

Metropolitan Planning Commission



Staff Reports

January 13, 2022



Metro Planning Commission Meeting of 1/13/22

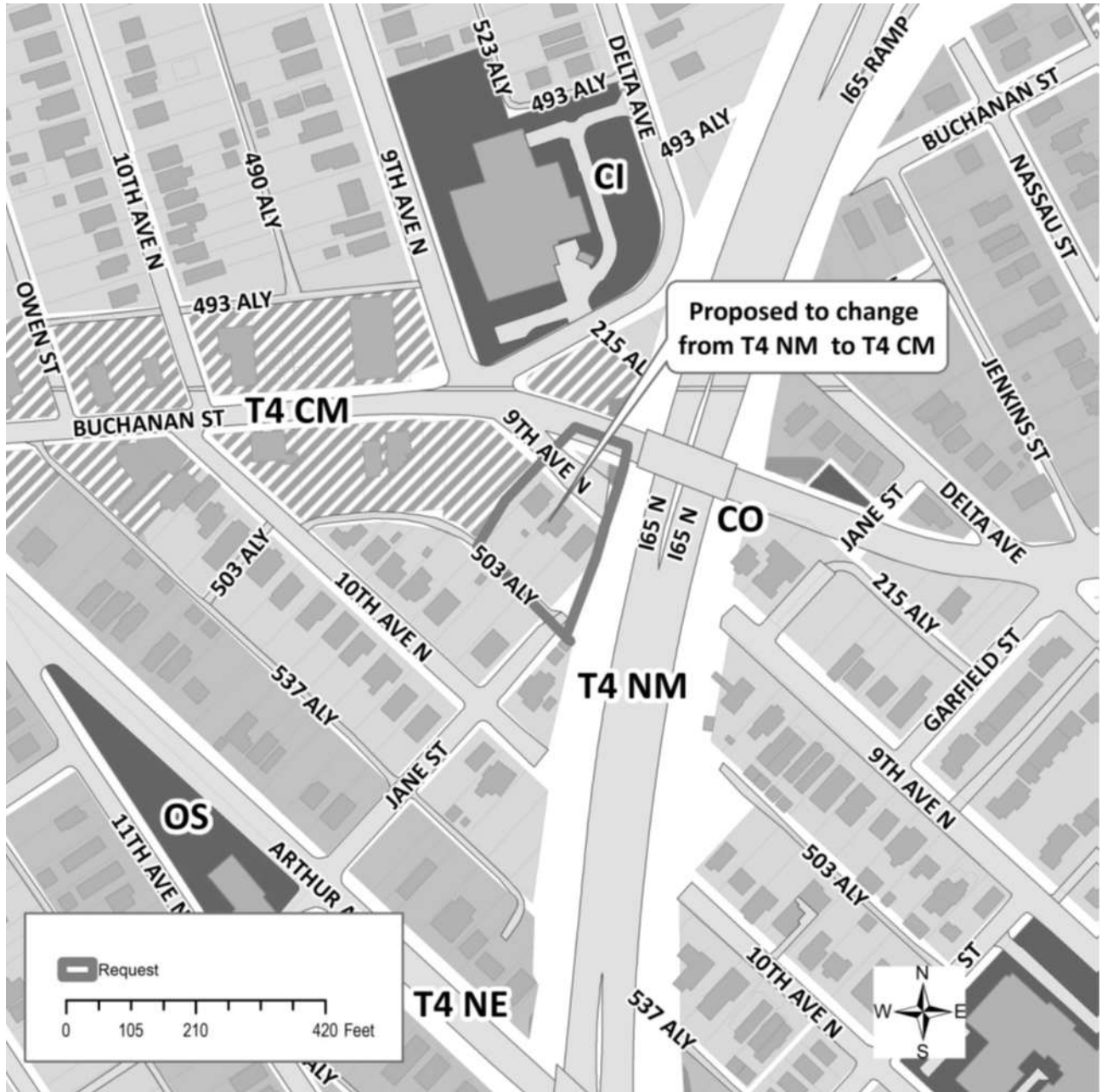
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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Metro Planning Commission Meeting of 1/13/22



2019CP-008-003

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 081-12, Parcel(s) 032-034

08, North Nashville

21 (Brandon Taylor)



Metro Planning Commission Meeting of 1/13/22

Item # 1a
Project Name

Plan Amendment 2019CP-008-003
North Nashville Community Plan
Amendment

Associated Case
Council District
School District
Requested by

2021SP-059-001
21 – Taylor
01 – Gentry
Fulmer Lucas Engineering, applicant; JFM 1705 9th Avenue North, LLC & ETAL, 9th & Goal Partners, and Jimmy Antawan Dennis & Santez Boykin, owners.

Deferrals

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

Staff Reviewer
Staff Recommendation

Barbour
Defer to February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Amend the North Nashville Community Plan

Plan Amendment

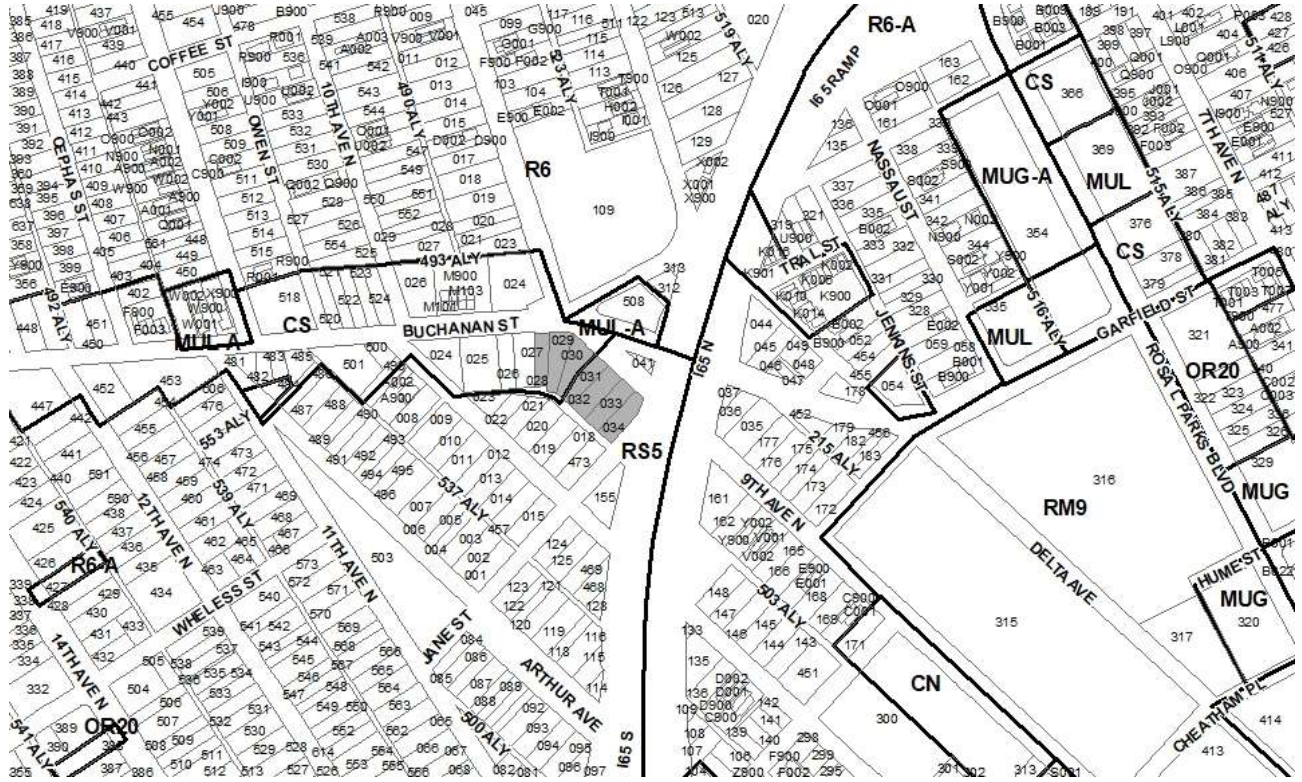
A request to amend the North Nashville Community Plan by amending the Community Character Policy from Urban Neighborhood Maintenance (T4 NM) to Urban Mixed Use Corridor (T4 CM) for various properties located along 9th Avenue North and Buchanan Street, zoned Single-Family Residential (RS5) (approximately .0.54 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021SP-059-001
9TH AND BUCHANAN SP
Map 081-12, Parcel(s) 028-034
08, North Nashville
21 (Brandon Taylor)



Metro Planning Commission Meeting of 1/13/22

Item # 1b	Specific Plan 2021SP-059-001
Project Name	9th and Buchanan SP
Associated Case	2019CP-008-003
Council District	21 – Taylor
School District	01 – Gentry
Requested by	Fulmer Lucas Engineering, applicant; 901 Buchanan Partners, LLC, JFM 1705 9th Avenue North, LLC & ETAL, 9th & Goal Partners, and Jimmy Antawan Dennis & Santez Boykin, owners.
 Deferrals	 This item was deferred from the December 9, 2021 Planning Commission meeting. No public hearing was held.
 Staff Reviewer	 Harrison
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

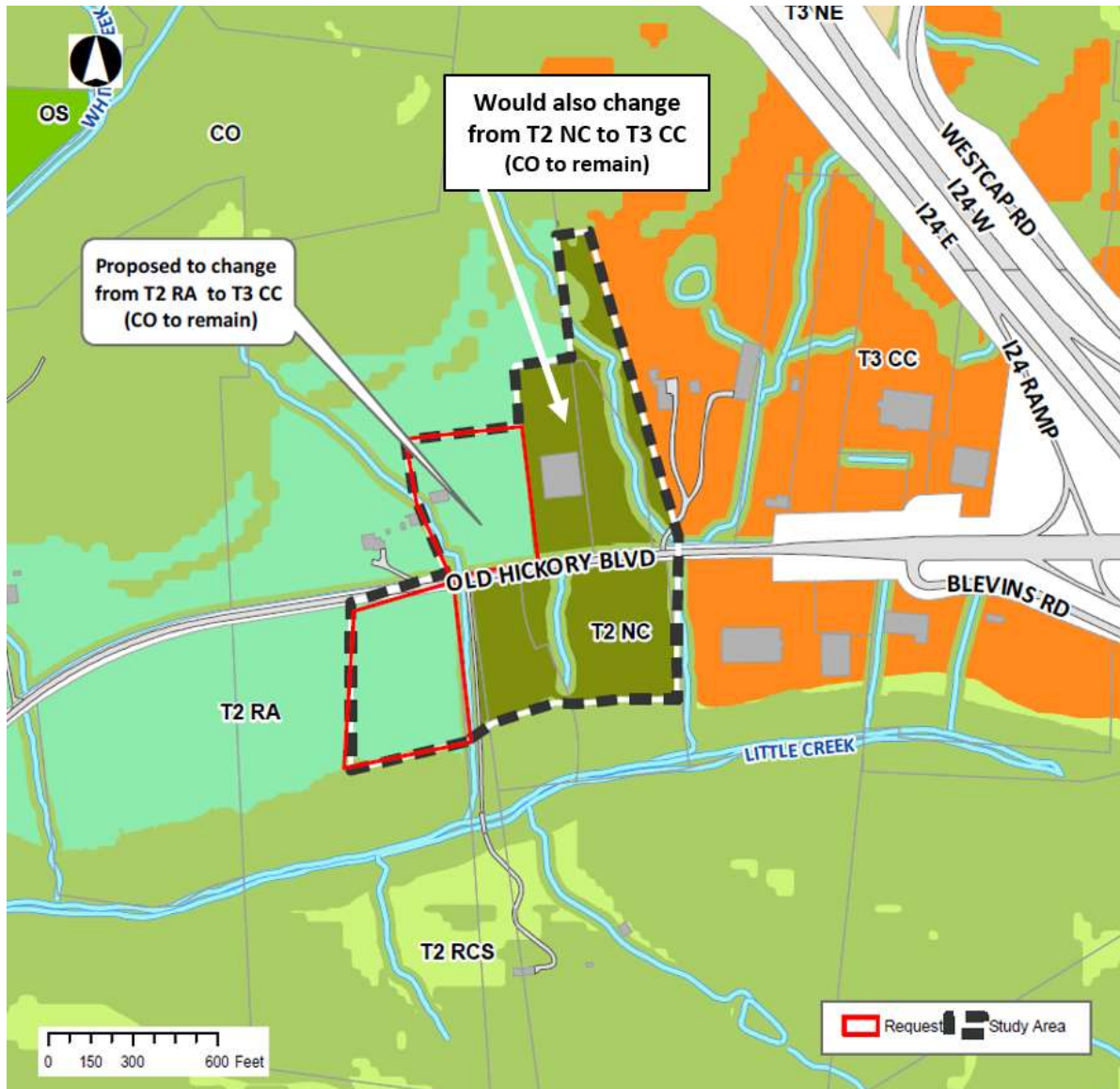
A request to rezone from Commercial Service (CS) and Single-Family Residential (RS5) to Specific Plan (SP) zoning for properties located at 1701, 1703, 1705, 1707, 1709, and 1711 9th Ave N and 901 Buchanan Street, approximately 360 feet east of 10th Ave N, (1.08 acres), to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2020CP-003-002

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN AMENDMENT

Map 40, Parcel(s) 57, 160, 161, 170

Map 40, Part of Parcel(s) 23, 55, 56

Map 31, Part of Parcel(s) 68

3, Bordeaux – Whites Creek – Haynes Trinity

3 (Jennifer Gamble)



Metro Planning Commission Meeting of 1/13/22

Item #2a
Project Name

Major Plan Amendment 2020CP-003-002
Bordeaux-Whites Creek-Haynes Trinity
Community Plan Amendment

Associated Case
Council District
School District
Requested by

2020SP-022-001
03 – Gamble
01 – Gentry
Dale and Associates, applicant; Anchor Property Holdings LLC, Forrest Bulter, Ellis P. Jakes Revocable Living Trust, L & W Tenway LLC, Little Creek G.P., and TKM Real Estate LLC, owners.

