 Planning Commission filing deadlines & meeting schedule

Approved. (8-0), Consent Agenda

Resolution No. RS2014-251

"BE IT RESOLVED by The Metropolitan Planning Commission that the 2015 Planning Commission filing deadlines and meeting schedule is **Approved. (8-0)**"

19. Employment contract revision for Mary Connelly

Approved. (8-0), Consent Agenda

Resolution No. RS2014-252

"BE IT RESOLVED by The Metropolitan Planning Commission that the employment contract revision for Mary Connelly is **Approved. (8-0)**"

20. Approval of Amended Planning Commission Rules and Procedures

Approved. (8-0), Consent Agenda

Resolution No. RS2014-253

"BE IT RESOLVED by The Metropolitan Planning Commission that the Amended Planning Commission Rules and Procedures are **Approved. (8-0)**"

21. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for the production of a regional indicators report (Vital Signs).

Approved. (8-0), Consent Agenda

Resolution No. RS2014-254

“BE IT RESOLVED by The Metropolitan Planning Commission that the Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for the production of a regional indicators report (Vital Signs) is **Approved. (8-0)**”

22. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services related to the regional transportation plan.

Approved. (8-0), Consent Agenda

Resolution No. RS2014-255

“BE IT RESOLVED by The Metropolitan Planning Commission that the Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services related to the regional transportation plan is **Approved. (8-0)**”

23. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee.

Approved. (8-0), Consent Agenda

Resolution No. RS2014-256

“BE IT RESOLVED by The Metropolitan Planning Commission that the Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee is **Approved. (8-0)**”

24. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Greater Nashville Regional Council for services related to FY 2015 Unified Planning Work Program.

Approved. (8-0), Consent Agenda

Resolution No. RS2014-257

“BE IT RESOLVED by The Metropolitan Planning Commission that the Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Greater Nashville Regional Council for services related to FY 2015 Unified Planning Work Program is **Approved. (8-0)**”

25. Historic Zoning Commission Report

26. Board of Parks and Recreation Report

27. Executive Committee Report

28. Accept the Director's Report and Approve Administrative Items

Approved. (8-0), Consent Agenda

Resolution No. RS2014-258

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director’s Report and Administrative Items are **Approved. (8-0)**”

29. Legislative Update

N. MPC CALENDAR OF UPCOMING MATTERS

September 25, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

October 9, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Location change for the following MPC meeting:

October 23, 2014

Metropolitan Public Schools Administration Building

2601 Bransford Avenue

November 13, 2014

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

O. ADJOURNMENT

The meeting adjourned at 6:08 p.m.

Chairman

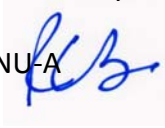
Secretary



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: September 25, 2014

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A 

Re: Executive Director's Report

A. Approval of 2015 MPC Meeting Schedule and Filing Deadlines

**2015 Planning Commission
Filing Deadlines & Meeting Schedule**

Filing Time:
12:00 PM filing deadline
Metro Planning Department

Meeting Time:
4:00 PM
Sonny West Conference Center
700 2nd Avenue South

Filing Deadline

11/27/14

12/11/14

12/31/14

1/15/15

1/29/15

2/12/15

2/26/15

3/12/15

Filing Deadline

4/2/15

4/16/15

4/30/15

5/14/15

6/11/15

Meeting Date

1/8/15

1/22/15

2/12/15

2/26/15

3/12/15

3/26/15

4/9/15

4/23/15

Meeting Date

5/14/15

5/28/15

6/11/15

6/25/15

7/23/15*

7/2/15	8/13/15
7/16/15	8/27/15
7/30/15	9/10/15
8/13/15	9/24/15
8/27/15	10/8/15
9/10/15	10/22/15
10/1/15	11/12/15*
10/29/15	12/10/15*
12/3/15	1/14/16

*Only a single commission meeting will be held in July, November and December 2015

The following items are provided for your information.

B. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)

1. Planning Commission Meeting:
 - a. Attending: McLean; LeQuire; Gee; Clifton; Blackshear; Haynes; Dalton; Hunt; LeQuire
 - b. Leaving Early: Farr (7 pm)
 - c. Absent: Adkins
2. Legal Representation – Jon Michael will be attending

C. September 25, 2014 MPC meeting NashvilleNext MPC Topic

1. Special Studies Update – Gentrification Analysis and Recommendations (McCullough)
2. Upcoming
 - a. October 9, 2014 - Jefferson Street Economic Development Analysis (Capehart)

D. Planning Commission Meetings

1. Due to a conflict with the Election Commission:
 - a. October 23, 2014 – 4:00 pm; Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN

E. Communications

1. NashvilleNext Spanish page is up and running.

F. Community Planning

1. Ms. Singeh Saliki began work in the Design Studio on Monday, September 22, 2014.
2. A Community Meeting was held on Monday, September 22, 2014 at Rosepark Community Center concerning a Plan Amendment that has been filed for the 19th and Chet Atkins area in Midtown. This application will be heard at the October 9, 2014 MPC meeting.

3. Vacant position - Mobility Planner for Community Plans (to be filled at the end of 2014)

G. Land Development

1. Lisa Milligan will be assigned to fill the role of Council Liaison beginning Monday, September 29, 2014. We will be notifying the Vice Mayor and Council.
2. Vacant Position – We will advertise to fill Lisa’s position in Land Development.

H. GIS

1. Currently interviewing for a new Planning Tech II to replace Chris Wooten who resigned to take a position with the Elections Commission.

I. Executive Director Presentations

1. September 15, 2014 - Whites Creek Rural Community Plan Update
2. September 19, 2014 - Fort Ord Base Reuse Commission

J. NashvilleNext

1. Presentations and Meetings

- a. NashvilleNext Lounges have been completed. The final NashvilleNext Lounge since the last report was:
 - i. 9/09/2014 Goodlettsville City Hall (12 in attendance)

2. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for Draft Plan. **These are the second DRAFT version**

Be Nashville

- Nashvillians lift one another up and help people help themselves.
- Our culture celebrates creativity, respect for history, and optimism for the future.
- Nashville’s welcoming nature represents the best of Southern hospitality and celebrates our cultural and economic diversity, bringing new and old Nashvillians together.

Foster Strong Neighborhoods

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are healthy, safe, and affordable – friendly to pedestrians, with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural and historic features, and strong schools.
- Our neighborhoods offer Nashvillians choice in where and how to live, including rural, suburban, urban, and downtown options. They grow with us as we move into the future.

Expand Accessibility

- Nashville is accessible, allowing all Nashvillians to come together to work, to play, to learn, and to create community and contribute to civic life, regardless of background or ability.

- Nashville has a complete and efficient transportation system, adding transit, walking, and biking options to our existing road network.
- Nashvillians have genuine access to employment and educational opportunities, online capabilities, civic representation, nature and recreation, and government services.

Create Economic Prosperity

- Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and quality of life make Nashville competitive in the evolving international economy.
- Nashville's success is based on promoting opportunities for growth and success for individuals from all communities in all sizes and kinds of businesses.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Advance Education

- Nashville recognizes that education is a lifelong endeavor; it is how we prepare our children for tomorrow's challenges, and how all Nashvillians remain able to successfully participate in the workforce and civic life. Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- Nashvillians support children and families by ensuring quality PK-12 education for all through support from neighborhoods, businesses, institutions, non-profits, individuals, and governments.
- Nashville's excellent colleges and universities are community assets and tremendous resources for the community that add to its prestige.

Champion the Environment

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the steep slopes in the west and the lush tree canopy – are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and provide a competitive advantage to Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of buildings and infrastructure.

Ensure Equity for All

- Nashville is stronger because we value diversity in all its forms and welcome all Nashvillians, regardless of age, race, ethnicity, ability or limitation, income, gender, sexual orientation, where you were born or where you live.

- Ensuring equity has been and continues to be central to Nashville’s culture. As Nashville changes, we remain committed to removing unjust differences.
- We are vigilant in protecting human rights for all to ensure that all are engaged in decision making and share in the city’s growth, prosperity and quality of life.

3. NashvilleNext Overall Schedule

- Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - Community Vision
 - Policies and Actions
 - Preferred Alternative
 - Community Plan Updates
 - Implementation Schedule
 - Planning Commission Adoption

4. NashvilleNext Key Activities:

- Phase 4 (of 5) of the process is completed with over 5,000 participants.
- List of special projects underway include:
 - The Airport Employment Center Master Design
 - Identification of Downtown open space network
 - Examining the potential use for the Missing Middle housing typology
- Coordinating with MTA and Nashville GreenPrint (tree canopy master plan) as they begin their master planning efforts.

