

Metropolitan Planning Commission



Staff Reports

October 14, 2021



Metro Planning Commission Meeting of 10/14/21

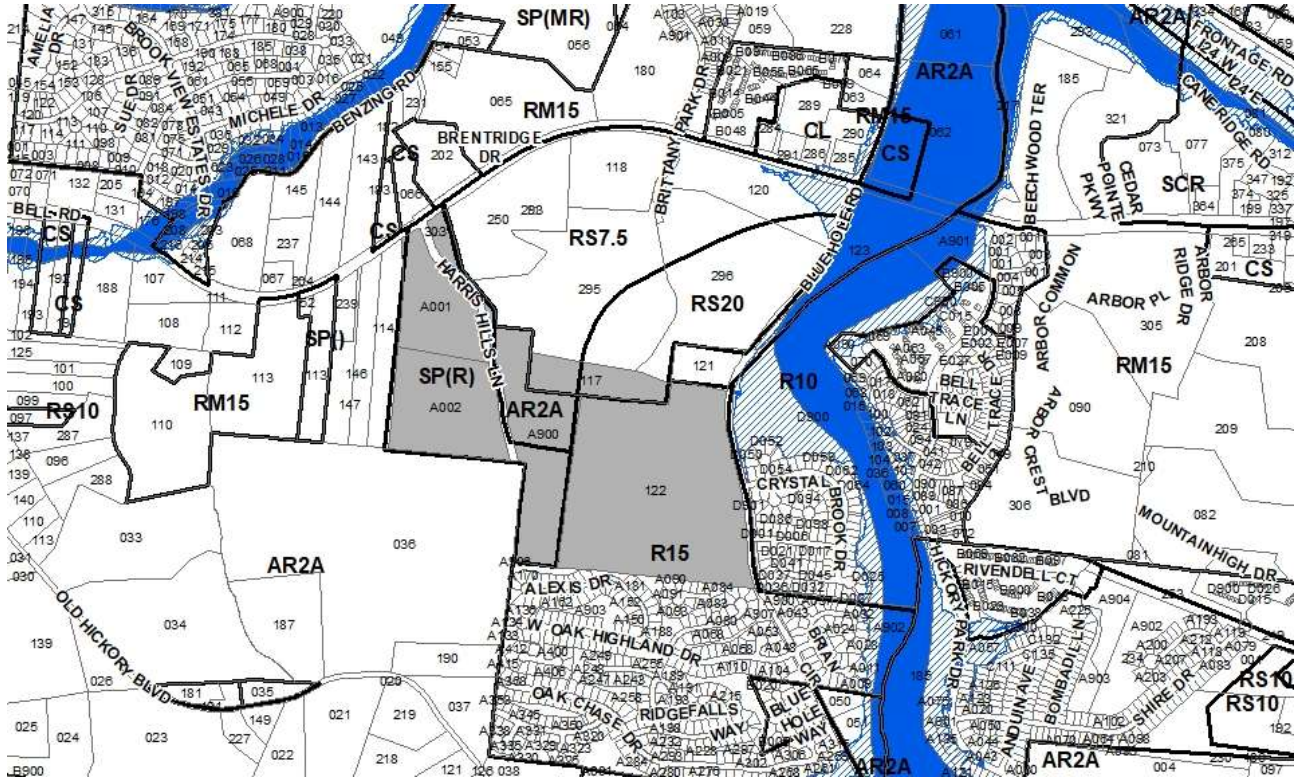
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/14/21



2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP AMENDMENT

Map 162, Parcel(s) 117, 122

Map 162-15-0-A, Parcel(s) 001-002, 900

12, Southeast

31 (John Rutherford)



Metro Planning Commission Meeting of 10/14/21

Item # 1a

Project Name

Associated Case

Council District

School District

Requested by

Specific Plan 2007SP-037-002

Bell Road/Blue Hole Road SP Amendment

95P-025-007

31 – Rutherford

02 – Elrod

Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners.

Deferrals

This item was deferred at the December 10, 2020, January 21, 2021, February 11, 2021, May 13, 2021, June 24, 2021, July 22, 2021, and September 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Elliott

Staff Recommendation

Defer to the November 18, 2021, Planning Commission meeting.

APPLICANT REQUEST

Amend SP to permit a mixed-use development.

SP Amendment

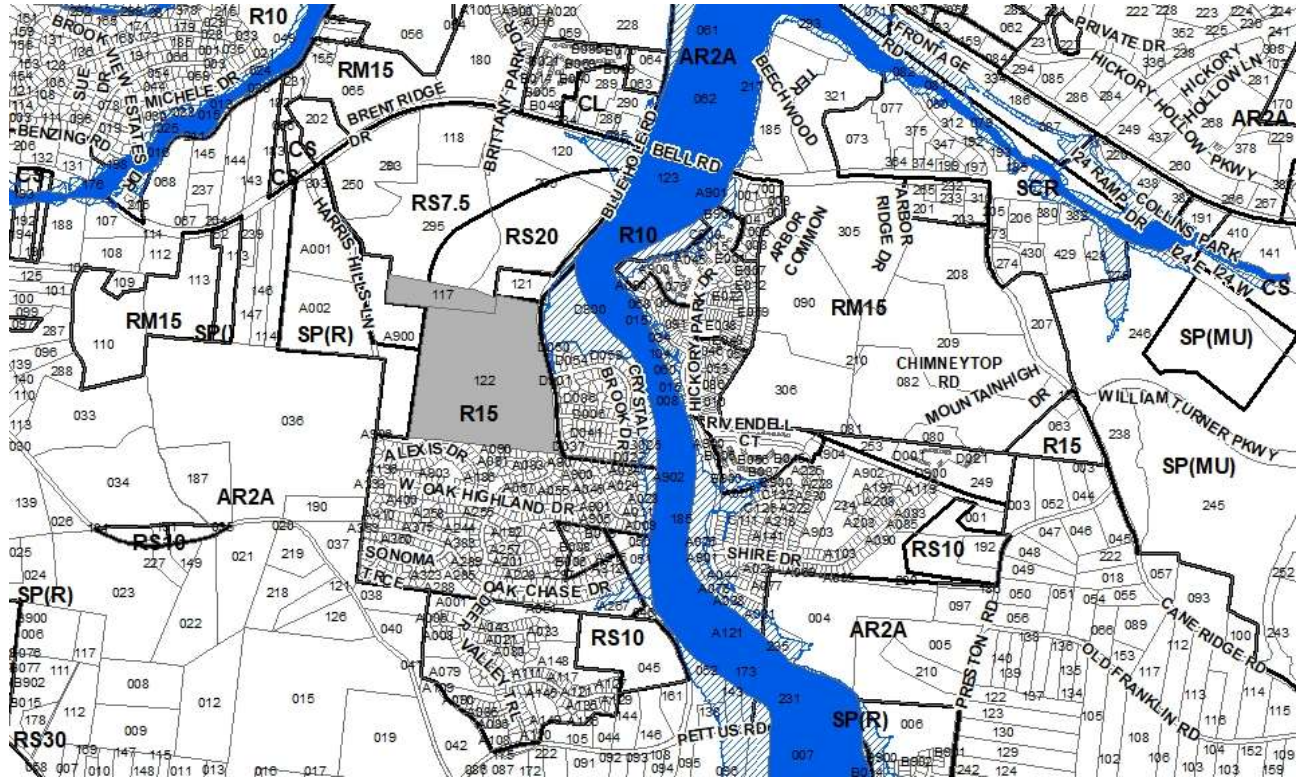
A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned Agricultural/Residential (AR2a), One and Two-Family Residential (R15), Single-Family Residential (RS20), One and Two-Family Residential (RS7.5), and Specific Plan (SP), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



95P-025-007

MILLWOOD COMMONS PUD (CANCELLATION)

Map 162, Parcel(s) 117, 122

12, Southeast

31 (John Rutherford)



Metro Planning Commission Meeting of 10/14/21

Item # 1b	Planned Unit Development 95P-025-007
Project Name	Millwood Commons PUD (Cancellation)
Associated Case	2007SP-037-002
Council District	31 – Rutherford
School District	02 – Elrod
Requested by	Lose Design, applicant; Richland South, LLC, owners.

Deferrals This item was deferred at the December 10, 2020, January 21, 2021, February 11, 2021, May 13, 2021, June 24, 2021, July 22, 2021, and September 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the November 18, 2021, Planning Commission meeting.*

APPLICANT REQUEST

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

PUD Cancellation

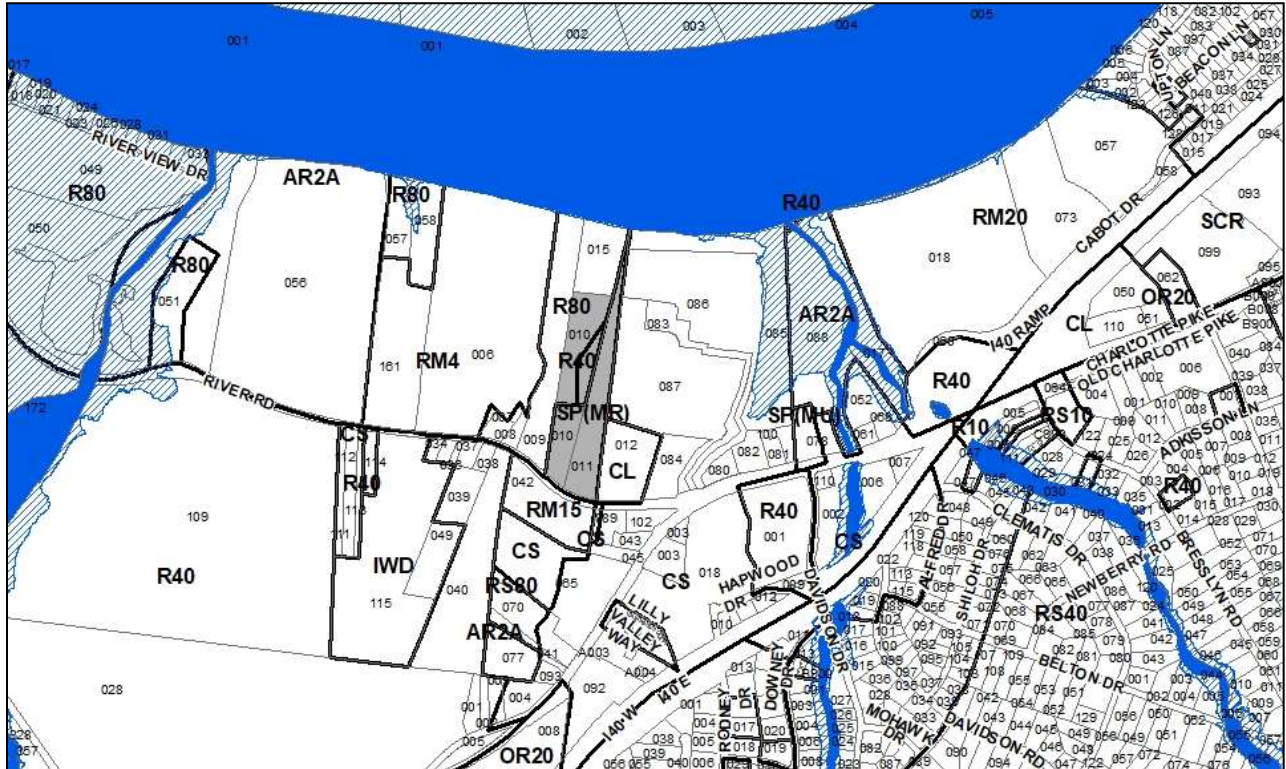
A request to cancel a portion of a Planned Unit Development Overlay District (PUD) located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W. Oak Highland Drive (54.81 acres), zoned One and Two-Family Residential (R15), Single-Family Residential (RS20), Single-Family Residential (RS7.5).

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2018SP-009-003

SAGE RUN (AMENDMENT)

Map 102, Parcel(s) 010.01, 010-011

06, Bellevue

35 (Dave Rosenberg)



Metro Planning Commission Meeting of 10/14/21

Item # 2
Project Name
Council District
School District
Requested by

Specific Plan 2018SP-009-003
Sage Run (Amendment)
35 – Rosenberg
09 – Tylor
Dale and Associates, applicant; Sage Run
Development, LLC, owners.

Deferrals

This item was deferred at the September 23, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

Lewis
Defer to the October 28, 2021, Planning Commission meeting.

APPLICANT REQUEST

Amend previously approved SP to permit 160 multi-family units.

Preliminary SP

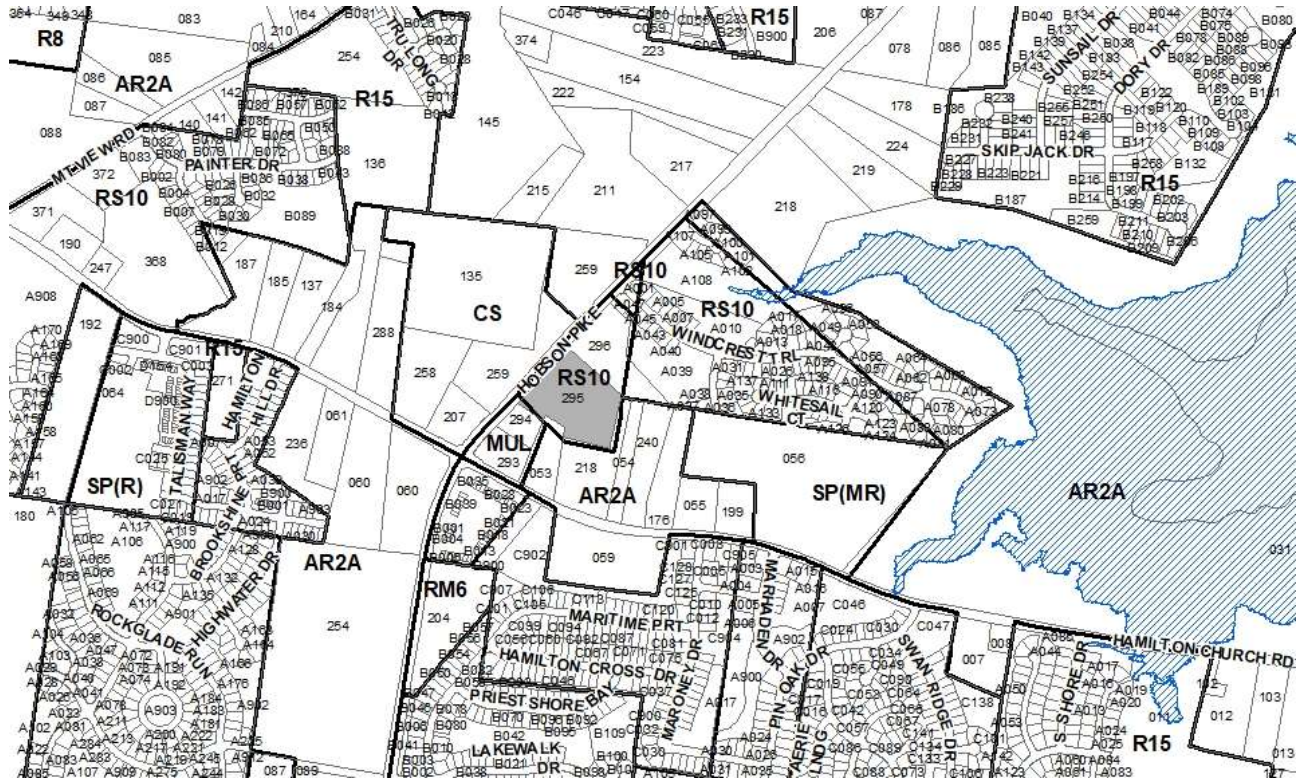
A request to amend a Specific Plan - Residential (SP-R) for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned Specific Plan – Residential (SP-R) (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units within the entirety of the SP.

STAFF RECOMMENDATION

Staff recommends deferral of the item to the October 28, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 10/14/21



2021SP-057-001
MARINA GROVE
Map 164, Parcel(s) 295
13, Antioch – Priest Lake
33 (Antoinette Lee)



Metro Planning Commission Meeting of 10/14/21

Item # 3	Specific Plan 2021SP-057-001
Project Name	Marina Grove
Council District	33 – Lee
School District	06 – Bush
Requested by	Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owners.
Deferrals	This item was deferred at the September 23, 2021, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the October 28, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

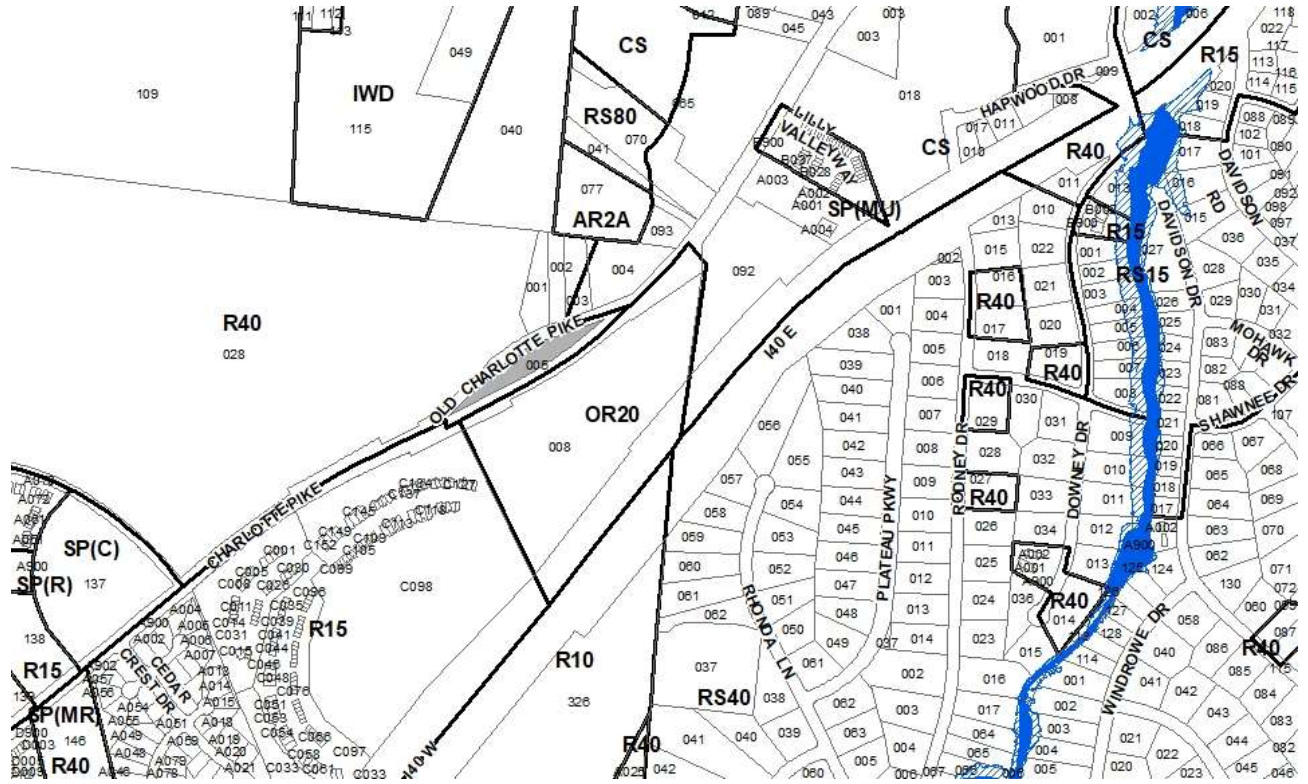
A request to rezone from Single-Family Residential (RS10) to Specific Plan – Mixed Use (SP-MU) zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 10/14/21



2021SP-063-001
CHARLOTTE VIEW WEST
Map 115, Parcel(s) 005
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 10/14/21

Item # 4	Specific Plan 2021SP-063-001
Project Name	Charlotte View West
Council District	35 – Rosenberg
School District	09 – Tylor
Requested by	Dale & Associates, applicant; Robert B. Beck, ET UX, owner.
Deferrals	This item was deferred at the September 23, 2021, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the November 18, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 57 multi-family units.

Zone Change

A request to rezone from One and Two-Family Residential (R40) to Specific Plan (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.

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021SP-067-001

WESTSIDE RETREAT

Map 114, Parcel 091

Map 114, Part of Parcel 092

06, Bellevue

22 (Gloria Hausser)



Metro Planning Commission Meeting of 10/14/21

Item # 5	Specific Plan 2021SP-067-001
Project Name	Westside Retreat
Council District	22 - Hausser
School District	09 - Tylor
Requested by	Dale and Associates, applicant; Bruce Little and Yvonne Brown, owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the November 18, 2021 Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

A request to rezone from One and Two-Family Residential (R15) to Specific Plan (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.

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021 Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021SP-068-001

SOUTH STREET NORTH

Map 093-13, Parcel(s) 374, 376-377

10, Green Hills – Midtown

19 (Freddie O’Connell)



Metro Planning Commission Meeting of 10/14/21

Item # 6	Specific Plan 2021SP-068-001
Project Name	South Street North
Council District	03 – Gamble
School District	03 – Masters
Requested by	Dale and Associates and Elouise Curcio, applicants; Rebecca Marks and Elouise Curcio, owners.
Staff Reviewer	Harrison
Staff Recommendation	<i>Defer to the October 28, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 18 multi-family units.

Zone Change

A request to rezone from Single-Family Residential (R6-A) to Specific Plan (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.

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021SP-073-001
BURGESS AND OCEOLA
Map 103-02, Parcel(s) 110, 136
7, West Nashville
20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 10/14/21

Item # 7	Specific Plan 2021SP-073-001
Project Name	Burgess and Oceola
Council District	20 – Roberts
School District	09 – Tylor
Requested by	Dale and Associates, applicants; Farhad Davachi and Mehrnoosha Davachi, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Preliminary SP to permit 13 multi-family units.