Deferrals

This item was deferred at the December 9, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

McCaig
Defer to the February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Amend Bordeaux–Whites Creek–Haynes Trinity Community Plan to change the policy for an area along Old Hickory Boulevard in Whites Creek.

Major Plan Amendment

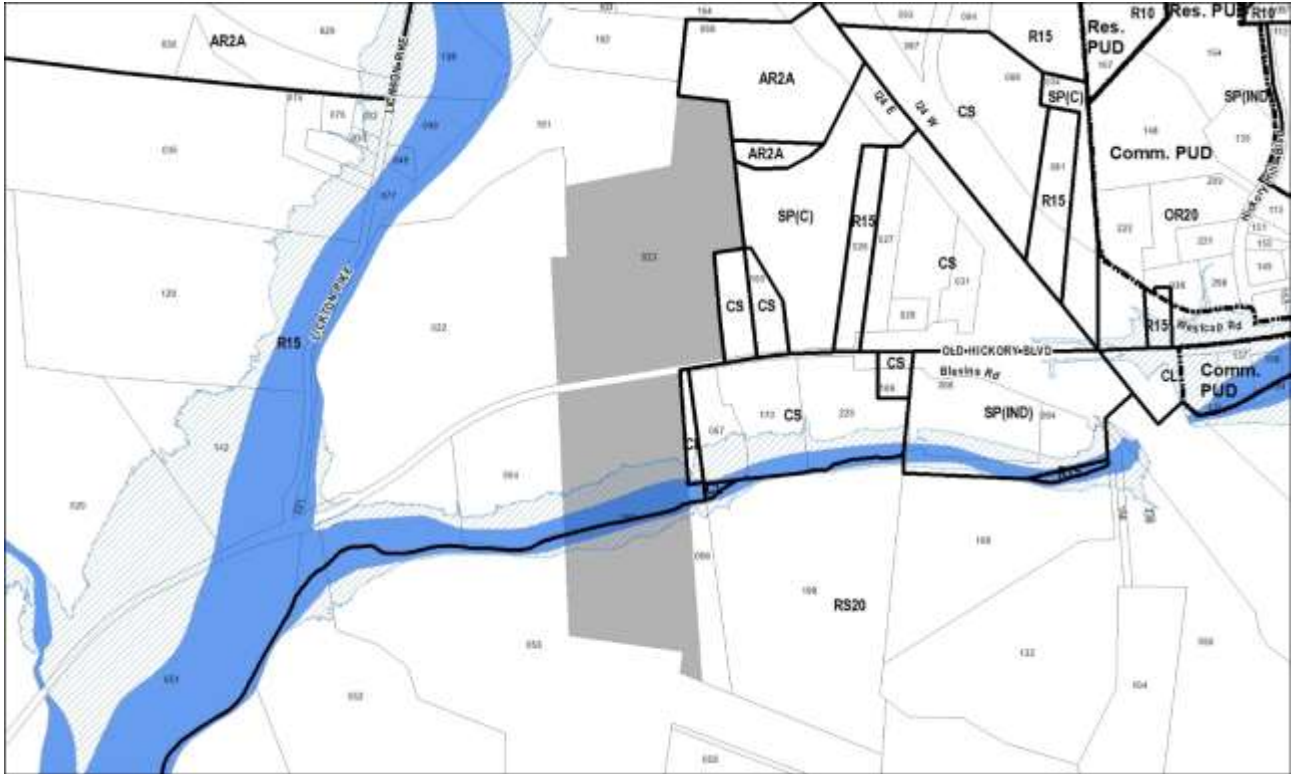
A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T2 Rural Agriculture (T2 RA) policy and T2 Rural Neighborhood Center (T2 RC) policy to T3 Suburban Community Center (T3 CC) policy for properties located at 7417 and 7425 Old Hickory Boulevard and a portion of properties located at 7395, 7412, 7435 and 7450 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,330 feet east of Lickton Pike, zoned Commercial Limited (CL), Commercial Services (CS), Specific Plan (SP), and One and Two-Family residential (R15) (26.48 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



2020SP-022-001

HICKORY HIGHLANDS AT LITTLE CREEK

Map 040, Parcel(s) 023, 055

03, Bordeaux - Whites Creek - Haynes Trinity

03 (Jennifer Gamble)



Metro Planning Commission Meeting of 1/13/22

Item #2b

Project Name

Associated Case

Council District

School District

Requested by

Specific Plan 2020SP-022-001

Hickory Highlands at Little Creek

2020CP-003-002

03 – Gamble

1 – Gentry

Dale and Associates, applicant; TKM Real Estate LLC, owner.

Deferrals

This item was deferred at the December 9, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Elliott

Staff Recommendation

Defer to the February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP to permit a mixed non-residential development.

Preliminary SP

A request to rezone from One and Two-family Residential (R15) to Specific Plan (SP) zoning for properties located at 7395 Old Hickory Boulevard, approximately 1,850 feet east of Lickton Pike (69.3 acres), to permit warehouse and transportation uses.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021CP-014-001

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT

Map 086-00, Part of Parcel(s) 055

14, Donelson-Hermitage-Old Hickory

14 (Kevin Rhoten)



Metro Planning Commission Meeting of 1/13/22

Item # 3a
Project Name

Major Plan Amendment 2021CP-014-001
Donelson-Hermitage-Old Hickory
Community Plan Amendment

Associated Case
Council District
School District
Requested by

2021SP-092-001
14 – Rhoten
04 – Little
Kimley-Horn, applicant; Dodson Chapel United Methodist Church, owner.

Staff Reviewer
Staff Recommendation

Clark
Defer to the February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Amend the Donelson-Hermitage-Old Hickory Community Plan to change the policy.

Major Plan Amendment

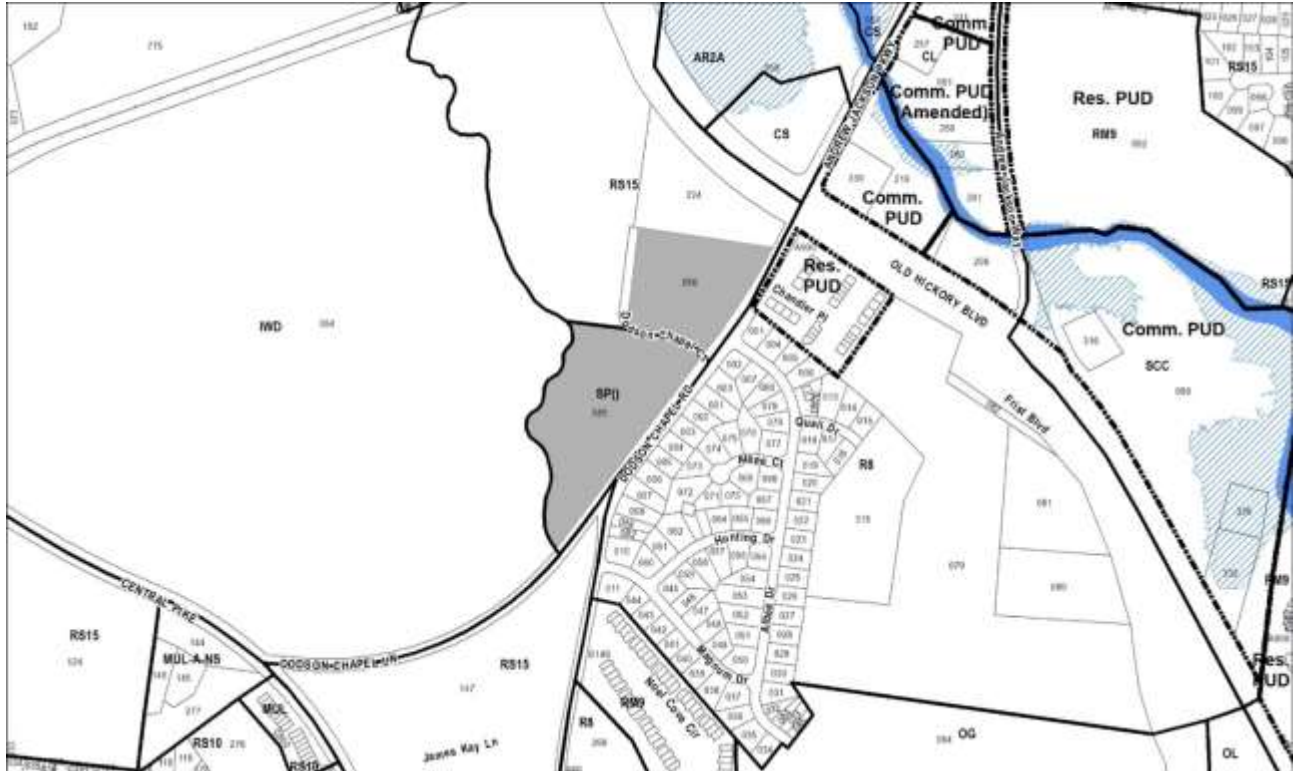
A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Neighborhood Center (T3 NC) policy for a portion of property located at 4186 Dodson Chapel Road, zoned Specific Plan (SP) (approximately 1.7 acres) .

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021SP-092-001

DODSON CHAPEL

Map 086, Parcel(s) 055-056

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)



Metro Planning Commission Meeting of 1/13/22

Item #3b	Specific Plan 2021SP-092-001
Project Name	Dodson Chapel
Associated Case	2021CP-014-001
Council District	14 – Rhoten
School District	04 – John Little
Requested by	Kimley-Horn, applicant; Dodson Chapel United Methodist Church, owner.
Staff Reviewer	Shane
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission Meeting</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

A request to rezone from Single-Family Residential (RS15) and Specific Plan (SP) to Specific Plan (SP) zoning for properties located at 4107 Dodson Chapel Court and 4186 Dodson Chapel Road, approximately 115 feet southwest of Old Hickory Boulevard (11.47 acres), to permit 250 multi-family residential units and 1,000 square feet of retail space.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



NO SKETCH



Metro Planning Commission Meeting of 1/13/22

Item #4	Text Amendment 2020Z-013TX-001
Project Name	Owner Occupied Short Term Rental Overlay District
Council Bill No.	BL2020-504
Council District	Countywide
School District	Countywide
Requested by	Councilmember Freddie O'Connell

Deferrals This item was deferred at the January 21, 2021, March 25, 2021, April 22, 2021, June 24, 2021, July 22, 2021, August 26, 2021, September 23, 2021, October 28, 2021, and December 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer	Shepard
Staff Recommendation	<i>Defer to the April 28, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend the Zoning Code to create an Owner Occupied Short Term Rental Overlay District.

STAFF RECOMMENDATION

Staff recommends deferral to the April 28, 2022, Planning Commission meeting at the request of the applicant.



