



METROPOLITAN PLANNING COMMISSION

MINUTES

October 14, 2021
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:

Jeff Haynes
Lillian Blackshear
Dr. Pearl Sims
Edward Henley
Mina Johnson
Councilmember Brett Withers

Commissioners Absent

Greg Adkins, Chair
Jessica Farr, Vice-Chair
Jim Lawson
Brian Tibbs

Staff Present:

Lucy Kempf, Executive Director
Bob Leeman, Deputy Director
George Rooker, Assistant Director
Lisa Milligan, Planning Manager II
Joni Williams, Planning Manager I
Patrick Napier, Planner II
Logan Elliot, Planner II
Dustin Shane, Planner II
Jason Swaggart, Planner II
Seth Harrison, Planner II
Cate Pham, Legal

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission
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Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, or emailed to the Planning Department by 3 pm on the Tuesday prior to meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

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.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:03 p.m.

B: ADOPTION OF AGENDA

Ms. Johnson moved and Ms. Blackshear seconded the motion to adopt the agenda. (6-0).

Mr. Haynes welcomed Councilmember Withers to the Planning Commission.

C: APPROVAL OF SEPTEMBER 23, 2021 MINUTES

Ms. Johnson moved and Ms. Blackshear seconded the motion to approve the September 23, 2021 minutes. (6-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Hagar asked for a deferral on items 22a, 22b and 22c in order to get a traffic impact study.

Councilmember Allen spoke in favor of item 18.

Councilmember Toombs spoke in favor of items 19, 20a, 20b, 25, 30 and 31.

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14a, 14b, 15, 16, 17, 33

Ms. Johnson moved and Mr. Henley seconded the motion to approve the Deferred and Withdrawn items. (6-0)

Ms. Blackshear recused herself from items 11 and 17.

Mr. Haynes recused himself from item 14a and 14b.

Attorney Pham joined the meeting.

F: CONSENT AGENDA ITEMS 41, 42, 46

Ms. Johnson moved and Dr. Sims seconded the motion to approve the Consent Agenda with associated conditions. (6-0)

Ms. Blackshear recused herself from items 26 and 34.

G: ITEMS TO BE CONSIDERED

1a. 2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP AMENDMENT

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2007SP-037-002 to the November 18, 2021, Planning Commission meeting. (6-0)

**1b. 95P-025-007
MILLWOOD COMMONS PUD (CANCELLATION)**

Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 95P-025-007 to the November 18, 2021, Planning Commission meeting. (6-0)

**2. 2018SP-009-003
SAGE RUN SP (AMEND)**

Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned SP (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units, requested by Dale and Associates, applicant; Sage Run Development, LLC, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-009-003 to the October 28, 2021, Planning Commission meeting. (6-0)

**3. 2021SP-057-001
MARINA GROVE**

Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-057-001 to the October 28, 2021, Planning Commission meeting. (6-0)

**4. 2021SP-063-001
CHARLOTTE VIEW WEST**

Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from R40 to SP zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units, requested by Dale & Associates, applicant; Robert B. Beck, ET UX, owner.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-063-001 to the November 18, 2021, Planning Commission meeting. (6-0)

5. **2021SP-067-001**
WESTSIDE RETREAT
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning for properties located at 7545 Charlotte Pike and a portion of property located at 7533 Charlotte Pike, approximately 450 feet northeast of Woodland Way (2.7 acres), to permit 25 multi-family residential units, requested by Dale and Associates, applicant; Bruce Little and Yvonne Brown, owners.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-067-001 to the November 18, 2021, Planning Commission meeting. (6-0)

6. **2021SP-068-001**
SOUTH STREET NORTH
Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

A request to rezone from R6-A to SP zoning for properties located at 1306, 1308 and 1316 South Street, at the northeast corner of South Street and 14th Avenue South (1.37 acres), to permit 18 multi-family residential units, requested by Dale and Associates and Elouise Curcio, applicants; Mia Stallworth, Rebecca Marks, and Elouise Curcio, owners.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-068-001 to the October 28, 2021, Planning Commission meeting. (6-0)

7. **2021SP-073-001**
BURGESS AND OCEOLA
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to SP zoning for properties located at 118 Oceola Avenue, 128 Oceola Avenue, 130 Oceola Avenue and 5607 Burgess Avenue, approximately 190 feet west of Whitebridge Pike (1.08 acres), to permit 13 multi-family residential units, requested by Dale and Associates, applicant; Farhad Davachi and Mehrnoosha Davachi, owners.

Staff Recommendation: Defer Indefinitely.

The Metropolitan Planning Commission deferred 2020Z-013TX-001 indefinitely. (6-0)

8. **2021SP-075-001**
VT CHARLOTTE PIKE DEVELOPMENT
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request to rezone from R40 and R15 to SP zoning for properties located at 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road, approximately 60 feet northeast of Wheatfield Way (11.99 acres), to permit 61 multi-family residential units, requested by Dale and Associates, applicant; Jui-Lien Chou Ho, owner.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-075-001 to the November 18, 2021, Planning Commission meeting. (6-0)

- 9. 2021SP-077-001**
YOUNGS DEVELOPMENT
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request to rezone from RM2 to SP zoning for property located at 820 Youngs Lane, approximately 200 feet south of Youngs Lane (4.0 acres), to permit 22 multi-family residential units, requested by Williams Engineering LLC, applicant; Joyce Acklen, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-077-001 to the October 28, 2021, Planning Commission meeting. (6-0)

- 10. 2021Z-077PR-001**
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-077PR-001 to the October 28, 2021, Planning Commission meeting. (6-0)

- 11. 2021Z-092PR-001**
BL2021-906/Dave Rosenberg
Council District 35 (Dave Rosenberg)
Staff Reviewer: Seth Harrison

A request to rezone from AR2a to R80 zoning for property located at 7848 McCrory Lane, approximately 385 feet south of Highway 70 (42.24 acres), requested by Councilmember Dave Rosenberg, applicant; McCrory Lane Partners, LLC, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-092PR-001 to the October 28, 2021, Planning Commission meeting. (5-0-1)

- 12. 2021S-183-001**
RESUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON
Council District 21 (Brandon Taylor)
Staff Reviewer: Dustin Shane

A request for final plat approval to create three lots on property located at 39th Avenue North (unnumbered), approximately 230 feet south of John L Driver Avenue, zoned RS7.5 (0.69 acres), requested by Dale and Associates, applicant; 39th Avenue Partners LLC, owner.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021S-183-001 to the November 18, 2021, Planning Commission meeting. (6-0)

13. 2021CP-007-003
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Cory Clark

A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Mixed Use Corridor Policy for property located at 6111 Cowden Avenue, approximately 200 feet west of Marcia Avenue, zoned R6 (0.29 acres), requested by Barge Cauthen and Associates, applicant; JJZ Realty Partnership G.P., owner (associated case 2021Z-077PR-001).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Cp-007-003 to the October 28, 2021, Planning Commission meeting. (6-0)

14a. 2021SP-009-001
CRESCENT LIONS HEAD
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

A request to rezone from SCC to SP zoning for a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.50 acres), to permit a mixed use development, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 78-74P-003).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-009-001 to the October 28, 2021, Planning Commission meeting. (5-0-1)

14b. 78-74P-003
LIONS HEAD VILLAGE (AMENDMENT)
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

A request to amend a portion of a Commercial Planned Unit Development Overlay District on a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place, zoned SCC (3.50 acres), to add multi-family residential as a permitted use and to permit a maximum of 300 multi-family units, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 2021SP-009-001).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 78-74P-003 to the October 28, 2021, Planning Commission meeting. (5-0-1)

15. 2021Z-070PR-001
Council District 14 (Kevin Rhoten)
Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to RM15-A-NS zoning for properties located at Hills Lane (unnumbered), at the southwest corner of Old Hickory Boulevard and Hills Lane (9.58 acres), requested by Catalyst Design Group, applicant; Irene G. Patton, Ruth E. Patton, Trilby D. Patton, and Aubrey S. Pratt Sr., owners.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-070PR-001 to the November 18, 2021, Planning Commission meeting. (6-0)

- 16. 2009SP-017-003**
KELLY DRIVE SENIOR RETIREMENT SP
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request to amend a Specific Plan on various properties located at the southwest corner of Hydes Ferry Road and E Stewarts Lane, zoned SP (5.43 acres), to permit three additional multi-family residential units for a total of 24 multi-family residential units, remove clubhouse, shift access, and reduce landscaping, requested by Dale and Associates, applicant; O.I.C. Hydes Ferry Venture LLC, owner.

Staff Recommendation: Defer Indefinitely.

The Metropolitan Planning Commission deferred 2009SP-017-003 indefinitely (6-0)

- 17. 2017SP-091-003**
KENECT NASHVILLE (AMENDMENT)
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to amend a specific plan on properties located at 808, 812 19th Avenue South and 1815 Division Street, at the southeast corner of Division Street and 19th Avenue South, zoned SP (1.20 acres), to permit Short Term Rental Property (STRP) - not owner occupied as a use, requested by Nelson Mullins Riley & Scarborough LLP, applicant; AP 1815 Division Nashville Property, LLC, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-091-003 to the October 28, 2021, Planning Commission meeting. (5-0-1)

- 18. 2021SP-006-001**
6103 MT VIEW ROAD
Council District 33 (Antoinette Lee)
Staff Reviewer: Patrick Napier

A request to rezone from R8 and AR2a to SP zoning for property located at 6103 Mt. View Road, at the northeast corner of Mt. View Road and Hamilton Church Road (22.18 acres), to permit 94 single family lots, requested by CSDG, applicant; Therese McClurg and Philip Burgess, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) and Agricultural/Residential (AR2a) to Specific Plan – Residential (SP-R) for property located at 6103 Mt. View Road, at the northeast corner of Mt. View Road and Hamilton Church Road (22.18 acres), to permit 94 single family lots, requested by CSDG, applicant; Therese McClurg and Philip Burgess, owner.

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 10 lots with two duplex lots for a total of 12 units.*

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

would permit a maximum of 25 lots with 6 duplex lots for a total of 31 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.

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and

vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under- developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. In this instance the conservation policy identifies a small portion of the site as a wetland.

PLAN DETAILS

The property included in this SP is located at the northeast corner of Mt. View Road and Hamilton Church Road. The property is currently zoned R8 and AR2a, which allows for one and two-family residential uses within both zone districts, as well as agricultural uses within the AR2a zone district.

Site Plan

The SP proposes 94 single-family residential lots. The plan proposes generally 2 lots types: single-family and bungalow, which are also single-family style but smaller with more narrow setbacks. The bungalow units will front Mt. View Road, internal open space, and a private street. Each unit will contain two car garages. The bungalow units will contain rear and front loaded garages depending on the location within the site. All bungalow lots will be accessed via private drive. The single-family lots are arranged around an existing pond. All of the single-family lots are accessed by new public streets. Parking will be provided in compliance with the Metro Code for all units. The SP incorporates architectural standards such as minimum glazing, prohibited materials, raised foundations, and minimum porch depths.

The primary point of access is provided from Mt. View Road. Maple Timber Drive, an existing stub street to the north of this site, will be extended into the site. Maple Timber Drive was intended to be extended when it was platted and was designed as such. New stub streets are provided to the east and west property lines. Sidewalks, which meet the requirements of the Major and Collector Street Plan, are shown along the frontages of Mt. View Road and Hamilton Church Road. All new public streets will contain sidewalks, which meet the standards for a local street. Additional sidewalks will provide pedestrian connections to the central open space and through the front open space area to Hamilton Church Road.

Analysis

The T3-NE policy supports a range of housing choices. The surrounding area consists of existing and planned residential development composed primarily of single-family dwellings with limited townhome or cottage unit types. The proposed SP will provide single-family housing in two different structure types. This will help increase the diversity of housing options in the area. The single-family lots have been arranged around the interior of the development to provide an appropriate character adjacent to existing single-family developments.

The applicant has included sample architectural elevations and elevations submitted with the final site plan will need to be consistent with these. The plan will improve vehicular connectivity by incorporating future connections to adjacent parcels and providing connections to an existing stub street to the north.

The T3 NE policy is a residential policy intended to create and enhance suburban neighborhoods with more housing choices and improved pedestrian, bicycle, and vehicular connectivity. The SP includes two residential dwelling types which will contribute to the diversity of housing choices in the area. The SP includes sidewalks per the Major and Collector Street Plan along Hamilton Church Road and Mt. View Road, with interior sidewalks connecting the development to Mt. View Road. Vehicular and pedestrian connections are provided to the existing and planned developments to the north, east, and west. These improvements will increase overall connectivity in the area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve with conditions

- Subject to final variance approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. Capacity must be Paid before issuance of building permits. (Water and Sewer Capacity Fee Permit No. T2020067244 & T2020067243)

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Remove unit 1, future driveway to close to road A/Mt. View intersection.
- Prior to Final SP submittal, coordinate with NDOT and Metro Planning on a pedestrian way parallel to the public road along the existing wetlands. The pedestrian way is to be ADA compliant and as environmentally sensitive as is practical to achieve ADA compliance.
- Prior to Final SP, coordinate with NDOT to relocate, with the exception of the wetland buffer zone, any other retaining wall structures that are located a distance off the right-of-way equal to the wall height.
- With the submission of the final SP, consider future on-street parking along proposed private roads if possible. Revise the 39' private road cross-section to include 24' of pavement with curb and gutter.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- The development is to contribute \$50,000 toward the intersection improvements at Mt. View Road and Hamilton Church Road prior to obtaining the 60th use and occupancy permit for this development.
- The northbound approach of Mt. View Road should be restriped to provide a northbound left turn deceleration lane at the Site Access. The left turn lane should include approximately 130 feet of storage and 120 feet.
- The northbound approach of Mt. View Road should be restriped to provide a northbound left turn deceleration lane at the Site Access. The left turn lane should include approximately 130 feet of storage and 120 feet of bay taper. The left turn lane width can be accommodated within the existing lane reduction taper and channelized striping.
- Coordinate with Metro Public Works and dedicate the necessary right-of-way along the Hamilton Church Road property frontage to allow for future construction of an eastbound left turn lane on Hamilton Church Road at Mt. View Road.
- Coordinate with Metro Public Works and dedicate the necessary right-of-way along the Mt. View Road property frontage to allow for future construction of a southbound left turn lane on Mt. View Road at Hamilton Church Road. The left turn lane width can be accommodated within the existing lane reduction taper and channelized striping.
- Coordinate with Metro Public Works and dedicate the necessary right-of-way along the Hamilton Church Road property frontage to allow for future construction of an eastbound left turn lane on Hamilton Church Road at Mt View Road.
- Coordinate with Metro Public Works and dedicate the necessary right-of-way along the Mt. View Road property frontage to allow for future construction of a southbound left turn lane on Mt. View Road at Hamilton Church Road.