Zone Change

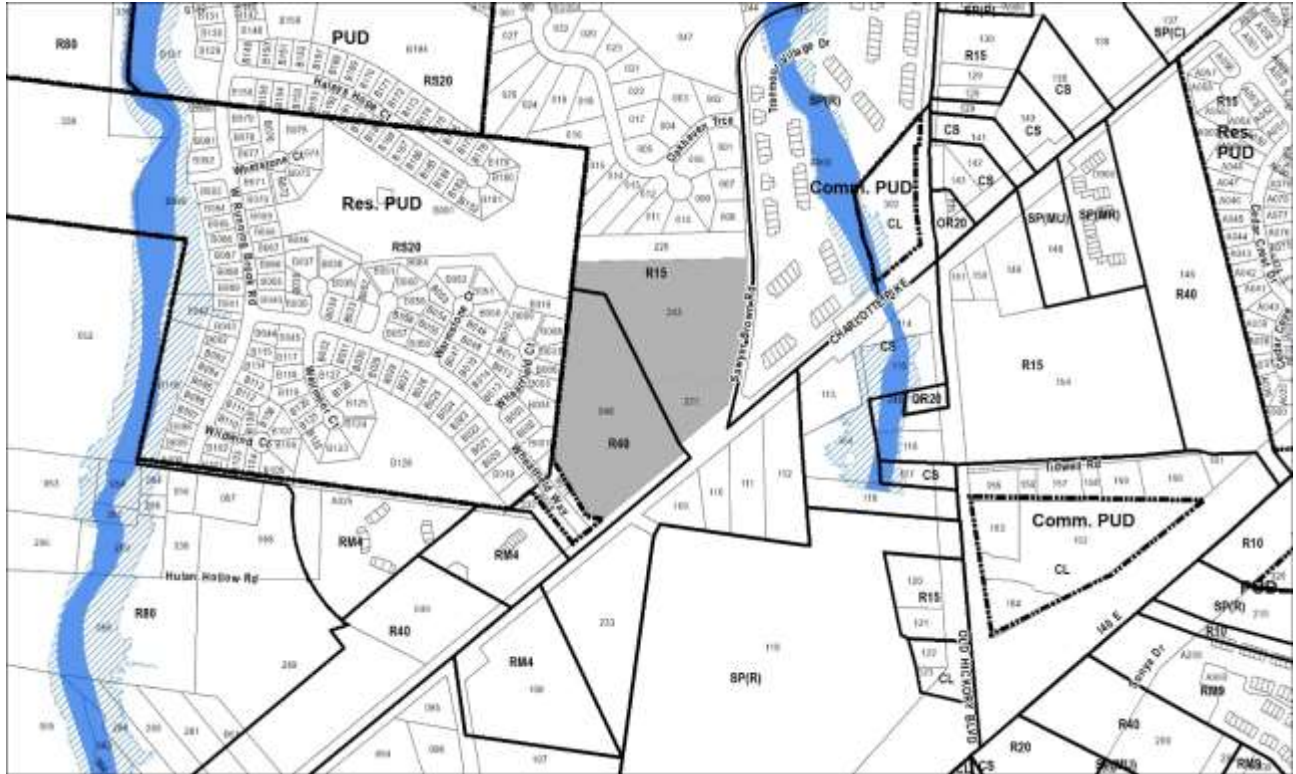
A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) zoning for properties located at 118 Oceola Avenue, 128 Oceola Avenue, 130 Oceola Avenue and 5607 Burgess Avenue, approximately 190 feet west of Whitebridge Pike (1.08 acres), to permit 13 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends the item be deferred indefinitely.



Metro Planning Commission Meeting of 10/14/21



2021SP-075-001

VT CHARLOTTE PIKE DEVELOPMENT

Map 114, Part of Parcel(s) 048, 221, 243

06, Bellevue

22 (Gloria Hausser)



Metro Planning Commission Meeting of 10/14/21

Item # 8	Specific Plan 2021SP-075-001
Project Name	VT Charlotte Pike Development
Council District	22 - Hausser
School District	09 - Tylor
Requested by	Dale and Associates, applicant; Jui-Lien Chou Ho, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the November 18, 2021 Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

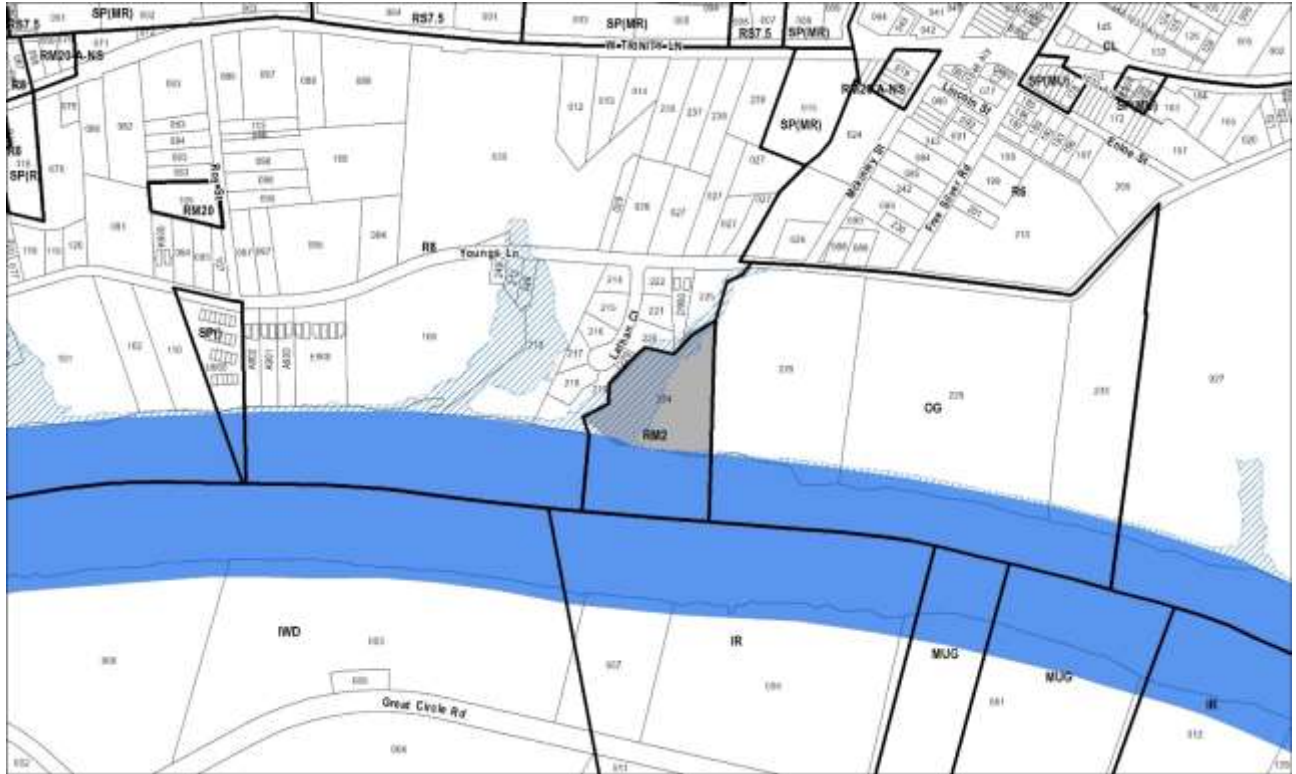
A request to rezone from One and Two-Family Residential (R15 and R40) to Specific Plan (SP) zoning for properties located at 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road, approximately 60 feet northeast of Wheatfield Way (11.99 acres), to permit 61 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021 Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021SP-077-001

YOUNGS DEVELOPMENT

Map 070-080, Parcel(s) 224

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 9	Specific Plan 2021SP-077-001
Project Name	Youngs Development
Council District	02 – Toombs
School District	01 – Gentry
Requested by	Williams Engineering LLC, applicant; Joyce Acklen, owner.
Staff Reviewer	Harrison
Staff Recommendation	<i>Defer to the October 28, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 22 multi-family units.

Zone Change

A request to rezone from Multi-Family Residential (RM2) to Specific Plan (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.

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021, Planning Commission meeting at the request of the applicant.



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2021Z-077PR-001

Map 103-01, Parcel(s) 036

07, West Nashville

20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 10/14/21

Item # 10

Associated Case No.

Council District

School District

Requested by

Zone Change 2021Z-077PR-001

2021CP-007-003

20 – Roberts

09 – Taylor

Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner.

Deferrals

This item was deferred from the August 26, 2021, and the September 23, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Swaggart

Staff Recommendation

Defer to the October 28, 2021, Planning Commission meeting.

APPLICANT REQUEST

Zone change from R6 to OR20.

Zone Change

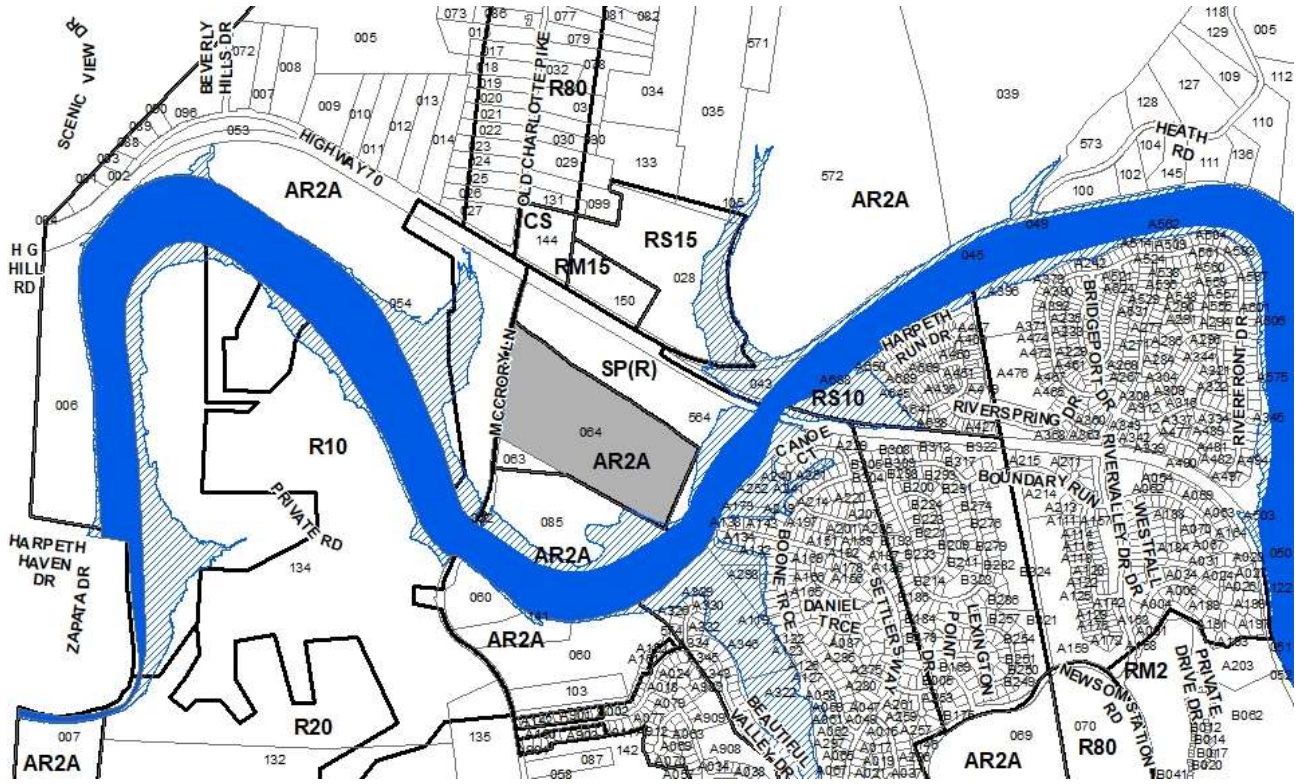
A request to rezone from One and Two-Family Residential (R6) to Office and Residential (OR20) zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021, Planning Commission meeting. Staff's recommendation is dependent on the associated policy amendment and this zone change should be heard on the same agenda as the policy amendment.



Metro Planning Commission Meeting of 10/14/21



2021Z-092PR-001
Map 126, Parcel(s) 064
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 10/14/21

Item # 11
Council Bill No.
Council District
School District
Requested by

Zone Change 2021Z-092PR-001
BL2021-906
35 – Rosenberg
09 – Tylor
Councilmember Dave Rosenberg, applicant; McCrory Lane Partners, LLC, owner.

Deferrals

This item was deferred from the September 23, 2021, Planning Commission meeting. A public hearing was held at the September 23, 2021, meeting and remains open.

Staff Reviewer
Staff Recommendation

Harrison
Defer to the October 28, 2021, Planning Commission meeting.

APPLICANT REQUEST

Zone change from AR2a to R80.

Zone Change

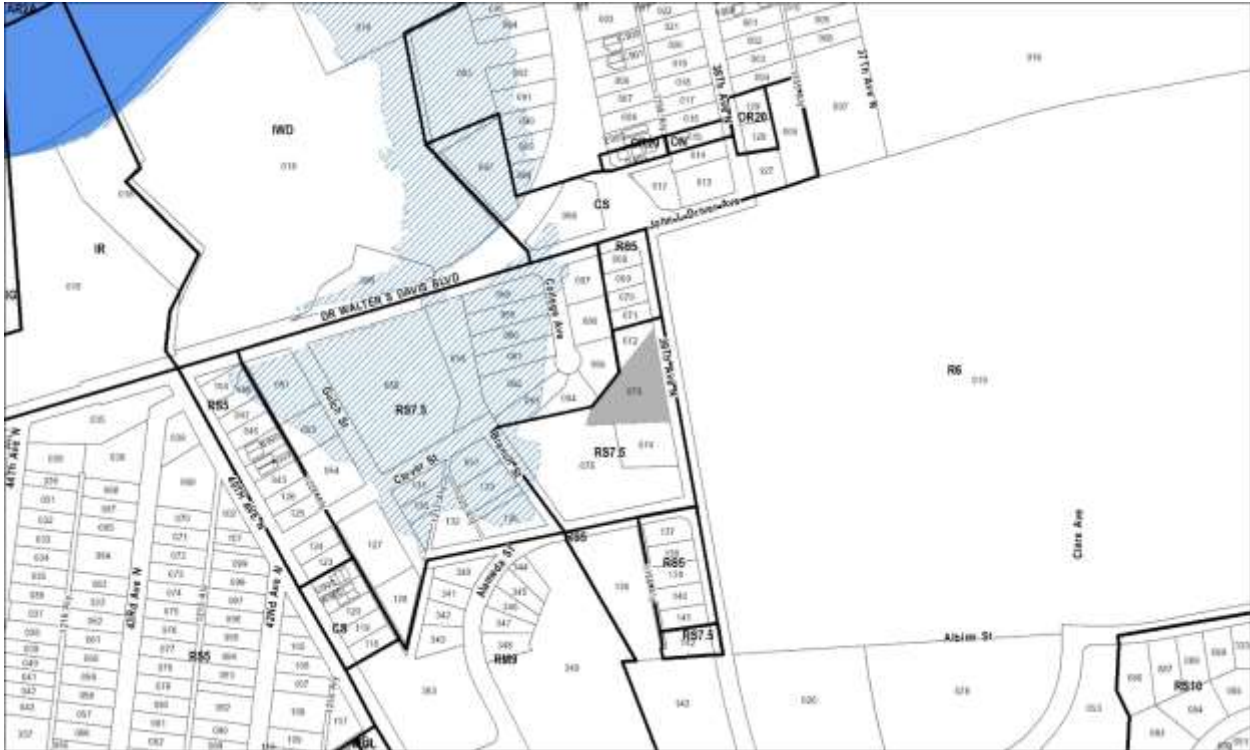
A request to rezone from Agricultural/Residential (AR2a) to One and Two-Family Residential (R80) zoning for property located at 7848 McCrory Lane, approximately 385 feet south of Highway 70 (42.24 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021S-183-001

RESUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON

Map 091-04, Parcel(s) 073

08, North Nashville

21 (Brandon Taylor)



Metro Planning Commission Meeting of 10/14/21

Item # 12
Project Name

Final Plat 2021S-183-001
Resubdivision of Part of Lot 40 Plan of Clifton

Council District
School District
Requested by

21 – Taylor
01 – Gentry
Dale and Associates, applicant; 39th Avenue Partners LLC, owner.

Staff Reviewer
Staff Recommendation

Shane
Defer to the November 18, 2021, Planning Commission meeting.

APPLICANT REQUEST

Final plat to create three single-family residential lots.

Final Plat

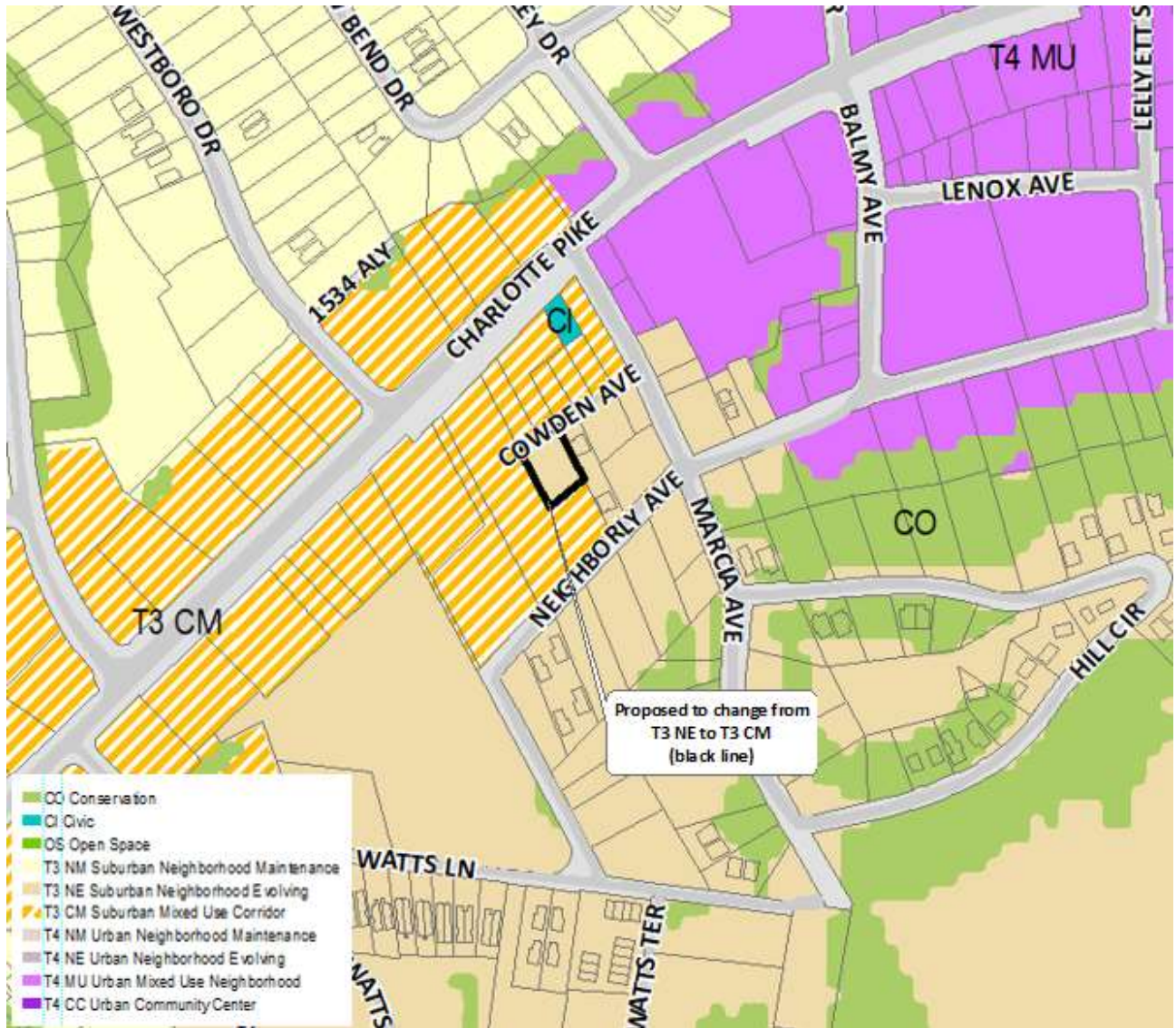
A request for final plat approval to create three lots on property located at 39th Avenue North (unnumbered), approximately 230 feet south of John L. Driver Avenue, zoned Single-Family Residential (RS7.5) (0.69 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 10/14/21



2021CP-007-003

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 103-01, Parcel(s) 036

07, West Nashville

20, (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 10/14/21

Item # 13
Project Name

Major Plan Amendment 2021CP-007-003
West Nashville Community Plan
Amendment

Associated Case
Council District
School District
Requested by

2021Z-077PR-001
20 – Roberts
09 – Taylor
Barge Cauthen & Associates, applicant; JJZ Realty Partnership, GP, owner.

Deferrals

This request was deferred at the August 26, 2021, September 9, 2021 and September 23, 2021 Planning Commission meetings. No public hearing was held.

Staff Reviewer
Staff Recommendation

Clark
Defer to the October 28, 2021, Planning Commission meeting.

APPLICANT REQUEST

Amend West Nashville Community Plan to change the policy.

Major Plan Amendment

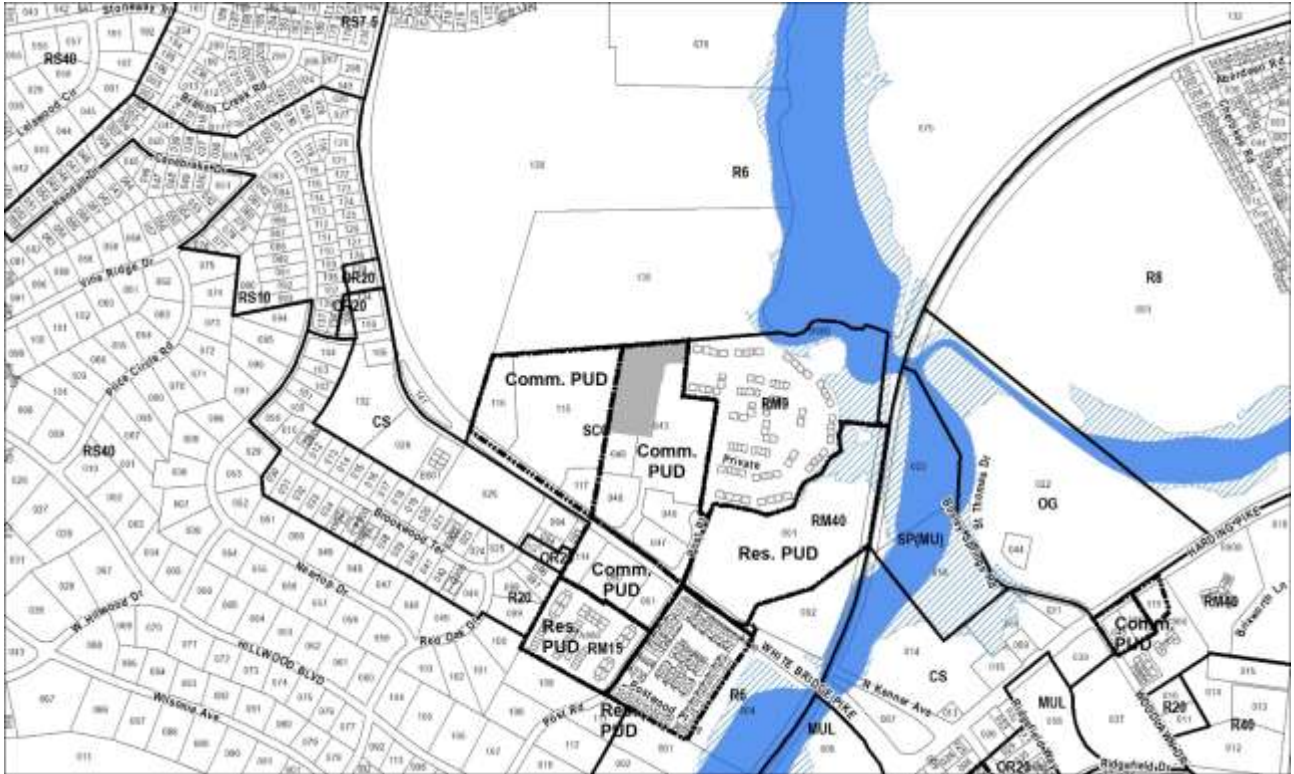
A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Mixed Use Corridor (T3 CM) policy on property located at 6111 Cowden Avenue (approximately 0.29 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021SP-009-001

CRESCENT LIONS HEAD

Map 103-15, Part of Parcel(s) 043

07, West Nashville

24 (Kathleen Murphy)



Metro Planning Commission Meeting of 10/14/21

Item # 14a
Project Name
Associated case
Council District
School District
Requested by

Specific Plan 2021SP-009-001
Crescent Lions Head
78-74P-003
24 - Murphy
09 - Tylor
Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner.