NO SKETCH



Metro Planning Commission Meeting of 1/13/22

Item #5	Text Amendment 2021Z-013TX-001
Project Name	Inclusionary Housing
Council Bill No.	BL2021-832
Council District	Countywide
School District	Countywide
Requested by	Councilmember Burkley Allen, Councilmember Freddie O'Connell
Staff Reviewer	Hammer
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend Title 17 of the Metropolitan Code pertaining to inclusionary housing.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022 Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2020Z-119PR-001

Various Maps, Various Parcels

08, North Nashville

17 (Freddie O'Connell)



Metro Planning Commission Meeting of 1/13/22

Item #6**Council District****School District****Requested by****Zone Change 2020Z-119PR-001**

19 – O’Connell

1 – Gentry

Councilmember Freddie O'Connell, applicant; various property owners.

Deferrals

This item was deferred at the October 22, 2020, November 12, 2020, January 21, 2021, March 25, 2021, April 22, 2021, June 24, 2021, July 22, 2021, August 26, 2021, September 23, 2021, October 28, 2021, and January 13, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Elliott

Staff Recommendation

Defer to the April 28,, 2022, Planning Commission meeting.

APPLICANT REQUEST

Zone change from MUN, MUN-A, MUL-A, MUG, OR20, CS, and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS.

Zone Change

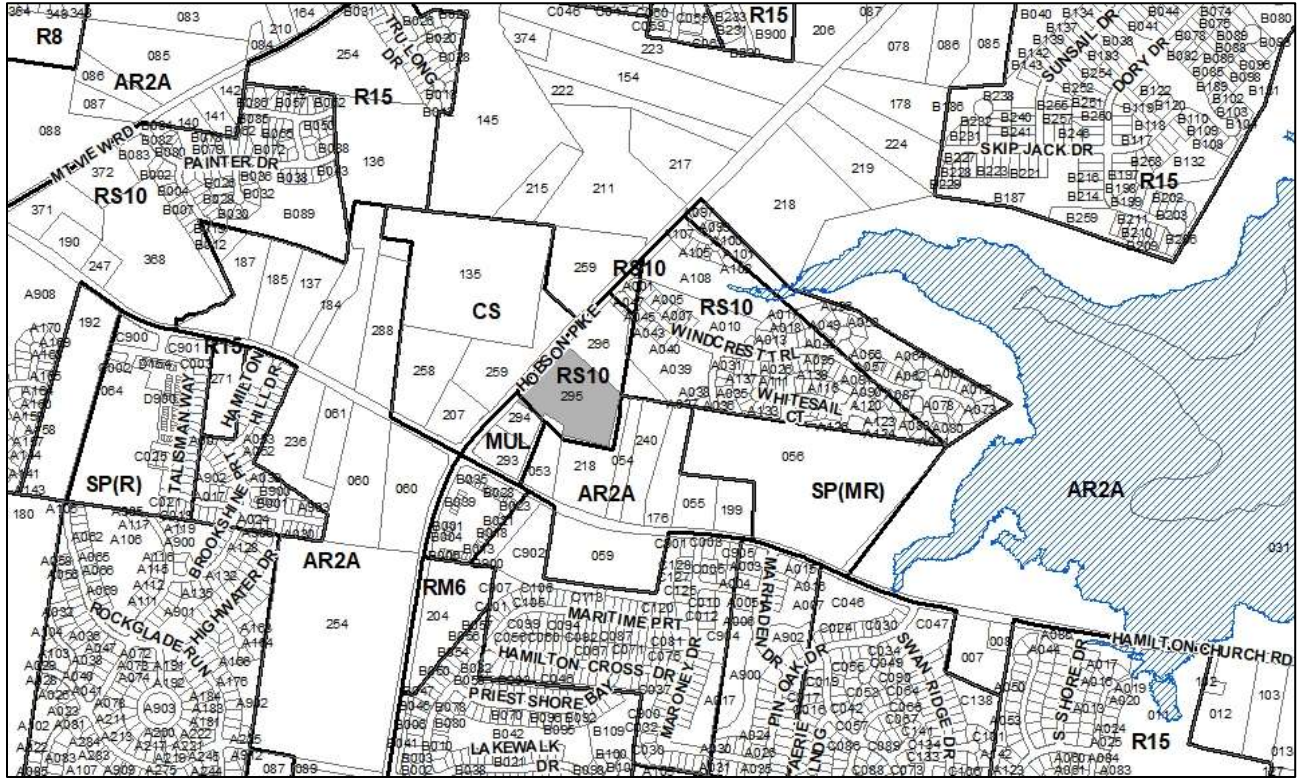
A request to rezone from Mixed Use Neighborhood (MUN), Mixed Use Neighborhood - Alternative (MUN-A), Mixed Use Limited - Alternative (MUL-A), Mixed Use General (MUG), Office/Residential (OR20), Commercial Service (CS) and Commercial Core Frame (CF) to Mixed Use Neighborhood - No Short Term Rentals (MUN-NS), Mixed Use Neighborhood - Alternative - No Short Term Rentals (MUN-A-NS), Mixed Use Limited - Alternative - No Short Term Rentals (MUL-A-NS), Mixed Use General - No Short Term Rental (MUG-NS), Office/Residential - No Short Term Rental (OR20-NS), Commercial Service - No Short Term Rental (CS-NS), and Commercial Core Frame - No Short Term Rental (CF-NS) zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 28, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



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



Metro Planning Commission Meeting of 1/13/22

Item #7	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, October 14, 2021, October 28, 2021, November 18, 2021, and December 9, 2021, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the February 10, 2022, 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 (SP) zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22

Item #8	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, October 14, 2021, and November 18, 2021, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 57 multi-family units.

Zone Change

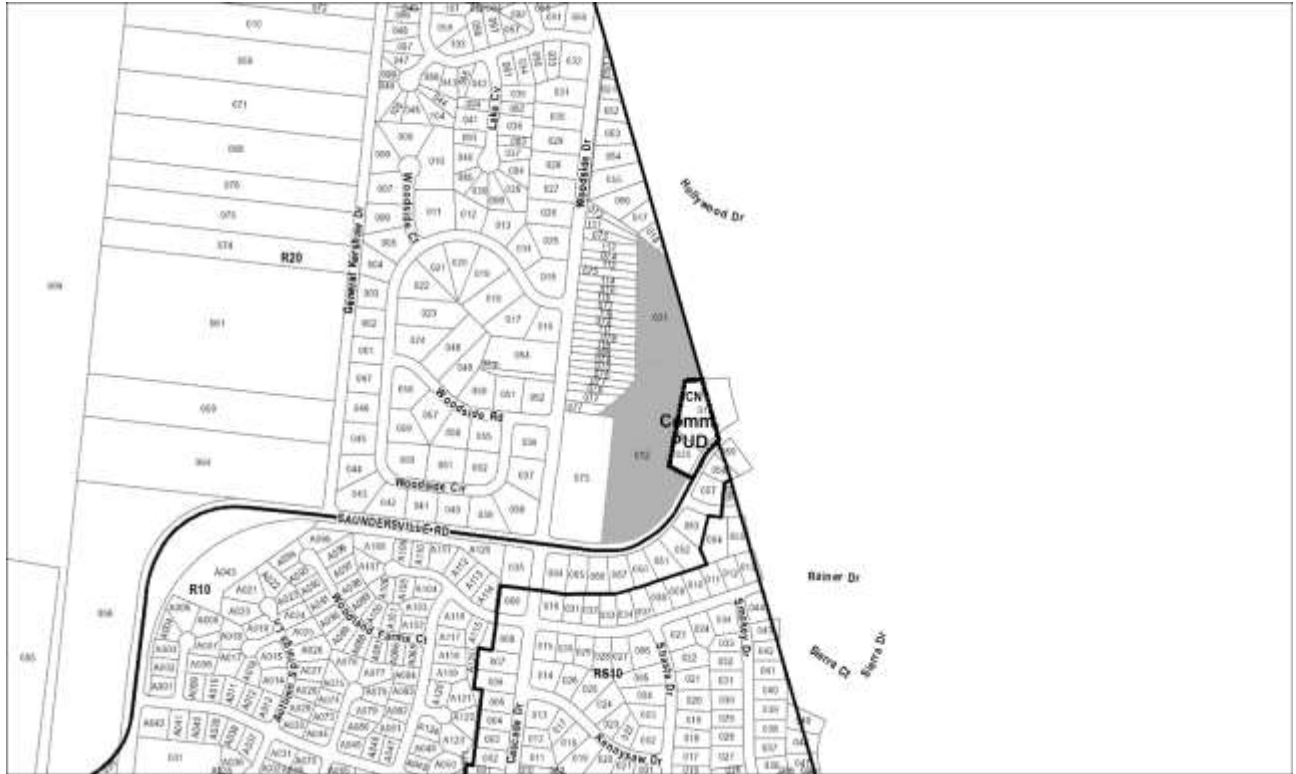
A request to rezone from One and Two-Family Residential (R40) to Specific Plan (SP) zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



2021SP-072-001

4319 SAUNDERSVILLE ROAD

Map 065, Parcel(s) 012, 021

14, Donelson – Hermitage – Old Hickory

11 (Larry Hagar)



Metro Planning Commission Meeting of 1/13/22

Item #9	Specific Plan 2021SP-072-001
Project Name	4319 Saundersville Road
Council District	11 - Hagar
School District	04 – Little
Requested by	Dale and Associates, applicant; Guerrier Development, owner.
Deferrals	This item was deferred from the December 9, 2021, Planning Commission meeting. No public hearing was held
Staff Reviewer	Shane
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission Meeting.</i>

APPLICANT REQUEST

Rezone from R20 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R20) to Specific Plan (SP) zoning for properties located at 4319 Saundersville Road and Woodside Drive (unnumbered), approximately 240 feet east of Woodside Drive (7.5 acres), to permit 49 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021SP-081-001

OLIVERI MIXED-USE SP

Map 175, Parcel(s) 235

13, Antioch – Priest Lake

33 (Antoinette Lee)



Metro Planning Commission Meeting of 1/13/22

Item #10
Project Name
Council District
School District
Requested by

Specific Plan 2021SP-081-001
Oliveri Mixed-Use SP
33 - Lee
6 – Bush
Anderson, Delk, Epps and Associates, applicant;
Oliveri LLC, owner.

Deferrals

This item was deferred from the November 18, 2021, and December 9, 2021, Planning Commission meetings. No public hearing was held

Staff Reviewer
Staff Recommendation

Shane
Defer to the February 10, 2022, Planning Commission Meeting.

APPLICANT REQUEST

Rezone from AR2a to Specific Plan to permit a mixed use development.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning for property located at 4154 Murfreesboro Pike, approximately 350 feet southeast of Parks Retreat Drive and located within the Murfreesboro Pike Urban Design Overlay (4.09 acres), to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021SP-089-001

1705 HAYES STREET

Map 092-12, Parcel(s) 464

10, Green Hills – Midtown

21 (Brandon Taylor)



Metro Planning Commission Meeting of 1/13/22

Item #11	Specific Plan 2021SP-089-001
Project Name	1705 Hayes Street
Council District	21 – Brandon Taylor
School District	5 – Buggs
Requested by	Catalyst Design Group, applicant; Cherry and Associates, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Rezone from MUI-A to SP to permit a mixed-use development.

Specific Plan

A request to rezone from Mixed Use Intensive-Alternative (MUI-A) to Specific Plan (SP) zoning for property located at 1705 Hayes Street, approximately 100 feet west of 17th Avenue South (0.51 acres), to permit a maximum 295 multi-family residential or 345 hotel units and 2,500 square feet of restaurant.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



2021SP-095-001

2600 DICKERSON PIKE SP

Map 060-15, Parcel(s) 023, 042-045, 047-051

18, East Nashville

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 1/13/22

Item #12

Project Name

Council District

School District

Requested by

Specific Plan 2021SP-095-001

2600 Dickerson Pike SP

02 – Toombs

01 – Gentry

Kimley-Horn, applicant; Bobbie Sue Hastings, C.A. Henry, and C.L. Hughes, owners.

Deferrals

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

Staff Reviewer

Harrison

Staff Recommendation

Defer to the February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP to permit 260 multi-family units.