Maximum Uses in Existing Zoning District: **R8**

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)	5.52	5.445 D	25 U	291	23	27

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	16.66	0.5 D	8 U	76	6	8

*Based on two-family lots

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

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)	-	-	94 U	509	38	49

Traffic changes between maximum: **R8, AR2a and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+81 U	+640	+41	+53

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 & AR2a district: 3 Elementary 2 Middle 2 High

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

The proposed SP zoning is expected to generate 27 more students than the existing R8 and AR2a zoning. Students would attend Edison Elementary School, J.F. Kennedy Middle School, and Antioch High School. Edison Elementary and Antioch High School have been identified as over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 94 single family lots. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. Sidewalk connections from the bungalow lots to the public sidewalk Along Mt.View Road shall be provided on the Final SP plan.
3. Final elevations shall be submitted with the final site plan and shall be generally consistent with the elevations as submitted.
4. Sidewalks and planting strips consistent with the Major and Collector Street plan are required along Mt View Road and Hamilton Church Road for the entire frontage of the project.
5. 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 RM6 as of the date of the applicable request or application.

6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. A corrected copy of the preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Napier presented the staff recommendation to approve with conditions and disapprove without all conditions.

Baylen Dahl, 9424 Ashford Place, Brentwood, spoke in favor of the application.

Sheila Hayes, no address given, spoke in favor of the application.

Dian and Darryl Polnitz, 3420 Maple Timber Drive, spoke in opposition to the application.

Sean DeCoster, Civil Site Design Group, spoke in favor of the application.

Mr. Haynes closed the Public Hearing.

Mr. Henley asked for clarity on the connectivity piece and stated he would hold until he hears more from other Commissioners.

Dr. Sims is excited about this because so many people are involved in making this decision. She stated Councilmember Allen has addressed the buffers and greenery; therefore, she is OK with this plan.

Ms. Blackshear stated she was empathetic about what the neighbors are saying regarding the connectivity piece, but the point was well taken about future fire safety requirements.

Councilmember Withers said there is so much growth in the Southeast quadrant of the county and a demand for new housing; so, adding additional single-family homes is a real asset to this proposal.

Ms. Johnson is pleased about the twenty-foot buffer. She understands that neighbors don't want to connect existing drive to the new subdivision, but that in this location, connecting this street is very important as it allows for safe access to the new project and gives traffic relief to the existing neighborhood.

Ms. Johnson moved and Mr. Henley seconded the motion to approve with conditions and disapprove without all conditions. (6-0)

Resolution No. RS2021-261

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-006-001 is approved with conditions and disapprove without all conditions. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 94 single family lots. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. Sidewalk connections from the bungalow lots to the public sidewalk Along Mt.View Road shall be provided on the Final SP plan.
3. Final elevations shall be submitted with the final site plan and shall be generally consistent with the elevations as submitted.
4. Sidewalks and planting strips consistent with the Major and Collector Street plan are required along Mt View Road and Hamilton Church Road for the entire frontage of the project.
5. 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 RM6 as of the date of the applicable request or application.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes

and references that indicate that the site plan is illustrative, conceptual, etc.

7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

8. A corrected copy of the preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.

7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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

19. **2021SP-041-001** **CURTIS PROPERTY**

Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)

Staff Reviewer: Dustin Shane

A request to rezone from R10 to SP zoning for properties located at Lincoln Avenue (unnumbered) and Curtis Street (unnumbered), at the northwest terminus of Curtis Street (31.58 acres), to permit 300 multi-family residential units, requested by ESP Associates Inc., applicant; Curtis Partners LLC, owner.

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

APPLICANT REQUEST

Rezoning from R10 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan–Mixed Residential (SP-MR) zoning for properties located at Curtis Street (unnumbered) and Lincoln Avenue (unnumbered), approximately 800 feet northeast of Clarksville Pike (31.58 acres), to permit 300 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 137 lots with 34 duplex lots for a total of 171 units based on acreage alone; application of the subdivision regulations may result in fewer lots.*

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.

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing

and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

PLAN DETAILS

The approximately thirty-one-acre site is located at the northern terminus of Curtis Street and where the unbuilt right-of-way for Lincoln Avenue ends, approximately 800 feet northeast of Clarksville Pike. The site is heavily wooded except for a single-family home in the southern corner of Parcel 003 which is accessed via Curtis Street. Steep slopes in excess of 25% cover most of the northern half of the site. This area slopes down to the banks of Whites Creek and includes floodplain and stream buffer areas. The site will connect to Clarksville Pike via a planned public ROW (Lawrence Avenue) through the Clarksville Pike Mixed Use SP (File No. 2019SP-066-001), which was approved in 2020 (BL2020-124) and is unbuilt. The Major and Collector Street Plan identifies Clarksville Pike as a major arterial street. Curtis Street and Lincoln Avenue are local streets. A connection to Curtis Street will be immediately available.

Site Plan

The plan calls for a mixed residential development, including a maximum of 200 townhome and small-scale flat units in Zone 1, 100 detached cottages in Zone 2, and up to 10 townhomes/cottages in Zone 3. The proposed residential uses are all permitted within the fallback zoning district of RM-20A.

The three separate zones throughout the site establish specific standards and types of housing for each zone. Zone 1 contains the townhome and flat units, which will have appurtenant drive aisles and parking lots, in addition to open space courtyards. Height will be restricted to 4 stories and 60 feet. Minimum levels of glazing are required. The plan shows ten townhome and small-scale flat buildings north of the planned right of way and eleven townhome buildings south of it. Trees will be planted in open space areas and along drive aisles and rights-of-way. Standard C Landscape Buffer Yards are required for the property lines abutting R10-zoned properties. The parking areas shall also be screened by landscaping per Section 17.24.150.B and C.

Zone 2 contains detached cottages with dedicated open spaces. Cottages will front onto walkable open space courtyards and be accessed from the rear via private alleys. Units contain attached garages, and surface visitor parking is provided interior to Zone 2. Maximum height for units is established at 3 stories and 45 feet. Minimum levels of glazing are required. Street trees and plantings throughout the open space area will be included. Buffers will separate the adjacent R10 area along property lines. ROW adjacent to property lines may be buffered with Buffer yard B-2 per Section 17.24.240.

Zone 3 contains three townhome buildings and three detached cottages. Maximum height is 3 stories and 45 feet. Surface parking lots serve the homes and the trailhead nearby. The trailhead provides access to a natural path that connects the development to the Whites Creek Greenway to the north and down the hill. The hillside and the floodplain along Whites Creek will be preserved within open space. The small footprints of the townhomes and cottages minimize disturbance to the steep slopes that make up this portion of the site. Street trees are proposed along the public ROW.

The plan calls for an extension of Lawrence Avenue from the Clarksville Pike Mixed Use SP that will provide access onto Clarksville Pike for the development. It is a condition of approval that at least two connections to existing ROW be immediately available to the development before final site plan approval. The plan will also connect to Curtis Street to the south, which currently terminates at the property line. Widening and improvements may be required along Curtis Street to handle the increased traffic. Besides the extensions of Lawrence Avenue and Curtis Street (both indicated as 55-foot-wide ROW) and several private drives and alleys provide access to the townhomes/flats and cottages, respectively, a third, unnamed public ROW is proposed east of the cottages, and the platted but unbuilt ROW for Easy Street is indicated as connecting this ROW with Curtis Street. Easy Street is platted along the southeastern property line of Map 069-12, Parcel 064. No plans currently exist for its construction or for the construction of the unbuilt portion of Lincoln Avenue, which dead-ends into the southeast boundary of Parcel 003. Access to Clarksville Pike and Curtis Street, however, will be sufficient for the currently proposed levels of density.

Parking will be provided in the form of attached garages and surface parking per the requirements of the Metro Code. Bicycle parking will be provided as required by the Metro Code. Sidewalks meeting or exceeding the Major and Collector street plan and the local street standard are provided throughout the site.

ANALYSIS

The plan is consistent with the proposed T3 NE and CO policies. The T3 NE policy is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. The plan calls for a mixed residential development that would provide additional density and housing options as well as improved pedestrian, bicycle, and vehicular connections within the neighborhood. The plan and architectural standards are consistent with the expanded suburban nature of the NE policy. The plan enhances the pedestrian realm by placing parking away from the proposed local streets within the site. Pedestrian and vehicular connectivity will be improved through the sidewalks and public streets as shown within the plan which meets the connectivity goals stated in the T3 NE policy.

The CO policy is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies to the floodplain/stream buffers and the areas of steep slope on the property in excess of 25%. The

plan preserves these areas within open space tracts and by grouping development close to the ROW in Zone 3. A small area of steep slopes in the southern half of Parcel 045 will be graded, but the overall disturbance will be minimal.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes. Not an approval for construction. Additional reviews and approval will be required prior to issuance of construction permits.

STORMWATER RECOMMENDATION

Approve with conditions

- Show Undisturbed Buffers (or provide variance).
- Add Buffer Note to plans (if there is a drain buffer): (The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.)
- Revise FEMA note. Floodway is present on site.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- The Curtis Property Specific Plan (2021SP-041-001) Phase I and Phase II proposes to connect to an unimproved right of way. Submit roadway construction plans, dedicate right of way and bond public infrastructure for the roadway improvement to Clarksville Pike (Clarksville Pike Specific Plan, 2019SP-066-001).
- Prior to Final SP, driveway ramp per ST-324 on private driveways at the public roadway intersections.
- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.
- Prior to Final SP submittal, identify on the plan the location of the dumpster(s) for the waste management / recycling collection plan. Recycling is to be included along with solid waste disposal. For a multi-family development, with the building permit approval, submit the recorded HOA documents establishing a private hauler for the development.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- A traffic impact study may be required with each phase of development.
- When development traffic has access to Curtis Street, Curtis Street shall be widened to ensure a minimum of 20' of pavement is provided.
- When development traffic has access to Courtney Avenue, Courtney Avenue shall be widened to ensure a minimum of 20' of pavement is provided.
- Widen the eastbound approach of Buena Vista Pike at Curtis Street to include a separate left and right-turn lane with 100' of storage.
- A traffic signal shall be installed at the intersection of Clarksville Pike at Ashland City Highway / Courtney Avenue. This improvement is planned to be constructed with a TDOT road widening project, but may be required by the development.

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	31.58	4.356 D	171 U	1,703	127	170

*Based on two-family lots

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 1-2 (220)	31.58	-	300 U	2,196	135	157

Traffic changes between maximum: **R10 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+493	+8	-23

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 16 Elementary 16 Middle 15 High

Projected student generation existing SP-MR district: 50 Elementary 24 Middle 19 High

The proposed SP-MR zoning is expected to generate 46 more students than the existing R10 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 300 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. On the correct set add the following note: Two connections to existing ROW will be immediately available to the finished development prior to final site plan approval.
3. Provide name and position of the person who signed the owner authorization letter.
4. On the corrected set, change purpose note to read: "The purpose of this plan is for preliminary approval of Specific Plan zoning to permit 300 multi-family residential units."
5. On the corrected set, provide a scale bar on the plan.
6. With the submittal of the final site plan, provide map with the development's relation to the already approved SP along Clarksville Pike to the southwest to ensure ROW alignment.
7. On the corrected set, show slopes greater than 20% and conservation policy areas overlaid onto the plan with note stating that conservation areas shall remain undisturbed.
8. On the corrected set, provide pavement width of existing streets.
9. With the submission of the final site plan, provide additional information regarding the construction of Easy Street and the extension of Lincoln Avenue.
10. With the submittal of the final site plan, in addition to the opaque wall, screen parking areas along the northwestern and southeastern property lines per Section 17.24.150.B and C.
11. On the corrected set, provide Bufferyard C along property boundaries abutting R10 zoned properties. Bufferyard B-2 may be used where a local street is planned for the edge of the property line (see Section 17.24.240).
12. Prior to issuance of building permits, record a standard Conservation Greenway Agreement easement across the property that would include at a minimum, the Whites Creek floodway plus an additional 75' to the floodway. Coordinate with the Greenways and Open Space Division on that process.
13. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
14. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
15. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
16. 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.
17. Comply with all conditions and requirements of Metro reviewing agencies.
18. 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 RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
19. 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.

20. 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.

21. On the corrected set, relocate trailhead to the area labeled as "Proposed Metro Park."

22. Prior to issuance of any building permits, developer shall coordinate with Metro Parks to determine desirability for extension of park space into the site for those areas indicated on the plan as trailhead, trail to greenway, and public parking. Should Parks decline the offer of the areas to Metro, the developer shall propose an agreement for reasonable public access (e.g. hours of operation and other operational expectations) to this privately-owned, publicly accessible open space and appropriate easements shall be recorded. This shall be reviewed by Metro Planning and Metro Legal and recorded prior to issuance of building permits

23. On the corrected set, add note to the plan: "Conservation area to remain undisturbed."

Mr. Shane presented the staff recommendations to approve with conditions and disapprove without all conditions.

Ben Miskelly, 500 Wilson Pike Circle, Brentwood, spoke in favor of the application.

John Babcock, 2207 Summit, spoke in opposition to the application.

Mr. Haynes closed the Public Hearing.

Ms. Johnson thanked the Nashville Tree Conservation Corps for providing a lot of knowledge and input. She stated she was happy to hear of the condition because she was concerned about the trailhead and parking lot, and that she agrees with the staff recommendation.

Councilmember Withers expressed concerns that if the trail was formalized and paved, it would involve significant removal of trees and habitat and need to become ADA compliant, which is another reason to keep it a primitive trailhead. He stated that it's a great site and excited to see housing added to that part of town, which would eventually add much needed retail to that area.

Ms. Blackshear agreed with Mr. Withers' points about the conservation area and by leaving it as undisturbed as possible, may be more helpful and delay the neighbor's concerns.

Dr. Sims felt that parking is needed.

Mr. Henley believed it is a good opportunity for more people to have adjacency to natural space that is conserved and liked the plan.