Deferrals

This item was deferred at the August 26, 2021, and September 23, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer
Staff Recommendation

Elliott
Defer to the October 28, 2021 Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

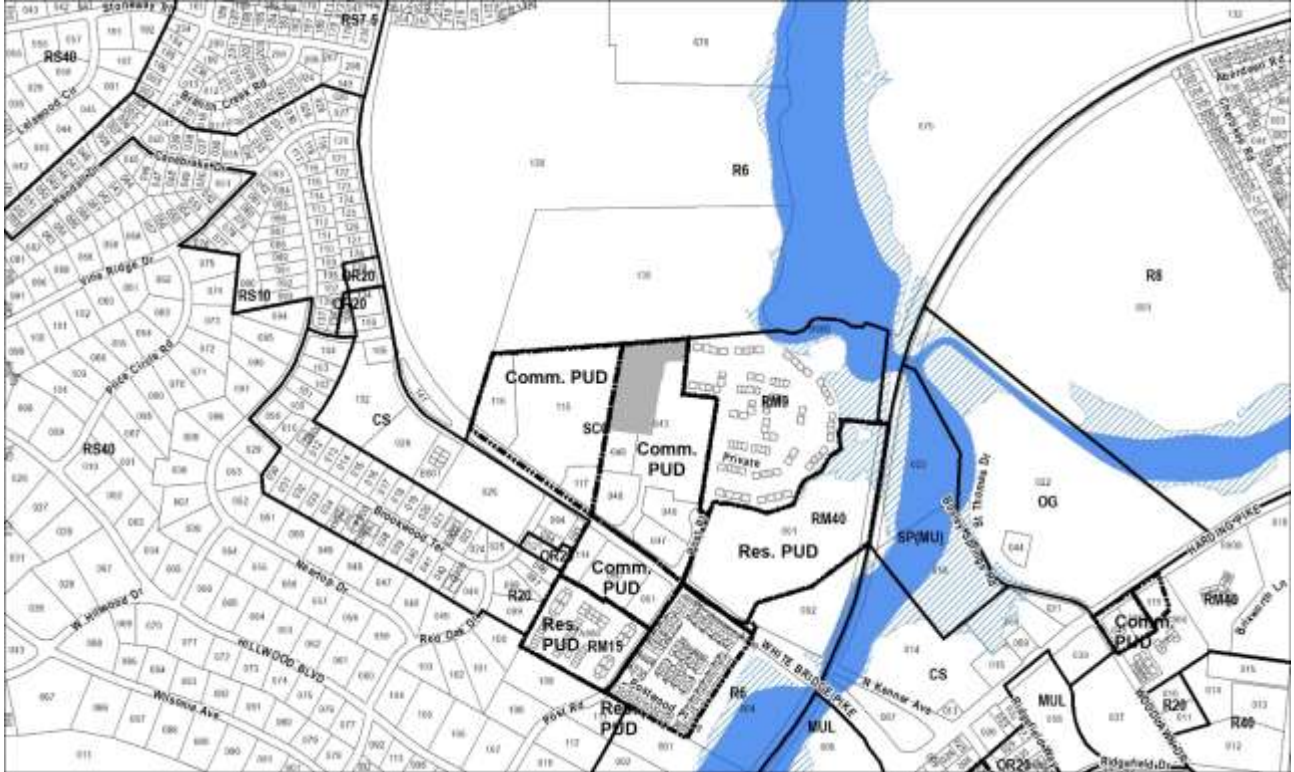
A request to rezone from Shopping Center Community (SCC) to Specific Plan (SP) zoning for a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.50 acres), to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021 Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



78-74P-003

LIONS HEAD VILLAGE (AMENDMENT)

Map 103-15, Parcel(s) 043

07, West Nashville

24 (Kathleen Murphy)



Metro Planning Commission Meeting of 10/14/21

Item # 14b	Planned Unit Development 78-74P-003
Project Name	Lions Head Village (Amendment)
Associated case	2021SP-009-001
Council District	24 - Murphy
School District	09 - Tylor
Requested by	Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner.

Deferrals	This item was deferred at the August 26, 2021, and September 23, 2021, Planning Commission meetings. No public hearing was held.
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Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the October 28, 2021 Planning Commission meeting.</i>

APPLICANT REQUEST

Amend preliminary plan for a portion of a Planned Unit Development.

Amend Preliminary PUD

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 Shopping Center Community (SCC) (3.50 acres), to add multi-family residential as a permitted use and to permit a maximum of 300 multi-family units.

STAFF RECOMMENDATION

Staff recommends deferral to the October 28, 2021 Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/14/21



2021Z-070PR-001

Map 075-05, Parcel(s) 044-045

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)



Metro Planning Commission Meeting of 10/14/21

Item # 15
Council District
School District
Requested by

Zone Change 2021Z-070PR-001
14 - Rhoten
4 - Little
Catalyst Design Group, applicant; Irene G. Patton, Ruth E. Patton, Trilby D. Patton, and Aubrey S. Pratt Sr., owners.

Deferrals

This item was deferred from the July 22, 2021, August 26, 2021, and the September 23, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer
Staff Recommendation

Swaggart
Defer to the November 18, 2021, Planning Commission meeting.

APPLICANT REQUEST

Zone change from R10 and RS10 to RM15-A-NS.

Zone Change

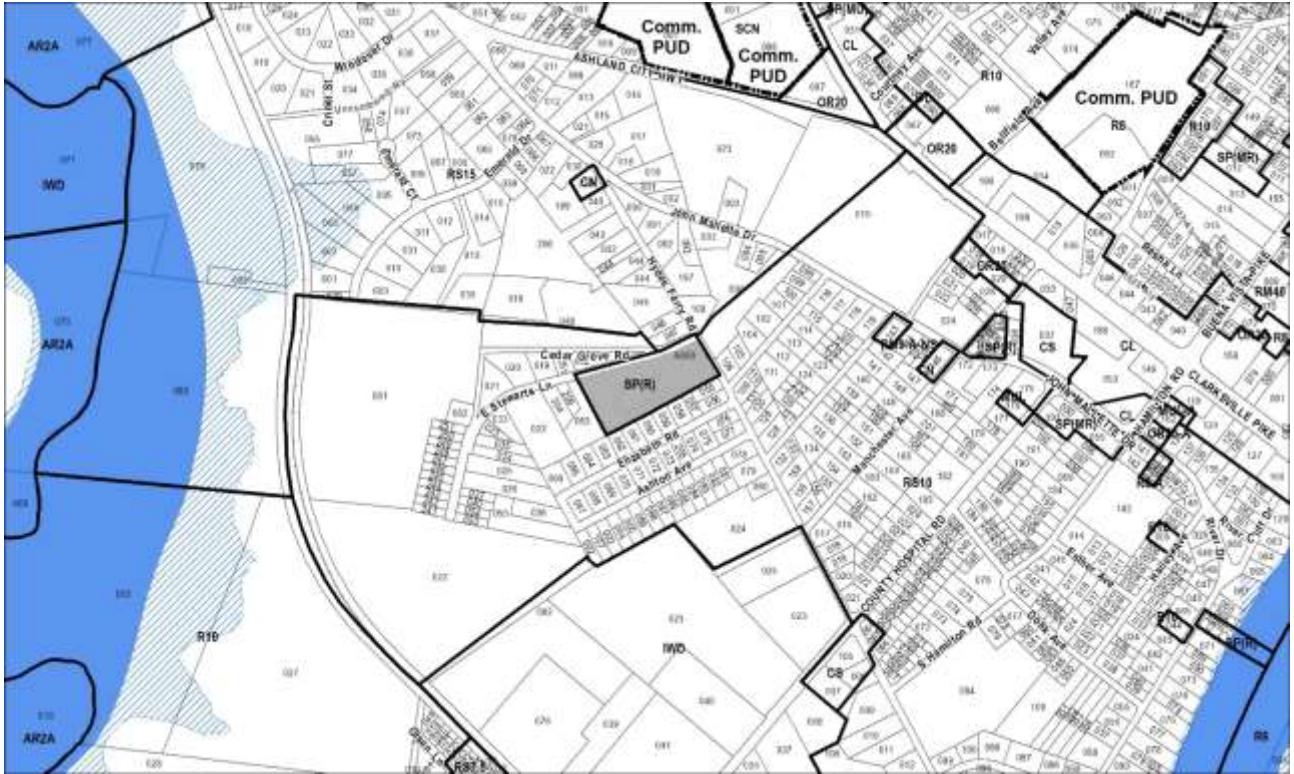
A request to rezone from One and Two-Family Residential (R10) and Single-Family Residential (RS10) to Multi-family Residential-Alternative-No Short Term Rentals (RM15-A-NS) zoning for properties located at Hills Lane (unnumbered), at the southwest corner of Old Hickory Boulevard and Hills Lane (9.58 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the November 18, 2021, Planning Commission meeting at the request of the applicant.



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2009SP-017-003

KELLY DRIVER SENIOR RETIREMENT SP

Map 069-16-0-A, Parcel(s) 001-021, 900

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 16

Project Name

Council District

School District

Requested by

Specific Plan 2009SP-017-003

Kelly Driver Senior Retirement SP

02 – Toombs

01 - Gentry

Dale and Associates, applicant; O.I.C. Hydes Ferry Venture LLC, owner.

Deferrals

This item was deferred from the August 26, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Harrison

Staff Recommendation

Approve with Conditions and disapprove without all conditions.

APPLICANT REQUEST

Amend SP to allow 3 additional units, remove amenities, and shift access.

Zone Change

A request for to amend a Specific Plan (SP) on various properties located at the southwest corner of Hydes Ferry Road and E Stewarts Lane (5.43 acres), to permit three additional multi-family residential units for a total of 24 multi-family residential units, remove clubhouse, and shift access.

Existing Zoning

Specific Plan- Residential (SP-R) Specific Plan-Mixed Residential 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.

Proposed Zoning

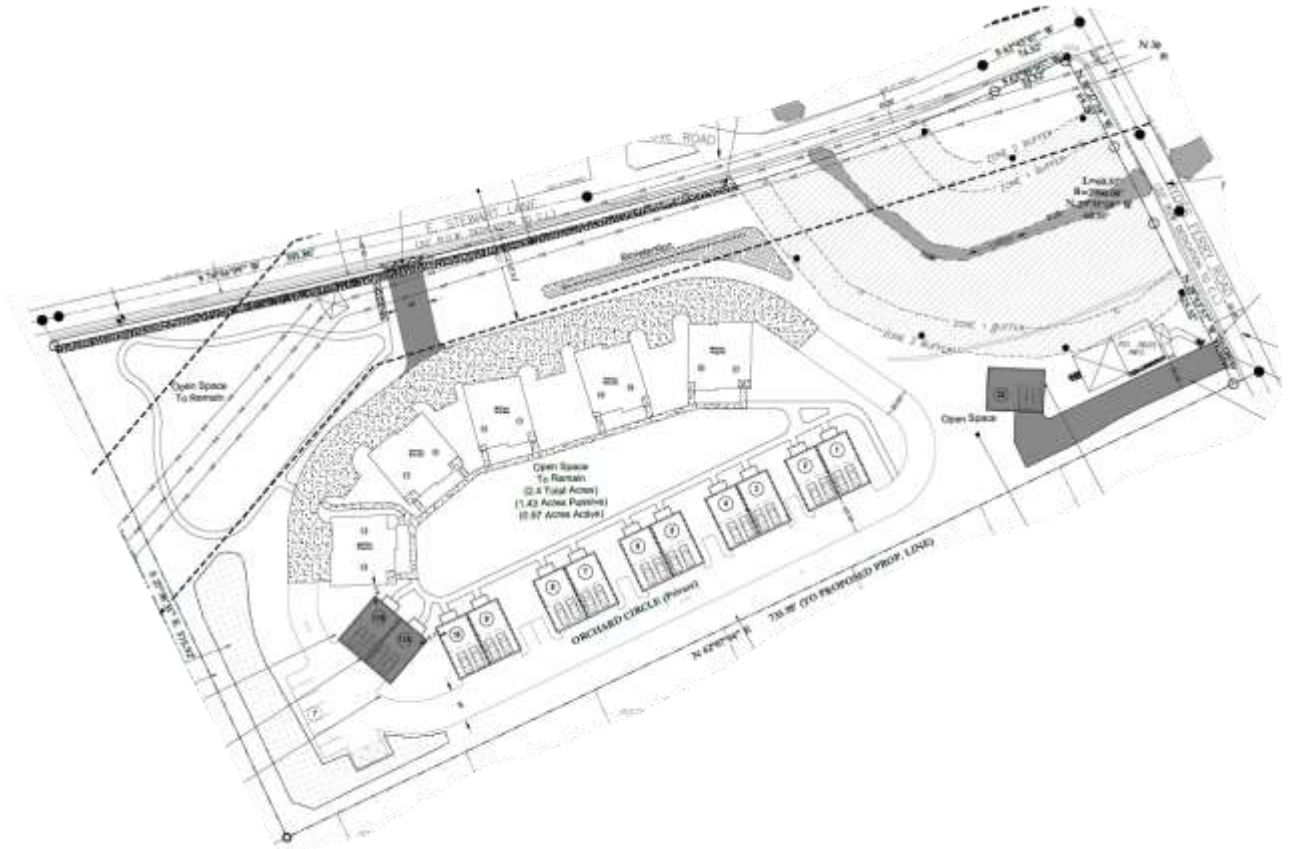
Specific Plan- Residential (SP-R) Specific Plan-Mixed Residential is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes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



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Proposed Preliminary SP



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

EXISTING SP

As approved, the SP currently permits a maximum of 21 multi-family residential units, a club house amenity, and access via Hydes Ferry Road.

SITE CONTEXT AND PLAN DETAILS

The approximately 5.43 acre site is located at the southwest corner of East Stewarts Lane and Hydes Ferry Road, both classified as local roads. The area consists of primarily single-family residential uses with some two-family residential and vacant lots present. The surrounding zoning for this site is RS15 and RS10. At this time, 11 of the 21 units approved by the SP are constructed.

The proposed amendment would permit a maximum of 24 multi-family residential units, remove the club house amenity, and shift primary access from Hydes Ferry Road to East Stewarts Lane, with access for 2 units still provided along Hydes Ferry Road.

ANALYSIS

The proposed SP amendment is consistent with the goals of the T3 NE policy to create moderate density with a variety a housing types. The slight increase in density from the originally approved 3.87 units per acre to 4.42 units per acre is consistent with the goals and only a slight increase from density permitted by the surrounding RS10 zoning. The proposed amendment still includes a variety of housing types consisting of detached and attached multi-family units . The SP retains the previously approved trails in the northwest portion of the site, providing an amenity to current and future residents. Sidewalks are provided along East Stewarts Lane until the stream buffer has been reached.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Approved grading plans on file. Must match grading plans if changed.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approval does not apply to private water and sewer line design.
- Updated Plans for these must be submitted and approved through a separate review process with Metro Water Permits before their construction may begin.
- Any additional Capacity fees 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. Following



Metro Planning Commission Meeting of 10/14/21

approval of final plans by NDOT, a recorded copy of any ROW dedications will need to be submitted to NDOT for Bldg. permit approval.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing 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)	5.43	-	21 U	113	7	10

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)	5.43	-	24 U	129	8	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3 U	+16	+1	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing SP district: 4 Elementary 2 Middle 1 High

Projected student generation proposed SP district: 4 Elementary 2 Middle 2 High

The proposed SP-MR zoning district is anticipated to generate 1 additional student than what would be generated under the existing SP-MR zoning. Students would attend Cumberland Elementary, Haynes Middle School, and Whites Creek 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 disapprove without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 24 multi-family residential units as specified in the SP. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. The conditions of BL2009-594 apply unless specifically modified through this application.
3. On the corrected set, replace Note C under Architectural 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.

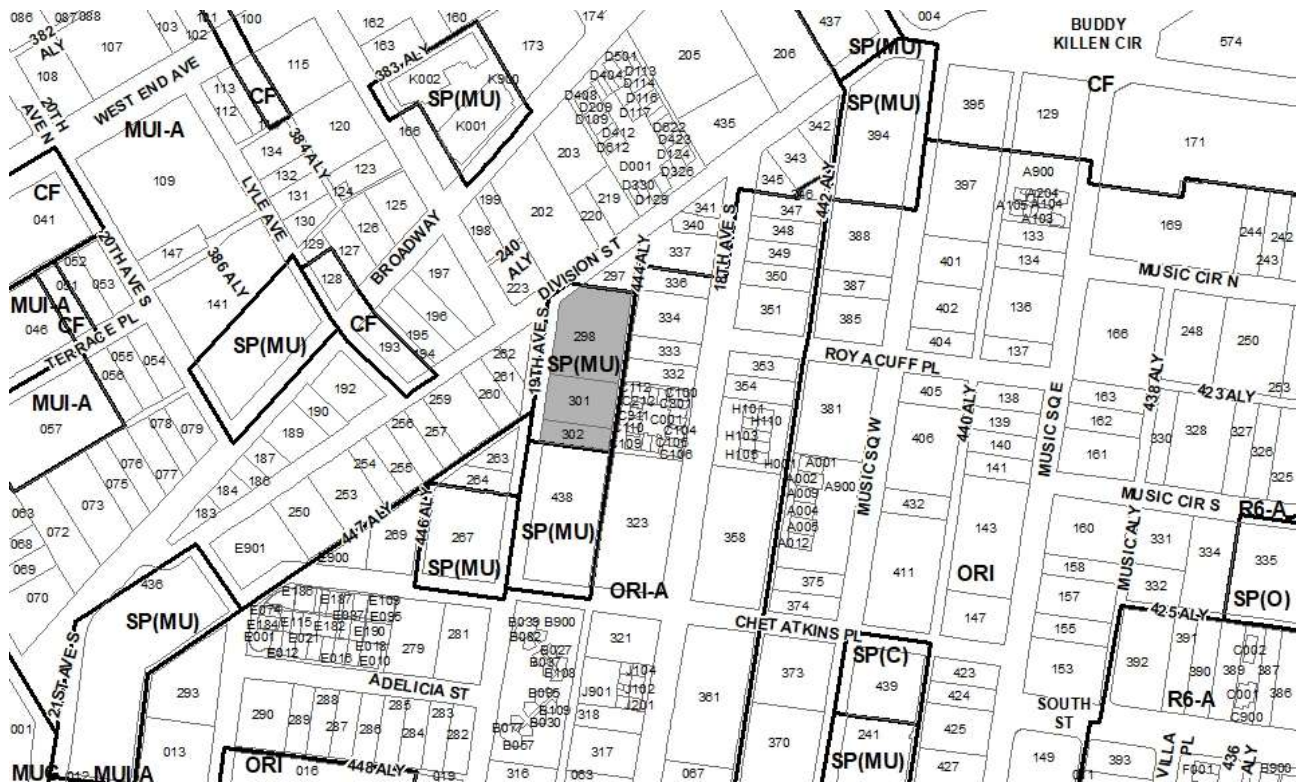


Metro Planning Commission Meeting of 10/14/21

4. 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.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



Metro Planning Commission Meeting of 10/14/21



2017SP-091-003
KENECT NASHVILLE (AMENDMENT)
Map 092-16, Parcel(s) 298, 301-302
10, Green Hills - Midtown
19 (Freddie O'Connell)



Metro Planning Commission Meeting of 10/14/21

Item # 17

Project Name

Council District

School District

Requested by

Specific Plan 2017SP-091-003

Kenect Nashville (Amendment)

19 – O’Connell

08 - Pupo-Walker

Nelson Mullins Riley & Scarborough LLP, applicant;
AP 1815 Division Nashville Property, LLC, owner.

Deferrals

This item was deferred at the September 23, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Elliott

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Amend the SP to permit Short Term Rental Property (STRP) - not owner occupied as a land use.

Zone Change

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 Specific Plan (SP) (1.20 acres), to permit non-owner occupied short term rental property as a use in addition to the previously approved uses.

Existing Zoning

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

Proposed Zoning

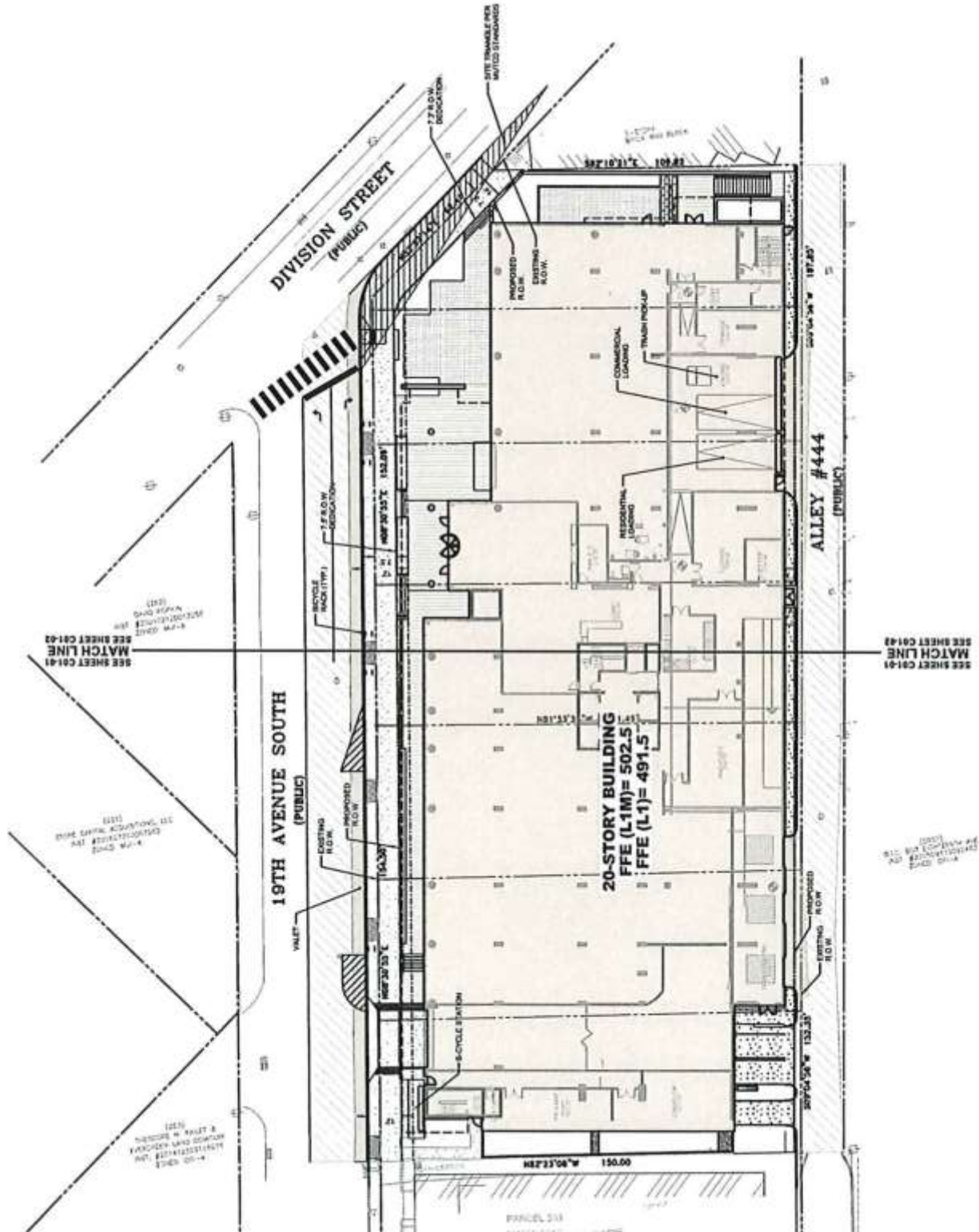
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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

GREEN HILLS - MIDTOWN COMMUNITY PLAN

T5 Center Mixed Use Neighborhood (T5 MU) is intended to maintain, enhance, and create high-intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include some of Nashville’s major employment centers such as Midtown that represent several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 MU areas also include locations that are planned to evolve to a similar form and function.