Zone Change

A request to rezone from Commercial Service (CS) and Industrial Warehouse/Distribution (IWD) to Specific Plan (SP) zoning for properties located at 2405 Plum Street, 2600 and 2604 Dickerson Pike, Plum Street (unnumbered), and Dickerson Pike (unnumbered), at the northwest corner of Rock Street and Dickerson Pike (5.22 acres), to permit 260 multi-family units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



2021SP-096-001

1301 2ND AVENUE NORTH

Map 082-09, Parcel(s) 219

08, North Nashville

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 1/13/22

Item #13	Specific Plan 2021SP-096-001
Project Name	1301 2nd Avenue North
Council District	19 - O'Connell
School District	1 – Gentry
Requested by	Smith Gee Studio, applicant; Germantown Hospitality LLC, owner.
Deferrals	This item was deferred at the December 9, 2021, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the February 24, 2022, Planning Commission Meeting.</i>

APPLICANT REQUEST

Rezone from IR to Specific Plan to permit a mixed use development.

Preliminary SP

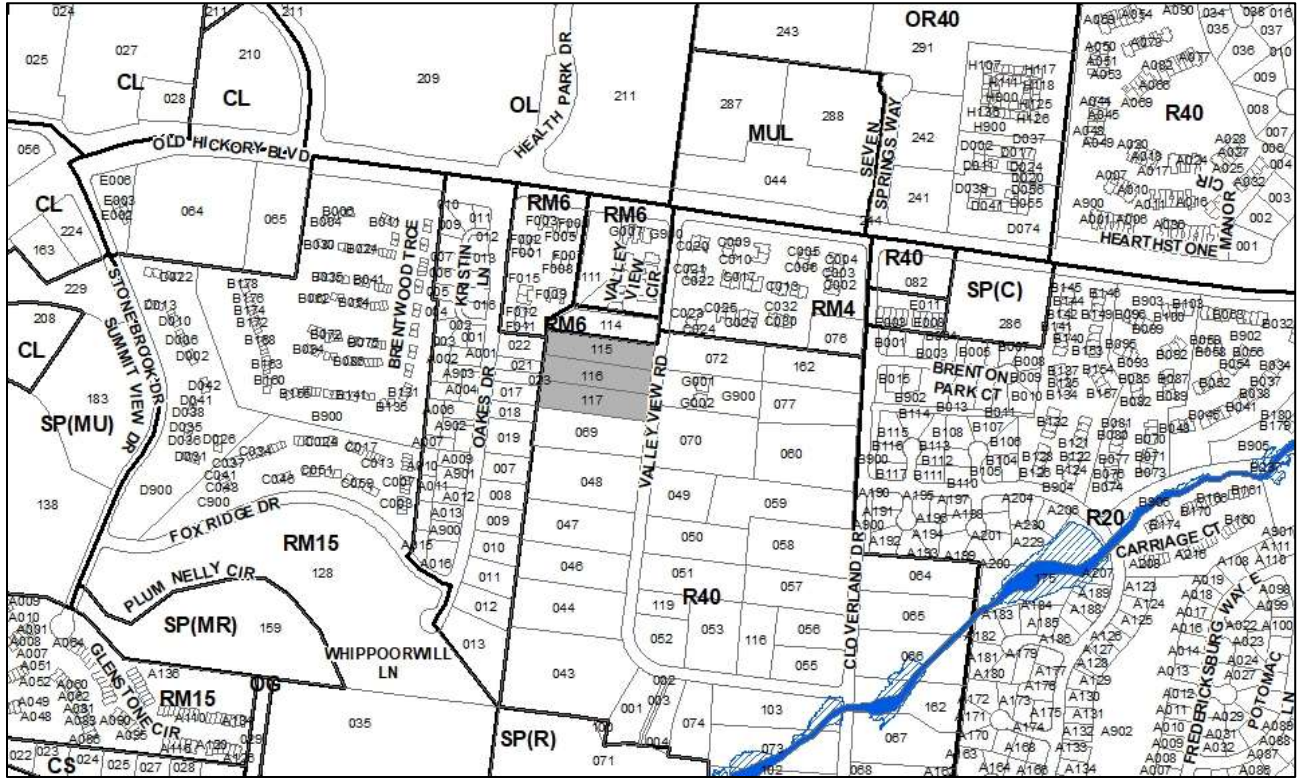
A request to rezone from Industrial Restrictive (IR) to Specific Plan (SP) zoning for property located at 1301 2nd Avenue North, at the northwest corner of Monroe Street and 2nd Avenue North and located within the Germantown Historic Preservation District Overlay (0.38 acres), to permit hotel and retail uses.

STAFF RECOMMENDATION

Staff recommends deferral to the February 24, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



2022SP-002-001
BRENTWOOD CHASE
Map 160, Parcel(s) 115-117
12, Southeast
04 (Robert Swope)



Metro Planning Commission Meeting of 1/13/22

Item #14**Specific Plan 2022SP-002-001****Project Name****Brentwood Chase****Council District**

04 – Swope

School District

08 – Pupo-Walker

Requested by

Dale and Associates, applicant; Zoraida V. Ford and James D. & Martha Sue Hassey, owners.

Staff Reviewer

Lewis

Staff Recommendation*Defer to the February 10, 2022, Planning Commission meeting.*

APPLICANT REQUEST**Preliminary SP to permit 12 multi-family units.**Zone Change

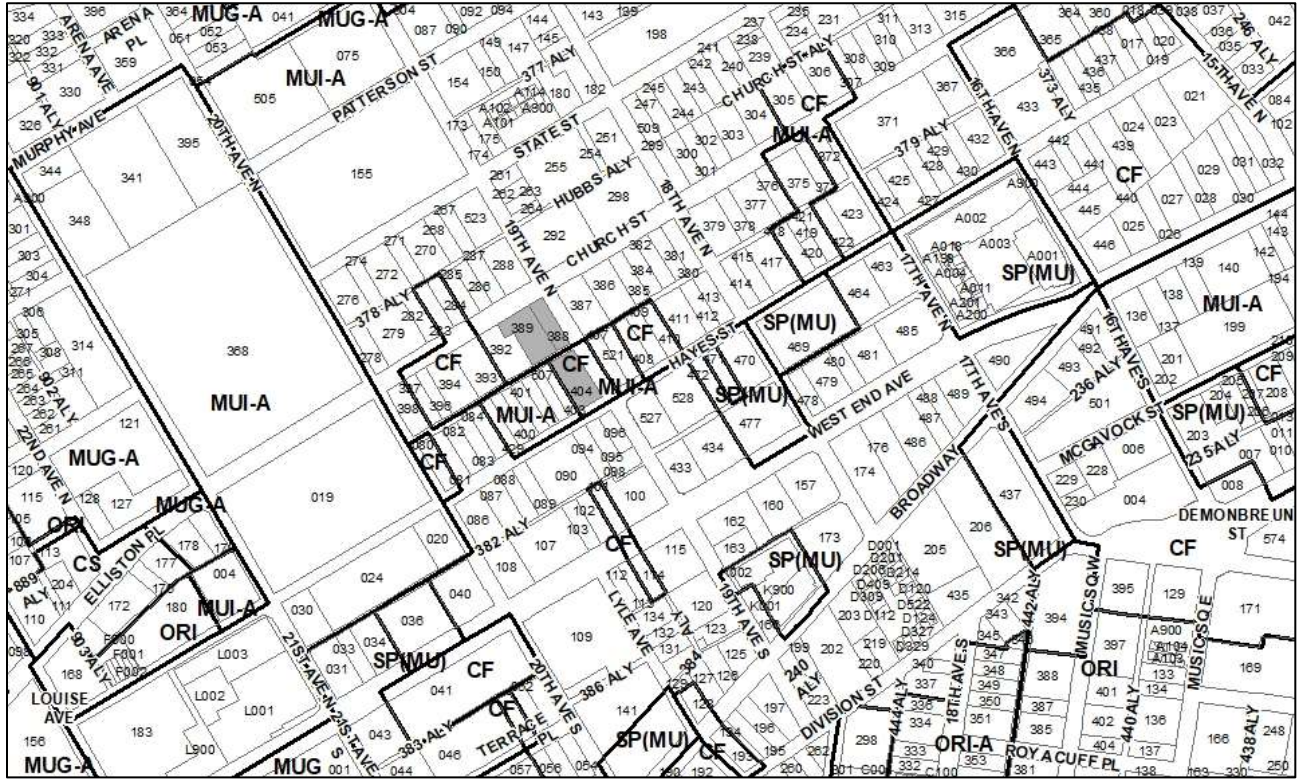
A request to rezone from One and Two-Family Residential (R40) to Specific Plan (SP) zoning for properties located at 5617, 5621, and 5625 Valley View Road, approximately 545 feet south of Old Hickory Blvd, (3.3 acres), to permit 12 multi-family units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2022SP-005-001

19TH AND CHURCH

Map 092-12, Parcel(s) 388-389, 404

10, Green Hills – Midtown

21 (Brandon Taylor)



Metro Planning Commission Meeting of 1/13/22

Item #15**Specific Plan 2022SP-005-001****Project Name****19th and Church****Council District**

21 – Taylor

School District

05 – Buggs

Requested by

Kimley-Horn, applicant; NP Church LLC, owner.

Staff Reviewer

Shane

Staff Recommendation*Defer to the February 10, 2022, Planning Commission Meeting.*

APPLICANT REQUEST**Preliminary SP to permit a mixed-use development.**Zone Change

A request to rezone from Core Frame (CF) and Mixed Use Intensive-Alternative (MUI-A) to Specific Plan (SP) zoning for properties located at 1901 and 1903 Church Street and 1902 Hayes Street, at the southwest corner of 19th Ave N and Church Street, (0.97 acres), to permit 315 multi-family residential units, 5,750 square feet of retail, and 182 hotel rooms.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021DTC-027-001

801 MONROE

Map 81-16, Parcels 26, 55-56, 60; Map 82-13, Parcels 01-03

9, Downtown

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 1/13/22

Item # 16

**DTC Overall Height Modification
2021DTC-027-001**

Project Name

801 Monroe

Council District

19 – O’Connell

School District

05– Buggs

Requested by

Daniel Tansey, STG Design; Monroe Nashville, LP,
owner.

Staff Reviewer

Islas

Staff Recommendation

Defer to the February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Modification of overall height standards of the DTC, Hope Gardens Subdistrict, to allow ten stories of building height where seven is permitted by right, and four stories of building height where three are permitted by right.

DTC Overall Height Modification

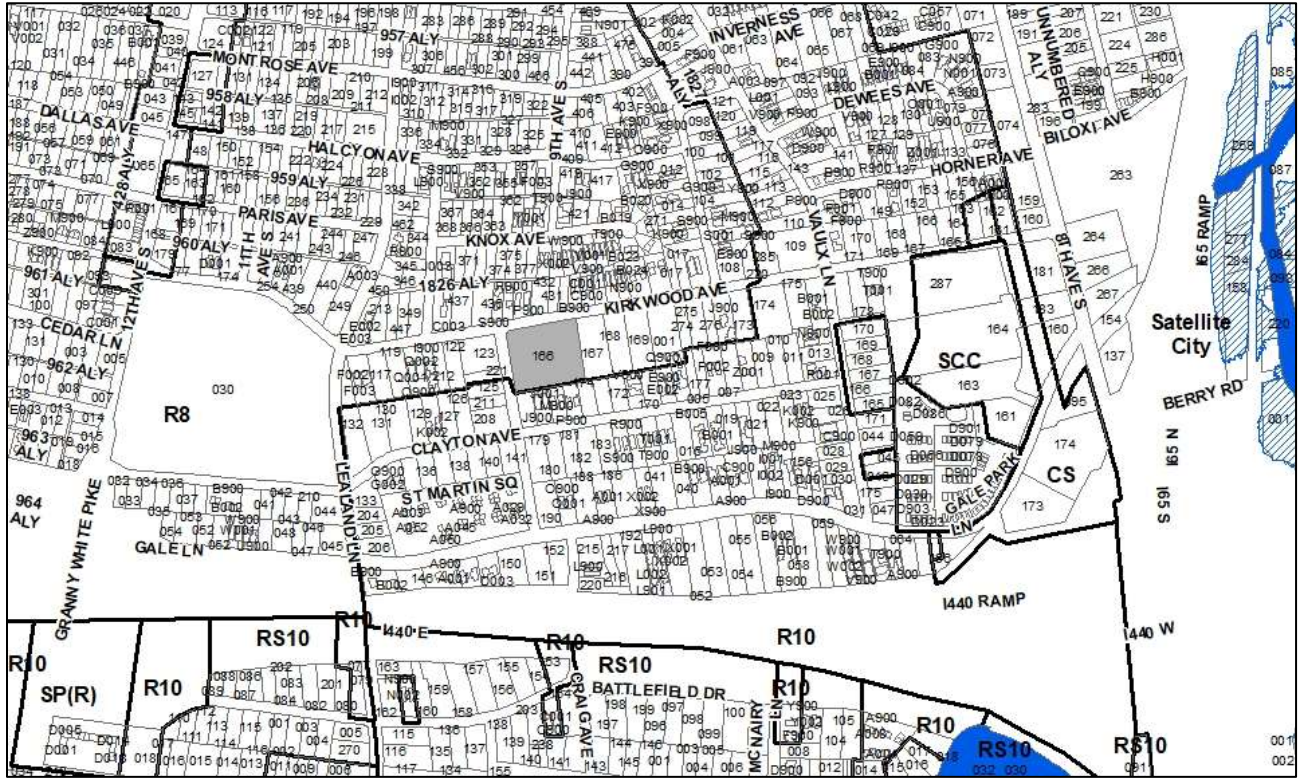
A request for an overall height modification on properties located at 801, 811 and 817 Monroe Street, 1217, 1221 and 1223 Rosa L Parks Boulevard, 1214 9th Avenue North and 9th Avenue North (unnumbered), at the southern corner of Monroe Street and Rosa L Parks Boulevard, zoned Downtown Code (DTC) and located with the Phillips-Jackson Street Redevelopment District Overlay (1.43 acres), to permit a ten-story building on Rosa L Parks Boulevard, a five-story building on Monroe Street and a four-story building on 9th Avenue North.