Mr. Henley moved and Dr. Sims seconded the motion to approve with conditions and disapprove without all conditions with additional conditions per staff memo. (6-0)

Resolution No. RS2021-262

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-041-001 is approved with conditions and disapprove without all conditions. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 300 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. On the correct set add the following note: Two connections to existing ROW will be immediately available to the finished development prior to final site plan approval.
3. Provide name and position of the person who signed the owner authorization letter.
4. On the corrected set, change purpose note to read: "The purpose of this plan is for preliminary approval of Specific Plan zoning to permit 300 multi-family residential units."
5. On the corrected set, provide a scale bar on the plan.
6. With the submittal of the final site plan, provide map with the development's relation to the already approved SP along Clarksville Pike to the southwest to ensure ROW alignment.
7. On the corrected set, show slopes greater than 20% and conservation policy areas overlaid onto the plan with note stating that conservation areas shall remain undisturbed.
8. On the corrected set, provide pavement width of existing streets.
9. With the submission of the final site plan, provide additional information regarding the construction of Easy Street and the extension of Lincoln Avenue.
10. With the submittal of the final site plan, in addition to the opaque wall, screen parking areas along the northwestern and southeastern property lines per Section 17.24.150.B and C.

11. On the corrected set, provide Bufferyard C along property boundaries abutting R10 zoned properties. Bufferyard B-2 may be used where a local street is planned for the edge of the property line (see Section 17.24.240).
12. Prior to issuance of building permits, record a standard Conservation Greenway Agreement easement across the property that would include at a minimum, the Whites Creek floodway plus an additional 75' to the floodway. Coordinate with the Greenways and Open Space Division on that process.
13. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
14. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
15. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
16. 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.
17. Comply with all conditions and requirements of Metro reviewing agencies.
18. 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 RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
19. 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.
20. 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.
21. On the corrected set, relocate trailhead to the area labeled as "Proposed Metro Park."
22. Prior to issuance of any building permits, developer shall coordinate with Metro Parks to determine desirability for extension of park space into the site for those areas indicated on the plan as trailhead, trail to greenway, and public parking. Should Parks decline the offer of the areas to Metro, the developer shall propose an agreement for reasonable public access (e.g. hours of operation and other operational expectations) to this privately-owned, publicly accessible open space and appropriate easements shall be recorded. This shall be reviewed by Metro Planning and Metro Legal and recorded prior to issuance of building permits
23. On the corrected set, add note to the plan: "Conservation area to remain undisturbed."

20a. 2021SP-046-001
SUMMITT VIEW

Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 2111 and 2115 W Summitt Avenue and 2151 Summitt Avenue, approximately 330 feet northeast of Reshna Lane and located within a Commercial Planned Unit Development Overlay District (14.96 acres), to permit up to 112 multi-family residential units and maintain an existing telecommunication facility, requested by Kimley-Horn, applicant; Comcast of Nashville I LLC, owner. (See associated case #27-79P-001).

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

APPLICANT REQUEST

Preliminary SP to permit up to 112 multi-family units and maintain an existing telecommunication facility.

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for properties located at 2111 and 2115 W Summitt Avenue and 2151 Summitt Avenue, approximately 330 feet northeast of Reshna Lane and located within a Commercial Planned Unit Development Overlay District (14.96 acres), to permit up to 112 multi-family residential units and maintain an existing telecommunication facility.

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. R8 would permit a maximum of 81 lots with 20 duplex lots for a total of 101 residential units.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

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.

SITE CONTEXT AND PLAN DETAILS

The approximately 15-acre site consist of two parcels and is located on the north side of West Summitt Avenue. West Summitt Avenue intersects with Clarksville Pike approximately 750 feet to the west. The paved portion of West Summitt Avenue ends at the eastern property line. The site mostly consists of dense vegetation and contains some pockets of steep slopes in excess of 25 percent. The site sits on a hill and has views of downtown and the surrounding area. Most of the steep slopes are located along the northern site boundary. The site is vacant with the exception of a telecommunication tower (cell tower). Surrounding zoning districts include R8 and R10. Surrounding land uses include single-family residential and multifamily residential.

Site Plan

The plan includes 112 multi-family attached units with a density of approximately six units per acre. Units range from three to four bedroom. Units front either a public street or open space. The max height is four stories in 45 feet. Sample elevations are provided.

Vehicular access is provided by a new public street that loops to West Summitt Avenue. A four-foot-wide planting strip and five-foot-wide sidewalk is provided along all new public streets as well as the site frontage on West Summitt Avenue. Private drives off the new public street provide vehicular access to all units and parking. All units have a two-car garage. Surface and bicycle parking is also provided.

The open space provided includes passive as well as active areas. Passive areas provide areas to meet stormwater facilities. Active areas include a pocket park and green areas in front and beside units. The plan identifies approximately 5.5 acres of conservation area that includes a walking path that connects to the internal sidewalk system.

BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

As proposed, staff finds that the plan is consistent with the CO and T3 NE land use policies. The areas containing pockets of slopes that are 25 percent or greater is maintained in open space/conservation area with the only disturbance in the conservation area being in the form of a low impact pedestrian pathway/trail. The SP allows the flexibility to lessen the impact to the site by allowing for a smaller development footprint than what would be needed

to develop under the existing R8 zoning district. Consistent with the T3 NE land use policy, the plan provides an alternative housing option from the mostly single-family area that surrounds the site. Given the sites proximity to Clarksville Pike, which is a major commercial corridor, the slight increase in density supports the services located and planned along Clarksville Pike.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. On final: Include proposed public roadway construction drawings(profiles, grades, drainage) . (cont.) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Show 'Now Entering Private Drive' signage where applicable off public roads. Dimension ROW pavement widths for clarity. Provide stop control and sight distance where applicable. Note: A private hauler will be required for waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Cliff Drive shall be widened to a minimum of 20ft. of pavement from Summit Avenue to Buena Vista Pike.

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	14.56	5.445 D	101 U	1,030	75	100

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	14.96	-	112 U	609	38	49

Traffic changes between maximum: **R8 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-11 U	-449	-44	-53

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: **11** Elementary **11** Middle **10** High

Projected student generation proposed SP district: **16** Elementary **8** Middle **6** High

The proposed SP zoning is expected to generate two additional students than the existing R8 zoning. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three

schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to 112 multi-family residential units and telecommunication facility. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. On the corrected copy, add the following note: Maximum height is 45' as measured by the Zoning Code. Adjustments may be permitted with the final site plan based on topography.
4. On the corrected set, replace Note 23 Standard SP Notes with the following: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
8. 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.
9. 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.
10. 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 stated that Items 20a and 20b will be presented together but voted upon separately. Mr. Swaggart then presented the staff recommendation for 20a to approve with conditions and disapprove without all conditions and approval of 20b if the Commission approves 20a. If 20a is not approved, then staff recommends disapproval of 20b.

Josh Rowland, 214 Oceanside Drive, spoke in favor of the application.

Kenneth Warren, 2116 West Summit Avenue, spoke in opposition to the application.

Keith Benion, 2105 West Summit Avenue, spoke in opposition to the application.

James Wharton, 2152 Summit Avenue, spoke in opposition to the application.

Mr. Haynes closed the Public Hearing.

Ms. Blackshear stated a conversation with the neighbors would be helpful to identify their safety concerns.

Councilmember Withers expressed that working with the affected property owners is important to make sure they aren't greatly inconvenienced. He stated it's a good plan and anything that can be done to keep connectivity to Clarksville Pike to support private investment is really good.

Ms. Johnson stated that adding density, improving street connection, while preserving the wooded area strikes the right balance. Ms. Johnson would like to see the development team, Council Lady and neighborhood work together to come up with a Memorandum of Understanding for construction access and construction and that she was in support of the staff recommendation.

Dr. Sims expressed safety concerns and wanted to make sure other and smaller homes are protected.

Mr. Henley spoke in favor of the plan and liked the amount of conservation area; however, the entry and exit points are uncomfortable as how they are currently shown.

Ms. Blackshear stressed concerns with the entrance and how it aligns with a home. She asked if a one or two meeting deferral is appropriate to allow the community to reengage with the developer to discuss those concerns.

Ms. Blackshear moved and Ms. Johnson seconded the motion to defer items 20a and 20b to the November 18, 2021 Planning Commission meeting. (6-0)

Resolution No. RS2021-263

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-046-001 is deferred to the November 18, 2021 Planning Commission meeting. (6-0)

20b. 27-79P-001

SUMMIT VIEW PUD CANCEL

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development on properties located at 2111 and 2115 W Summitt Avenue, approximately 330 feet northeast of Reshna Lane (14.56 acres), zoned R8, requested by Kimley-Horn, applicant; Broadband Nashville I, LLC, owner. (See associated case #2021SP-046-001).

Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zone change is not approved.

APPLICANT REQUEST

Cancel PUD.

PUD Cancellation

A request to cancel a Planned Unit Development on properties located at 2111 and 2115 W Summitt Avenue, approximately 330 feet northeast of Reshna Lane (14.56 acres), zoned One and Two-Family Residential (R8).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *In this case, the Planned Unit Development Overlay District (PUD) only allows for telecommunication facility. If the overlay did not apply, then R8 would permit up to 105 residential lots with 26 being duplex eligible for a maximum of 131 residential units.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

The existing PUD was approved in 1979. Records are incomplete; however, it has been determined that the PUD only permits telecommunication facilities. Telecommunication facilities is permitted with conditions in all zoning

districts and would be permitted under R8 without the PUD overlay. The existing tower is within the area of a proposed SP and the telecommunication facility is a permitted use in the proposed SP. Staff is recommending approval of the cancelation subject to the approval of the associated SP.

FIRE MARSHAL RECOMMENDATION
Approve

PUBLIC WORKS RECOMMENDATION
Approve

TRAFFIC & PARKING RECOMMENDATION
Approve

STAFF RECOMMENDATION

Staff recommends approval subject to the approval of the associated zone change. If the associated zone change is not approved, then staff recommends disapproval.

Mr. Swaggart stated that Items 20a and 20b will be presented together but voted upon separately. Mr. Swaggart then presented the staff recommendation for 20a to approve with conditions and disapprove without all conditions and approval of 20b if the Commission approves 20a. If 20a is not approved, then staff recommends disapproval of 20b.

Josh Rowland, 214 Oceanside Drive, spoke in favor of the application.

Kenneth Warren, 2116 West Summit Avenue, spoke in opposition to the application.

Keith Benion, 2105 West Summit Avenue, spoke in opposition to the application.

James Wharton, 2152 Summit Avenue, spoke in opposition to the application.

Mr. Haynes closed the Public Hearing.

Ms. Blackshear stated a conversation with the neighbors would be helpful to identify their safety concerns.

Councilmember Withers expressed that working with the affected property owners is important to make sure they aren't greatly inconvenienced. He stated it's a good plan and anything that can be done to keep connectivity to Clarksville Pike to support private investment is really good.

Ms. Johnson stated that adding density, improving street connection, while preserving the wooded area strikes the right balance. Ms. Johnson would like to see the development team, Council Lady and neighborhood work together to come up with a Memorandum of Understanding for construction access and construction and that she was in support of the staff recommendation.

Dr. Sims expressed safety concerns and wanted to make sure other and smaller homes are protected.

Mr. Henley spoke in favor of the plan and liked the amount of conservation area; however, the entry and exit points are uncomfortable as how they are currently shown.

Ms. Blackshear stressed concerns with the entrance and how it aligns with a home. She asked if a one or two meeting deferral is appropriate to allow the community to reengage with the developer to discuss those concerns.

Ms. Blackshear moved and Ms. Johnson seconded the motion to defer items 20a and 20b to the November 18, 2021 Planning Commission meeting. (6-0)

Resolution No. RS2021-263

"BE IT RESOLVED by The Metropolitan Planning Commission that 27-79P-001 is deferred to the November 18, 2021 Planning Commission meeting. (6-0)

21. 2021SP-060-001
1300 HUNTERS LANE

Council District 03 (Jennifer Gamble)
Staff Reviewer: Seth Harrison

A request to rezone from R20 to SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development, requested by Dale & Associates, applicant; John R. Stringfield ET UX, owner.

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

APPLICANT REQUEST

Preliminary SP to permit 69 multi-family units.

Zone Change

A request to rezone from One and Two-Family Residential (R20) to Specific Plan (SP) zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development.

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 16 lots with 4 duplex lots for a total of 20 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.

PARKWOOD – UNION HILL COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are

developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

SITE CONTEXT AND PLAN DETAILS

The approximately 7.65 acre property consists of a vacant lot located on the east side of Hunters Lane north of Dallmere Lane. Currently the surrounding parcels consist of primarily single-family residential uses, with some duplexes, large vacant lots, and a Metro High School adjacent to the south.

The site plan proposes up to 69 multi-family residential units, all of which would be detached. Included in the plan is a community pavilion and a right-of-way (ROW) connecting to the parcel to the north. Units would be fronting either Hunters Lane, the proposed ROW, or open space.

Vehicular access for the site will be provided through the proposed new public street off Hunters Lane with an emergency access drive provided from Hunters Lane as well. Hunters Lane is classified as a Collector Avenue in the Major and Collector Street Plan (MCSP). Parking consists of a combination of rear loaded garages and interior surface parking, with a total count of 169 available parking stalls. Sidewalks have been provided throughout the site and along Hunters Lane as required by the zoning code and the MCSP. The plan includes architectural standards requiring raised foundations, minimum glazing percentage, minimum porch depths, and recommended materials, with a max height of 3 stories in 35 feet. For landscape buffering, the plan retains existing vegetation around the site boundary along adjacent properties.

ANALYSIS

The T3 NE land use policy is intended to create and enhance suburban neighborhoods with a moderate density, more housing choices, and increase connectivity for pedestrians and vehicles. The proposed plan provides a housing type

that is not currently in the area with a multi-family detached housing product. The density increase is appropriate at about 9.02 units per acre due to the location of property along a collector avenue and the adjacency to the high school to the south. The proposed public stub street connection to the north and sidewalks throughout the site and along the streets are increasing connectivity throughout the site and for future development. The increase in density, new housing type, creation of a new sidewalk network, and vehicular connections are consistent with the policy goals of T3 NE.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes. Any unit served by a roadway/ drive aisle not meeting the requirements for aerial fire apparatus access will be limited to 30 feet in height.