5. Resource Teams:

- NashvilleNext Resource Teams have moved into Phase 3 (of 3) of their process. The purpose of this Phase is to develop final goals, policies and actions for the preferred future.

Resource Team - Phase 3	1st	2nd	3rd	4th
Economic/Workforce Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts, Culture, & Creativity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Resources/Hazard Adaptation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education & Youth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health, Livability, & Built Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land Use, Transportation, & Infrastructure	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. NashvilleNext Community Conservations

- September 29, 2014; Economic and Workforce Development, Adventure Science Center

7. NashvilleNext Special Studies

- a. **Cost of Service Tool – RCL.** Nashville was chosen as a test case for this study. The cost of service tool aims to quantify the varying per household and employee cost of providing municipal and county services at different densities of development. Rather than focusing on infrastructure/capital costs, RCL will focus on ongoing operating costs that are the backbone of municipal budgets. Upon completion, this tool will be used to: a) estimate a gradient by which costs of municipal and county services are expected to increase or decrease depending on density and b) allow municipalities to better estimate the cost of future development at varying densities. RCL hopes that the tool will allow municipalities and counties to improve on the traditional average cost methodology of fiscal impact analysis by taking density, and its cost impact, into account

RCL’s goal is to measure the cost of service across densities for road, fire, police, water and sewage, waste and school bussing services. By measuring costs individually by services in existing sheds and collecting data across municipalities and counties for a richer dataset, they hope to bring data specificity to the literature, which currently tends to rely on case studies.

A. Planning Commission Workshops (all include 1.5 hours Planning Commissioners Training credits)

- 1. October 24, 2014, Draft of Preferred Future and Impact on Community Plans

B. APA Training Opportunities Specifically for Planning Commissioners (cosponsored by Lincoln Institute of Land Policy) (all include 1.5 hours Planning Commissioners Training credits). These programs are designed for planning commissioners; some are also appropriate for planners.

- 1. Scheduled APA Webinars
- 2. Nashville Room, 2nd floor MOB.
- 3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 meeting)
- 4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
February 18, 2015	Sustaining Places through the Comprehensive Plan
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

B. APA Training Opportunities

- 1. Scheduled APA Webinars
- 2. Nashville Room, 2nd floor MOB.
- 3. All are scheduled from 3:00 – 4:30 pm
- 4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
November 5, 2014	Health Equity and Planning Ethics
January 14, 2015	Safe Mobility Planning
June 3, 2015	The Planning Office of the Future
June 24, 2015	2015 Planning Law Review

Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed through 09/19/2014.

APPROVALS	# of Applications	Total # of Applications 2014
Specific Plans	1	30
PUDs	2	5
UDOs	0	1
Subdivisions	3	107
Mandatory Referrals	1	97
Total	11	244

SPECIFIC PLANS (finals only): MPC Approval						
Finding: Final site plan conforms to the approved development plan.						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
7/17/2014	9/16/2014	Recommend Approval	2013SP-027-002	TENNESSEE COTTAGES (FINAL)	A request for final site plan approval for properties located at 1203, 1205, 1207 and 1209 49th Avenue North and at 4900, 4902, 4904 A, 4904 B, 4906 and 4906 B Tennessee Avenue, at the northwest corner of 49th Avenue North and Tennessee Avenue, zoned SP (0.7 acres), to permit nine detached dwelling units, requested by Nashville Civil, LLC, applicant; Nations Park Cottages, LLC, owner.	20 (Buddy Baker)