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 1/13/22



2022S-017-001
RESUBDIVISION OF LOT 1 DOYLE SUBDIVISION
Map 118-05, Parcel(s) 166
10, Green Hills – Midtown
17 (Colby Sledge)



Metro Planning Commission Meeting of 1/13/22

Item #17

Project Name

Council District

School District

Requested by

Final Plat 2022S-017-001

Resubdivision of Lot 1 Doyle Subdivision

17 – Sledge

07 – Player-Peters

Brown Surveying, applicant; Courtney and Christine Gasper, owners.

Staff Reviewer

Harrison

Staff Recommendation

Defer to the March 24, 2022, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat approval to create five lots.

Final Plat

A request for final plat approval to create five lots on property located at 915 Kirkwood Avenue, at the corner of Kirkwood Avenue and Craig Avenue, zoned One and Two-Family Residential (R8) (2.5 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the March 24, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021Z-077PR-001

Map 103-01, Parcel(s) 036

07, West Nashville

20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 1/13/22

Item #18

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, September 23, 2021, October 14, 2021 and the October 28, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Staff Recommendation

Swaggart

Defer to the February 10, 2022, 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 February 10, 2022, Planning Commission meeting to allow the Planning Commission to make a determination on the associated plan amendment request.



Metro Planning Commission Meeting of 1/13/22



2021S-227-001

RESUB LOT 364 PLAN OF D.T. MCGAVOCK

Map 081-11, Parcels 244

08, North Nashville

21 (Brandon Taylor)



Metro Planning Commission Meeting of 1/13/22

Item # 19	Final Plat 2021S-227-001
Project Name	Resub Lot 364 Plan of D.T. McGavock
Council District	21 – Taylor
School District	1 – Gentry
Requested by	WT-Smith Surveying, applicant; Frank Beasley, owner.
Deferrals	This item was deferred from the December 9, 2021, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the February 10, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Request for final plat approval to create two lots.

Final Plat

A request for final plat approval to create two lots on property located at 1720 17th Avenue North, at the southeast corner of Century Street and 17th Avenue North, zoned Single-Family Residential (RS5) (0.38 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021S-238-001

BOLES PROPERTY

Map 138, Parcel(s) 025-026, 101, 146

13, Antioch - Priest Lake

33 (Antoinette Lee)



Metro Planning Commission Meeting of 1/13/22

Item #20

Project Name

Council District

School District

Requested by

Concept Plan 2021S-238-001

Boles Property

7 – Player-Peters

33 – Lee

Civil Site Design Group, applicant; Paul M. Boles and Jaclyn R. Boles, owners.

Deferrals

This item was deferred from the December 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Elliott

Staff Recommendation

Defer to the February 10, 2022, Planning Commission meeting.

APPLICANT REQUEST

Concept plan approval to create 22 cluster lots.

Concept Plan

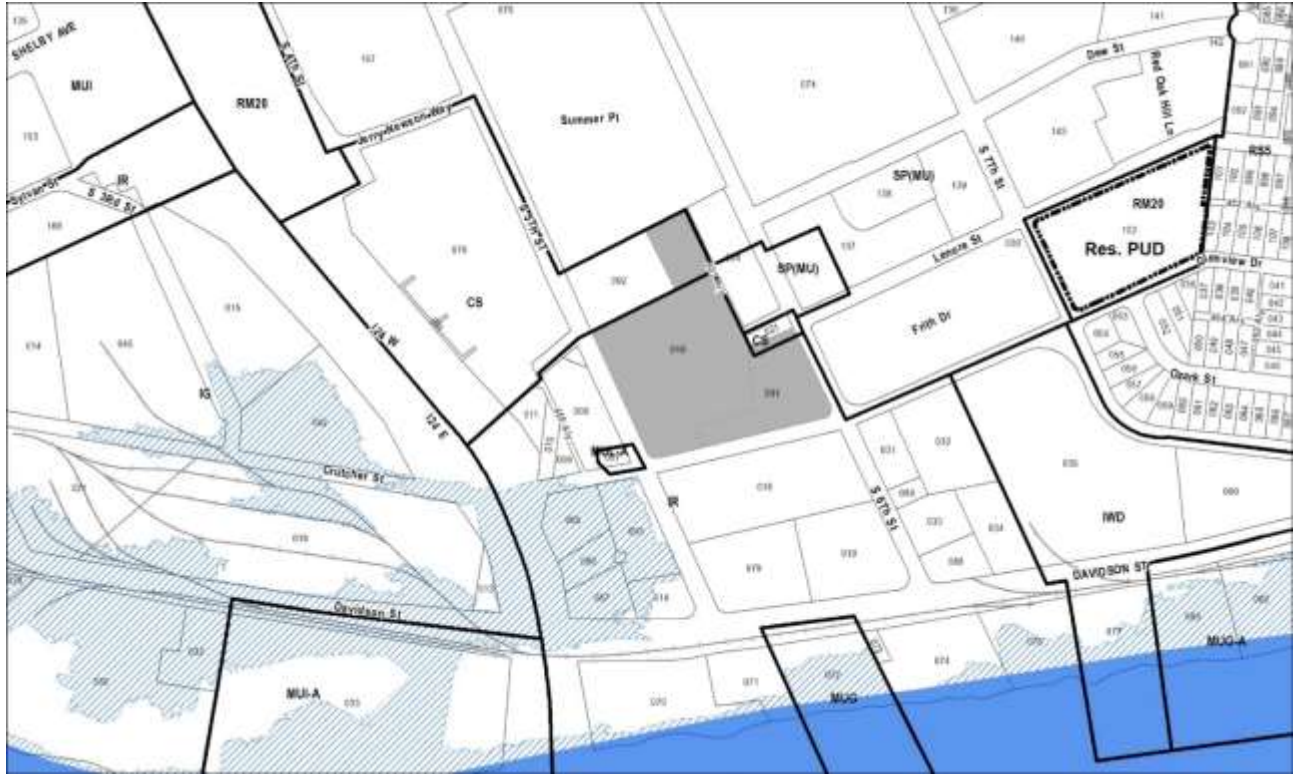
A request for concept plan approval to create 22 cluster lots on properties located at 6110 South Mount Juliet Road, South Mount Juliet Road (unnumbered) and Couchville Pike (unnumbered), approximately 2,400 feet north of Couchville Pike, zoned Single-Family Residential (RS80) (49.02 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 10, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 1/13/22



2021Z-114PR-001

Map 093-08, Parcel(s) 016, 091

05, East Nashville

06 (Brett Withers)



Metro Planning Commission Meeting of 1/13/22

Item #21	Zone Change 2021Z-114PR-001
Council District	06 – Withers
School District	05 – Buggs
Requested by	Dale and Associates, applicant; Terry C. Reeves and W. Lipscomb Davis III, owners.

Deferrals This item was deferred from the November 18, 2021, Planning Commission meeting. No public hearing was held

Staff Reviewer Shane
Staff Recommendation *Seek concurrence from the applicant on deferral to the March 24, 2022, Planning Commission meeting.*

APPLICANT REQUEST

Zone change from CS and IR to MUG-A.

Zone Change

A request to rezone from Commercial Service (CS) and Industrial Restrictive (IR) zoning to Mixed Use General–Alternative (MUG–A) zoning for property located at 501 and 515 Crutcher Street, at the northeast corner of Crutcher Street and South 5th Street (6.82 acres).

Existing Zoning

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

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

Proposed Zoning

Mixed Use General-Alternative (MUG-A) is intended for a moderately high 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.

EAST NASHVILLE 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.

ANALYSIS

The application consists of two parcels (Map 093-08, Parcels 016 and 091) totaling 6.82 acres in size located at the northeastern corner of the intersection of Crutcher Street and South 5th Street.



Metro Planning Commission Meeting of 1/13/22

Parcel 016 contains a small warehouse and a storage silo, and the structure on Parcel 091 houses heavy manufacturing. Surrounding uses include light manufacturing, MDHA housing, multi-family apartments, and a parking lot. MUL-A zoning exists across the street from the subject property at the northwest corner of Crutcher Street and South 5th Street.

The application proposes to rezone the property from CS and IR to MUG-A (only a small portion of Parcel 091 is zoned CS). The property is within the T5 Center Mixed-Use Neighborhood (T5 MU) policy area. T5 MU policy is intended to create high-intensity urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses, including major employment and vertical mixed use development. The CCM lists MUG-A as an appropriate zoning district under T5 MU policy. One of the stated goals of the policy is to create high-density residential, institutional, high-density commercial, and office land uses. MUG-A would support this intent to a greater degree than the existing IR and CS zoning districts.

In February of 2021, the Planning Department kicked off the East Bank Planning Study, in cooperation with the Mayor's Office, NDOT, and MDHA, to evaluate future land use, mobility, open space, infrastructure, and resiliency across the entirety of the East Bank. While this property is not within the boundaries of the study, it is in close proximity and care must be taken to ensure coordination. While the land use policy may support the proposed zoning, during this time of refinement of the East Bank plans and surrounding context, staff recommends deferral to ensure that future land uses are coordinated.

STAFF RECOMMENDATION

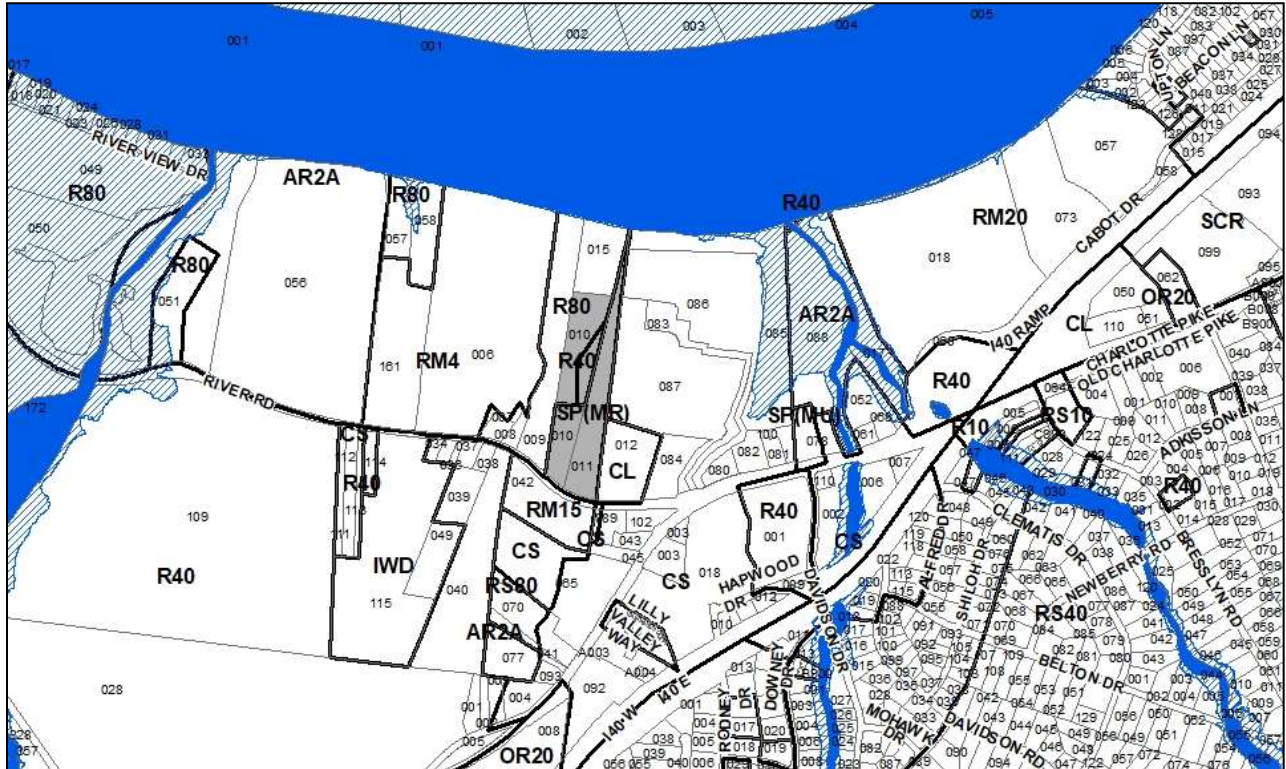
Staff recommends deferral to the March 24, 2022, Planning Commission meeting with concurrence from the applicant as there is no filed legislation before council.