STORMWATER RECOMMENDATION

Approve with conditions

- Add Preliminary Note to plans: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Water and Sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Add gate to emergency only drive.
- Label drive aisles of proposed public road as private.
- At public road A terminus, provide easement(s) into private drive aisle for turning around.
- A private hauler will be required for waste/recycle disposal.
- Mail kiosk; Show location for postal service in compliance with USPS Policy. Vehicles should be out of roadway when accessing kiosks and mailbox clusters.
- Note: No vertical obstructions(poles) allowed in new public sidewalks.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Emergency access drive shall be curbed instead of a driveway. Coordinate with NDOT prior to Final SP approval.

Maximum Uses in Existing Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	7.65	2.178 D	20 U	237	19	22

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	7.65	-	69 U	374	24	31

Traffic changes between maximum: **RS5 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+49 U	+137	+5	+9

METRO SCHOOL BOARD REPORT

Projected student generation existing R20 district: 31 Elementary 26 Middle 21 High

Projected student generation proposed SP-R district: 14 Elementary 12 Middle 10 High

The proposed SP is anticipated to generate 42 students less than what could be generated under the existing R20 zoning. Students would attend Bellshire Elementary, Madison Middle School, and Hunters Lane High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 69 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. With the final site plan, provide elevations consistent with the elevations included with the Preliminary SP.
3. On the corrected set, replace language regarding prohibited building materials with "Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function"
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. 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 RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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.

Approve with conditions and disapprove without all conditions. Consent Agenda (6-0)

Resolution No. RS2021-264

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-060-001 is approved with conditions and disapproved without all conditions. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 69 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. With the final site plan, provide elevations consistent with the elevations included with the Preliminary SP.
3. On the corrected set, replace language regarding prohibited building materials with "Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function"
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. 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 RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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.

22a. 2021SP-062-001

4321 OLD HICKORY BLVD

Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to rezone from R15 and R8 to SP zoning for properties located at Old Hickory Blvd (unnumbered) and 4321 Old Hickory Blvd, approximately 470 feet north of Granwood Blvd, (8.52 acres), to permit 78 multi-family residential units, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 45-86P-003 and 123-84P-001).

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

The Metropolitan Planning Commission deferred 2021SP-062-001 to the November 18, 2021, Planning Commission meeting. (6-0)

22b. 123-84P-001

SOUTH FORK COMMERCIAL PUD (CANCELLATION)

Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to cancel a Planned Unit Development located at Old Hickory Blvd (unnumbered), approximately 400 feet south of Southfork Blvd (3.6 acres), zoned R8, requested by SWS Engineering, Inc., applicant; William Lyttleton Butler, owner. (See associated cases 45-86P-003 & 2021SP-062-001).

Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zone change is not approved.

The Metropolitan Planning Commission deferred 2021SP-062-001 to the November 18, 2021, Planning Commission meeting. (6-0)

22c. 45-86P-003

GRANWOOD VILLAGE (CANCEL)

Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 4321 Old Hickory Blvd, approximately 430 feet north of Granwood Blvd (4.92 acres), zoned R15, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 2021SP-062-001 & 123-84P-001).

Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zone change is not approved.

The Metropolitan Planning Commission deferred 2021SP-062-001 to the November 18, 2021, Planning Commission meeting. (6-0)

23. 2021SP-066-001
401 E WILLIAMS AVENUE
Council District 08 (Nancy VanReece)
Staff Reviewer: Amelia Lewis

A request to rezone from R10 to SP zoning for properties located at 401 A-E Williams Avenue, approximately 870 feet east of Walker Terrace (2.46 acres), to permit 32 multi-family residential units, requested by Dale and Associates, applicant; O.I.C. Slate Condominium, owner.

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

APPLICANT REQUEST

Rezone from R10 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan – Residential (SP-R) zoning for properties located at 401 A-E Williams Avenue, approximately 870 feet east of Walker Terrace (2.46 acres), to permit 32 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 10 lots with 2 duplex lots for a total of 12 units. This calculation is based on acreage alone and does not account for compliance with the Subdivision Regulations.*

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.*

MADISON COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

PLAN DETAILS

The 2.47 acre site is located on the south side of Williams Avenue, east of the intersection of Walker Terrace and Williams Avenue.

On the north side of Williams Avenue and west of the subject site the surrounding properties are zoned Multi-Family Residential (RM40), Single-Family Residential (RS7.5), and R10. The properties have been developed with residential uses. Immediately to the south of the site the property has been developed with Stratton Elementary School. The property immediately to the east is zoned SP-R and was approved for 28 unit type units in a similar layout as the one proposed for the site.

Site Plan

The proposed plan includes 32 townhome units. Two units front Williams Avenue and the other thirty are in two rows across the site, oriented internally to two common areas. All units are rear loaded and limited to three stories in 35 feet. A C level landscape buffer is proposed between the property line and the internal private drive along the western and southern property lines.

The site is rectangular in shape, with the most narrow side fronting on Williams Avenue. The plan proposes one vehicular entrance to the site at the northwestern portion of the site. A private drive extends south through the site with two east-west connections to the drive approved with the final SP to the east. A shared access agreement between the two sites is a condition of approval.

Williams Avenue is a local street. A five-foot wide sidewalk and four foot wide planting strip consistent with local street requirements is proposed along the street frontage. Five-foot sidewalks connect the internal areas of the site.

ANALYSIS

The plan is consistent with the intent of the T4 NE Policy which is to create and enhance neighborhoods—to include greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. Given the depth of the site and large size, the proposed site plan utilizes a linear development pattern to provide residential units in a predominantly developed residential area. The orientation of units permits detached units with two large central areas of open space. The unit type is consistent with the policy and surrounding units in the area. The proposed plan provides sidewalk along a portion of Williams where sidewalk does not currently exist. The proposed site does not have any sensitive environmental features, however the proposed plan utilizes previously approved infrastructure to minimize the amount of impervious surface on the site.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all Stormwater regulations set at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study.
- A minimum of 30% Sewer Capacity must be paid before issuance of building permits.
- Water provided by Madison Suburban Utility District.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- Callout paving to CL of Williams Ave frontage. Minimum pavement for travel lanes along frontage, 22 ft., from gutter face to opposite EOP.
- Prior to final, provide record (on plans or other) of shared access agreement with neighboring parcel to the East.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	2.46	4.356 D	12 U	148	13	13

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	2.46	-	32 U	173	11	15

Traffic changes between maximum: **R10 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+20 U	+25	-2	+4

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: **1 Elementary 1 Middle 1 High**

Projected student generation proposed SP-R district: 3 Elementary 2 Middle 2 High

The proposed SP-R zoning is expected to generate four more students than the existing R10 zoning district. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 32 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. Prior to Final SP approval, provide recorded access easement between the subject property and the SP to the east.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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.

Approve with conditions and disapprove without all conditions. Consent Agenda (6-0)

Resolution No. RS2021-265

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-066-001 is approved with conditions and disapproved without all conditions. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 32 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. Prior to Final SP approval, provide recorded access easement between the subject property and the SP to the east.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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.

24. 2021SP-069-001
121 HART LANE

Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to rezone from RS10 to SP zoning for property located at 121 Hart Lane, approximately 200 feet west of Hart Court (4.33 acres), to permit 26 multi-family residential units, requested by Alfred Benesch and Company, applicant; Brandon Bubis, owner.

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

APPLICANT REQUEST

Preliminary SP to permit 26 multi-family units.

Zone Change

A request to rezone from Single-Family Residential (RS10) to Specific Plan (SP) zoning for property located at 121 Hart Lane, approximately 200 feet west of Hart Court (4.33 acres), to permit 26 multi-family residential units.

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. RS10 would permit a maximum of 16 units.

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Proposed Preliminary SP

SITE CONTEXT AND PLAN DETAILS

The approximately 4.33 acre property is located on the north side of Hart Lane approximately 1,000 feet from Dickerson Pike. The site currently contains a single-family residence with accessory structures and access from Hart Lane. Currently the surrounding area consists of a variety of uses including mostly single-family residential, multi-family residential, industrial, and vacant land. Hart Lane is labeled as a Collector Avenue in the Major and Collector Street Plan (MCSP).

The site plan proposes up to 26 multi-family residential units and an extension of Conviser Drive from east to west. Of the 26 units, 5 would front Hart Lane, 9 would front the Conviser Drive extension, and the remaining 12 would be oriented to the interior of the site.

Parking is provided with a combination of front-loaded and rear-loaded garages and surface parking. Units 1-2 and 24-26, along Hart Lane, will have rear loaded garages and units 9 and 17 will have garages located on the side. The remaining units will all have front-loaded garages. Units 10-15 will utilize shared access to reduce the number of driveways along the extension of Conviser Drive. Units along Hart Lane will match the character of the neighborhood with similar alignment along the street as the existing single-family residences to the east and west. Sidewalks have been provided along Hart Lane and the proposed Conviser Drive with sidewalks located along the interior drives as well as required by the MCSP and zoning code.

The plan includes architectural standards requiring raised foundations, minimum glazing percentage, minimum porch depths, and recommended materials, with a max height of 3 stories in 35 feet. Proposed additional landscaping includes a Type B landscape buffer along the north, east, and west sides where adjacent to RS10 zoning.

ANALYSIS

The T4 NE land use policy is intended to create and enhance urban neighborhoods with a diversity of housing types, increase connectivity, and increase density, with consideration of the existing character of the neighborhood. The proposed plan provides a variety of housing types with rear-loaded, front-loaded, and side-loaded detached products. The landscape buffer along the along the property boundary allows for transitional area to the surrounding single-family type developments. As proposed, the sidewalks will create a new sidewalk network by providing sidewalks in an area currently without pedestrian transportation methods. The increase in intensity, variety of housing types, landscape buffering, and road and sidewalk connections are consistent with the policy goals of successful redevelopment of existing neighborhoods by developing an infill site while taking the existing character into account.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Concept plan only. Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% Water & Sewer Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- From Previous and on final, provide a temporary access easement into private drive for turning around.
- Final approval will be based on establishing the proposed public road connection to existing public road, Conviser Dr. for access.
- With final, submit SSD exhibit, per AASHTO, 40 mph design speed(down grade), East approaching vehicles; w/ with profile view showing line of sight available versus SSD required.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.33	4.356 D	18 U	215	17	19

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	4.33	-	26 U	140	9	12

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+8 U	+75	-8	-7

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 2 Elementary 1 Middle 2 High
Projected student generation proposed SP-MR district: 8 Elementary 5 Middle 5 High

The proposed SP-MR zoning district is anticipated to generate an additional 15 students more than what could be generated under the existing RS10 zoning. Students would attend Tom Joy Elementary, Jere Baxter Middle School, and Maplewood High School. All schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 26 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. Elevations shall be provided with final site plan and shall meet the architectural standards as specified on the plan.
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. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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.

Approve with conditions and disapprove without all conditions. Consent Agenda (6-0)

Resolution No. RS2021-266

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-069-001 is approved with conditions and disapproved without all conditions. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 26 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. Elevations shall be provided with final site plan and shall meet the architectural standards as specified on the plan.
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. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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.

25. 2021SP-074-001

2304 LLOYD AVENUE

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for properties located at 2304 A-F Lloyd Avenue, approximately 360 feet north of Curtis Street (1.02 acres), to permit five multi-family residential units, requested by Dale and Associates, applicant; various owners.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning for properties located at 2304 A-F Lloyd Avenue, approximately 360 feet north of Curtis Street (1.02 acres), to permit five multi-family residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 4 lots with 1 duplex lots for a total of 5 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.

BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. The Conservation Policy recognizes limited amount of steeply sloped area.

SITE

The subject site comprises three parcels totaling approximately 1.02 acres. The site is located on the east side of Lloyd Avenue, a local street. The site currently contains a single-family residence and is surrounded by other single family, two-family, institutional, and vacant land uses. The three parcels included in this application created duplex Horizontal Property Regimes (HPR's) but the applicant has confirmed with the Codes Department that these parcels are not duplex eligible so the HPR cannot be realized.

PLAN DETAILS

The application proposes 5 detached multi-family units that are served with a single private drive drawing access from Lloyd Avenue. The plan proposes to improve Lloyd Avenue to the local street standard. The plans include

landscape buffers around the perimeter of the development and the parking areas. The units are setback from Lloyd Avenue to avoid an easement for the overhead electric lines that cross the site.

ANALYSIS

The application proposes a form and intensity that is consistent with the T3 NE policy and is appropriate given the surrounding development pattern. This area has a pattern of single and two-family residential developments and the proposed site plan is consistent with character of the neighborhood. The plan appropriately addresses the street with the orientation of the units and adequately buffers the parking area to the rear of the site.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.(See Capacity Permit #'s T2021054475 and T2021054468).

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. On the final SP, Show the minimum 22 ft. of pavement along frontage, paving from EOP to CL. Show a ST-324 access ramp into site off Lloyd.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	1.02	4.356 D	5 U	66	8	6

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	1.02	-	5 U	26	1	3

Traffic changes between maximum: **R10 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-40	-7	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP district: 1 Elementary 0 Middle 0 High

The proposed SP zoning is expected to generate 2 fewer students than the existing R10 zoning. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 5 multi-family residential units. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited.
2. On the corrected set, a private sidewalk shall be provided from the Lloyd Avenue sidewalk to the internal sidewalk network.
3. Add the following note to the corrected set: maximum building height shall be 3 stories in 45' consistent with how the Metro Zoning Code measures building height.
4. Add the following note to the corrected set: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. 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 RM6 zoning district as of the date of the applicable request or application.
10. 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.
11. 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.

Approve with conditions and disapprove without all conditions. Consent Agenda (6-0)

Resolution No. RS2021-267

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-074-001 is approved with conditions and disapproved without all conditions. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 5 multi-family residential units. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited.
2. On the corrected set, a private sidewalk shall be provided from the Lloyd Avenue sidewalk to the internal sidewalk network.
3. Add the following note to the corrected set: maximum building height shall be 3 stories in 45' consistent with how the Metro Zoning Code measures building height.
4. Add the following note to the corrected set: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. 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 RM6 zoning district as of the date of the applicable request or application.

10. 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.
11. 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.

