

**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

To: Metropolitan Planning Commission

From: Logan Elliott, Planner

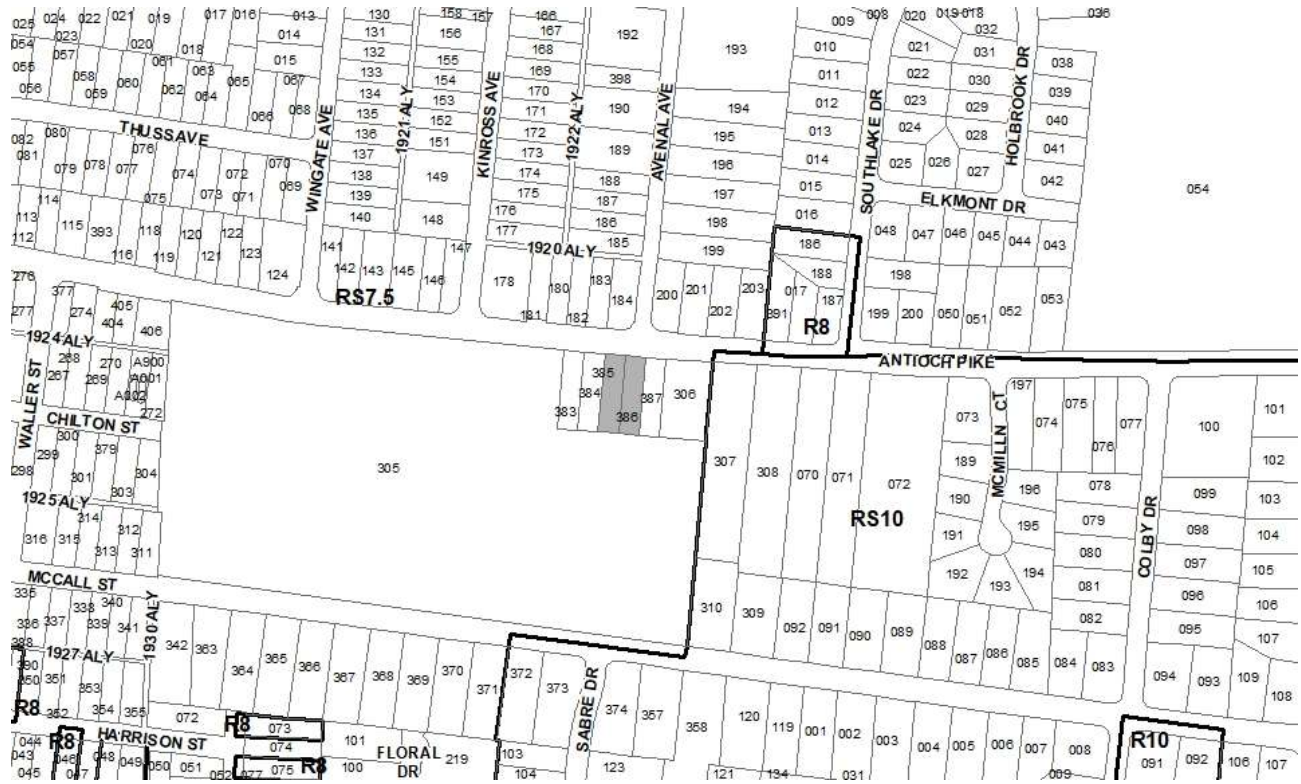
Re: Proper Noticing 2021Z-107PR-001 (Item #45)

Date: January 12, 2022

Item 2021Z-107PR-001 was left off of the 1/13/22 agenda in error. The item was properly noticed and is being added to the agenda. Staff recommends approval. The staff report is attached.



# Metro Planning Commission Meeting of 1/13/22



## 2021Z-107PR-001

Map 133-02, Parcel(s) 385-386

11, South Nashville

16 (Ginny Welsch)



## Metro Planning Commission Meeting of 1/13/22

**Item #45**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2021Z-107PR-001**  
16 – Welsch  
7 – Player-Peters  
JMR Investments LLC, applicant; Music City Holdings LLC, owner.

**Staff Reviewer**  
**Staff Recommendation**

Elliott  
*Approve.*

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### APPLICANT REQUEST

**Zone change from RS7.5 to R8.**

#### Zone Change

A request to rezone from Single-Family Residential (RS7.5) to One and Two-Family Residential (R8) zoning for properties located at 193 and 201 Antioch Pike, approximately 250 feet east of Kinross Avenue (0.45 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 2 units.*

#### **Proposed 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 2 duplex lots for a total of 4 units.*

### **SOUTH NASHVILLE COMMUNITY PLAN**

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

### **SITE**

The application includes two parcels comprising approximately 0.45 acres located on the south side of Antioch Pike and adjacent to the Wright Middle School property. This portion of Antioch Pike is classified as a Collector Avenue in the Major and Collector Street Plan. The site is currently vacant and is surrounded by vacant, single-family, two-family, and institutional land uses.

### **ANALYSIS**

Staff finds that the proposed zoning district to be consistent with the intent of T3 NM policy to infill vacant land with a broader mix of housing. The area has a pattern of single-family with some duplexes mixed in and the proposal would permit a similar pattern. The proposed zoning would permit an incremental increase in density and the vacant RS zoned parcels on either side of the subject site would transition this incremental increase in density from the remainder of Antioch Pike.



# Metro Planning Commission Meeting of 1/13/22

## FIRE RECOMMENDATION

Approve

## TRAFFIC AND PARKING RECOMMENDATION

Ignore

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)	0.45	5.808 D	2 U	27	4	2

Maximum Uses in Proposed 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)	0.45	5.445 D	4 U	51	5	2

\*Based on two-family lots

Traffic changes between maximum: **RS7.5 and R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+24	+1	-

## METRO SCHOOL BOARD REPORT

Projected student generation existing **RS7.5** district: 0 Elementary 0 Middle 0 High

Projected student generation proposed **R8** district: 0 Elementary 0 Middle 0 High

The proposed R8 zoning is expected to generate no additional students than the existing RS7.5 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.