SEE NEXT PAGE



Metro Planning Commission Meeting of 1/13/22



2018SP-009-003

SAGE RUN (AMENDMENT)

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

06, Bellevue

35 (Dave Rosenberg)



Metro Planning Commission Meeting of 1/13/22

Item #22

Specific Plan 2018SP-009-003

Project Name

Sage Run (Amendment)

Council District

35 – Rosenberg

School District

09 – Tylor

Requested by

Dale and Associates, applicant; Sage Run Development, LLC, owners.

Deferrals

This item was deferred at the September 23, 2021, October 14, 2021, October 28, 2021, November 18, 2021, and December 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Lewis

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

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

Preliminary SP

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

Existing Zoning

One and Two-Family Residential (R80) requires a minimum 80,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of .58 dwelling units per acre including 25 percent duplex lots. *The portion of the site zoned R80 would permit a maximum of two lots with two duplex lots for a total of four units. This calculation is based on acreage alone and does not account for compliance with the subdivision regulations.*

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *The portion of the site zoned R40 would permit a maximum of one lots with one duplex lots for a total of two units. This calculation is based on acreage alone and does not account for compliance with the subdivision regulations.*

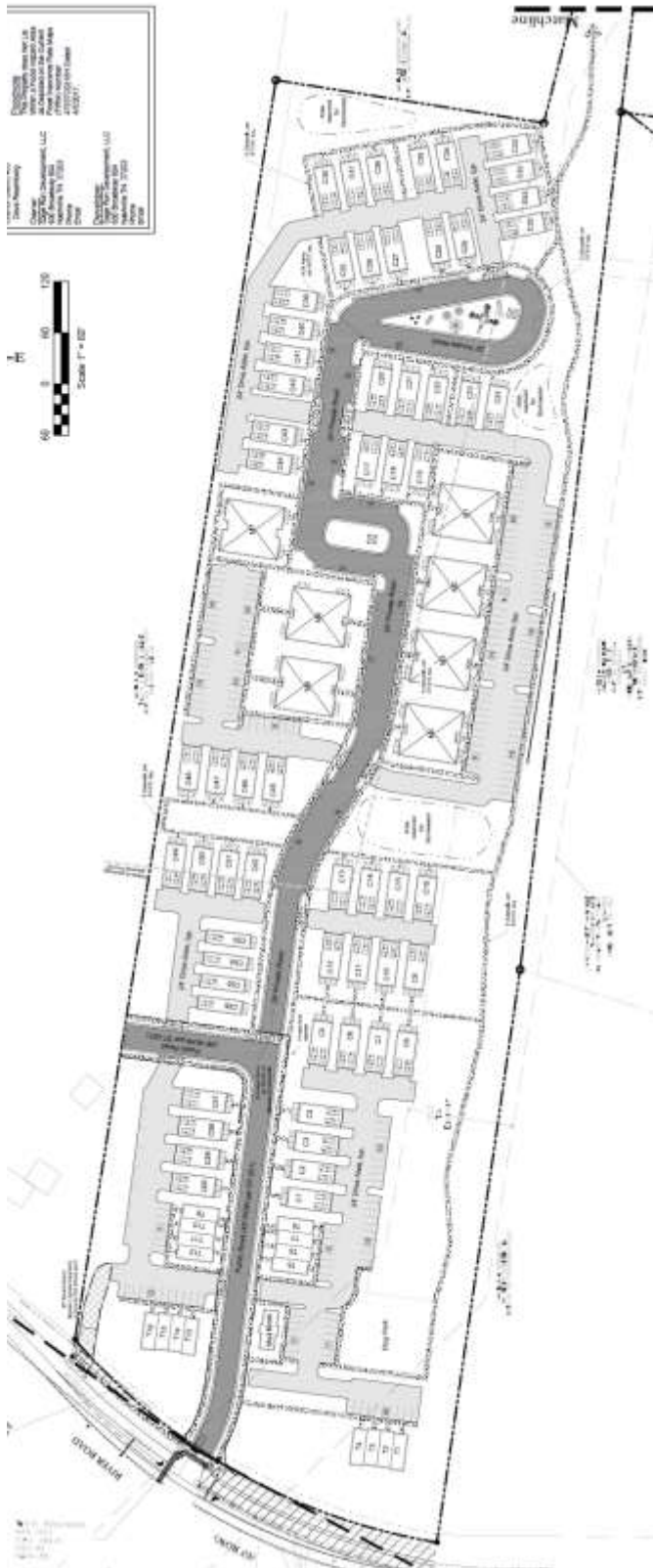
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan included attached and detached residential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



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Proposed Amended Site Plan



Metro Planning Commission Meeting of 1/13/22

implement the specific details of the General Plan. *This Specific Plan would include 160 attached and detached residential units, in addition to manor home structures.*

BELLEVUE COMMUNITY PLAN

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

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

SITE CONTEXT AND PLAN DETAILS

The site is located on the north side of River Road. The property to the east of the site is zoned Commercial Limited (CL) and Commercial Services (CS) and has been established with commercial uses. The properties to the west of the site are zoned Multi-Family Residential (RM4) and R80. The 50 acre site to the west of the subject site has been developed with a multi-family residential development. The Cumberland River is north of the subject site. The subject site has minimal frontage along the river. On the south side of River Road, properties are zoned Industrial Warehousing/Distribution (IWD), One and Two-Family Residential (R40), and Multi-Family Residential (RM15). These properties have been developed with a mix of industrial and multi-family residential uses.

Site Plan

The previously approved preliminary SP was approved in 2018 under case number 2018SP-009-001/BL2018-1236. The preliminary SP permitted a total of 35 attached and detached units across 10.57 acres. This portion of the site is the southern portion, abutting River Road. These units were accessed via a public road located north/south through the site, with a public road stub to the west. A Final SP plan was approved administratively in 2019 and included 35 attached and detached units and a road network consistent with the preliminary SP.

The area to be amended into the SP includes a six acre parcel currently zoned R40 and R80 to the northwest of the existing SP boundary. A total of 160 units is proposed in the total SP area. A



Metro Planning Commission Meeting of 1/13/22

series of detached townhomes is located north of the existing SP boundary before a cluster of manor homes are located midway through the site. The most northern part of the site is also comprised of detached units. All structures are limited to 3 stories and 40 feet in height.

The proposed plan maintains the primary vehicular entrance to the site. There is a second vehicular access proposed along the River Road frontage which can provide emergency access if required. Vehicular access through the new portion of the SP is through a private drive that connects to the previously approved public road. Along all internal roads (public and private) are sidewalks that provide internal connectivity as well as a pedestrian connection to any future greenway that is completed.

River Road is classified as a Scenic Arterial Boulevard in the Major and Collector Street Plan (MCSP) which identifies a six foot bikeway, eight foot planting strip, and six foot sidewalk. The proposed site plan shows a six foot sidewalk and eight foot sidewalk. A condition of approval is that the right-of-way shall be modified to include the six foot bike lane to meet the MCSP requirements. The northernmost portion of the site against the Cumberland has a planned greenway paved trail. The proposed site plan shows a 20 foot wide greenway easement. Prior to approval of the Final SP this easement shall be dedicated.

ANALYSIS

The intent of the T3 NE Policy area is to create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy guidance for building form and site design includes the following, “T3-NE areas have an integrated mixture of building types to create housing choice. The mix and placement of building types is designed to be cohesive throughout the development and in relation to adjacent developments, providing a thorough mix of housing types versus groupings of single types of housing.” The proposed amended SP includes a variety of housing types throughout the site at a level of intensity consistent with the policy.

The CO Policy on the site is applied due to the portions of the site where slopes exceed 15 percent and in some cases are greater than 20 percent. The area to be amended into the SP is largely not impacted by slopes. The areas of CO on the site represent small pockets of slope that aren't part of a broader system. The goal of the policy to provide additional housing would take priority over the preservation of these limited, unconnected slope areas.

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.



Metro Planning Commission Meeting of 1/13/22

STORMWATER RECOMMENDATION

Approve with conditions

- TVA approval will be required prior to Final SP if stormwater areas are to be located in TVA easements. The applicant will be required to meet all stormwater requirements at the time of Final SP. This plan is approved conditionally and may require adjustments to the layout or entitlements if TVA approval is not granted.

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.

METRO HISTORIC STAFF RECOMMENDATION

Approve with conditions

- A qualified professional archaeologist should survey the property as part of the planning process prior to the approval of a grading permit. Based on the archaeologist's findings, the developer should complete and submit a plan identifying any found archaeological resources, including plans for appropriate treatment pursuant to Tennessee law, along with the final site plan.
- A qualified professional archaeologist shall be present to monitor site preparation and grading. Excavation work should utilize equipment necessary to limit or eliminate damage to potential archaeological resources.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT.
- Final design and improvements may vary based on actual field conditions. In general, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal.
- On final: Include proposed public roadway construction drawings (profiles, grades, drainage) (cont.) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards, for vertical and tie-in grades(12%, 2% max). Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT standard detail. Include any SSD exhibits w/ final plans.
- On Final: Remove secondary access off River Rd. or gate for emergency access, if fire is requiring this access.
- On Final: Show internal stop control on private drive off t-intersection.
- On Final: Show ADA ramps at corner of proposed public road and opposite ramps across each leg to enable peds to cross ROW.
- On Final: Provide temporary easement into private drive(s) for turning around at dead end of proposed public road.
- Comply w/ traffic comments.



Metro Planning Commission Meeting of 1/13/22

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Comply with MCSP along frontage
- With Final SP submittal, include striping plans for the left turn-lane on River Rd

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 (221)	10.57	-	35 U	189	12	16

Maximum Uses in Existing Zoning District: R40

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	1.56	1.089 D	2 U	28	7	2

*Based on two-family lots

Maximum Uses in Existing Zoning District: R80

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)	4.34	0.545 D	4 U	54	8	5

*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 (221)	16.47	-	160 U	870	54	69

Traffic changes between maximum: SP/R40/R80 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+119 U	+599	+27	+46

METRO SCHOOL BOARD REPORT

**Projected student generation existing R40, R80, SP: 2 Elementary 1 Middle 1 High
 Projected student generation proposed SP-R district: 6 Elementary 4 Middle 3 High**

The proposed SP-R zoning is expected to generate nine more students than the existing zoning districts. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as overcapacity. Gower Elementary and Hillwood High Schools have additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.