26. 2021Z-059PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUL-A-NS zoning for properties located at 905 and 907 E. Trinity Lane and 3013 and 3015 Ambrose Avenue, at the northeast corner of E. Trinity Lane and Ellington Parkway (3.19 acres), requested by Collier Engineering Company, applicant; John Guest, David Scott, et ux, Robert Warner and Suzanne Warner, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IR to MUL-A-NS.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited-Alternative-No STRP (MUL-A-NS) zoning for properties located at 905 and 907 E. Trinity Lane and 3013 and 3015 Ambrose Avenue, at the northeast corner of E. Trinity Lane and Ellington Parkway (3.19 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-Alternative-No Short Term Rentals (MUL-A-NS) 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. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

The Community Character Policy (CCM) at this site and surrounding properties north of E. Trinity Lane was recently amended from the D EC, District Employment Center, policy to the T4 MU, Urban Mixed Use Neighborhood, policy. The policy amendment (Case 2021CP-005-001) was approved by the MPC at its September 9, 2021, meeting. Application of the CO policy areas did not change with the policy amendment.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

The 3.19-acre site includes four parcels spanning the northeastern corner of E. Trinity Lane and Ellington Parkway, south of N. Hill Drive. The southernmost parcel has frontage along E. Trinity Lane, an arterial-boulevard designated by the Major and Collector Street Plan (MCSP). Two of the parcels have frontage along the west side of Ambrose Avenue, and the largest parcel is located in the middle, spanning the eastern boundary of Ellington Parkway. The parcel fronting E. Trinity Lane is developed with an office use and the remaining parcels are developed with industrial uses. The surrounding development pattern includes properties with commercial office structures, industrial warehouses, residential structures, and self-storage facilities. The development pattern transitions to residential and mixed use development west of Ellington Parkway. The Highland Heights neighborhood is located to the southwest.

The site is located approximately 0.6 miles west of Gallatin Pike and one mile east of Dickerson Pike, both designated as arterial-boulevards on the MCSP.

The MUL-A-NS zoning district is consistent with the T4 MU policy, which was recently amended from the D EC, District Employment Center, policy at this site and surrounding properties north of E. Trinity Lane. The MUL-A-NS district permits residential and mixed-use development in an area that is intended to evolve into an urban mixed use neighborhood, consistent with the T4 MU policy.

The site is also located within a Tier 2 Center along a long-term need priority corridor (E. Trinity Lane), identified by the NashvilleNext Growth & Preservation Map. Centers are intended to be the focus of coordinated growth where additional intensity is expected to support existing and future transit service. Uses permitted by MUL-A-NS will contribute to the surrounding residential and mixed use character that has developed along E. Trinity Lane, and the Alternative district standards will provide building placement and design standards intended to achieve an urban character and enhance the pedestrian realm. The current IR zoning is not supported by the T4 MU policy.

FIRE MARSHAL RECOMMENDATION
Approve

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)	3.19	0.6 F	83,373 SF	177	14	16

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	1.55	1.0 F	68 U	369	23	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.82	1.0 F	35,719 SF	1,348	34	136

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.82	1.0 F	35,719 SF	4,007	355	349

Traffic changes between maximum: **IR and MUL-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+5,547	+398	+500

METRO SCHOOL BOARD REPORT

Given the mix of uses permitted by MUL-A-NS, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda (5-0-1)

27. 2021Z-086PR-001
Council District 16 (Ginny Welsch)
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 and R8 to RM9 NS zoning for properties located at 3134, 3138, 3140, 3142, 3142 B, 3144 and 3146 Glenclyff Road, approximately 170 feet north of Twin Oaks Drive (10.9 acres), requested by SWS Engineering, Inc., applicant; James C. & Oveta N. Pyburn and Diana R. Flegal, Joanne E. Merriam ETAL, Sona Land Company LLC, Cheri Thompson, Georgia Avo Sain, Fred L. Sain and Avo E. Sain, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST
Zone change from RS7.5 and R8 to RM9-NS

Zone Change

A request to rezone from Single-Family Residential (RS7.5) and One and two-Family Residential (R8) to Multi-Family Residential-No Short Term Rentals (RM9-NS) zoning for properties located at 3134, 3138, 3140, 3142, 3142 B, 3144 and 3146 Glenclyff Road, approximately 170 feet north of Twin Oaks Drive (10.9 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 48 units.*

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 5 lots with 1 duplex lots for a total of 6 units.*

Proposed Zoning

Multi-Family Residential-No Short Term Rentals (RM9-NS) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district. *RM9-NS would permit a maximum of 98 units.*

SOUTH NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. The Conservation policy here recognizes very limited area with significant slope that are associated with the interstate that abuts the rear of the site.

SITE

The application includes 7 parcels and comprises approximately 10.9 acres in south Nashville, west of and adjacent to I-24. The site fronts onto Glenclyff Road, a local street and is about a quarter of a mile north of Antioch Pike, classified as a Collector Avenue in the Major and Collector Street Plan. The site is developed with single-family residences and two-family land uses. The site is generally flat with no floodplain or floodway present. The surrounding area includes attached multi-family units both adjacent to the site and directly across Glenclyff Road as well as single-family residential. Glenclyff Elementary is south of the site and at the western corner of the intersection of Glenclyff Road and Antioch Pike.

ANALYSIS

The application proposes a density and form that is consistent with the T3 NE policy guidance to provide infill development in a suburban pattern but at higher densities and with greater housing variety than classic suburban neighborhoods. The proposed pattern is also appropriate with the surrounding development pattern considering the area has several developments of multi-family structures and the proposed zoning district would provide for a similar form and density. The site is constrained by existing development to the south and I-24 to the east so the ability to provide public infrastructure is limited. This condition supports the use of private drives as typically provided with RM9-NS zoning. The Conservation Area recognizes slopes that were created with the construction of I-24. Staff finds the proposed zoning district to be consistent with the T3 NE and CO policies.

FIRE MARSHAL RECOMMENDATION
Approved

Maximum Uses in Existing Zoning District: **RS7.5**

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)	9.88	5.808 D	57 U	620	45	59

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	1.02	5.445 D	6 U	78	9	7

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	10.9	9 D	98 U	532	34	44

Traffic changes between maximum: **RS7.5, R8 and RM9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+35 U	-166	-20	-22

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 5 Elementary 4 Middle 4 High

Projected student generation existing R8 district: 1 Elementary 1 Middle 0 High

Projected student generation proposed RM9-NS district: 11 Elementary 8 Middle 8 High

The proposed RM9-NS zoning is expected to generate 12 additional students than the existing RS7.5 and R8 zoning. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Elliott presented the staff recommendation of approval.

Preston Ayer, 504 Autumn Springs Court, Franklin, spoke in favor of the application.

Brent Smith, 4423 Lealand Lane, spoke in favor of the application.

Joe Dean Covert, 224 Antioch Pike, spoke in favor of the application.

Richard Grayhouse, 3135 Glenclyff Road, spoke in opposition to the application.

Allen Dyer, 3137 Glenclyff Road, spoke in opposition to the application.

Kelly Sparkman, 504 Twin Oaks Circle, spoke in opposition to the application.

Bill Weeks, 3208 Glenclyff Road, spoke in opposition to the application.

Verna Sparkman, 504 Twin Oaks Circle, spoke in opposition to the application.

Mr. Haynes closed the Public Hearing.

Mr. Henley said he doesn't have a lot of objections but would consider rethinking the roundabout.

Dr. Sims spoke in favor of the application.

Ms. Johnson said she appreciates preserving the trees, buffer and community engagement and that density in this location makes sense and her only reservation is a straight zoning.

Councilmember Withers stated this is a pretty good plan.

Ms. Blackshear said the sound buffer aspect is wonderful and the plan is really good. She stressed that it is commendable how well the neighbors and developers work together but asked is something less than 98 units preferable if it's known that an area has bad traffic issues and expressed concerns about putting too much in one area.

Ms. Johnson moved and Mr. Henley seconded the motion to approve. (6-0)

Resolution No. RS2021-269

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-086PR-001 is approved. (6-0)

28. 2021Z-097PR-001

Council District 19 (Freddie O'Connell)

Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUN-A zoning for property located at 177 Little Green Street, approximately 140 feet west of Edgar Street (0.14 acres), requested by Duane Cuthbertson, applicant; Johnny Crow, Jr., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUN-A

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed-Use Neighborhood – Alternative (MUN-A) zoning for property located at 177 Little Green Street, approximately 140 feet west of Edgar Street (0.14 acres).

Existing Zoning

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

Proposed Zoning

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

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

ANALYSIS

The 0.14 acre site is located on the south side of Little Green Street, southwest of the intersection of Edgar Street and Little Green Street. The site has frontage along two streets; the subject property’s northern property line abuts Little Green Street and the southern property line abuts Meredith Avenue.

The surrounding properties are primarily zoned IWD with other properties north on Little Green street also zoned MUN-A. The surrounding parcels have a mix of land uses including residential, commercial, industrial, and several vacant properties.

The proposed MUN-A zoning district is consistent with the T4 MU Policy. The intent of this policy is to maintain, enhance, and create urban, mixed use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses. The anticipated land uses could be developed under the proposed MUN-A zoning district. The policy states that when considering rezoning in this policy, the size of the site, environmental conditions on and near the site, and the character of adjacent Transect and policy areas should be considered. This site has no known environmental constraints. It is located on the edge of a policy area, bordered by an existing rail line and I-40 south of the site. The size of the site is in keeping with the intent for a neighborhood level scale of development. Additionally, the site has double frontage, allowing for additional access opportunities.

FIRE MARSHAL RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

N/A

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)	0.14	0.8 F	4,879 SF	53	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.07	0.6 F	1 U	4	0	0

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.035	0.6 F	915 SF	35	1	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.035	0.6 F	915 SF	103	9	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+89	+9	+12

METRO SCHOOL BOARD REPORT

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

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

The proposed MUN-A zoning district is not expected to generate any additional students than the existing IWD zoning district. Students would attend McGavock Elementary School, Two Rivers Middle School, and McGavock High School. All schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda (6-0)

Resolution No. RS2021-270

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-097PR-001 is approved. (6-0)

29. 2021Z-098PR-001

Council District 19 (Freddie O'Connell)

Staff Reviewer: Logan Elliott

A request to rezone from IWD to MUN-A zoning for property located at 199 Little Green Street, approximately 110 feet southwest of Hermitage Avenue (0.15 acres), requested by Duane Cuthbertson, applicant; City Choice Homes, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUN-A

Zone Change

A request to rezone from Industrial Warehousing and Distribution (IWD) to Mixed Use Neighborhood – Alternative (MUN-A) zoning for property located at 199 Little Green Street, 110 feet southwest of Hermitage Avenue (0.15 acres).

Existing Zoning

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

Proposed Zoning

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

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial,

institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

ANALYSIS

The subject property is located on the south side of Little Green Street. Hermitage Avenue is just to the north, a railroad is located behind the property, and unimproved right-of-way is adjacent to and east of the property. The property currently contains a single-family land use. The area consists of an assortment of small office buildings, retail businesses, auto related services, vacant parcels, multi-family residential, and one- and two-family residential uses.

The proposed MUN-A is consistent with the T4 MU policy as it provides for a mixture of uses consistent with the policy. The development standards required for MUN-A are also consistent with the goals of the policy. It is also important to note that the existing IWD zoning district is not consistent with the policy.

FIRE MARSHAL RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Ignore

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)	0.15	0.6 F	3,920 S.F.	7	1	1

Maximum Uses in Proposed Zoning District: MUN-A

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)	0.07	0.6 F	2 U	15	1	2

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.04	0.6 F	1,045 S.F.	11	2	2

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.04	0.6 F	1,045 S.F.	67	4	8

Traffic changes between maximum: IWD and MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+86	+6	+11

METRO SCHOOL BOARD REPORT

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

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

The proposed MUN-A zoning district would generate no additional students. Students would attend McGavock Elementary, Two Rivers Middle School, and McGavock High School. All schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda (6-0)

Resolution No. RS2021-271

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-098PR-001 is approved. (6-0)

30. 2021Z-099PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Dustin Shane

A request to rezone from CS to OR20 zoning for property located at 2106 A-M 24th Ave North, approximately 75 feet north of Clarksville Pike (0.75 acres), requested by Wisdom Rock, LLC, applicant; O.I.C. 2106 24th Avenue North Commons, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from CS to OR20-A.

Zone Change

A request to rezone from Commercial Services (CS) zoning to Office/Residential–Alternative (OR20–A) zoning for property located at 2106 A-M 24th Ave North, approximately 75 feet north of Clarksville Pike (0.75 acres).

Existing Zoning

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

Proposed Zoning

Office/Residential-Alternative (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A would permit a maximum of 15 units*

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban 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 urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

ANALYSIS

The application consists of thirteen parcels (Map 081-06-0-F, Parcels 001-012, 900) totaling 0.75 acres in size located on the eastern side of 24th Avenue North just north of the intersection with Clarksville Pike. The property currently contains the remnants of a gravel circle drive and scattered trees. Surrounding uses include single-family and two-family residential, a grocery store, and an automobile body shop and storage lot. OR20 zoning exists one block north on the eastern side of 24th Avenue. CS zoning abuts to the south, with an SP across 24th Avenue North to the west. R6 zoning covers the adjacent residential uses.

The application proposes to rezone the property from CS to OR20–A. The property is within the T4 Urban Mixed-Use Corridor (T4 CM) policy area. T4 CM policy is intended to enhance neighborhoods by encouraging a greater mix of higher density residential and mixed-use development along corridors. Residential uses are to be given preference between intersections, which makes the existing CS zoning for this property incompatible with the policy guidance. The CCM lists OR20–A as an appropriate zoning under T4 CM policy. One of the stated goals of the policy is to create neighborhoods that feature high-density residential buildings. OR20–A would support this intent to a greater degree than conventional CS zoning.

The rezoning request is further supported by the fact that this property is within a first-tier center as identified in NashvilleNext. Allowing more density at this location within close proximity to an arterial will channel density toward centers and multi-modal corridors in accordance with the guidance of the General Plan. For these reasons, staff recommends approval of the rezoning.