Metro Planning Commission Meeting of 10/14/21



Proposed Preliminary SP



Metro Planning Commission Meeting of 10/14/21

The site is within a special policy area in the Midtown Study, 10-MT-T5-MU-02. The special policy for T5 Center Mixed Use Neighborhood Area 2 includes specific guidance on building form, vehicular and pedestrian connectivity, and intensity. This site is located in an area bounded by Alley #447, east of Division Street, Alley #444, east of 19th Avenue South, and Alley #448, which is north of Grand Avenue. The policy indicates that development in this area should have a lower building heights and masses than along the West End Avenue corridor because of structural constraints to development, with maximum building heights of 20 stories. The policy calls for improvements to vehicular, bicycle and pedestrian infrastructure above and beyond those called for in the Major and Collector Street Plan (MCSP) in order to support building heights exceeding eight stories, given the constrained existing infrastructure in this area. Additionally, the policy provides guidance regarding transitions between more intense development along West End Avenue and lower intensity and historic areas to the east such as Music Row.

EXISTING PLAN DETAILS

As approved, the SP currently permits a maximum of 420 multi-family residential units and a maximum of 24,000 square feet of nonresidential uses. The permitted non-residential uses include Restaurant, Full Service; Restaurant, Take-Out; General Office; and Leasing/Sales Office. The SP includes a Floor Area Ratio of 10.02 and a maximum height of 20 stories in 239 feet. The building has vehicular access taken from 19th Avenue South with the pedestrian entrance also located on 19th Avenue South. A valet location is identified on 19th Avenue South for use by future non-residential tenants.

PROPOSED PLAN

The proposed amendment would permit a maximum of 210 of the 420 multi-family residential units to be eligible to be used as Short Term Rental Property (STRP) - not-owner occupied units. The application does not propose any physical modifications to the exiting building.

ANALYSIS

At the time of approval of the current SP, Short Term Rental Property was a specific use listed in the Zoning Code. The SP did not specify that the use was permitted and limited the uses to those noted above. Since the adoption of the current SP, the Zoning Code has been further amended to include uses of Short Term Rental Property-Owner Occupied and Short Term Rental Property – Not Owner Occupied.

This portion of Nashville is intended to be among the most intense in the county outside of the downtown area, and to include both Nashville's major employers as well as residential, commercial and service uses to create lively, mixed use neighborhoods. This portion of Midtown is well served by transit along Broadway and West End. The proposed amendment to this SP is consistent with the intent of the T5 MU policy create an intense mixed-use district with a diverse mix of residential and non-residential land uses.

FIRE MARSHAL RECOMMENDATION

Approve



Metro Planning Commission Meeting of 10/14/21

WATER SERVICES RECOMMENDATION

Approve with conditions

- No objection to non-owner occupied short term rental property as a use.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Submit copy of ROW dedications prior to bldg. permit sign off.
- From previous comments, any signs, street furniture, seating, kiosks, etc. require a Mandatory Referral for Encroachment. The MR must be approved by Metro Council prior to installation.
- A private hauler is required for waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION

Ignore

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapprove without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 420 multi-family residential units and a maximum of 24,000 square feet of non-residential uses as specified in the SP. A maximum of 210 of the multi-family residential units are permitted to be used as Short Term Rental Property (STRP) - not-owner occupied units.
2. The conditions of BL2017-976 apply unless specifically modified through this application.
3. Prior to the issuance of any Short Term Rental permits, the applicant shall satisfy the condition of approval #5 from BL2017-976 concerning the pavement marking and signage plan for bicycle boulevard segments identified in the WalknBike Nashville plan along these streets:
 - 19th Avenue South from Division Street to Grand Avenue
 - Chet Atkins Place/South Street from Broadway to Music Square West
 - Grand Avenue from Music Square West to 21st Avenue SouthThe applicant shall also coordinate with Metro Planning and Public Works to evaluate the feasibility of installing a bicycle signal at the existing traffic signal at the intersection of 19th Avenue South and Broadway. The pavement marking and signage plan and feasibility evaluation for the signal shall be submitted and approved prior to the issuance of the first Short Term Rental permit.
4. 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.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements



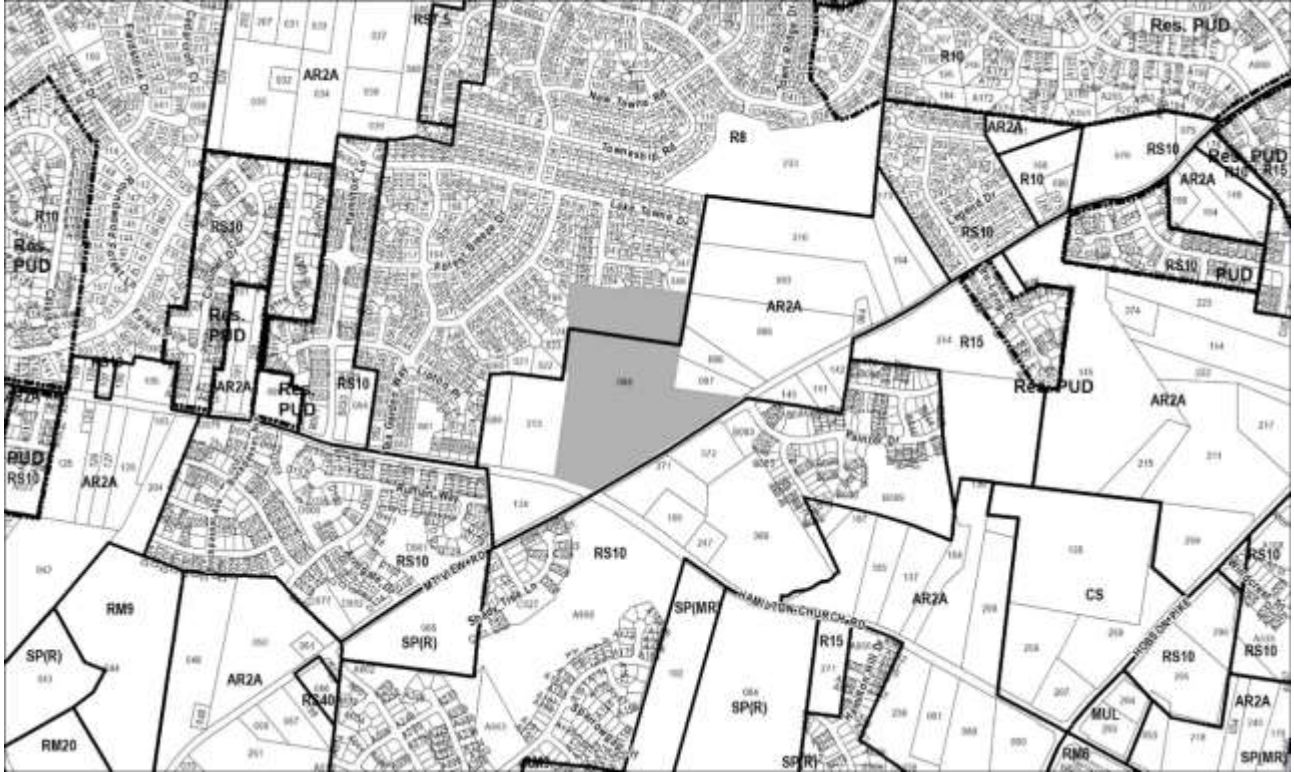
Metro Planning Commission Meeting of 10/14/21

of the MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance

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.



Metro Planning Commission Meeting of 10/14/21



2021SP-006-001

6103 MT. VIEW ROAD SP

Map 150, Parcel(s) 088

13, Antioch – Priest Lake

33, (Antoinette Lee)



Metro Planning Commission Meeting of 10/14/21

Item # 18	Specific Plan 2021SP-006-001
Project Name	6103 Mt. View Road SP
Council District	33 – Lee
School District	06 – Bush
Requested by	CSDG, applicant; Therese McClurg and Philip Burgess, owners.
Deferrals	This item was deferred at the August, 26, 2021, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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



Metro Planning Commission Meeting of 10/14/21



Proposed Preliminary Site Plan



Metro Planning Commission Meeting of 10/14/21

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.



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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



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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



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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 2 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



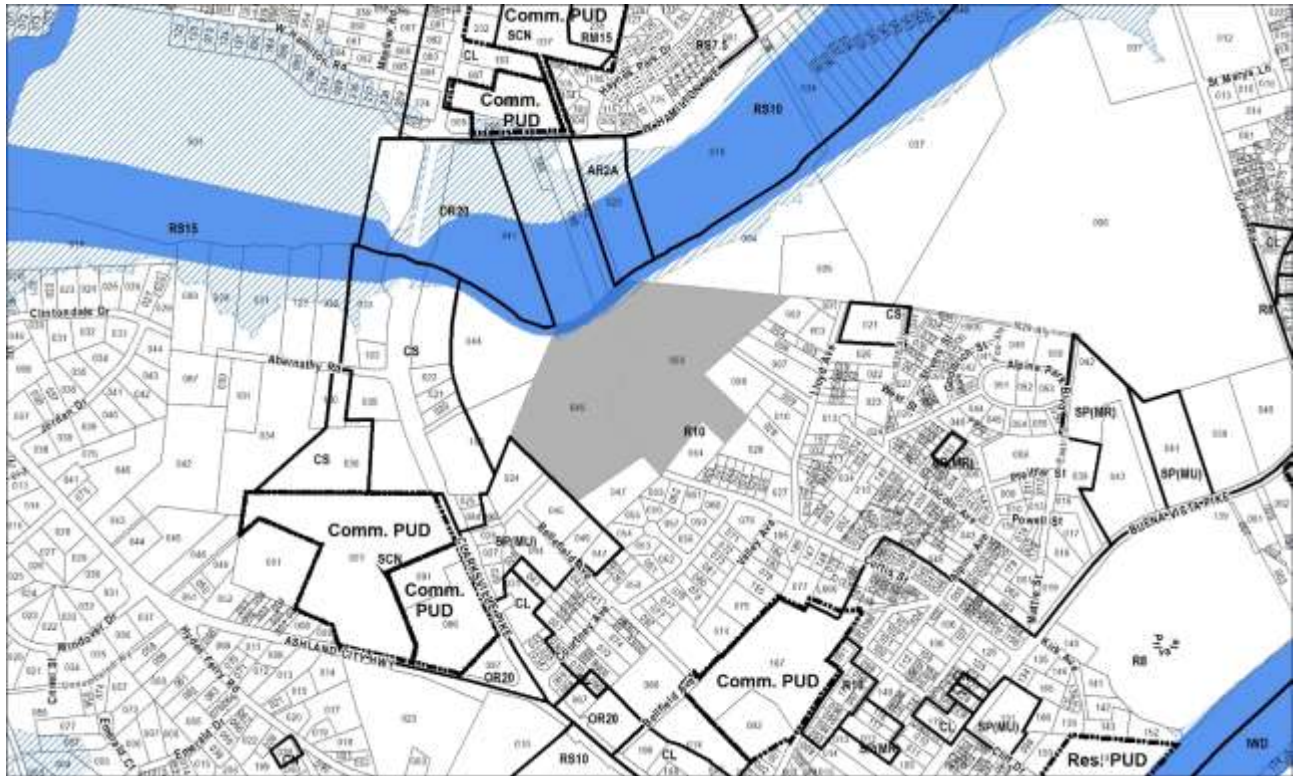
Metro Planning Commission Meeting of 10/14/21

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.



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2021SP-041-001

CURTIS PROPERTY SP

Map 069, Parcel 045; Map 069-08, Parcel 003
03, Bordeaux - Whites Creek - Haynes Trinity
02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 19

Specific Plan 2021SP-041-001

Project Name

Curtis Property SP

Council District

02 - Toombs

School District

1 – Gentry

Requested by

ESP Associates, Inc., applicant; Jerry and Curtis Partners, LLC, owners.

Deferrals

This item was deferred from the September 23, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Shane

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–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



Metro Planning Commission Meeting of 10/14/21



Site Layout Exhibit



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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



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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



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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.



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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.



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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



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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.



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2021SP-046-001

SUMMITT VIEW

Map 070-09, Parcel(s) 091, 092, 167

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 20a	Specific Plan 2021SP-046-001
Project Name	Summitt View
Associated Case	27-79P-001
Council District	02 - Toombs
School District	01 - Gentry
Requested by	Kimley-Horn, applicant; Comcast of Nashville I LLC, owner.
Staff Reviewer	Swaggart.
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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



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Proposed Site Plan



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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



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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.



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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,



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glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

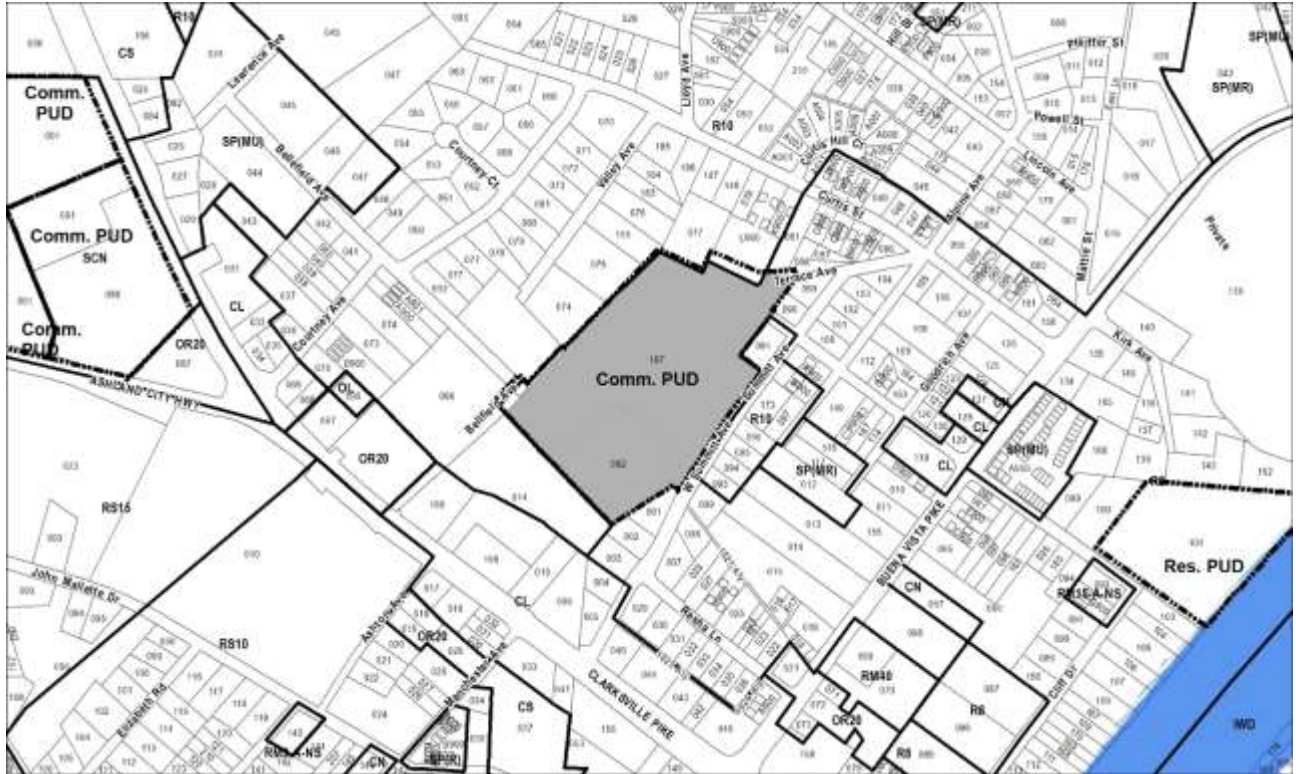
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department 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.



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27-79P-001

SUMMIT VIEW PUD (CANCELLATION)

Map 070-09, Parcel(s) 092, 167

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 20b	Planned Unit Development 27-79P-001
Project Name	Summit View PUD (Cancellation)
Associated Case	2021SP-046-001
Council District	02 - Toombs
School District	01 - Gentry
Requested by	Kimley-Horn, applicant; Comcast of Nashville I LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve subject to the approval of the associated zone change. Disapprove if the associated zone change is not approved.</i>

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



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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

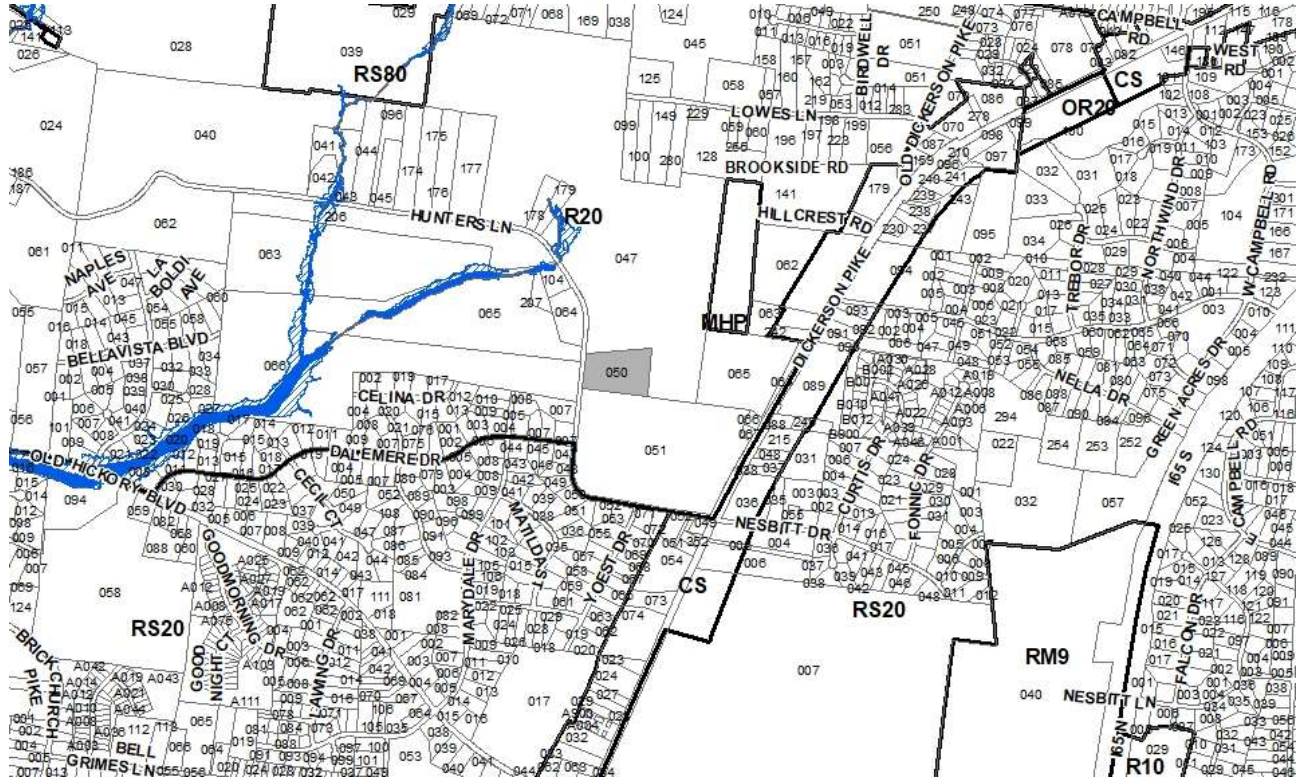
Staff recommends approval subject to the approval of the associated zone change. If the associated zone change is not approved, then staff recommends disapproval.



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2021SP-060-001
1300 HUNTERS LANE SP
Map 032, Parcel(s) 050
02, Parkwood – Union Hill
03 (Jennifer Gamble)



Metro Planning Commission Meeting of 10/14/21

Item # 21	Specific Plan 2021SP-060-001
Project Name	1300 Hunters Lane SP
Council District	03 – Gamble
School District	03 – Masters
Requested by	Dale and Associates, applicant; John R. Sringfield ET UX, owner.

Deferrals This item was deferred from the September 9, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Harrison
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

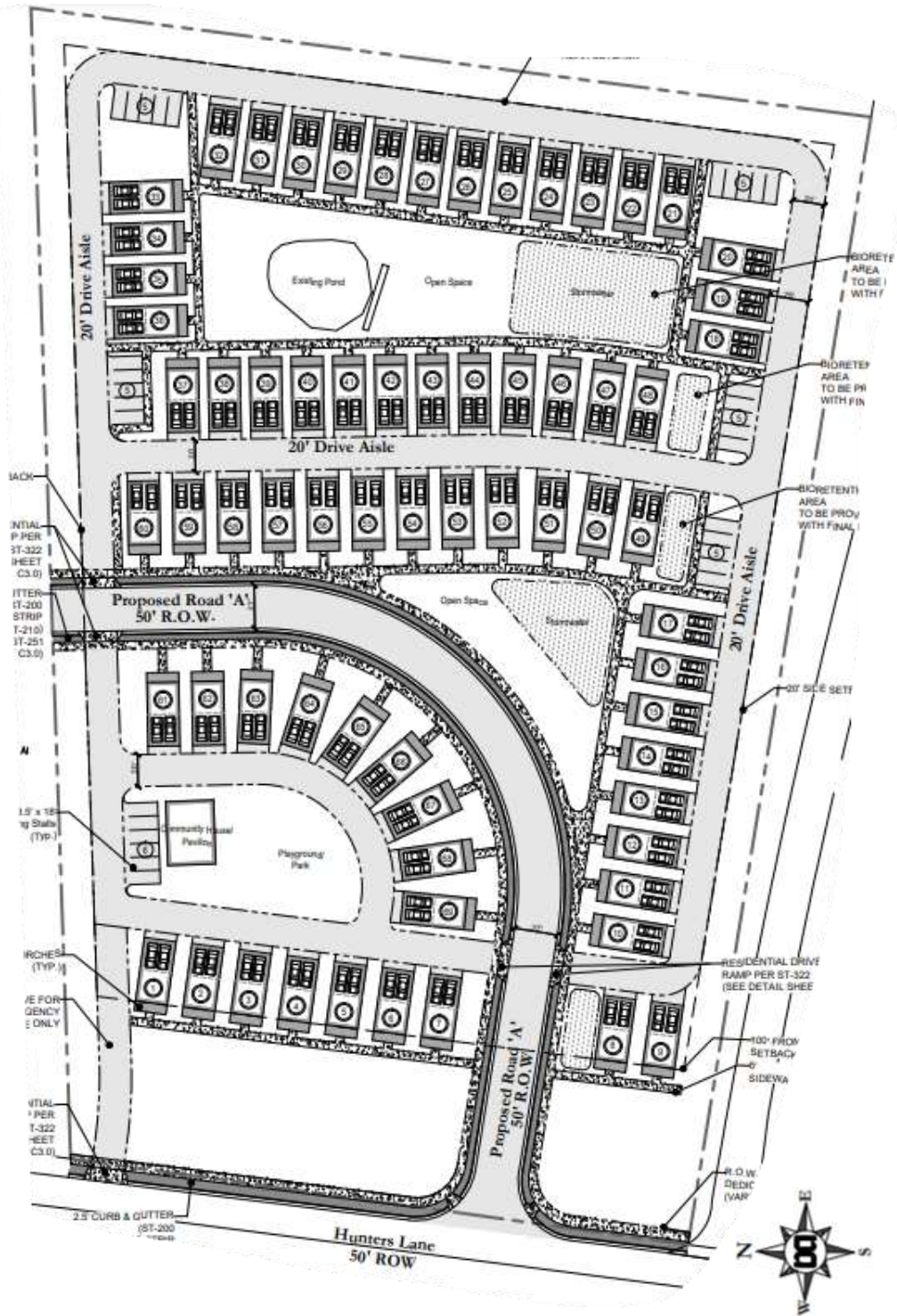
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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



Metro Planning Commission Meeting of 10/14/21



Proposed Preliminary SP



Metro Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21

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



Metro Planning Commission Meeting of 10/14/21

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



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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.