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STAFF RECOMMENDATION

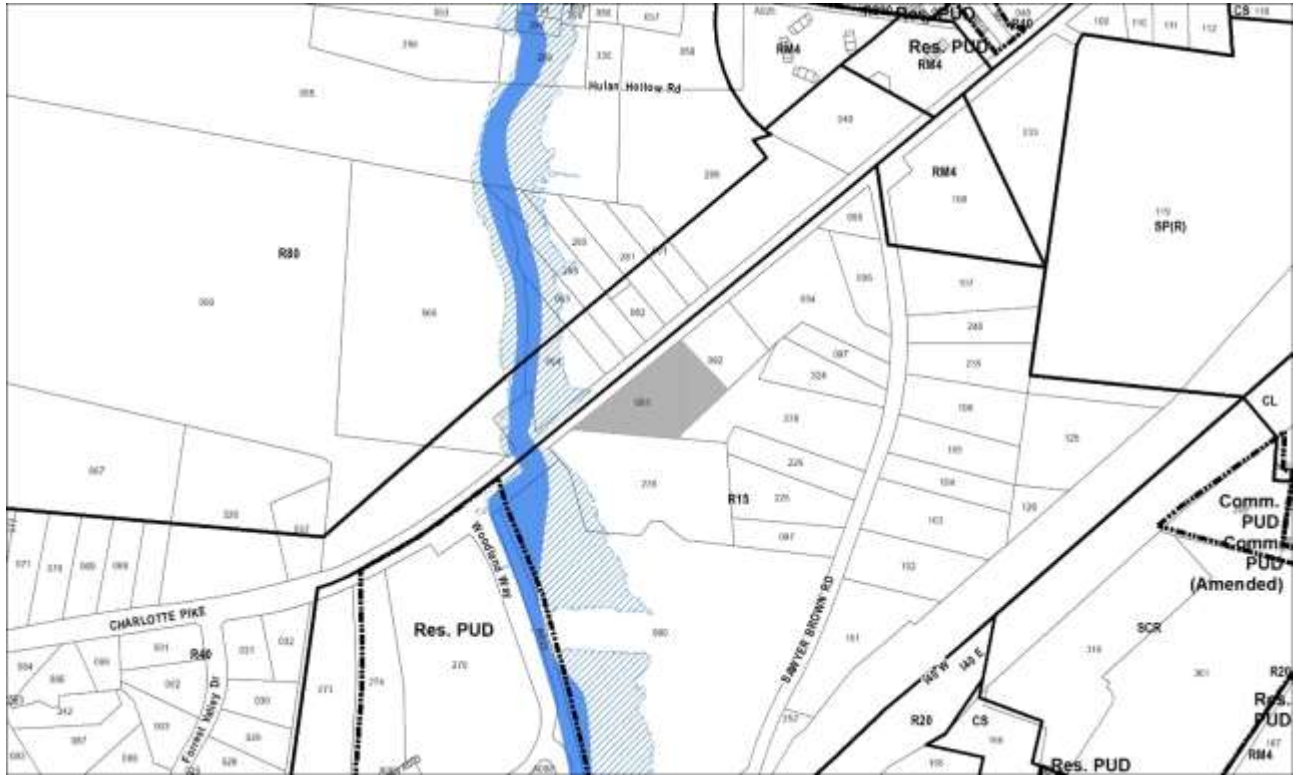
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 160 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. All conditions of BL2018-1236 shall apply unless modified by the conditions associated with this proposed amendment.
3. River Road shall be improved per the Major and Collector Street Plan (MCSP) requirements.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. Prior to approval of the Final SP, documentation of a recorded greenway easement shall be provided to Planning Staff.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. 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-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
9. 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.
10. 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 Property Owners' Association.
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.
12. 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 of any building permits.



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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 1/13/22

Item #23	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.

Deferrals This item was deferred at the October 14, 2021, November 18, 2021, and December 9, 2021, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

A request to rezone from One and Two-Family Residential (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 20 detached 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 7 lots with 1 duplex lots for a total of 8 units.*

Proposed Zoning

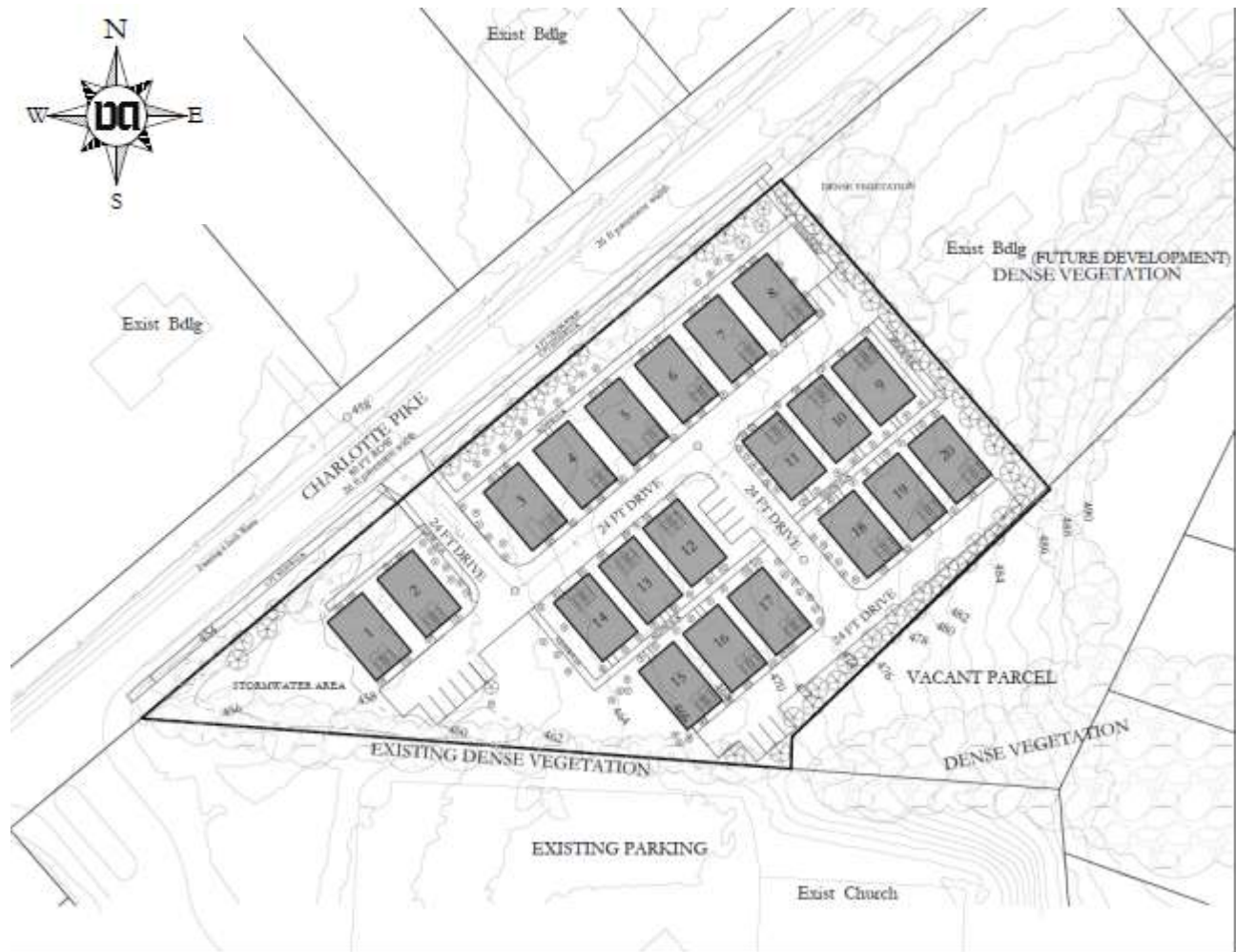
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

BELLEVUE 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 1/13/22



Proposed Site Plan



Metro Planning Commission Meeting of 1/13/22

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

The subject site comprises the entirety of a single parcel and a portion of another parcel to total 2.7 acres. The site is located on the south side of Charlotte Pike, west of the Sawyer Brown intersection and east of Overall Creek. This portion of Charlotte Pike is classified as a Scenic Arterial in the Major and Collector Street Plan. The site currently contains a single-family residence and is surrounded by other single family, two-family, institutional, and vacant land uses. The Western Hills Church is located to the south.

PLAN DETAILS

The application proposes 20 detached multi-family units that are served with private drives. The plan proposes a single access point on Charlotte Pike and otherwise proposes to improve Charlotte Pike consistent with the requirements of the Major and Collector Street Plan. A landscape buffer is provided along Charlotte Pike consistent with the requirements of the Scenic Arterial roadway standards in the Zoning Code. The units include two car garages and additional surface parking is dispersed throughout the site. The site plan includes a private sidewalk network throughout the site with open space and trees shown between the rows of units. The stormwater area is proposed at the south-western corner of the property and the design of this feature will be provided with the final SP application. An open space area is provided along the southern property boundary. The plans indicate that existing vegetation along the perimeter of the property will be maintained and otherwise supplemented to meet the type B landscape buffer requirements. The plans limit the maximum building height of the units to 2.5 stories in 30 feet as measured by the Zoning Code. The plans also indicate that the building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function.

ANALYSIS

The application proposes a form and intensity that is consistent with the T3 NE policy in this location and is appropriate given the surrounding development pattern. The T3 NE policy describes that development should be suburban in its pattern, but at a higher density and with greater housing variety than classic suburban neighborhoods. The plan appropriately addresses the corridor with the orientation of the units and otherwise orients units to open space.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Not Applicable

- Harpeth Valley Water and Sewer Utility District.



Metro Planning Commission Meeting of 1/13/22

HARPETH VALLEY WATER & SEWER UTILITY DISTRICT RECOMMENDATION Approve with conditions

- See letter dated 8/27/21 from Jay Tant, Assistant General Manager, HVUD

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. Confirm w/ planning on MCSP requirements along frontage. Callout sidewalks, ramps, curb/gutter per NDOT standards and specs. Show in detail sheets. Dimension additional ROW along frontage entirety, between sidewalks and property line, for reference. As noted, solid waste/recycle by private hauler.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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
One and Two-Family (210)	2.70	2.904 D	8 U	102	11	9

*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 (221)	2.70	-	20 U	107	7	10

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+12 U	+5	-4	+1

METRO SCHOOL BOARD REPORT

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

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

The proposed SP zoning is expected to generate 1 additional students than the existing R15 zoning. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as being overcapacity. Gower Elementary School and Hillwood High School 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 1/13/22

CONDITIONS

1. Permitted uses shall be limited to a maximum of 20 detached multi-family residential units. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited.
2. The final site plan application shall include an interconnected network of private sidewalks internal to the site.
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 RM15 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.



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Item #24	Specific Plan 2021SP-087-001
Project Name	2306 Brick Church Pike
Council District	02 – Toombs
School District	01 – Gentry
Requested by	Openworks LLC, applicant; MSS Hotels LLC, owner.
Staff Reviewer	Harrison
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit 95 multi-family residential units.

Preliminary SP

A request to rezone from Commercial Limited (CL) to Specific Plan (SP) zoning for property located at 2306 Brick Church Pike, at the southeast corner of Hampton Street and Avondale Circle (1.36 acres), to permit 95 multi-family units.

Existing Zoning

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

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

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.

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.



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Proposed Site Plan



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Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for an alley through the site.

SITE CONTEXT AND PLAN DETAILS

The 1.36 acre site is located at the southeast corner of Avondale Circle and Hampton Street, and the west side of Brick Church Pike. The site currently has access along all three frontages, of which, Brick Church Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP). The site has been previously developed with a four-story hotel, surface parking, and a pool. The surrounding properties are zoned CL, SP, and OR20 with commercial uses, such as convenience store, hotel, and parking lots.

Site Plan

The plan proposes to convert the existing hotel structure into a 95 unit multi-family development. The overall layout for the site will remain mostly unchanged, with only site improvements proposed. Vehicular access for the site would not change with the proposal, with existing drives on Hampton Street, Avondale Circle, and Brick Church Pike remaining, but one driveway along Brick Church Pike being removed. Parking for the site will consist of on-site parking, with a total of 95 spaces and the existing lot will be brought into compliance with the current landscaping requirements. Sidewalks along all road frontages have been provided consistent with code requirements

ANALYSIS

While this site is located within two different policies, it is designed to meet policy goals for both T4 CC and T4 NM. T4 NM is intended to maintain the existing character of the neighborhood, while T4 CC, is intended to enhance pedestrian connectivity and act as a transition area to the adjacent single-family neighborhood. T4 CC is being utilized in a similar way, transitioning the 100% commercial developments along Brick Church Pike, to a residential development for nearby residential uses. The proposed plan is providing an adaptive reuse of an existing structure, which currently remains vacant, increased improvements to the existing site, and sidewalks, which are not currently present along Hampton Street and Avondale Circle. This is located within the Haynes Trinity Small Area Plan, but Staff has determined the proposed alley would not be beneficial to the site or the area. As shown, the proposed plan is meeting the policy goals of both T4 CC and T4 NM.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building construction details provided for review. Any additional fire code or access related issues will be addressed at construction permit review.