FIRE RECOMMENDATION
Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.75	0.6 F	19,602 SF	740	18	75

Maximum Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.375	0.8 F	13,068 SF	147	38	17

Maximum Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	0.375	20 D	8 U	42	3	4

Traffic changes between maximum: **CS and OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-551	+23	-54

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed OR20-A district: 2 Elementary 2 Middle 2 High

The proposed OR20-A zoning is expected to generate 6 more students than the existing CS zoning districts. Students would attend Churchwell Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda (6-0)

Resolution No. RS2021-272

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-099PR-001 is approved. (6-0)

31. 2021Z-100PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Seth Harrison

A request to rezone from R8 to OR20 zoning for properties located at 2137, 2139, and 2139 B Buena Vista Pike, approximately 135 feet southwest of Cliff Drive (0.31 acres), requested by Crunk Engineering, LLC, applicant; O.I.C. 2137 Buena Vista Pike, Adam Will, and Clark Thomas Zuker, owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from R8 to OR20

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Office/Residential (OR20) zoning for properties located at 2137, 2139, and 2139 B Buena Vista Pike, approximately 135 feet southwest of Cliff Drive (0.31 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. R8 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.

Proposed Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. OR20 would permit a maximum of 6 units.

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

ANALYSIS

The subject property is located on the north side of Buena Vista Pike. Cliff Drive is just to the west, and an alley is located to the rear of the site. The property currently contains a relatively new two-family residential use. The area consists of primarily single-family residential uses, with some commercial located adjacent to the property, and vacant parcels.

The proposed zoning of OR20 is not consistent with the T4 NE policy as it allows commercial uses, which are not supported by this policy. The T4 NE policy is a residential policy. The current zoning of R8 and two-family residential use of the property is consistent with the goals of the policy.

FIRE MARSHAL RECOMMENDATION

Approved

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.31	5.445 D	2 U	28	7	2

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.155	0.8 F	5,401 SF	63	31	7

Maximum Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.155	20 D	3 U	15	1	2

Traffic changes between maximum: **R8 and OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+50	+25	+7

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed OR20 district: 1 Elementary 0 Middle 0 High

The proposed OR20 zoning district is anticipated to generate an additional 1 student more than what could be generated under the existing R8 zoning. Students would attend Cumberland Elementary, Haynes Middle School, and Whites Creek High School. All schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval based on inconsistency with the policy.

Mr. Harrison presented the staff recommendation of disapproval.

Clark Zuker, 600 12th Avenue South, spoke in favor of the application.

Mr. Haynes closed the Public Hearing.

Ms. Johnson asked why bend the community character manual to accommodate up to a six unit on this particular lot and was willing to listen to other Commissioners.

Councilmember Withers spoke in favor of the staff recommendation.

Ms. Blackshear stated zoning is incongruent with policy and with no ability to support it.

Dr. Sims spoke in support of the staff recommendation.

Mr. Henley spoke in support of the staff recommendation.

Ms. Johnson moved and Dr. Sims seconded the motion to disapprove. (6-0)

Resolution No. RS2021-273

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-100PR-001 is disapproved. (6-0)

32. 2021Z-101PR-001

Council District 15 (Jeff Syracuse)

Staff Reviewer: Abbie Rickoff

A request to rezone from SP-C to IWD zoning for property located at 921 Perimeter Court, at the current terminus of Perimeter Court (3.42 acres), requested by Barge Cauthen and Associates, applicant; Skyz Investments, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from SP-C to IWD.

Zone Change

A request to rezone from Specific Plan-Commercial (SP-C) to Industrial Warehousing/Distribution (IWD) zoning for property located at 921 Perimeter Court, at the current terminus of Perimeter Court (3.42 acres).

Existing Zoning

Specific Plan-Commercial (SP-C) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes commercial uses.

Proposed Zoning

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

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design, and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium- to high-density residential are also present.

ANALYSIS

The 3.42-acre site is located at the terminus of Perimeter Court, south of Perimeter Place Drive. The vacant property is located south of Elm Hill Pike, east of McGavock Pike and west of Donelson Pike, slightly north of I-40. The Nashville International Airport is located to the southwest. Surrounding properties include a mixture of vacant, industrial, and non-residential uses, including hotel uses, and office/medical facilities. The site is currently zoned SP to permit a hotel use. The property is currently undeveloped.

The proposed IWD zoning district is consistent with the D EC policy, which supports a range of moderately high intensity office, mixed use, and light industrial uses. The proposed IWD zoning would permit compatible light-industrial and non-industrial uses in an area that includes a mix of uses in proximity to the airport, which spans the south side of I-40 and is within the D I, District Impact, policy, a higher intensity policy area. The site is located in proximity to several arterial boulevards and I-40 and is centrally located within a larger industrial policy area, rather than located at the edge of a lower-intensity policy area, where transitions may be appropriate.

FIRE MARSHAL RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	3.42	-	114 R	860	51	59

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)	3.42	0.8 F	119,180 SF	234	21	23

Traffic changes between maximum: **SP and IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-626	-30	-36

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda (6-0)

Resolution No. RS2021-274

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-101PR-001 is approved. (6-0)

33. 2021Z-103PR-001

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Logan Elliott

A request to rezone from R8 to CS zoning for properties located at 5917 Robertson Avenue and Deal Avenue (unnumbered), approximately 385 feet west of Elaine Avenue (0.74 acres), requested by Dale & Associates, applicant; 5915 Robertson, LLC, owner.

Staff Recommendation: Defer Indefinitely.

The Metropolitan Planning Commission 2021Z-103TX-001 is deferred indefinitely. (6-0)

34. 2021Z-104PR-001

Council District 33 (Antoinette Lee)

Staff Reviewer: Dustin Shane

A request to rezone from AR2a to RS10 zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres), requested by D.R. Horton, applicant; Thaddeus Dale Jenkins and Donald W. Jenkins, JR., ETUX, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from AR2a to RS10.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) zoning to Single-Family Residential (RS10) zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation of rural land use policies of the general plan. *AR2a would permit a maximum of 12 units.*

Proposed Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 107 units.*

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy

identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

ANALYSIS

The application consists of three parcels (Map 176, Parcels 022, 048, and 049) totaling 24.16 acres in size located on the eastern and southeastern side of the bend in Maxwell Road before it dead-ends into the Percy Priest Reservoir area. The properties contain two single-family residences and some cleared land, with the largest part being densely forested area. Surrounding uses include single-family residential uses, vacant residential land, and the Percy Priest Reservoir. Surrounding zoning is AR2A except for one RS10-zoned property to the southwest.

The application proposes to rezone the properties from AR2A to RS10. The properties are within the T3 Suburban Neighborhood Evolving (T3 NE) policy area. T3 NE policy is suitable for underdeveloped land that is anticipated to be developed with suburban residential patterns. The designation of these properties as T3 NE, coupled with the adjacent RS10 zoning, indicates that an extension of RS10 zoning into this area was anticipated. RS10 zoning along this segment of Maxwell Road (which is just to the east of the portion of the road classified as a collector-avenue in the MCSP) would complement the surrounding area’s growth trajectory and promote a mixture of housing types and greater connectivity in this portion of the county. The CO policy areas along the southern edges of Parcels 021 and 049 represent the approaches to Hurricane Creek. Future subdivision of the properties will be required to respect any sensitive environmental features in accord with the policy guidance.

FIRE RECOMMENDATION
Approve

TRAFFIC & PARKING RECOMMENDATION
Approve with conditions

- TIS will be required prior to construction.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	24.61	0.5 D	12 U	148	13	13

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	24.61	4.356 D	107 U	1,107	81	108

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+95 U	+95	+68	+95

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2A district: 3 Elementary 2 Middle 2 High
 Projected student generation proposed RS10 district: 21 Elementary 15 Middle 16 High

The proposed RS10 zoning is expected to generate 45 more students than the existing AR2A zoning district. Students would attend Mt. View Elementary School, J.F. Kennedy Middle School, and Antioch High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION
Staff recommends approval.

Approve. Consent Agenda (5-0-1)

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-104PR-001 is approved. (5-0-1)

35. 1-74P-014

HICKORY HOLLOW PUD (CANCELLATION)

Council District 32 (Joy Styles)

Staff Reviewer: Logan Elliott

A request to cancel a portion of the Hickory Hollow Planned Unit Development Overlay District for property located at 5256 Hickory Hollow Parkway, approximately 530 feet southwest of Mt. View Road, zoned SCR (12.11 acres), requested by Barge Cauthen and Associates, applicant; CV LHF LLC., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Cancel a portion of an existing Planned Unit Development Overlay District (PUD).

PUD Cancellation

A request to cancel a portion of the Hickory Hollow Planned Unit Development Overlay District for property located at 5256 Hickory Hollow Parkway, approximately 530 feet southwest of Mt. View Road, zoned Shopping Center Regional (SCR) (12.11 acres).

Existing Zoning

Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

ANTIOCH - PRIEST LAKE COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. The conservation policy here recognizes areas of steep slope.

PLAN DETAILS

This PUD was originally approved in 1974 and included a large area (approximately 192 acres) on both sides of Bell Road, north of Interstate 24. A portion of the PUD includes the former Hickory Hollow Mall, located on the north side of Bell Road and wrapped by a private "ring road" with several access points to the mall's surface parking areas. The 1974 Metro Council plan was approved for 1,529,581 square feet of various commercial and office uses and 432 residential units. The portion of the PUD containing the former Hickory Hollow Mall was amended in 1989, increasing the total square footage to 1,800,575 square feet of commercial and office uses permitted for the entire PUD. The mall site has since developed with commercial and non-residential uses and is ringed by the Ford Ice Center,

Bridgestone office, a Nashville State Community College campus, and institutional uses. The PUD has been revised numerous times over the years, most recently on January 16, 2020, when the MPC approved a PUD revision and final site plan to permit the construction of a restaurant and retail space. A portion of the PUD, approximately 30.57 acres, was recommended to be cancelled at the May 13, 2021, Planning Commission meeting and ultimately approved and made effective by the Metro Council.

This request is to cancel a portion of the PUD located on a single parcel within the “ring road” area of the former Hickory Hollow Mall and also containing the access drive from Bell Road. No changes to the remaining portion of the PUD are proposed with this application.

ANALYSIS

Staff finds the PUD cancellation request to be consistent with the land use policies. The predominant land use policy at this site, T4 Urban Community Center policy, supports mixed use, commercial, and institutional land uses at an urban scale. The site is located within a larger area of T4 CC policy, which extends to the west along Hickory Hollow Parkway and to the east, north of Mt. View Road. The site has developed in a suburban manner, consistent with the approved PUD, but there may be opportunities for future development that could bring the site closer to meeting the goals of the T4 CC policy through cancellation of the PUD. Cancellation of the PUD allows for uses permitted by the base SCR zoning district.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda (6-0)

Resolution No. RS2021-276

“BE IT RESOLVED by The Metropolitan Planning Commission that 1-74P-014 is approved. (5-0-1)

36. 2009UD-001-018

DOWNTOWN DONELSON UDO (DONELSON PLAZA MULTI-FAMILY EAST BUILDINGS)

Council District 15 (Jeff Syracuse)

Staff Reviewer: Jared Islas

A request to modify the Downtown Donelson Urban Design Overlay District for property located at 220 Clifffdale Road, at the terminus of Crestwood Road, zoned OR20 and CL (2.43 acres), to permit a modification to the landscape buffer standards, requested by Building Ideas, applicant; Plaza 2750 LLC , owner.

Staff Recommendation: Approve the front yard setback/building orientation and landscape buffer yard modifications with conditions and disapprove without all conditions.

APPLICANT REQUEST

A request for a modification to the front yard setback and building orientation requirements, and a modification to the landscape buffer yard requirements.

Modification

A request for a major modification to the Downtown Donelson Urban Design Overlay District standards for property located at 220 Clifffdale Road, zoned Office/Residential (OR20), (2.43 acres), to permit a modification of the front yard setback, building orientation, and landscape buffer yard requirements.

EXISTING ZONING

Office/Residential (OR20) is the underlying base zoning and is intended for a mixture of compatible office and multifamily residential use at medium-high density levels of intensity.

Downtown Donelson UDO is an overlay intended to foster redevelopment of an aging community center into a pedestrian-friendly, mixed-use downtown for the Donelson community.

The parcel in question is in Subdistrict 5 – Residential/Office Neighborhood of the Downtown Donelson UDO which is intended for office land uses along with mixed housing that provides additional housing choice and creates transitions between intense commercial land uses, and less intense residential neighborhoods.

MODIFICATION REQUEST DETAILS

- 1) Front Yard Setback and Building Orientation

UDO Requirement: 15' minimum and 25' maximum front yard setback with buildings oriented to the street.

Modification Request: Front yard setback ranging from 5' to 70' with buildings oriented to internal parking lot and internal paths.

2) Landscape Buffer Yard Requirements

UDO Requirement: "C" Landscape Buffer Yard, excluding "C-5" (which is only available within the urban zoning overlay district).

Modification Request: "C-5" Landscape Buffer Yard, substituting a 6' masonry wall with a 6' composite wood screen fence.

MODIFICATION REQUEST ANALYSIS

1) Front Yard Setback and Building Orientation

The intent of the UDO's front yard setback and building orientation requirements is to place activity on the street. The 15'-25' front yard setback requirement keeps development relatively close to the street and promotes direct pedestrian connections from public sidewalks to the entrances of buildings that front them.

Together, the curving nature of Cliffdale Road, the site's topographical constraints, and the ideal location for necessary stormwater detention ponds, limits the extent to which the buildings can be close to the street and public sidewalk. Due to the proposed positioning of these buildings on the site, certain north and south façades, originally designed as the sides of the building, are frontward facing at some angles. The design façades have been improved with a combination of higher quality materials, larger windows, walk-out patios, and/or overhead awnings. These changes help the proposed buildings better relate to the existing and future surroundings.

2) Landscape Buffer Yard Requirements

The intent of the Landscape Buffer Yard requirements is to protect the value and integrity of property from the potential adverse effects of noncompatible land uses. The width of the landscape buffer yard and the intensity of plantings required vary depending upon the relative intensities of the abutting zoning districts. In this case, the property owner was able to choose from several buffer yard widths and plantings to satisfy this requirement.

The natural topography on the site makes it so that stormwater crosses back and forth across the north property line. A masonry wall would create a dam that would obstruct the natural flow of stormwater and create flooding and erosion issues. A composite wood fence will provide an opaque privacy screen for neighboring properties, while allowing stormwater to flow naturally.

STAFF RECOMMENDATION

Staff recommends approval of the front yard setback/building orientation and landscape buffer yard modifications with conditions, and disapproval without all conditions.

CONDITIONS

1. Approval of these major modifications are specific to these plans. If site layout, building design, etc. change prior to building permits, and major modifications are still necessary, the major modifications will need to be reconsidered by the Metro Planning Commission.