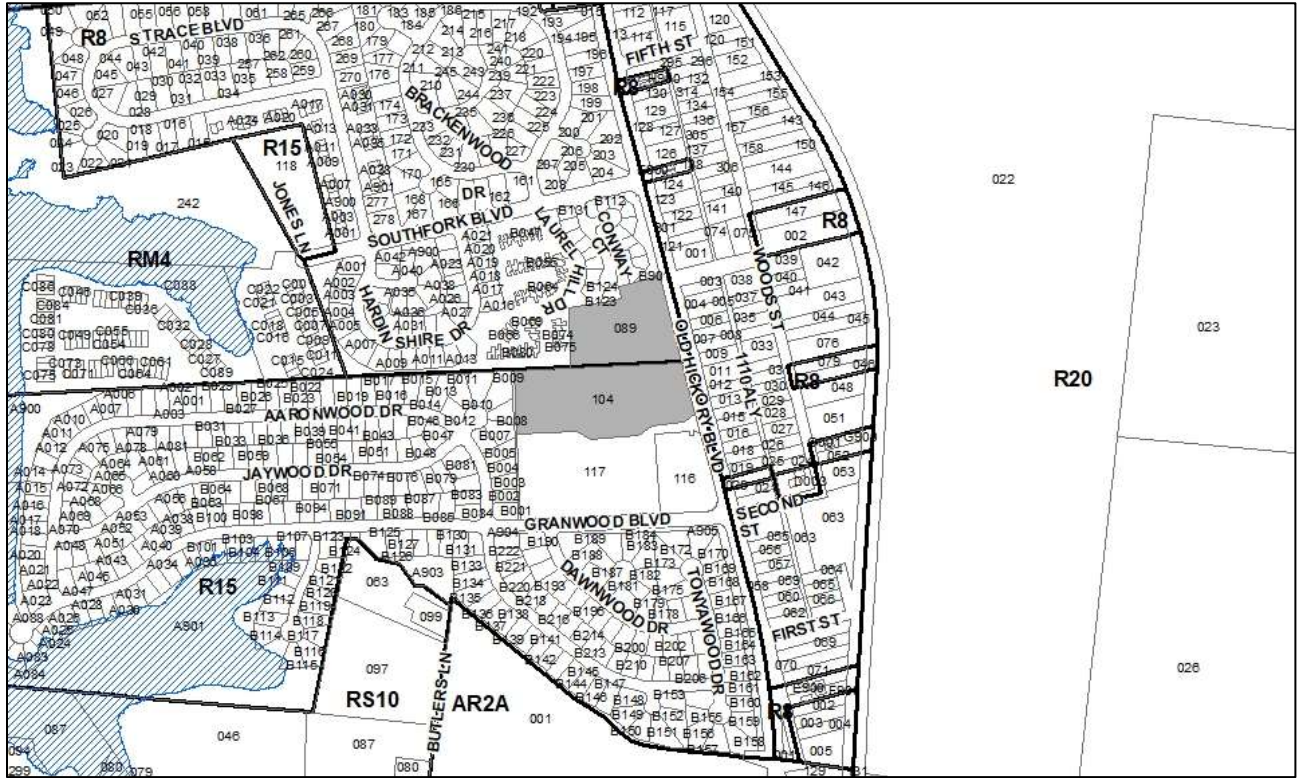
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/14/21



2021SP-062-001
4321 OLD HICKORY BLVD
Map 064, Parcel(s) 089, 104
14, Donelson - Hermitage – Old Hickory
11 (Larry Hagar)



Metro Planning Commission Meeting of 10/14/21

Item # 22a	Specific Plan 2021SP-062-001
Project Name	4321 Old Hickory Boulevard
Associated Case(s)	123-84P-001, 45-86P-003
Council District	11 - Hagar
School District	04 – Little
Requested by	SWS Engineering, Inc., applicant; William L. Butler, owner.

Deferrals This item was deferred from the September 9, 2021, and September 23, 2021, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Rezone from R15 and R8 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8 and R15) to Specific Plan–Residential (SP-R) zoning for properties located at Old Hickory Boulevard (unnumbered) and 4321 Old Hickory Boulevard, approximately 470 feet north of Granwood Boulevard and located within a Planned Unit Development Overlay District (8.16 acres), to permit 78 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 14 lots with 4 duplex lots for a total of 18 units. The existing commercial PUDs control the permitted uses.*

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 19 lots with 5 duplex lots for a total of 24 units. The existing commercial PUDs control the permitted uses.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of 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



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of essential utilities and streets. *The PUDs control uses on the property. This PUDs permit a variety of office and commercial uses, including a convenience store with gasoline sales.*

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.

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5-minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. 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 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

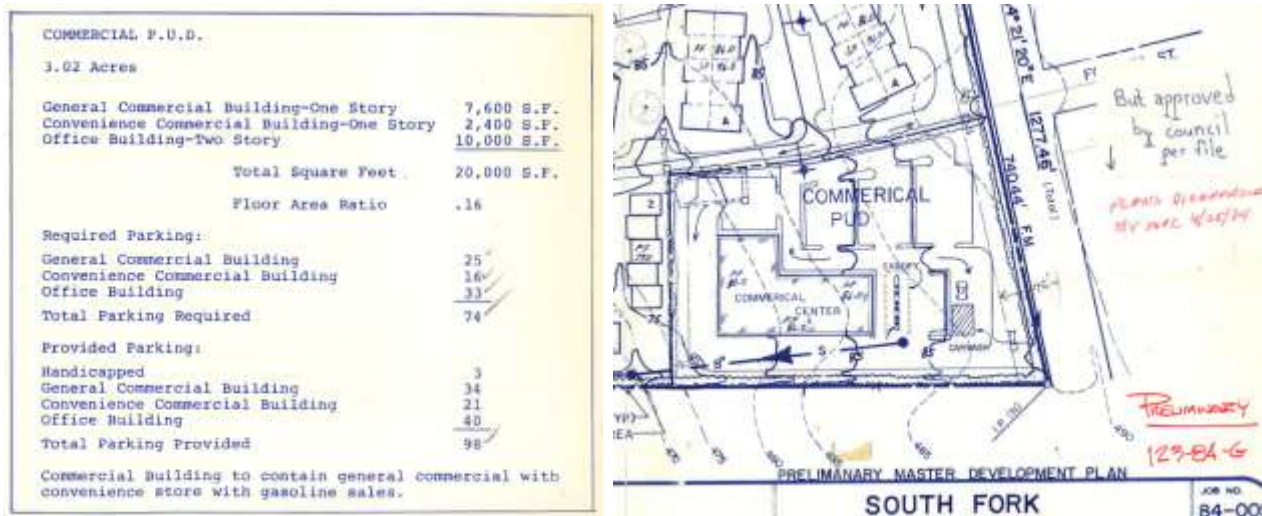
The 8.16-acre site is located approximately 470 feet north of Granwood Boulevard on the west side of Old Hickory Boulevard. The site is mostly grassy with stands of trees interspersed throughout. CO policy encumbers a small portion of the detention pond in the southwest corner of Parcel 104 that it shares with Parcel 117 to the south. There is a 30-foot-wide Access and Utility Easement that runs along the southern boundary of Parcel 104 to a concrete pad in the southwest corner of the parcel. The pad contains a telecommunications tower, and the easement allows access to the tower from Old Hickory Boulevard. A 20-foot-wide Grading, Drainage, and Public Utility Easement extends along the western edge of the property. A 40-foot-wide Drainage Easement enters the southwestern corner of the property from the south to connect to the existing detention pond.

The parcels abut the Conway Court Subdivision (single-family homes) to the north and the Laurel Hill Courtyard Homes townhome development to the northwest (both zoned R8 and part of PUD No. 123-84-G). To the west is Hampton Park (formerly Chitwood Downs), zoned R15 and part of PUD No. 45-86-P). To the south is Granwood Village, a commercial subdivision zoned R15 and also part of PUD No. 45-86-P.



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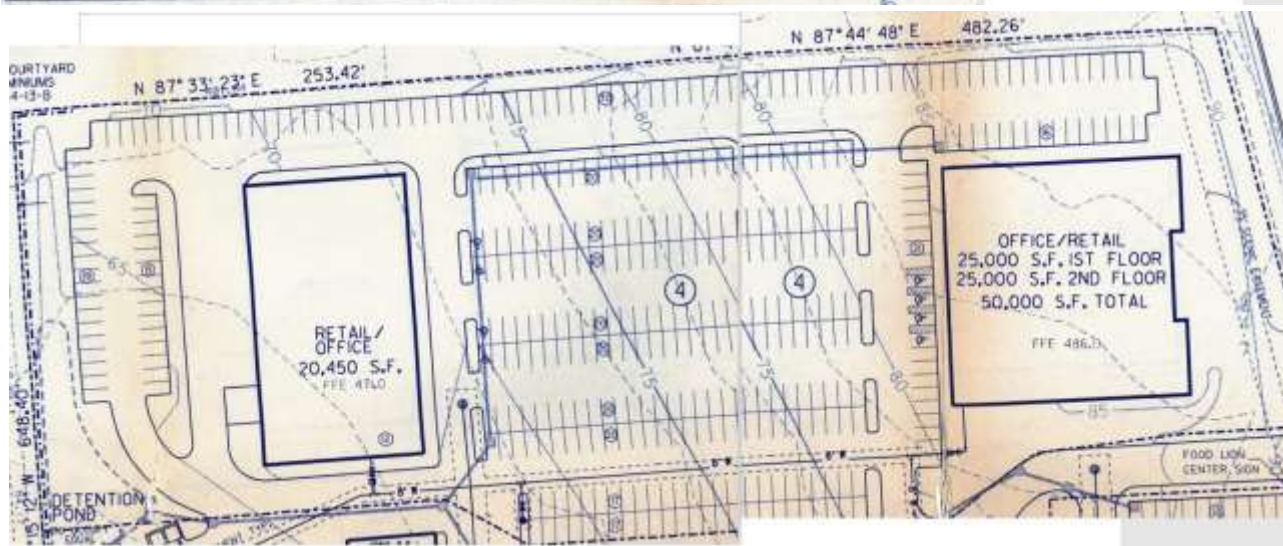
The parcels themselves are currently part of the two PUDs mentioned above. Parcel 089 was slated for 20,000 square feet of general commercial and office and a convenience store with 98 parking spaces.



Parcel 089 – Part of PUD No. 123-84-G

Parcel 104 was slated for 70,450 square feet of office and retail with 315 parking spaces.

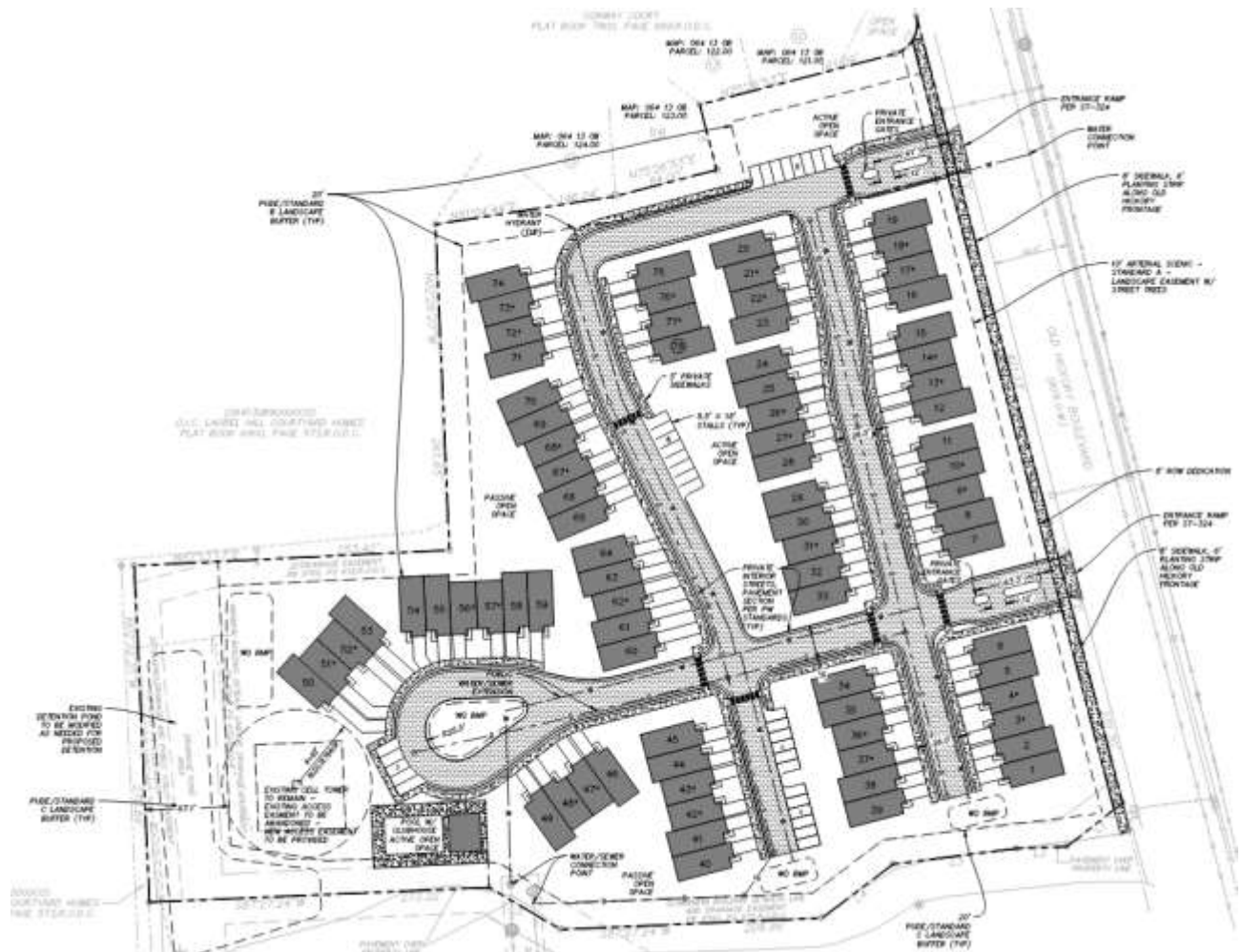
SITE DATA	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTALS
TOTAL GROSS FLOOR AREA BY STRUCTURE, TYPE, AND LOT	50,890 S.F. .17 AC.	2000 S.F. .05 AC.	3000 S.F. .07 AC.	70,450 S.F. 1.62 AC.	126,340 S.F. 2.9 AC.
TOTAL BUILDING GROUND COVERAGE	50,890 S.F. .17 AC.	2000 S.F. .05 AC.	3000 S.F. .07 AC.	45,450 S.F. 1.04 AC.	
GROSS SITE ACREAGE	225,012 S.F. 5.17 AC.	39,794 S.F. .9 AC.	40,646 S.F. .93 AC.	217,268 S.F. 5.00 AC.	12.00 AC.
ACREAGE IN STREETS AND PARKING	89,702 S.F. 2.06 AC.	24,756 S.F. .57 AC.	32,636 S.F. .75 AC.	116,759 S.F. 2.68 AC.	
FLOOR AREA RATIO	.23	.05	.08	.32	.24
TOTAL NUMBER OF PARKING SPACES	HANDICAP REQ. 1 HANDICAP SHO. 8 REQUIRED 173 TOTAL SHOWN 250	HANDICAP REQ. 2 HANDICAP SHO. 2 REQUIRED 7 TOTAL SHOWN 24	HANDICAP REQ. 3 HANDICAP SHO. 3 REQUIRED 20 TOTAL SHOWN 43	HANDICAP REQ. 8 HANDICAP SHO. 8 REQUIRED 234 TOTAL SHOWN 315	434 RED. PER. ORD. 604 RED. @ 5/1000 1635 SHOWN



Parcel 104 – Part of PUD No. 45-86-P



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Site Layout Exhibit

Site Plan

The plan calls for a townhome residential development, including a maximum of 78 multi-family units at a density of 9.6 units per acre. The units will be three-bedroom with one- and two-car garages, in addition to 20-foot-long driveways that will accommodate parking. Parking will also be provided along private streets in 90-degree rows. The units will range in size from 1,650 square feet to 1,800 square feet and in height from 2 to 3 stories. The units adjacent to Old Hickory Boulevard will have rear facades designed to appear as front facades to create a welcoming pedestrian environment along Old Hickory Boulevard.

The plan calls for two private drive connections to Old Hickory Boulevard with controlled access gates for residents only. The drives will terminate in two dead-ends and a small loop cul-de-sac, with access to townhomes provided along all segments. Units front onto either private drives or open space. Open space buffers the units that front Old Hickory Boulevard. Sidewalks will be provided to connect each unit to open space and to the sidewalk network along the proposed private streets and Old Hickory Boulevard. Stormwater management features are located within the common areas and within interstitial open space. The existing detention pond in the



Metro Planning Commission Meeting of 10/14/21

southwestern corner will remain and be modified to handle the increased flows post-development. A pool with clubhouse and active open space is also proposed for this area.

For development standards not specified in the SP Plan, the property will be subject to the standards of the RM15 zoning district. A total of 217 parking spaces (garage, driveway, and surface) are provided per Code. Street trees are programmed along Old Hickory Boulevard and throughout the site. This section of Old Hickory Boulevard is classified as a Scenic Arterial, so buffering is required along this frontage. Buffer yards are also proposed along the northern, western, and southern property lines per Code requirements. Units will maintain an appropriate setback from the existing telecommunications tower based on the lowest engineered break point of the structure (60 feet).

ANALYSIS

The plan with proposed conditions is consistent with the T3 NC and CO policies. The T3 NC policy is intended to enhance and create suburban neighborhood centers. These are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. The subject property is located adjacent to an existing commercial center. The added density in the T3 NC policy area will support the uses in the center and further connect the surrounding neighborhoods to it through the provision of wide sidewalks and street trees along Old Hickory Boulevard. The development fulfills the policy intent of creating highly connected residential communities with minimal spacing between buildings. The plan enhances the pedestrian realm by relying mostly on driveway parking and garages to house vehicles, thereby reducing the amount of surface parking required.

CO policy is intended to preserve environmentally sensitive land features through protection and remediation. The small area of CO policy applies to the area of steep slope on the property in excess of 20%. The plan preserves this area within open space and outside of building envelopes.

Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. 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

- Ensure adequate area reserved for water quality / detention. Since the previous submittal, proposed water quality areas have been removed and impervious area added. Drainage from the proposed roadway will also need to be treated.

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.



Metro Planning Commission Meeting of 10/14/21

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. A private hauler will be required for waste/recycle disposal.
- On final, show curb & gutter, per ST-200, along OHB frontage.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Prior to Final SP approval, coordinate with NDOT on gate operations. Include turn around and queuing diagrams and postal operations plan.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential* (210)	4.92	2.904 D	17 U	204	17	19

*Based on two-family lots

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
Single-Family Residential* (210)	3.60	5.445 D	23 U	269	21	25

*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)	8.52	-	78 U	423	27	35

Traffic changes between maximum: **R15/R8 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+33 U	-50	-11	-9



Metro Planning Commission Meeting of 10/14/21

METRO SCHOOL BOARD REPORT

**Projected student generation existing R8 and R15 districts: 3 Elementary 2 Middle 2 High
Projected student generation proposed SP-R district: 6 Elementary 4 Middle 4 High**

The proposed SP-R zoning is expected to generate 7 more students than the existing R8 and R15 zoning districts. Students would attend Andrew Jackson Elementary School, Dupont Hadley Middle School, and McGavock 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

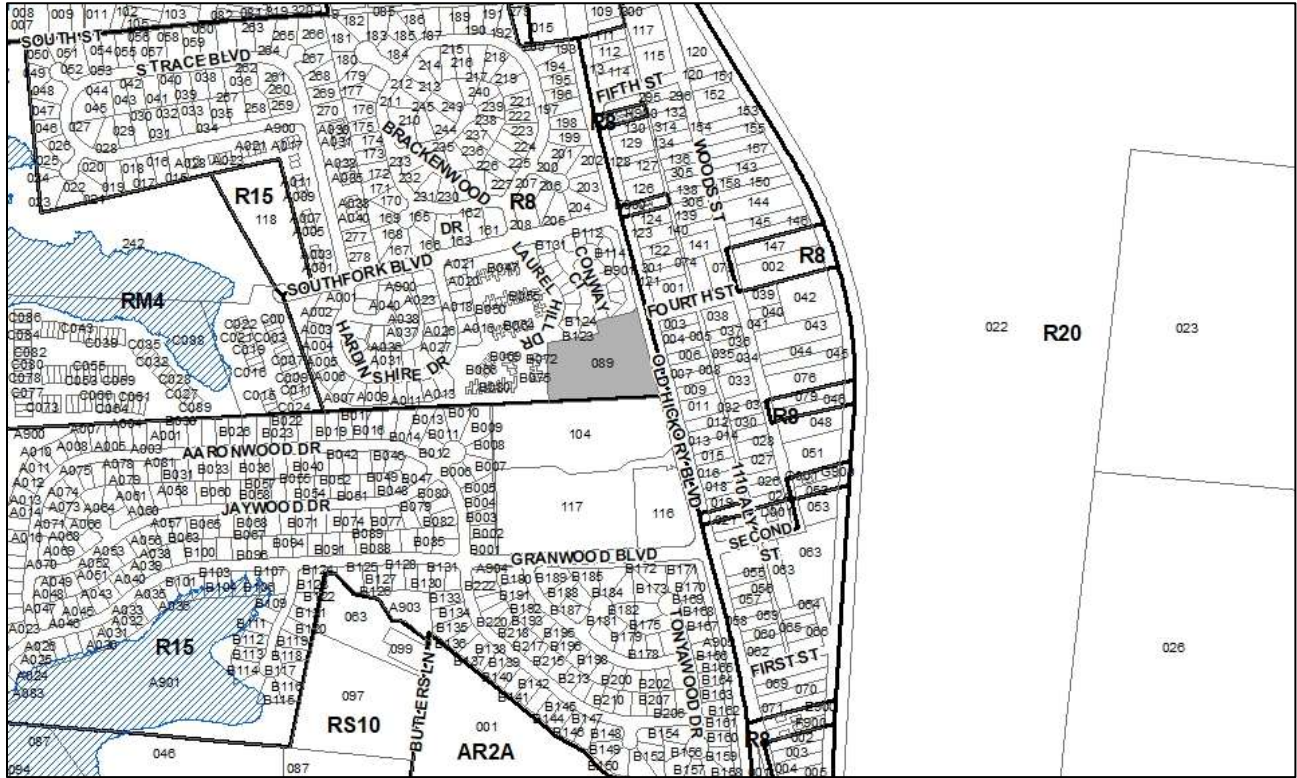
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 78 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. No fencing is allowed along Old Hickory Boulevard.
3. On the corrected set, under Design Standards, replace the material note 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.
4. 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.
5. 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.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. 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.
9. 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.
10. 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.