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval						
Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
3/31/2014	9/11/2014	Recommend Approval	2005P-008-006	HARPETH VALLEY (FINAL SITE PLAN)	A request for final site plan approval for a portion of the Harpeth Village Commercial Planned Unit Development Overlay District on property located at 8002 Highway 100, approximately 280 feet west of Temple Road, zoned CL (1.12 acres), to permit the construction of a 7,000 square foot automobile service facility, requested by Waller, Lansden, Dortch & Davis, LLP, applicant; Publix Super Markets, Inc., owner.	35 (Bo Mitchell)
9/12/2013	9/18/2014	Recommend Approval	61-84P-003	BELLEVUE VALLEY PLAZA (KROGER EXPANSION)	A request for final approval for a portion of the Bellevue Valley Plaza Planned Unit Development Overlay District on properties located at 7087 and 7089 Highway 70 South, at the southeast corner of Highway 70 South and Old Hickory Boulevard, zoned SCC (5.98 acres), to permit the development of a 17,671 square foot addition to an existing retail store and the expansion of an existing automobile convenience facility, requested by Perry Engineering, LLC, applicant; The Kroger Company, owner.	34 (Carter Todd)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
9/5/2014	9/9/2014	Recommend Approval	2014M - 012AB-001	ALLEY #'S 115 & 123 ABANDONMENT	A request to abandon a portion of Alley #115 and all of Alley # 123 (easements and utilities to be abandoned and relocated) between Clark Place and Lea Avenue, requested by Civil Site Design Group, applicant; Nashville Hospitality Capital, LLC, adjacent property owner.	19 (Erica S. Gilmore)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
8/13/2014 13:56	9/9/2014	APADMIN	2014S-183-001	RIVENDELL WOODS, PH 2, SEC 3	A request for final plat approval to create 19 lots and dedicate right-of-way on a portion of property located at Preston Road (unnumbered), at the terminus of Anduin Avenue, zoned RS10 (4.31 acres), requested by Dale & Associates, applicant; Rivendell, LLC, owner.	32 (Jacobia Dowell)
3/27/2014 8:17	9/10/2014	APADMIN	2014S-079-001	EPWORTH, RESUB LOTS 20 & 21	A request for final plat approval to create two lots on properties located at 5401 and 5405 Heather Lane, at the northwest corner of Hill Road and Heather Lane, zoned R20 and R40 (1.6 acres), requested by Galyon Northcutt, applicant; Thomas Bartlett and Samad Zanjani-pour et ux, owners.	04 (Brady Banks)
7/31/2014 11:09	9/16/2014	APADMIN	2014S-177A-001	NEIL HUNT, LOT 52 SETBACK AMENDMENT	A request to amend the recorded front setback along Lone Oak Road from 115 feet to 60 feet for property located at 4300 Lone Oak Road, at the southeast corner of Lone Oak Road and Temple Avenue (0.45 acres), zoned R10, requested by Dale & Associates, applicant; H. Ruth Bennett, owner.	25 (Sean McGuire)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
9/5/2014	Approved Release	2011B-006-005	TULIP GROVE POINTE, SECTION 2
9/8/2014	Approved Reduction	2014B-007-002	AUTUMN OAKS, PHASE 10B
9/9/2014	Approved Release	2010B-019-005	BELMONT LAW SCHOOL
9/9/2014	Approved New	2014B-034-001	JAMES RONALD MCFARLAND PROPERTY
9/9/2014	Approved Replacement	2014B-008-002	PART OF L.M. EZELL'S 12.11 ACRE TRACT, RESUB. LOT 40
9/10/2014	Approved Extension	2009B-009-006	PARK PRESERVE, PH . 1A, 1ST REV. (FORMERLY PARK PRESERVE PUD, PHASE 1A)
9/16/2014	Approved Extension	2013B-006-002	PARMLEY COVE, PHASE 1
9/17/2014	Approved Extension/Reduction	2012B-004-003	PATINA, PHASE 2
9/18/2014	Approved Extension	2008B-026-005	LONG HUNTER CHASE, PHASE 3, SECTION 3
9/18/2014	Approved Extension	2008B-027-005	LONG HUNTER CHASE, PHASE 3, SECTION 3A

Upcoming Calendar of Events

- A. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, October 23, 2014** - [MPC Workshop on Nashville Next](#); 2 pm, [Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN.](#)
- C. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, **[Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN.](#)**
- D. **Tuesday; October 28, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- E. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Tuesday; November 25, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- G. **Thursday, December 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Tuesday; December 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- I. **Thursday, January 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Tuesday; January 27, 2015** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- K. **Thursday, January 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, February 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, February 26, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, March 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, March 26, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, April 9, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, April 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- T. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- U. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- V. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- W. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- X. **Thursday, August 27, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Y. **Thursday, September 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Z. **Thursday, September 24, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- AA. **Thursday, October 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- BB. **Thursday, October 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- CC. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- DD. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- EE. **Thursday, January 14, 2016** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center