Approve the front yard setback/building orientation and landscape buffer yard modifications with conditions and disapprove without all conditions. Consent Agenda (6-0)

Resolution No. RS2021-277

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009UD-001-018 is approved the front yard setback/building orientation and landscape buffer yard modifications with conditions and disapprove without all conditions. (6-0

CONDITIONS

1. Approval of these major modifications are specific to these plans. If site layout, building design, etc. change prior to building permits, and major modifications are still necessary, the major modifications will need to be reconsidered by the Metro Planning Commission.

37. 2021M-007SR-001

WOODRUFF STREET TO BE RENAMED TO DAVID MCMURRY WAY

Council District 08 (Nancy VanReece)

Staff Reviewer: FRONT COUNTER

A request to rename Woodruff Street to "David McMurry Way" (see sketch for details), requested by Councilmember Nancy VanReece.

Staff Recommendation: Approve.

APPLICANT REQUEST

Woodruff Street to Be Renamed to David McMurry Way

Street Renaming

A request to rename Woodruff Street to "David McMurry Way" (see sketch for details), requested by Councilmember Nancy VanReece.

STREET RENAMING PROCEDURE

Metro Council changes street names 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 and to give owners the opportunity to provide written comments in support of or in opposition to the proposed name change. Properties with mailing addresses on the section of roadway to be renamed will continue to receive mail using the old street name for one year giving residents and businesses time to notify persons and entities they correspond with of the change in address.

BACKGROUND – HISTORY

In 2020, the Metro Council recognized David McMurry with Resolution 2020-670, which included the following information:

WHEREAS, David McMurry was an important and active member of the Nashville community. He was known for his community service, which included work with nonprofits and business groups and even running for office; and

WHEREAS, he was a vocal LGBTQ activist and advocate, serving on the Board of Directors for the LGBT Chamber of Commerce and Nashville Pride. He had also recently joined the Steering Committee for the Human Rights Campaign Nashville; and

WHEREAS, Mr. McMurry was deeply engaged in the Madison community, serving as an Ambassador, a Board Member and President of the Madison Rivergate Area Chamber of Commerce (MRACC) where he started the "Madison Mondays" networking group, as well as serving as the Madison Representative to the Neighbor 2 Neighbor Board of Directors, and serving as a member of the board of Historic Nashville; and winning the title of "Best Neighbor" three years in a row in the MRACC -Best of awards; and

WHEREAS, Mr. McMurry also proudly served the City of Nashville through his appointment to the Convention Center Authority in 2016, and was then reappointed in 2018; and

WHEREAS, David McMurry left a significant impact on Nashville, and his presence in Music City will be deeply missed. It is fitting and proper that the Metropolitan Council go on record as recognizing his impact on Madison, the LGBTQ community, and Nashville as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Metropolitan County Council hereby goes on record as honoring the life of David McMurry.

Section 2. This Resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Councilmember VanReece has filed an application to rename Woodruff Street to David McMurry Way. Upon receiving the application, the Planning Department sent notices to the affected properties. Staff received one note of opposition. As such, the item is required to be heard by the Planning Commission. E-911 has approved.

FIRE DEPARTMENT RECOMMENDATION

Approve

EMERGENCY COMMUNICATION CENTER RECOMMENDATION:

Approve

METRO HISTORICAL COMMISSION RECOMMENDATION

The Historical Commission staff neither approves nor disapproves this request. Per Ordinance No. BL2019-110, the Historical Commission staff will submit a report to the Metropolitan Council regarding any historical significance associated with the current/original street name upon filing of the legislation.

STAFF RECOMMENDATION

Planning staff recommends approval of renaming Woodruff Street to "David McMurry Way".

Approve. Consent Agenda (6-0)

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021M-007SR-001s approved. (6-0

**38. 2021S-174-001
PLEASANT COVE CONCEPT PLAN**

Council District 13 (Russ Bradford)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 22 lots with 5 duplex lots for a total of 27 units on properties located at 1363 Pleasant Hill Road and Island View Court (unnumbered), approximately 780 feet southwest of Bell Road, zoned R15 and R10 (8.97 acres), requested by Dale & Associates, applicant; Platinum Invest LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Concept plan approval to create 22 cluster lots with 5 duplex lots for a total of 27 units.

Concept Plan

A request for concept plan approval to create 22 lots with 5 duplex lots for a total of 27 units on properties located at 1363 Pleasant Hill Road and Island View Court (unnumbered), approximately 780 feet southwest of Bell Road, zoned One and Two-Family Residential (R10 and R15) (8.97 acres).

SITE DATA AND CONTEXT

Location: The site is located at the terminus of Island View Court and about a third of a mile from Bell Road near Percy Priest Reservoir.

Street Type: The site has frontage onto Island View Court, a local street, and onto Pleasant Hill Road, a Collector Avenue in the Major and Collector Street Plan.

Approximate Acreage: 8.97 acres or 390,733 square feet.

Parcel/Site History: This site is comprised of parcel 10816008600 and parcel 12100002900. Parcel 10816008600 is a reserve parcel associated with the Lake View Hills Subdivision. Parcel 12100002900 was created in 2020 and has been vacant since at least 1996.

Zoning History: Parcel 10816008600 has been zoned R10 since 1981. Parcel 12100002900 has been zoned R15 since 1974.

Existing land use and configuration: Both parcels are vacant and wooded.

Surrounding land use and zoning:

North: One and Two-family residential (R10)
South: Multi-family residential (RM9)
East: One and Two-family residential (R15), Multi-family residential (RM9)

Proposed Concept Plan

West: Single-family residential (RS7.5), Multi-family residential (RM9)

Zoning: One and Two-family Residential (R15) (8.92 acres)

Min. lot size: 15,000 square feet

Max. height: 3 stories

Min. street setback: 30'

Min. rear setback for all properties: 20'

Min. side setback for all properties: 10'

Maximum Building Coverage: 0.35

PROPOSAL DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. This proposal utilizes the by-right Cluster Lot Option standards of Section 17.12.090 of the Metro Zoning Code (see analysis below).

Number of lots: 17 single-family lots and 5 two-family lots for a total of 22 lots.

Lot sizes: Lots from 8,270 to 18,950 square feet.

Access: The site draws access by extending an existing public street, Island View Court.

Open space: Approximately 2.55 acres of the site, or 111,250 square feet (approximately 28.5% of the total site area) of the site is proposed as open space. The open space area includes landscape buffer areas, stormwater facilities, and open space.

Subdivision Variances or Exceptions Requested: None

APPLICABLE ZONING REGULATIONS FOR THE CLUSTER LOT OPTION

The proposal utilizes the by-right Cluster Lot Option provisions of Section 17.12.090 of the Metro Zoning Code.

Plan Requirements (Section 17.12.090.A)

The concept plan establishes that clustering is proposed and displays the layout of all lots and common areas. This cluster lot proposal includes single-family lots and two-family lots. The concept plan delineates the alternative lot size to be employed and describes the land area required to satisfy open space requirements.

Minimum Area Required to be Eligible (Section 17.12.090.B)

The minimum area within the cluster lot subdivision shall be no less than ten times the minimum lot area for the base zoning district. The site is zoned R10 and R15 which has a minimum lot area of 10,000 and 15,000 square feet, respectively. The portion of the site zoned R10 is minimal and is not included in the acreage used to determine lot yield. The small amount of area zoned R10 is shown as open space so this report will focus on the R15 zoned area. The minimum area within a cluster lot subdivision in the R15 district is 150,000 square feet (10 x 15,000 sf). The portion of the site zoned R15 contains approximately 388,555 square feet and exceeds the minimum area requirement to be eligible to utilize the cluster lot option.

Maximum Lot Yield (Section 17.12.090.E)

The Cluster Lot Option includes specific standards for calculation of maximum lot yield within a cluster lot subdivision that ensure that the maximum number of lots does not exceed what is permitted by the existing base zoning. The Zoning Code specifies that the lot yield shall be based on the gross acreage of the site, minus 15 percent of area which is reserved for streets, and then division of the remaining 85 percent of the gross area by the minimum lot size of the base zoning district.

The gross area within the R15 zoning district is approximately 8.92 acres or 388,555 square feet. The minimum lot size of the existing zoning district, R15, is 15,000 square feet.

$$\begin{aligned} &388,555 \text{ sq. ft.} \times 0.15 = 58,283 \text{ square feet (15\% of the zoning district area reserved} \\ &\text{for streets)} \\ &388,555 \text{ sq. ft.} - 58,283 \text{ sq. ft.} = 330,272 \text{ (85\% of the gross area remaining to yield} \\ &\text{lots)} \\ &330,272 \text{ sq. ft.} / 15,000 \text{ sq. ft.} = 22 \text{ lots} \end{aligned}$$

The concept plan proposes 22 lots, which is consistent with the maximum number of lots that could be permitted based on the lot yield calculation established in the Zoning Code and the existing R15 base zoning.

Open Space Requirements (Section 17.12.090.D)

A minimum of 15 percent of the gross land area of each phase is required to be provided as open space in a cluster lot subdivision. The proposed concept plan is proposed as a single phase. The required open space is 0.15 x 8.97 acres = 1.34 acres and the application proposes 2.55 acres of open space.

Alternative Lot Sizes (Section 17.12.090.C)

Lot within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The portion of the subject site that is utilizing the cluster lot option is zoned R15 and a reduction of two base zone districts would be down to the R8 district. The minimum lot size in the R8 district is 8,000 square feet and the smallest lots proposed is 8,500 square feet.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. Based on the proposed lot sizes, the bulk standards of R8 will apply. Those standards are:

- Min. street setback: 20'
- Min. rear setback for all properties: 20'
- Min. side setback for all properties: 5'

Maximum Building Coverage: 0.45

The proposed lots along the northern property boundary abut a conventional subdivision of R zoned property. The Zoning Code describes that lots may be reduced in size the equivalent of two zoning districts (example: R15 to R8) with the installation of a standard C landscape buffer yard located within common open space. A standard C landscape buffer yard is indicated between the proposed lots that abut a conventional subdivision. The lots along the eastern property boundary are not clustering to an alternative lot size so a landscape buffer is not required. The lots along the western property boundary are adjacent to lots that utilized the cluster lot option and are about 8,000 square feet so a landscape buffer is not required.

Hillside and Floodplain Areas (Section 17.12.090.F)

This site contains a small steeply sloped area along the southern property line as set out in Chapter 17.28 of the Zoning Code. The application avoids the steeply sloped area with the proposed lots and does not include any Critical Lots. The steeply sloped areas are proposed to be included in a common open space parcel. The site does not contain any area of floodplain.

Recreational Facilities (Section 17.12.090.G)

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. Per Subsection 17.12.90.G.3.a, residential developments containing more than 25 units are required to install recreation facilities. This concept plan proposes 27 units and is required to install a single recreation facility. This concept plan identifies a formal grassed lawn with a gazebo feature within an open space area.

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the T3 NM policy. For sites within the T3 transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

This subdivision is required to meet on standards of Chapter 3. Staff finds that all standards are met.

3-2 Monument Requirements

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed.

3-3 Suitability of the Land

The application avoids developing the areas identified as having steep slopes as defined by the Zoning Code.

3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the zoning code pursuant to the Cluster Lot Option in Section 17.12.090. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R8, zoning at the time of building permit.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO or cluster lot subdivision by approval of the rezoning or concept plan.

The proposed subdivision includes new streets and all of the proposed lots are proposed to front onto proposed street so the infill subdivision requirements do not apply.

3-6 Blocks

Section 3-6.2 limits block lengths in residential areas to no more than 1,200 feet and no less than 200 feet, or four lot widths, whichever is greater. As proposed, all newly proposed blocks comply with this standard.

3-9 Requirements for Streets

Public street requirements are reviewed by Nashville DOT. Nashville DOT has reviewed the concept plan and found it to be in compliance with the standards of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

3-10 Requirements for Dedication, Reservations, or Improvements

The application provides for the standard local street right-of-way for the newly proposed public street. The local street standard grass strip and sidewalk are provided for this newly proposed street.

3-11 Inspections During Construction

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after approval of a final site plan by all reviewing agencies. Required public infrastructure must be inspected and accepted for dedication prior to recording of a final plan, or the applicant may choose to post a bond securing the required public improvements.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Nashville DOT reviews street names and signage requirements for public roads, and has recommended approval of this concept plan. See comments in the recommendations from all agencies section below.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable to this case. The proposal does not include private streets.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities

Public Water is provided to this site by Metro Water. Water has reviewed this plan and has recommended approval with conditions. These conditions are listed in the recommendations from all agencies section below.

3-16 Sewerage Facilities

Public sewer is available to this site from Metro Water Services. Water Services has reviewed the plan and found it to be in compliance with all requirements of this section subject to conditions. Those conditions are listed in the recommendations from all agencies section below.

3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed. The concept plan identifies utilities to be buried along the proposed street extension.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations and the standards of the Metro Zoning Code for the by-right Cluster Lot Option as described above. Staff recommends approval with conditions.

COMMENTS FROM OTHER REVIEWING AGENCIES

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Concept Plan only. Public water and sewer construction plans must be submitted and approved prior to Final Site/Development Plan approval. These approved construction plans must match the Final Site/Development Plans. 30% Water & Sewer capacity fees must also be paid prior to Final Site/Development Plan approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2021S-174-001 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances, and resolutions, as noted in the staff report, subject to all of the staff recommended conditions.

Approve with conditions. Consent Agenda (6-0)

Resolution No. RS2021-279

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-174-001 is approved with conditions. (6-0
CONDITIONS

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

39. 2021S-175-001

EASTLAND SUBDIVISION

Council District 06 (Brett Withers)

Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2305 Eastland Avenue, approximately 210 feet east of Riverside Drive, zoned R10 (1.02 acres), requested by Crowe Wheeler and Associates, applicant; Haitian Ministry Theophile Church In Christ, Inc., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for final plat approval to create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 2305 Eastland Avenue, approximately 210 feet east of Riverside Drive, zoned One and Two-Family Residential (R10) (1.02 acres).

SITE DATA AND CONTEXT

Location: The site is located on the north side of Eastland Avenue, east of Riverside Drive.

Street type: The site has frontage on Eastland Avenue, which is a collector-avenue identified by the Major and Collector Street Plan (MCSP) with an existing half of standard right-of-width of 25.5 feet.

Approximate Acreage: 1.02 acres or approximately 44,388 square feet.