Metro Planning Commission Meeting of 10/14/21



123-84P-001

SOUTH FORK COMMERCIAL PUD (CANCELLATION)

Map 064, Parcel(s) 089

14, Donelson – Hermitage – Old Hickory

11 (Larry Hagar)



Metro Planning Commission Meeting of 10/14/21

Item # 22b	Planned Unit Development 123-84P-001
Project Name	South Fork Commercial PUD (Cancellation)
Associated Case(s)	2021SP-062-001; 45-86P-003
Council District	11 - Hagar
School District	04 – Little
Requested by	SWS Engineering, Inc., applicant; William L. Butler, owner.

Deferrals This item was deferred from the September 9, 2021, and September 23, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer Shane
Staff Recommendation *Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.*

APPLICANT REQUEST
Cancel a portion of a Planned Unit Development.

Cancel Portion of PUD

A request to cancel a portion of a Planned Unit Development Overlay District (PUD) for property located at Old Hickory Boulevard (unnumbered), approximately 400 feet south of Southfork Boulevard (3.6 acres), zoned One and Two-Family Residential (R8).

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 14 lots with 4 duplex lots for a total of 18 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 19 lots with 5 duplex lots for a total of 24 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



Metro Planning Commission Meeting of 10/14/21

of essential utilities and streets. *The PUD controls uses on the property. This PUD permits a variety of office and commercial uses, including a convenience store with gasoline sales.*

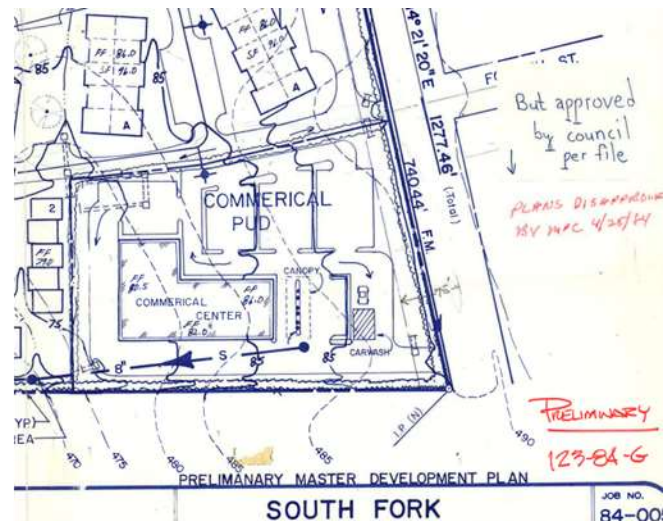
DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

ANALYSIS

This PUD (File No. 123-84-G) was originally approved in 1984 and included a residential section and a commercial section. Parcel 89 made up the commercial area and included a total gross floor area of 20,000 square feet planned for general commercial, convenience commercial, and office uses in three attached commercial buildings (a 7,600-square foot one-story commercial building, a 2,400-square foot one-story convenience store building, and a 10,000-square foot two-story office building), along with a small carwash structure. 98 parking spaces (24 more than required by Code at the time) were planned, resulting in a large parking lot covering most of the site. This created extensive setbacks from the ROW, discouraging pedestrian traffic. Cancellation of this portion of the PUD would remove entitlements that no longer meet the intent of the adopted NashvilleNext general plan and replace them with a multi-family residential plan that more closely meets the intent of the T3 NC policy for the site.

COMMERCIAL P.U.D.	
3.02 Acres	
General Commercial Building-One Story	7,600 S.F.
Convenience Commercial Building-One Story	2,400 S.F.
Office Building-Two Story	10,000 S.F.
Total Square Feet	20,000 S.F.
Floor Area Ratio	.16
Required Parking:	
General Commercial Building	25
Convenience Commercial Building	16
Office Building	33
Total Parking Required	74
Provided Parking:	
Handicapped	3
General Commercial Building	34
Convenience Commercial Building	21
Office Building	40
Total Parking Provided	98
Commercial Building to contain general commercial with convenience store with gasoline sales.	



Parcel 089 – Site Pan and Commercial Entitlements

If the associated SP is approved, then staff recommends approval of this portion of the PUD overlay being canceled. The remaining portion of the PUD will remain active and function in its current form independent of this site.



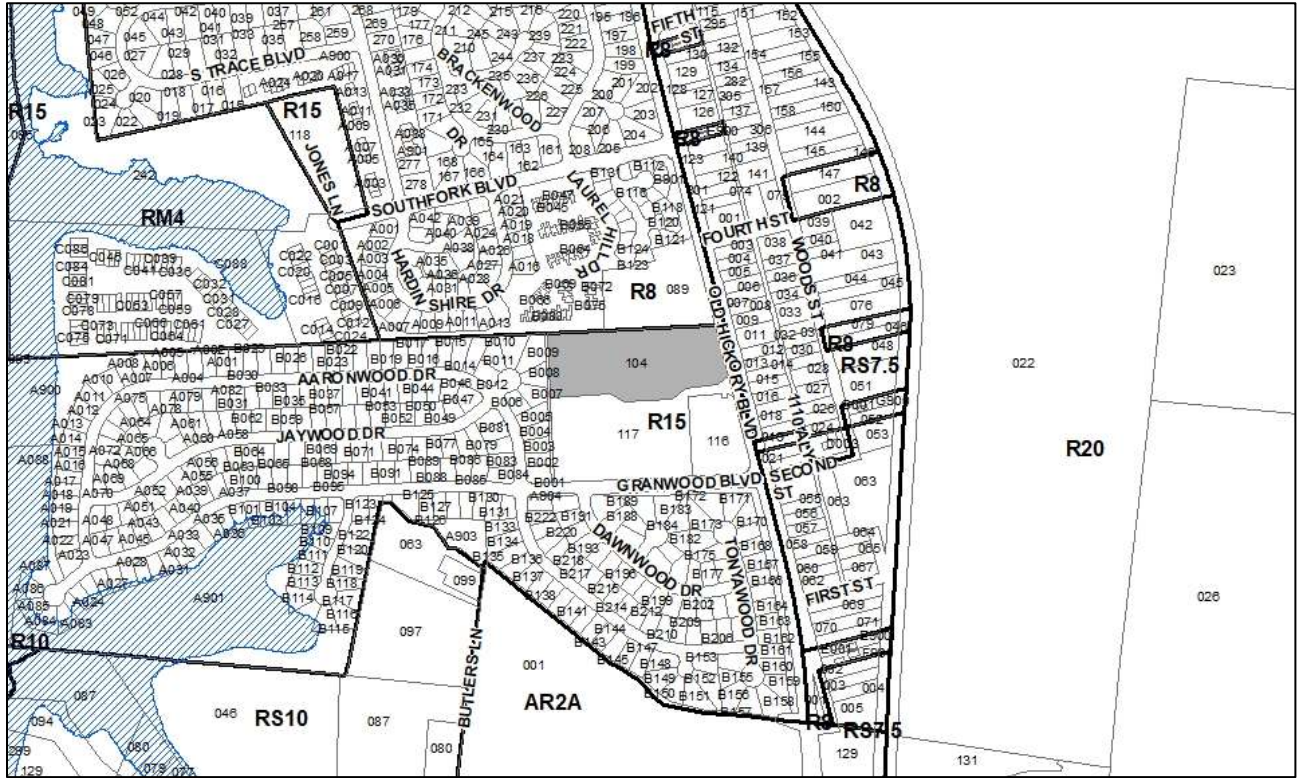
Metro Planning Commission Meeting of 10/14/21

STAFF RECOMMENDATION

Staff recommends approval if the associated SP zoning district is approved and disapproval if the associated SP zoning district is not approved.



Metro Planning Commission Meeting of 10/14/21



45-86P-003

GRANWOOD VILLAGE PUD (CANCELLATION)

Map 064, Parcel(s) 104

14, Donelson – Hermitage – Old Hickory

11 (Larry Hagar)



Metro Planning Commission Meeting of 10/14/21

Item # 22c	Planned Unit Development 45-86P-003
Project Name	Granwood Village PUD (Cancellation)
Associated Case(s)	2021SP-062-001; 123-84P-001
Council District	11 - Hagar
School District	04 – Little
Requested by	SWS Engineering, Inc., applicant; William L. Butler, owner.

Deferrals This item was deferred from the September 9, 2021, and September 23, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer Shane
Staff Recommendation *Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.*

APPLICANT REQUEST

Cancel a portion of a Planned Unit Development.

Cancel Portion of PUD

A request to cancel a portion of a Planned Unit Development Overlay District (PUD) for property located at 4321 Old Hickory Boulevard, approximately 430 feet north of Granwood Boulevard (4.92 acres), zoned One and Two-Family Residential (R15).

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 14 lots with 4 duplex lots for a total of 18 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. *The PUD controls uses on the property. This PUD permits a variety of office and commercial uses.*

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

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



Metro Planning Commission Meeting of 10/14/21

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.

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

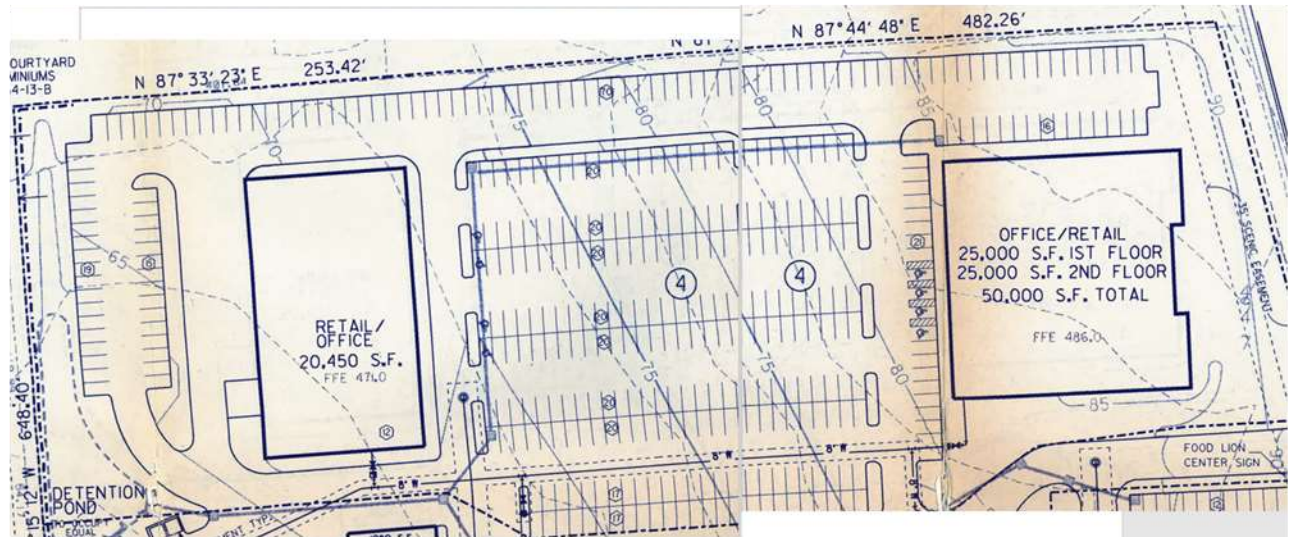
ANALYSIS

This PUD (File No. 45-86-P) was originally approved in 1986 and included a residential section and a commercial section. Parcel 104 made up the northern half of the commercial area (“Parcel 4”) and included a total gross floor area of 70,450 square feet planned for office and retail uses in two commercial buildings (a 50,000-square foot two-story building and a 20,450-square foot one-story building). 315 parking spaces (81 more than required by Code at the time) were planned, resulting in a massive parking lot covering most of the site. Cancellation of this portion of the PUD would remove entitlements that no longer meet the intent of the adopted NashvilleNext general plan and replace them with a multi-family residential plan that more closely meets the intent of the T3 NC policy for the site.



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SITE DATA	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTALS
TOTAL GROSS FLOOR AREA BY STRUCTURE, TYPE, AND LOT	50,890 S.F. 1.17 AC.	2000 S.F. .05 AC.	3000 S.F. .07 AC.	70,450 S.F. 1.62 AC.	126,340 S.F. 2.9 AC.
TOTAL BUILDING GROUND COVERAGE	50,890 S.F. 1.17 AC.	2000 S.F. .05 AC.	3000 S.F. .07 AC.	45,450 S.F. 1.04 AC.	
GROSS SITE ACREAGE	225,012 S.F. 5.17 AC.	39,794 S.F. .9 AC.	40,646 S.F. .93 AC.	217,268 S.F. 5.00 AC.	12.00 AC.
ACREAGE IN STREETS AND PARKING	89,702 S.F. 2.06 AC.	24,756 S.F. .57 AC.	32,636 S.F. .75 AC.	116,759 S.F. 2.68 AC.	
FLOOR AREA RATIO	.23	.05	.08	.32	.24
TOTAL NUMBER OF PARKING SPACES	HANDICAP REQ. 7 HANDICAP SHO. 8	HANDICAP REQ. 2 HANDICAP SHO. 2	HANDICAP REQ. 3 HANDICAP SHO. 3	HANDICAP REQ. 8 HANDICAP SHO. 8	434 REQ.PER. ORD. 604 REQ. @ 5/1000
	REQUIRED 173 TOTAL SHOWN 250	REQUIRED 7 TOTAL SHOWN 24	REQUIRED 20 TOTAL SHOWN 43	REQUIRED 234 TOTAL SHOWN 315	635 SHOWN



Parcel 104 – Site Plan and Commercial Entitlements

If the associated SP is approved, then staff recommends approval of this portion of the PUD overlay being canceled. The remaining portion of the PUD will remain active and function in its current form independent of this site.

STAFF RECOMMENDATION

Staff recommends approval if the associated SP zoning district is approved and disapproval if the associated SP zoning district is not approved.



Metro Planning Commission Meeting of 10/14/21



2021SP-066-001

401 E WILLIAMS AVE

Map 042-12-0-A, Parcel(s) 001-004, 900

04, Madison

08 (Nancy VanReece)



Metro Planning Commission Meeting of 10/14/21

Item # 23	Specific Plan 2021SP-066-001
Project Name	401 E Williams Ave
Council District	08 - VanReece
School District	03 – Masters
Requested by	Dale and Associates, applicant; O.I.C. Slate Condominium, Michael and Lesley Kennedy, Amanda Parker, owner(s).
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

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

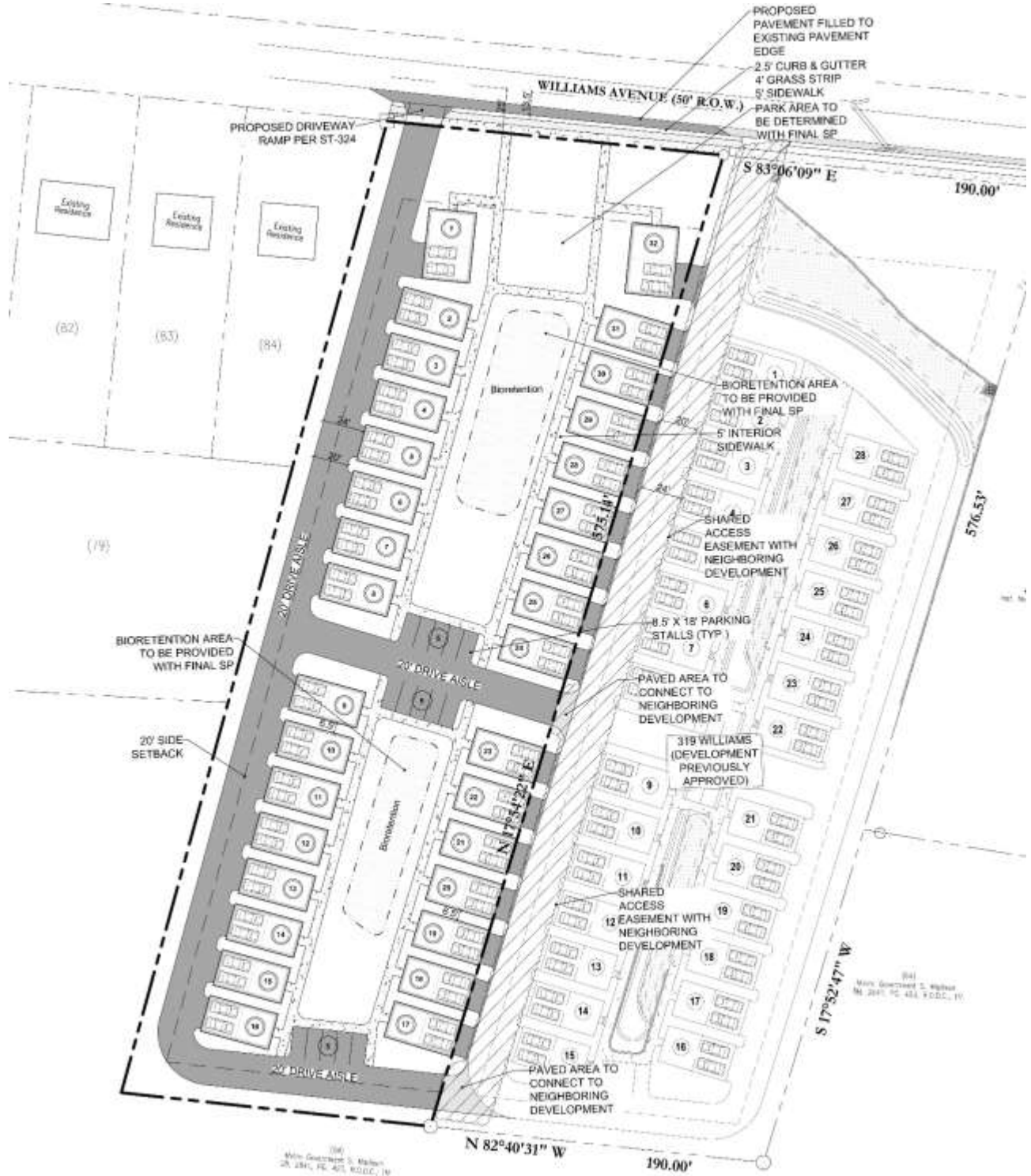
Specific Plan–Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building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



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Proposed Site Plan



Metro Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21

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 Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21



2021SP-069-001

121 HART LANE

Map 060-12, Parcel(s) 060

05, East Nashville

08 (Nancy VanReece)



Metro Planning Commission Meeting of 10/14/21

Item # 24	Specific Plan 2021SP-069-001
Project Name	121 Hart Lane
Council District	08 – VanReece
School District	03 – Masters
Requested by	Alfred Benesch and Company, applicant; Brandon Bubis, owner.
Staff Reviewer	Harrison
Staff Recommendation	<i>Approve with Conditions and disapprove without all conditions.</i>

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.



Metro Planning Commission Meeting of 10/14/21



Proposed Preliminary SP



Metro Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21

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 Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21



2021SP-074-00

2304 LLOYD AVENUE

Map 070-09-0-S, Parcel(s) 001-002, 900

Map 070-09-0-T, Parcel(s) 001-002, 900

Map 070-09-0-U, Parcel(s) 001-002, 900

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 25	Specific Plan 2021SP-074-001
Project Name	2304 Lloyd Avenue
Council District	02 - Toombs
School District	01 - Gentry
Requested by	Dale and Associates, applicant; various owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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

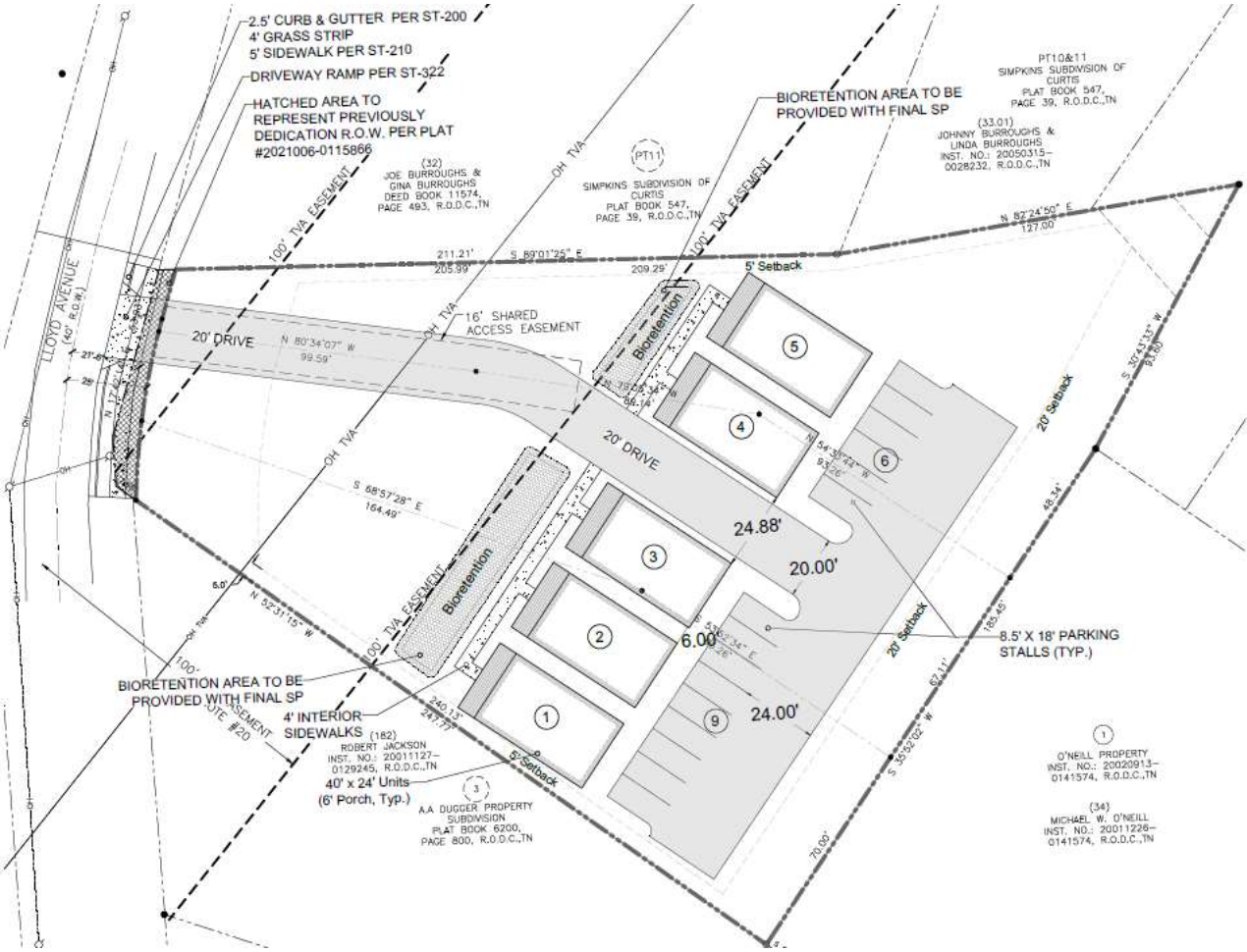
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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



Metro Planning Commission Meeting of 10/14/21



Proposed Site Plan



Metro Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21

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.



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2021Z-059PR-001

Map 072-05, Parcel(s) 026, 036-037, 175

05, East Nashville

05 (Sean Parker)



Metro Planning Commission Meeting of 10/14/21

Item # 26
Council District
School District
Requested by

Zone Change 2021Z-059PR-001
5 - Parker
3 - Masters
Collier Engineering Company, applicant; John Guest, David Scott, et ux, Robert Warner and Suzanne Warner, owners.

Staff Reviewer
Staff Recommendation

Rickoff
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



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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



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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.



Metro Planning Commission Meeting of 10/14/21



2021Z-086PR-001

Map 119-16, Parcel(s) 004-009, 090

11, South Nashville

16 (Ginny Welsch)



Metro Planning Commission Meeting of 10/14/21

Item # 27
Council District
School District
Requested by

Zone Change 2021Z-086PR-001
16 – Welsch
7 – Player-Peters
SWS Engineering, Inc., applicant; James C. & Oveta N. Pyburn; Diana R. Flegal and Joanne E. Merriam ETAL; Sona Land Company LLC; Cheri Thompson; Georgia Avo Sain; Fred L. Sain and Avo E. Sain; owners.

Staff Reviewer
Staff Recommendation

Elliott
Approve.

APPLICANT REQUEST

Zone change from RS7.5 and R8 to RM9

Zone Change

A request to rezone from Single-Family Residential (RS7.5) and One and two-Family Residential (R8) to Multi-Family Residential (RM9) zoning for properties located at 3134, 3138, 3140, 3142, 3142 B, 3144 and 3146 Glencliff 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 (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *RM9 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



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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 Glencliff 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 Glencliff Road as well as single-family residential. Glencliff Elementary is south of the site and at the western corner of the intersection of Glencliff 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 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



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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**

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 and RM9**

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 district: 11 Elementary 8 Middle 8 High

The proposed RM9 zoning is expected to generate 12 additional students than the existing RS7.5 and R8 zoning. Students would attend Glencliff Elementary School, Wright Middle School, and Glencliff 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.



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2021Z-097PR-001
Map 094-13, Parcel(s) 118
11, South Nashville
19 (Freddie O'Connell)



Metro Planning Commission Meeting of 10/14/21

Item # 28
Council District
School District
Requested by

Zone Change 2021Z-097PR-001
19 – O’Connell
05 - Buggs
Duane Cuthbertson, applicant; Johnny Crow, Jr.,
owner(s).

Staff Reviewer
Staff Recommendation

Lewis
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



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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



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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.



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2021Z-098PR-001

Map 094-13, Parcel(s) 044

11, South Nashville

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 10/14/21

Item # 29
Council District
School District
Requested by

Zone Change 2021Z-098PR-001
19- O'Connell
5 – Buggs
Duane Cuthbertson, applicant; City Choice Homes, LLC, owner.

Staff Reviewer
Staff Recommendation

Elliott
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.



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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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/14/21



2021Z-099PR-001

Map 081-06-0-F, Parcel(s) 001-012, 900

08, North Nashville

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 30
Council District
School District
Requested by

Zone Change 2021Z-099PR-001
02 – Toombs
01 – Gentry
Wisdom Rock, LLC, applicant; Wisdom Rock, LLC
and O.I.C. 2106 24th Avenue North Commons, owners.

Staff Reviewer
Staff Recommendation

Shane
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



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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



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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.



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2021Z-100PR-001

Map 070-13-0-D, Parcel(s) 001-002, 900
03, Bordeaux – Whites Creek – Haynes Trinity
02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 10/14/21

Item # 31
Council District
School District
Requested by

Zone Change 2021Z-100PR-001
02 – Toombs
01 – Gentry
Crunk Engineering, applicant; O.I.C. Buena Vista Pike,
Adam Will, and Clark Thomas Zuker, owners.

Staff Reviewer
Staff Recommendation

Harrison
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.



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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

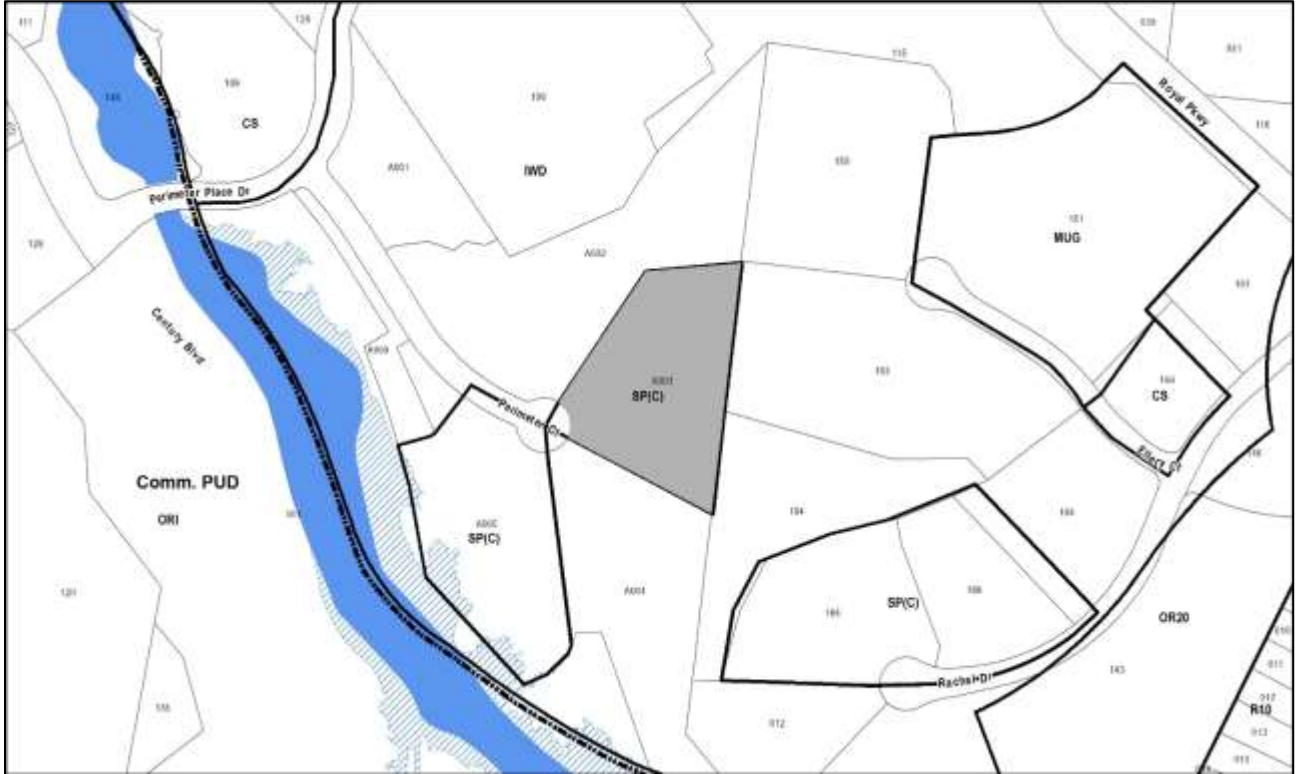
Staff recommends disapproval based on inconsistency with the policy.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/14/21



2021Z-101PR-001

Map 107-04-0-A, Parcel(s) 003
14, Donelson-Hermitage-Old Hickory
15 (Jeff Syracuse)



Metro Planning Commission Meeting of 10/14/21

Item # 32
Council District
School District
Requested by

Zone Change 2021Z-101PR-001
15 – Syracuse
4 – Little
Barge Cauthen and Associates, applicant; Skyz Investments, owner.

Staff Reviewer
Staff Recommendation

Rickoff
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



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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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/14/21



2021Z-103PR-001

Map 091-09, Parcel(s) 112, 244, 271-272

07, West Nashville

20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 10/14/21

Item # 33
Council District
School District
Requested by

Zone Change 2021Z-103PR-001
20 – Roberts
9 – Tylor
Dale & Associates, applicant; 5915 Robertson, LLC,
owner.

Staff Reviewer
Staff Recommendation

Elliott
Disapprove.

APPLICANT REQUEST **Zone change from R8 to CS.**

Zone Change

A request to rezone from One and two Family Residentials (R8) to Commercial Service (CS) zoning for properties located at 5917 Robertson Avenue and Deal Avenue (unnumbered), approximately 385 feet west of Elaine Avenue (0.74 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 4 lots with 1 duplex lot for a total of 5 units.*

Proposed Zoning

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

WEST 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.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.



Metro Planning Commission Meeting of 10/14/21

Robertson Avenue Street Tree Plan

Robertson Avenue is a critical collector avenue in West Nashville, immediately northwest of the Briley Parkway and I-40 interchange and west of the rapidly developing Nations-Urbandale neighborhood. Anticipating transformation into a mixed-use urban corridor, this plan utilizes blossoming understory trees, spaced every 20 ft, to provide the framework for an iconic streetscape along the 1.2 mile length of Robertson Ave between Briley Parkway to Annex St. It highlights Robertson as a distinct connector in West Nashville & acknowledges street trees as a critical component of the streetscape experience.

SITE CONTEXT

The site is located on the south side Robertson Avenue and comprises several parcels interior to the block totaling approximately 0.74 acres. Robertson Avenue is classified as a Collector Avenue in the Major and Collector Street Plan. The site currently contains a single-family residential land use. To the east of the site is a CS zoned parcel that contains a commercial land use. The surrounding parcels on the south side of Robertson Avenue contain one and two-family residential land uses. The property directly across Robertson Avenue is zoned CS and contains commercial and office uses. The site is generally flat and gently slopes upwards towards the rear of the site.

ANALYSIS

The application proposes to rezone to a district that permits land uses that are not supported by the T4 NE and T4 NM policy. Both the T4 NE and T4 NM policy are residential only policies and support residential and institutional land uses. They do not support commercial land uses, such as retail or auto related services that would be permitted by CS.

The CS property on the northern side of Robertson Avenue, across from this site, is also within an area of Neighborhood Evolving policy. The policy along Robertson is consistently residential in this stretch (NE) with a small area of Neighborhood Center to the west at the intersection of Robertson Avenue and Duluth.

FIRE MARSHAL RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Ignore

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)	0.74	5.445 D	5 U	66	8	6

*Based on two-family lots



Metro Planning Commission Meeting of 10/14/21

Maximum Uses in Proposed 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)	0.74	0.6 F	19,341 SF	730	18	73

Traffic changes between maximum: R8 and CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+664	+10	+67

METRO SCHOOL BOARD REPORT

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

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

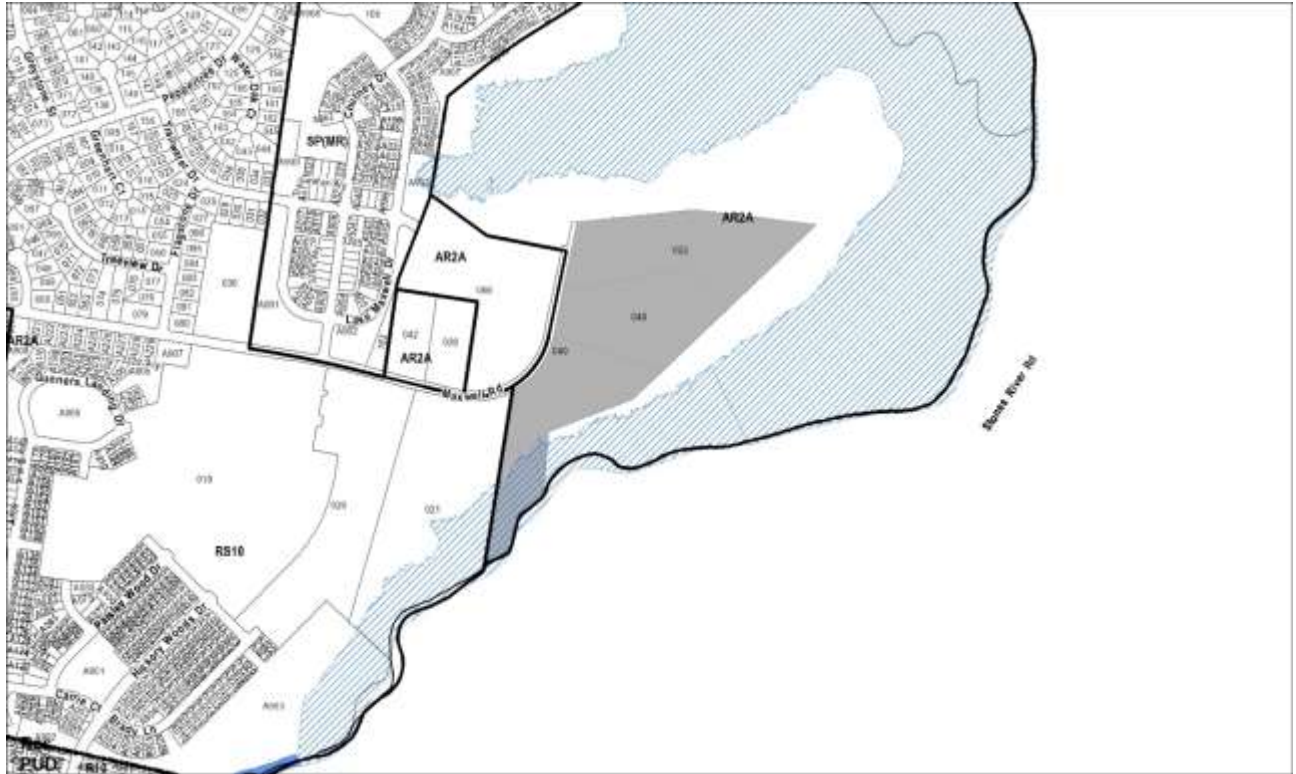
The proposed SP-MU zoning is expected to generate no additional students than the existing R8 zoning. Students would attend Cockrill Elementary, McKissack Middle School, and Pearl-Cohn Magnet High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval.



Metro Planning Commission Meeting of 10/14/21



2021Z-104PR-001

Map 176, Parcel(s) 022, 048-049

13, Antioch – Priest Lake

33 (Antoinette Lee)



Metro Planning Commission Meeting of 10/14/21

Item # 34
Council District
School District
Requested by

Zone Change 2021Z-104PR-001
33 – Lee
06 – Bush
D.R. Horton, applicant; Thaddeus Dale Jenkins and Donald W. Jenkins, Jr., ETUX, owners.

Staff Reviewer
Staff Recommendation

Shane
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



Metro Planning Commission Meeting of 10/14/21

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



Metro Planning Commission Meeting of 10/14/21

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

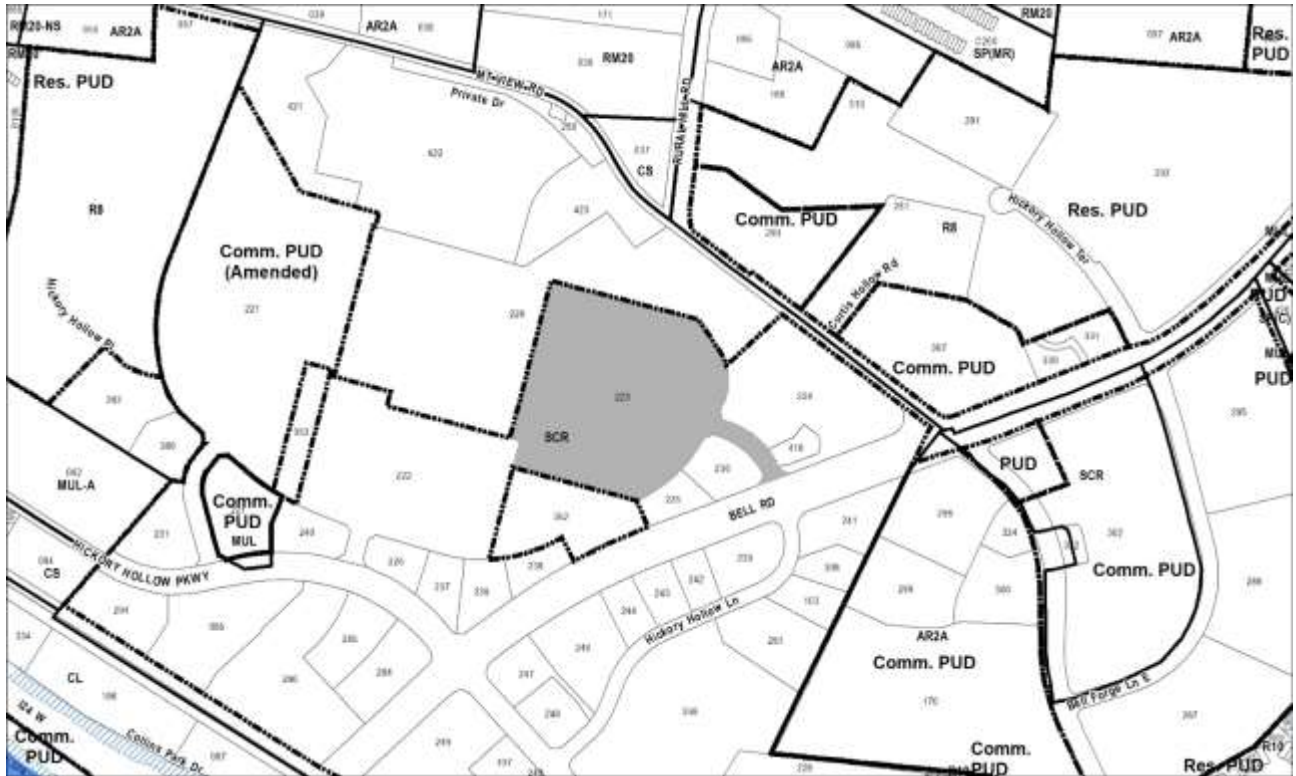
The proposed RS10 zoning is expected to generate 45 more students than the existing AR2A zoning district. Students would attend Mt. View Elementary School, J.F. Kennedy Middle School, and Antioch High School. All three schools are identified as having capacity for additional students. This information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

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 10/14/21



1-74P-014

HICKORY HOLLOW PUD (CANCELLATION)

Map 163, Parcel(s) 223

13, Antioch - Priest Lake

32 (Joy Styles)



Metro Planning Commission Meeting of 10/14/21

Item # 35	Planned Unit Development 1-74P-014
Project Name	Hickory Hollow PUD (Cancellation)
Council District	32 – Styles
School District	6 – Bush
Requested by	Barge Cauthen and Associates, applicant; CV LHF LLC., owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve.</i>

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



Metro Planning Commission Meeting of 10/14/21



Existing PUD Conditions



Metro Planning Commission Meeting of 10/14/21

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.



Metro Planning Commission Meeting of 10/14/21



2009UD-001-018

**DOWNTOWN DONELSON UDO (DONELSON PLAZA
MULTIFAMILY – EAST BUILDINGS)**

Map 085-13, Parcel(s) 068

14, Donelson-Hermitage-Old Hickory

15 (Jeff Syracuse)



Metro Planning Commission Meeting of 10/14/21

Item # 36
Project Name

UDO Major Modification 2009UD-001-018
Downtown Donelson UDO (Donelson Plaza
Multifamily – East Buildings)

Council District
School District
Requested by

15 – Syracuse
4 – Little
David Baird, applicant; Benton Smothers, owner.

Staff Reviewer
Staff Recommendation

Islas
Approve the front yard setback/building orientation and landscape buffer yard modifications with conditions, 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.



Metro Planning Commission Meeting of 10/14/21

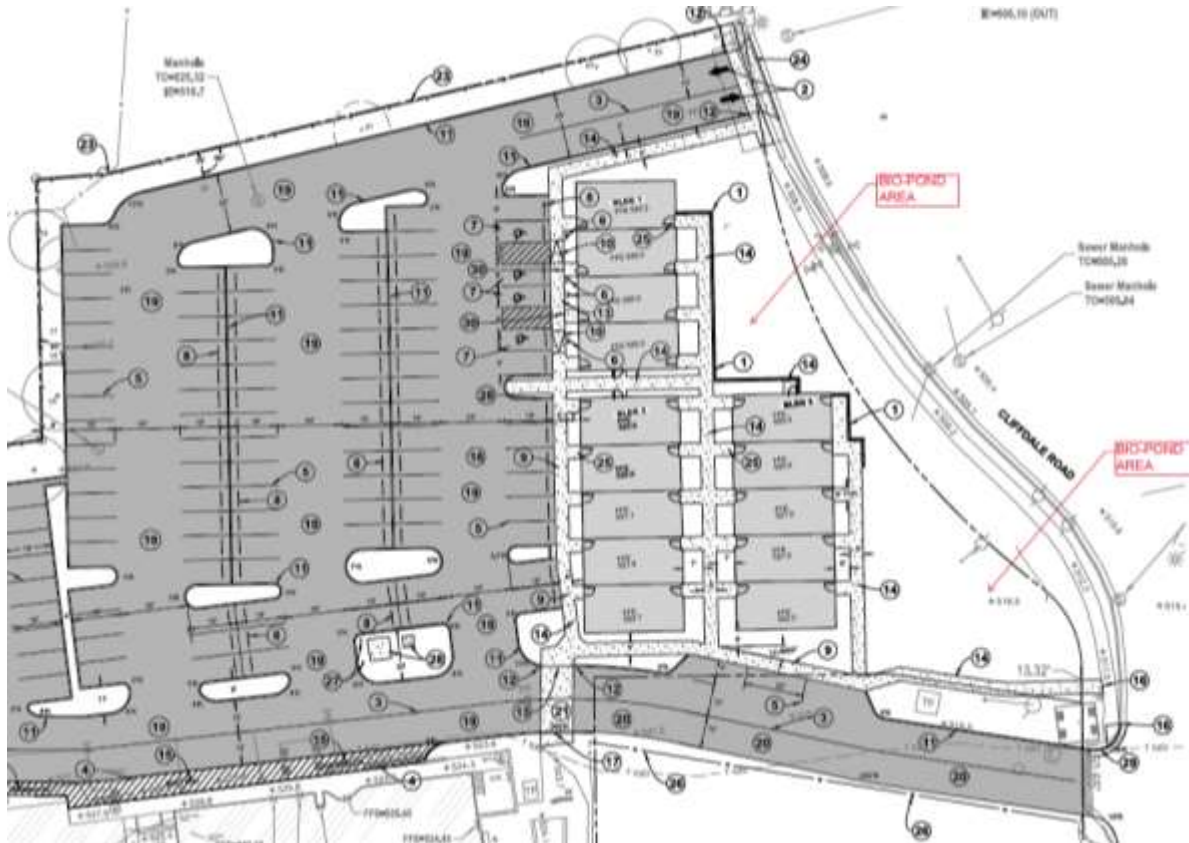


Figure 1. Proposed site plan.

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.



Metro Planning Commission Meeting of 10/14/21

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.



Figure 2. Existing site conditions looking south along Cliffdale Road.