Parcel/Site History: This site is comprised of one parcel that was created by deed in 1965.

Zoning History: The parcel has been zoned R10 since at least 1974.

Existing land use and configuration: The parcel currently contains an institutional use that has frontage along Eastland Avenue.

Surrounding land use and zoning:

- North: Two-Family Residential (R10)
- South: Single-Family Residential (R10)
- East: Single-Family and Two-Family Residential (R10)
- West: Vacant (R10)

Zoning: One and Two-family Residential (R10)

Min. lot size: 10,000 square feet
Max. building coverage: 0.40
Min. rear setback: 20'
Min. side setback: 5'
Max. height: 3 stories
Min. street setback: 40'

PROPOSAL DETAILS

Number of lots: 3

Lot sizes: Proposed Lots 1, 2, and 3 are approximately 0.34 acres (14,796 square feet).

Access: Access is provided from a proposed 24' shared access easement that will extend from the rear of the lots to the west. The access easement will continue through an adjacent subdivision proposed to the west (case 2021S-176-001) that will connect to Riverside Drive. Vehicular access will be limited to this access easement. Along Eastland Avenue, the half of standard right-of-way required for the existing collector street is 25.5 feet. The existing right-of-way width complies with this requirement.

Subdivision Variances or Exceptions Requested: None

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is located within the Suburban Neighborhood Maintenance (T3 NM) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For sites within the T3 Suburban transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

This subdivision is required to meet the standards of Chapter 3. Staff finds that all standards are met.

3-2 Monument Requirements

Staff finds that the internal monuments and lot pins comply with monument requirements.

3-3 Suitability of the Land

Not applicable to this case. Based on available data, this site does not contain FEMA floodway or floodplain, steep slopes as identified on Metro's topographical maps, rock formations, problem soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of the inhabitants of the land and surrounding areas.

3-4 Lot Requirements

All lots comply with the minimum standards of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R10 zoning at the time of building permit. All proposed lots have frontage on a public street, Eastland Avenue.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO or cluster lot subdivision by approval of the rezoning or concept plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists. The following criteria shall be met to determine compatibility of proposed infill lots to surrounding parcels.

- a. *All minimum standards of the zoning code are met.*
Complies. All lots meet the minimum standards of the zoning code.
- b. *Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.*
Complies. All lots front Eastland Avenue.
- c. *The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.*
The T3 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying R10 zoning district and its prescribed density.
- d. *The proposed lots are consistent with the community character of surrounding parcels as determined below:*
 1. *Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*
All lots meet the minimum lot frontage requirement. The minimum frontage width requirement per this section is 63.5 feet. The frontage width for Lot 1 is 67 feet; the frontage width for Lot 2 is 66.34 feet; and the frontage width for Lot 3 is 66.02 feet.
 2. *Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*
All lots meet the minimum lot size requirement. The minimum lot size requirement per this section is approximately 0.28 acres, or 12,197 square feet. Lots 1, 2, and 3 are approximately 0.34 acres (14,796 square feet).
 3. *Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and*
New homes will be required to meet the contextual setback standards per the Metro Zoning Code.
 4. *Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*
All lots are oriented to Eastland Avenue, consistent with surrounding lots.
- e. *The current standards of all reviewing agencies are met.*
All agencies have recommended approval or approval with conditions.

The proposed subdivision meets all requirements of subsections a, b, c, d and e and is therefore found to be harmonious and compatible with the goals of the General Plan. Subsection f of this section of the Subdivision Regulations applies only instances where a subdivision fails to meet subsection d, and is therefore not applicable to this case.

3-6 Blocks

Not applicable to this case. This proposal is for an infill subdivision.

3-7 Improvements

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities

Not applicable to this case. Sidewalks are required only in association with new streets. The proposed subdivision is located on an existing street. Sidewalk requirements will be reviewed at the time of building permit, pursuant to Section 17.20.120 of the Zoning Code

3-9 Requirements for Streets

Not applicable to this case. The proposal is for an infill subdivision located on an existing street.

3-10 Requirements for Dedication, Reservations, or Improvements

Eastland Avenue is classified by the MCSP as a collector-avenue with 51' of required right-of-way. The plat confirms that the required half of standard right-of-way width of 25.5' exists along this portion of Eastland Avenue. No additional right-of-way dedication is required.

3-11 Inspections During Construction

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Not applicable to this case. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable to this case. No new streets are proposed.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities

Public water is available to this site from Metro Water Services. Metro Water Services has reviewed the proposed plat and found it to be in compliance with all requirements of this section. Water Services recommends approval with conditions.

3-16 Sewerage Facilities

Public sewer is available to this site from Metro Water Services. Metro Water Services has reviewed the proposed plat and found it to be in compliance with all requirements of this section. Water Services recommends approval with conditions.

3-17 Underground Utilities

Not applicable to this case. Utilities in subdivisions are required to be located underground whenever a new street is proposed. No new streets are proposed.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations. Future development will be required to meet the standards of the Metro Zoning Code in regards to setbacks, sidewalks, etc. Staff recommends approval with conditions.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- New driveway connections or access points will require a permit from the Public Works Department. Adequate sight distance must be provided per AASHTO for new driveway connections.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- A minimum of 30% of W&S Capacity Fees must be paid before issuance of building permits for new lots.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. On the corrected copy, remove all setbacks currently displayed on the adjacent properties.
2. On the corrected set, add the following note: Access shall be limited to the rear shared access easement.

3. The associated final plat case establishing the shared access easement connection to Riverside Drive, case 2021S-176-001, shall be recorded prior to the recordation of the subject plat, case 2021S-175-001.
4. Prior to recordation of the subject plat, update with the recorded access easement documentation.
5. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. You'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2021S-175-001 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

Approve with conditions. Consent Agenda (6-0)

Resolution No. RS2021-280

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-175-001 is approved with conditions. (6-0
CONDITIONS

1. On the corrected copy, remove all setbacks currently displayed on the adjacent properties.
2. On the corrected set, add the following note: Access shall be limited to the rear shared access easement.
3. The associated final plat case establishing the shared access easement connection to Riverside Drive, case 2021S-176-001, shall be recorded prior to the recordation of the subject plat, case 2021S-175-001.
4. Prior to recordation of the subject plat, update with the recorded access easement documentation.
5. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. You'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

40. 2021S-185-001

SELMA AVENUE

Council District 15 (Jeff Syracuse)
 Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create five lots on property located at Selma Avenue (unnumbered), approximately 450 feet west of Fairway Drive, zoned RS20 (4.89 acres), requested by Land Solutions Company, applicant; Hugh W. Entrekin, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for concept plan approval to create five lots.

Concept Plan

A request for concept plan approval to create five lots on property located at Selma Avenue (unnumbered), approximately 450 feet west of Fairway Drive, zoned Single-Family Residential (RS20) (4.89 acres).

SITE DATA AND CONTEXT

Location: The site is located on the north side of Selma Avenue, west of Fairway Drive.

Street type: The site has frontage on Selma Avenue which is a local street with an existing right-of-width of 50 feet.

Approximate Acreage: 4.89 acres or approximately 212,999 square feet.

Parcel/Site History: This site is comprised of one parcel that was originally created by deed in 1968.

Zoning History: The parcel has been zoned RS20 since 1990, when it was rezoned from One and Two-Family Residential (R10).

Existing land use and configuration: The parcel is currently vacant and has frontage along Selma Avenue.

Surrounding land use and zoning:

- North: Institutional (RS10)
- South: Single-Family Residential and Institutional (RS20)
- East: Institutional (RS20)
- West: Single-Family and Two-Family Residential (RS20)

Zoning: One and Two-family Residential (RS20)

Min. lot size: 20,000 square feet

Max. building coverage: 0.35

Min. rear setback: 20'

Min. side setback: 10'

Max. height: 3 stories

Min. street setback: 30'

PROPOSAL DETAILS

Number of lots: 5

Lot sizes: Lot 1 is approximately 1 acre (43,729 square feet); Lot 2 is 0.98 acres (42,443 square feet); Lot 3 is 1.08 acres (47,249 square feet); Lot 4 is 1 acre (43,596 square feet); and Lot 5 is 0.83 acres (35,983 square feet).

Access: Vehicular access is provided from Selma Avenue, a local street. The existing right-of-way width of 50' complies with the local street standard requirement.

Subdivision Variances or Exceptions Requested: None

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is located within the Suburban Neighborhood Maintenance (T3 NM) and Conservation (CO) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For sites within the T3 Suburban transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

This subdivision is required to meet the standards of Chapter 3. Staff finds that all standards are met.

3-2 Monument Requirements

Staff finds that the internal monuments and lot pins comply with monument requirements.

3-3 Suitability of the Land

Based on available data, the property contains a stream and stream buffer located on the western portion, bisecting the front half of proposed Lot 1 and a small portion of proposed Lot 2. This site does not contain FEMA floodway or floodplain, steep slopes as identified on Metro's topographical maps, rock formations, problem soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of the inhabitants of the land and surrounding areas.

3-4 Lot Requirements

All lots comply with the minimum standards of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS20 zoning at the time of building permit. All proposed lots have frontage on a public street, Selma Avenue.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO or cluster lot subdivision by approval of the rezoning or concept plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists. The following criteria shall be met to determine compatibility of proposed infill lots to surrounding parcels.

- f. All minimum standards of the zoning code are met.*
Complies. All lots meet the minimum standards of the zoning code.
- g. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.*
Complies. All lots front Selma Avenue.
- h. The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.*
The T3 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying RS20 zoning district and its prescribed density.
- i. The proposed lots are consistent with the community character of surrounding parcels as determined below:*
 - 1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*
All lots meet the minimum lot frontage requirement. The minimum frontage width requirement per this section is 98 feet. The frontage width for Lot 1 is 118 feet; the frontage width for Lot 2 is 104 feet; the frontage width for Lot 3 is 134 feet; the frontage width for Lot 4 is 141 feet; and the frontage width for Lot 5 is 111 feet.
 - 2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*
All lots meet the minimum lot size requirement. The minimum lot size requirement per this section is approximately 0.61 acres or 26,572 square feet. Lot 1 is approximately 1 acre (43,729 square feet); Lot 2 is 0.98 acres (42,443 square feet); Lot 3 is 1.08 acres (47,249 square feet); Lot 4 is 1 acre (43,596 square feet); and Lot 5 is 0.83 acres (35,983 square feet).
 - 3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and*
New homes will be required to meet the contextual setback standards per the Metro Zoning Code.
 - 4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*
All lots are oriented to Selma Avenue, consistent with surrounding lots.
- j. The current standards of all reviewing agencies are met.*
All agencies have recommended approval or approval with conditions.

The proposed subdivision meets all requirements of subsections a, b, c, d and e and is therefore found to be harmonious and compatible with the goals of the General Plan. Subsection f of this section of the Subdivision Regulations applies only instances where a subdivision fails to meet subsection d, and is therefore not applicable to this case.

3-5.6 Reasonable Conditions

Due to the presence of the stream and stream buffer that bisects the front half of Lot 1, staff has included a condition that the minimum front setback for Lot 1 be located behind the rearmost portion of the stream buffer areas. The applicant has agreed to this condition and has displayed the proposed front setback on the face of Lot 1.

3-6 Blocks

Not applicable to this case. This proposal is for an infill subdivision. No new blocks are being created.

3-7 Improvements

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed with the final site/development plan.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities

Not applicable to this case. Sidewalks are required only in association with new streets. The proposed subdivision is located on an existing street. Sidewalk requirements will be reviewed at the time of building permit, pursuant to Section 17.20.120 of the Zoning Code

3-9 Requirements for Streets

Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements

Not applicable to this case. Selma Avenue is classified as a local street and meets the half of standard right-of-way width of 25 feet.

3-11 Inspections During Construction

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed with the final site/development plan.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Not applicable to this case. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable to this case. No new streets are proposed.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed concept plan and found it to comply with all applicable standards of this section. Stormwater recommends approval with conditions.

3-15 Public Water Facilities

Public water is available to this site from Metro Water Services. Metro Water Services has reviewed the proposed concept plan and found it to be in compliance with all requirements of this section. Water Services recommends approval with conditions.

3-16 Sewerage Facilities

Public sewer is available to this site from Metro Water Services. Metro Water Services has reviewed the proposed concept plan and found it to be in compliance with all requirements of this section. Water Services recommends approval with conditions.

3-17 Underground Utilities

Not applicable to this case. Utilities in subdivisions are required to be located underground whenever a new street is proposed. No new streets are proposed.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations. Future development will be required to meet the standards of the Metro Zoning Code in regards to setbacks, sidewalks, etc. Staff recommends approval with conditions.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with all Stormwater regulations to be handled through the Regulated Residential Infill process.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- New driveway connections or access points will require a permit from the Public Works Department. Adequate sight distance must be provided per AASHTO for new driveway connections.
- A permit is required from The Department of Public Works prior to commencing any work within the right-of-way.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Concept Plan only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits. (See Capacity Permit #'s T2021051038 and T2021051036).

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The final site/development plan shall display the minimum front setback line for Lot 1 behind the rearmost portion of the stream buffer area.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission’s approval.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2021S-185-001 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

Approve with conditions. Consent Agenda (6-0)

Resolution No. RS2021-281

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-185-001 is approved with conditions. (6-0)
CONDITIONS

1. The final site/development plan shall display the minimum front setback line for Lot 1 behind the rearmost portion of the stream buffer area.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission’s approval.

H: OTHER BUSINESS

41. Employee Contract Renewal for Joni Williams

Resolution No. RS2021-282

“BE IT RESOLVED by The Metropolitan Planning Commission that the Employee Contract Renewal for Joni Williams is **approved.** (6-0)

42. Adoption of 2022 Planning Commission Calendar

Resolution No. RS2021-283

“BE IT RESOLVED by The Metropolitan Planning Commission that the Adoption of 2022Planning Commission Calendar is **approved.** (6-0)

43. Historic Zoning Commission Report
44. Board of Parks and Recreation Report
45. Executive Committee Report
46. Accept the Director's Report

Resolution No. RS2021-284

"BE IT RESOLVED by The Metropolitan Planning Commission that the director's report is **approved.**
(6-0)

47. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

October 28, 2021

MPC Meeting

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

November 18, 2021

MPC Meeting

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

December 09, 2021

MPC Meeting

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

January 20, 2022

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 7:12 p.m.