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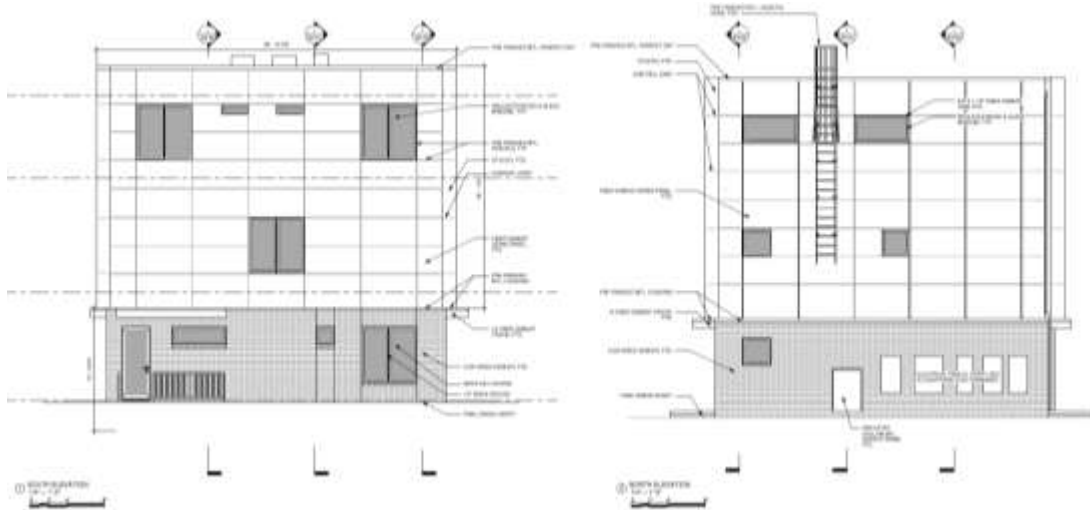


Figure 3. Improved north and south façades.

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.

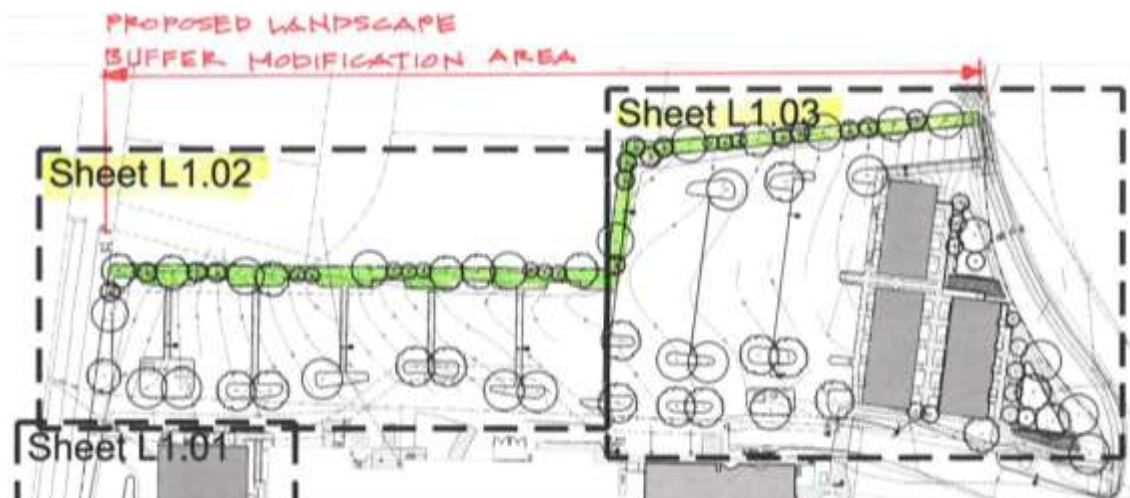


Figure 4. Proposed landscape buffer yard modification area.



Metro Planning Commission Meeting of 10/14/21



Figure 5. Proposed composite wood fence.

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.



Metro Planning Commission Meeting of 10/14/21



2021M-007SR-001

WOODRUFF STREET TO BE RENAMED TO DAVID MCMURRY WAY

Map 042-16, Parcel(s) 051-055, 090-095, 153-156, 158, 181-185, 187, 188, 190, 242-243

Council District 08 (Nancy VanReece)



Metro Planning Commission Meeting of 10/14/21

Item # 37
Project Name

Street Renaming 2021M-007SR-001
Woodruff Street to Be Renamed to
David McMurry Way

Council District
School District
Requested by

08 – VanReece
03 - Masters
Councilmember Nancy VanReece, applicant; various owners.

Staff Reviewer
Staff Recommendation

O’Conner
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



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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

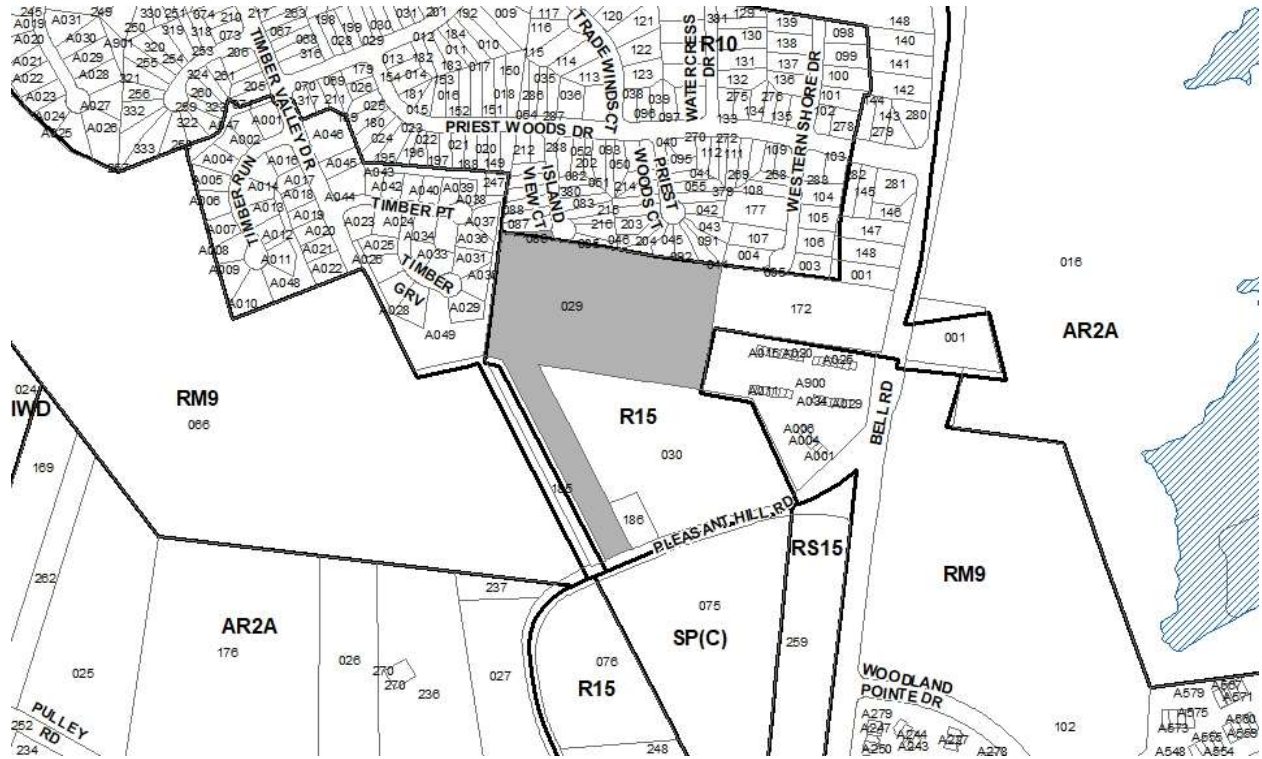
Planning staff recommends approval of renaming Woodruff Street to "David McMurry Way".



SEE NEXT PAGE



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2021S-174-001

PLEASANT COVE CONCEPT PLAN

Map 108-16, Parcel 086

Map 121, Parcel(s) 029

14, Donelson - Hermitage - Old Hickory

13 (Russ Bradford)



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Item # 38	Concept Plan 2021S-174-001
Project Name	Pleasant Cove Concept Plan
Council District	13 - Bradford
School District	7 - Player-Peters
Requested by	Dale & Associates, applicant; Platinum Invest LLC, owner.

Deferrals This item was deferred at the September 23, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Elliott
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)

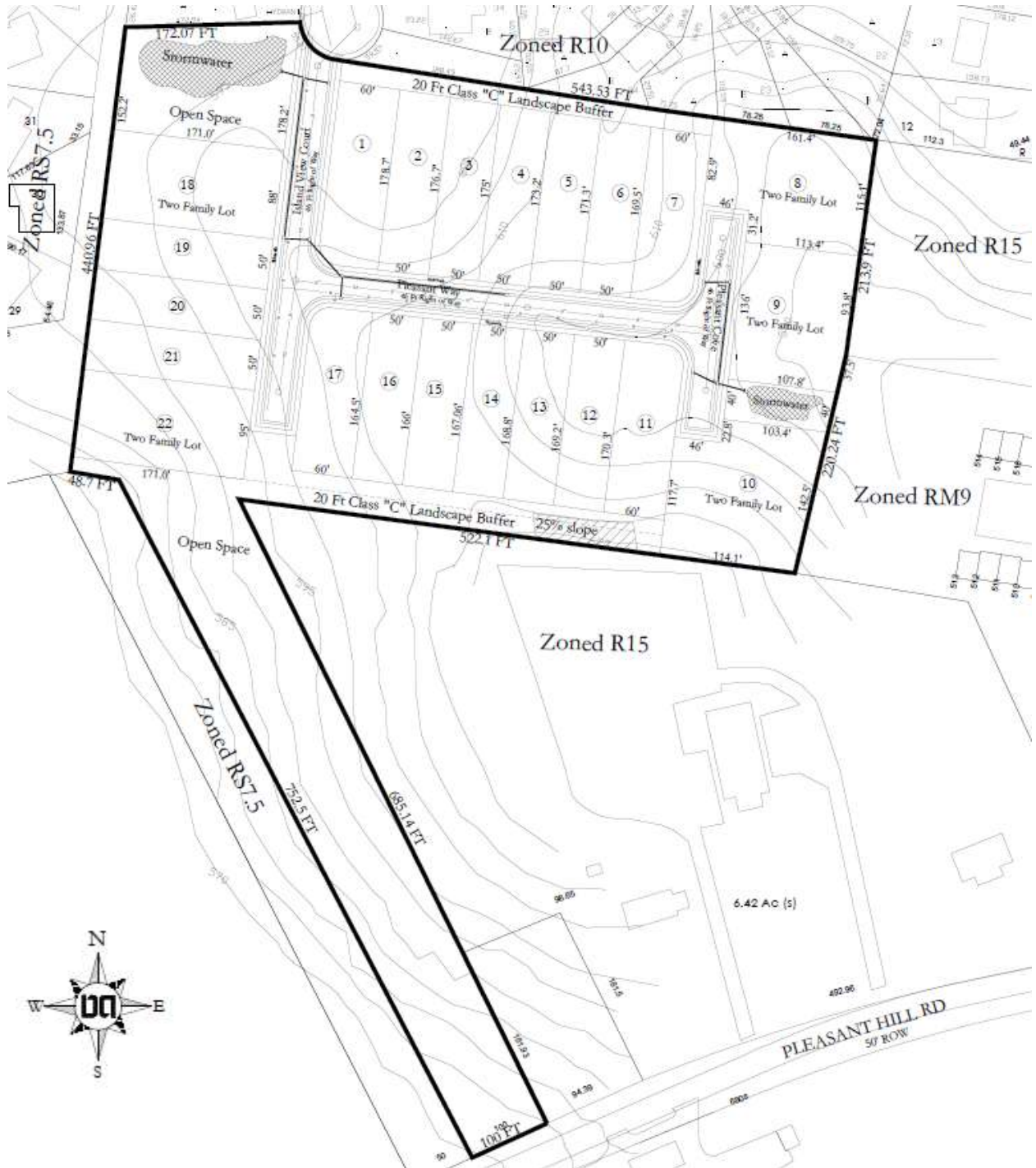
South: Multi-family residential (RM9)

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



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



Proposed Concept Plan



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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.



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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.

$388,555 \text{ sq. ft.} \times 0.15 = 58,283 \text{ square feet}$ (15% of the zoning district area reserved for streets)

$388,555 \text{ sq. ft.} - 58,283 \text{ sq. ft.} = 330,272$ (85% of the gross area remaining to yield lots)

$330,272 \text{ sq. ft.} / 15,000 \text{ sq. ft.} = 22 \text{ lots}$

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 $0.15 \times 8.97 \text{ acres} = 1.34 \text{ acres}$ 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 about 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



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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.



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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.



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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.



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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

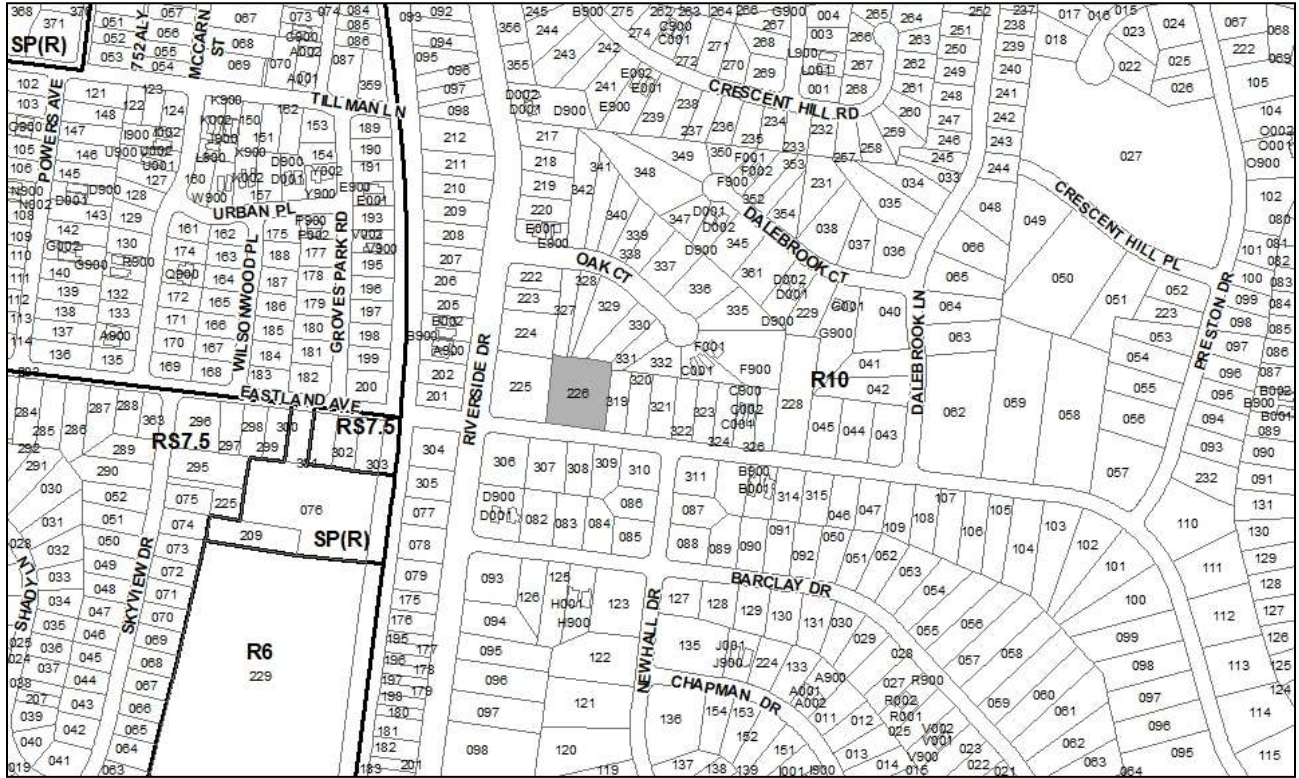
Motion to approve proposed subdivision Case No. 2021S-174-001 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances, and resolutions, as noted in the staff report, subject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



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2021S-175-001
EASTLAND SUBDIVISION
Map 083-07, Parcel(s) 226
05, East Nashville
6 (Brett Withers)



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Item # 39**Final Plat 2021S-175-001****Project Name****Eastland Subdivision****Council District**

6 – Withers

School District

5 – Buggs

Requested by

Crowe Wheeler and Associates, applicant; Haitian Ministry Theophile Church in Christ, Inc., owner.

Staff Reviewer

Rickoff

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.

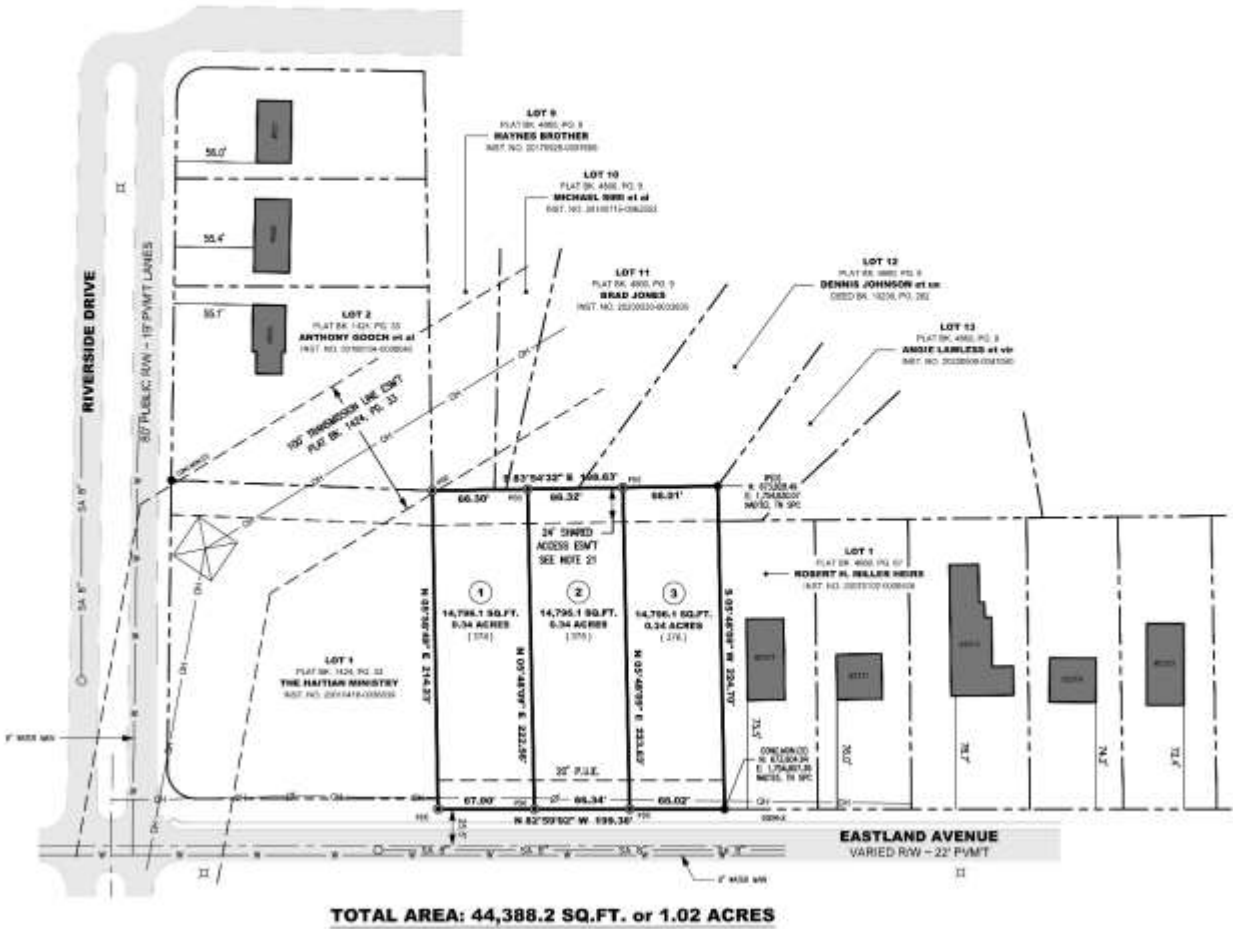
Existing land use and configuration: The parcel currently contains an institutional use that has frontage along Eastland Avenue.

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)



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Proposed Final Plat



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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.



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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*



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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.



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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



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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.



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2021S-185-001
SELMA AVENUE
Map 084-15, Parcel(s) 011
14, Donelson-Hermitage-Old Hickory
15 (Jeff Syracuse)



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Item # 40	Concept Plan 2021S-185-001
Project Name	Selma Avenue
Council District	15 – Syracuse
School District	4 – Little
Requested by	Land Solutions Company, applicant; Hugh W. Entrekin, Tr., owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

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).

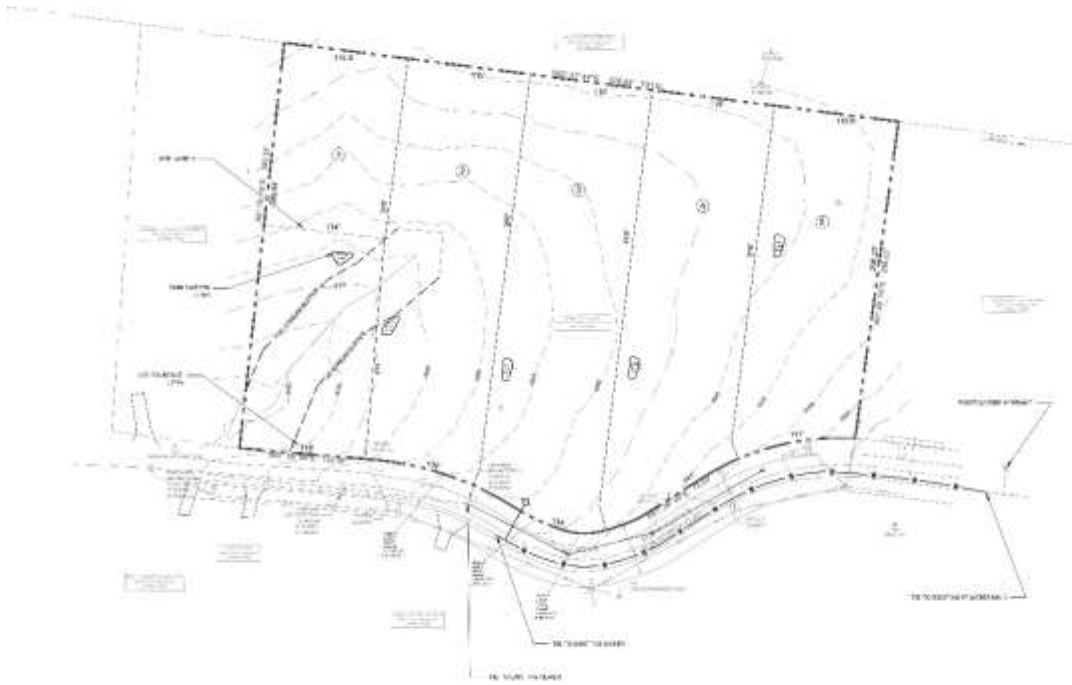
Existing land use and configuration: The parcel is currently vacant and has frontage along Selma Avenue.

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)



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Proposed Final Plat





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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.



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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*



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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.



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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.



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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.



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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.