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



Metro Planning Commission Meeting of 1/13/22

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. 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% 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: Callout ramps (commercial ramps: max 35 ft.), sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Show ADA compliant ramps at corners of public roads. Callout hand rail, per NDOT specs, along sidewalks with retaining walls Note: A private hauler will be required for waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	1.36	-	95 R	646	42	45

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 (221)	1.36	-	95 U	516	32	42

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-130	-10	-3

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 29 Elementary 15 Middle 13 High

The proposed SP-R zoning is expected to generate 57 more students than the existing CL zoning. Students would attend Alex Green 1 Elementary School, Brick Church College Prep Middle School, and Whites Creek High School. All schools were identified as having additional



Metro Planning Commission Meeting of 1/13/22

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 95 multi-family residential. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. On the corrected copy, add the STRP exclusion to the permitted use language.
3. Comply with all conditions and requirements of Metro reviewing agencies.
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 MUL zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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. 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 Property Owners' Association.
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 of any building permits.



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2021SP-088-001

0 TUGGLE AVENUE

Map 119-14, Parcel(s) 368

11, South Nashville

16 (Ginny Welsch)



Metro Planning Commission Meeting of 1/13/22

Item #25	Specific Plan 2021SP-088-001
Project Name	0 Tuggle Avenue
Council District	16 - Welsch
School District	07 – Player-Peters
Requested by	Dale and Associates, applicant; Mitchell Whitson, owner.
Deferrals	This item was deferred from the December 9, 2021, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Swaggart.
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit up to eight multi-family units.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan Residential (SP-R) zoning for property located at Tuggle Avenue (unnumbered), at the eastern terminus of Morton Avenue (1.64 acres), to permit 8 multi-family residential units.

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 ten Single-Family residential lots.*

Proposed Zoning

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

SITE CONTEXT AND PLAN DETAILS

The approximately 1.6 acre site is located at the eastern terminus of Morton Avenue. Due to a stream and other site constraints Morton Avenue does not extend eastward to Kinross Avenue. Morton Avenue from Wingate Avenue to the west is not improved and there are existing private driveways in the right of way. Due to the location of the site, it does not relate with the surrounding single family lots to the west and the south. The lots to the west front Wingate Avenue. The homes on the opposite side of the site front Wingate Avenue and Kinross Avenue.

The abutting property to the north is zoned for single family but includes a daycare. The property abutting the east property line is zoned for one and two family residential but includes multifamily complex. The properties to the south on the opposite side of Morton Avenue are



Metro Planning Commission Meeting of 1/13/22

zoned for single family and include single family homes. The properties to the west are zoned for single family and include single family homes.

The site is mostly wooded. A stream crosses the southeastern corner of the site. Records do not indicate any other significant site constraints such as steep slopes or wetlands.

Site Plan

The plan includes eight multi-family residential units. Vehicular access is provided from Morton Avenue and will require Morton Avenue to be improved to the entrance into the development. Access to the units from Morton Avenue is by a private drive. All units front the private drive and include two car garages. Some guest parking is also provided. The plan includes architectural standards pertaining to, but not limited to design and materials. The maximum height is 2 stories in 25 feet. The plan provides buffers for the stream and landscape buffers along the western property line.

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.

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

ANALYSIS

As proposed, staff finds that the plan is consistent with the CO and T3 NM land use policies. The CO policy recognizes the stream, and the plan provides buffering along the stream consistent with stormwater requirements. While the majority of surrounding development is single family, the site has little relationship to the surrounding area due to location and site conditions. In terms of density, the plan provides a transition between the single-family neighborhood to the west of the site and the multifamily development to the east of the site.

FIRE MARSHAL RECOMMENDATION



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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) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards.
- On final: Provide 30 ft. minimum pavement for Morton Ave extension before access to allow for some on-street (guest) parking. Pull proposed curb/gutter back to accommodate the 30 ft. of pavement.
- Coordinate w/ planning; Either run sidewalks North/South along back of curb (no grass strip) or remove proposed sidewalks along the South portion of Morton Ave extension entirely.
- Note: A private hauler will be required for site waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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)	1.64	5.808 D	10 U	113	11	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 (221)	1.64	-	8 U	42	3	4



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Traffic changes between maximum: RS7.5 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-2	-71	-8	-6

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 1 Elementary 1 Middle 1 High

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

The proposed SP zoning is not expected to generate additional students beyond the existing RS7.5 zoning. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to eight multi-family residential units. 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. 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 development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
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. 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-091-001

PIN HOOK RIDGE

Map 165, Parcel(s) 030

13, Antioch-Priest Lake

33 (Antoinette Lee)



Metro Planning Commission Meeting of 1/13/22

Item #26**Specific Plan 2021SP-091-001****Project Name****Pin Hook Ridge****Council District**

33 – Lee

School District

6 – Bush

Requested by

Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

Staff Reviewer

Rickoff

Staff Recommendation*Approve with conditions and disapprove without all conditions.***APPLICANT REQUEST****Preliminary SP to permit 39 single-family lots.**Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive, to permit 39 single family residential lots (10.2 acres).

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 5 lots with 1 duplex lot for a total of 6 units. Application of the Subdivision Regulations may result in fewer units. Metro Codes would provide a final determination on duplex eligibility.*

Proposed Zoning

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

SITE CONTEXT AND PLAN DETAILS

The 10.2-acre site is located on the north side of Pin Hook Road, west of Lavergne Couchville Pike. Pin Hook Road is identified as a collector-avenue on the Major and Collector Street Plan (MCSP). The site is vacant and has previously been graded. Many of the surrounding properties have previously been subdivided and contain single-family residential lots, including adjacent properties to the east and west. There are also larger parcels scattered throughout the area, including adjacent parcels to the north and south.



Metro Planning Commission Meeting of 1/13/22



Proposed Site Plan



Metro Planning Commission Meeting of 1/13/22

Site Plan

The plan proposes 39 single-family lots that are accessed from proposed public streets. The street network wraps a large common open space proposed at the center of the site before stubbing to the northern boundary. Lot sizes generally range from approximately 5,000 square feet to 6,000 square feet, with slightly larger lots located towards the center.

Pedestrian access is provided from the public sidewalks proposed along the new streets. The sidewalks will wrap onto to Pin Hook Road, which will be improved per the MCSP requirements. Approximately 2.99 acres are proposed as open space, including stormwater management areas and landscape buffer yards proposed around the perimeter of the site. The formal open space located at the center of the site is approximately 0.69 acres and is accessed via the public sidewalks.

The buildings are proposed with maximum heights of 3 stories in 35 feet, as measured per the Metro Zoning Ordinance. Conceptual architectural elevations with proposed maximum heights have been incorporated into the preliminary SP. Architectural standards, including materials and glazing, are included in the plan.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

ANALYSIS

The SP is consistent with the T3 NE policy at this location. The site is located in between two adjacent subdivisions that have developed with a similar development pattern that includes single-family residential lots accessed from public streets. The proposed street network stubs to the northern property line, setting up the opportunity for future connectivity to the existing street network to the east. The plan includes landscape buffers around the perimeter, including along the shared boundaries with the adjacent subdivisions. Additional screening is also proposed behind Lots 19 and 20, where the rear of the lots front the central open space.

Proposed Lot 4 is configured around the southern intersection of the new streets, resulting in the lot being pulled forward at an angle, where the rear property line is adjacent to the side of Lot 3. Staff recommends a continuous row of landscaping be provided along the shared lot line of Lots 3 and 4 for additional screening between the lots.



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FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approved 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 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 with conditions

- Remove island/median at main access and continue with ST-252 down to Pin Hook Rd for Road A.

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
One and Two-Family Residential* (210)	10.1	0.5 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
Single-Family Residential (210)	10.1	-	39 U	437	32	41

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+34 U	+371	+24	+35



Metro Planning Commission Meeting of 1/13/22

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 9 Elementary 6 Middle 7 High

The proposed SP-R zoning is expected to generate 19 more students than the existing AR2a zoning district. Students would attend Mt. View Elementary School, J.F. Kennedy Middle School, and Antioch High School. 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 39 single-family residential lots. Short term rental property, not owner occupied, shall be prohibited.
2. On the corrected copy, remove the Rental Restrictions from the Development Standards.
3. On the corrected copy, add note to the landscape plan: Landscaping and TDU Requirements shall be provided per the Metro Zoning Ordinance.
4. A continuous row of landscaping shall be provided along the shared lot line of Lot 3 and Lot 4.
5. Units 19 and 20 shall include additional glazing on the rear facades. Units 1 and 4 shall include additional glazing on the street-facing side façades.
6. Parking shall be provided per the requirements of the Metro Zoning Code.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
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. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. 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



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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.

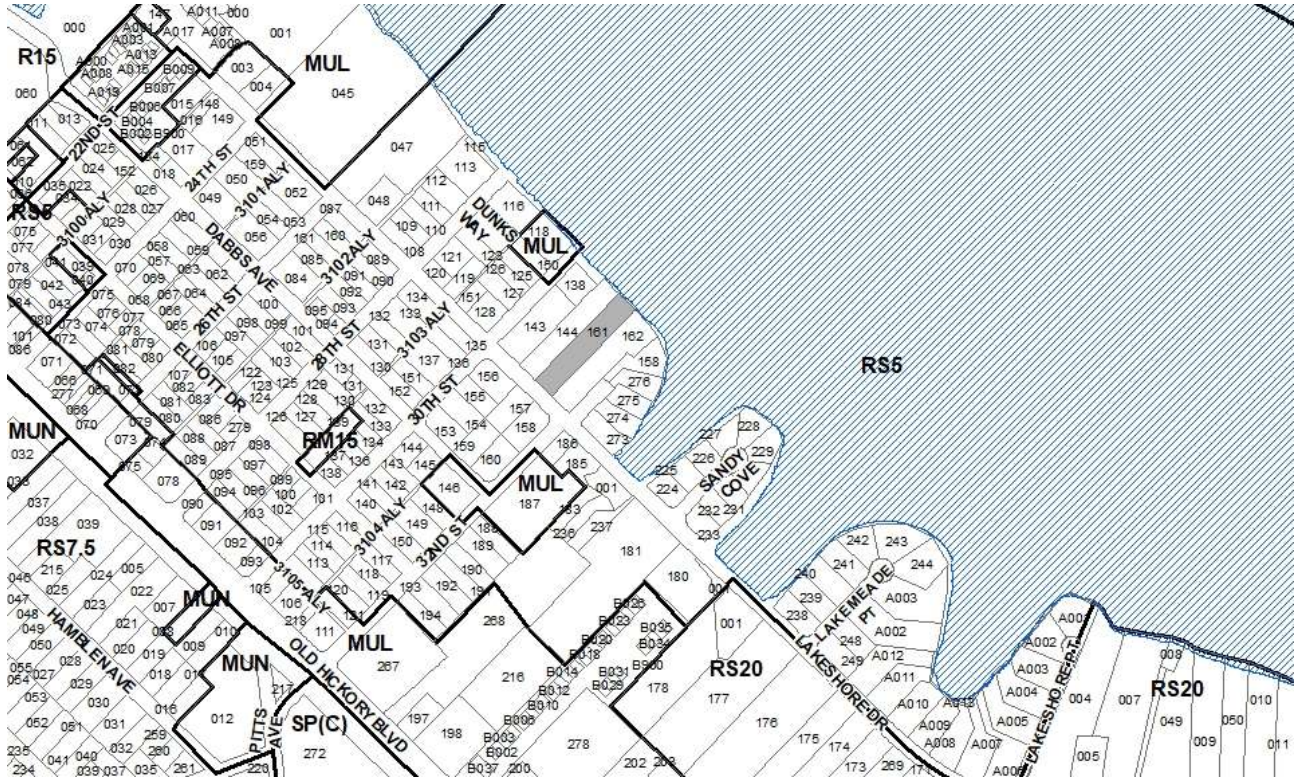
14. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 1/13/22



2022SP-004-001

LAKWOOD COTTAGE

Map 053-12, Parcel 161

14, Donelson - Hermitage - Old Hickory

11 (Larry Hagar)



Metro Planning Commission Meeting of 1/13/22

Item #27	Specific Plan 2022SP-004-001
Project Name	Lakewood Cottage
Council District	11 - Hagar
School District	04 - Little
Requested by	Dale & Associates, applicant; Leland and Salley Cheney, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit two detached residential units.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan (SP) zoning for property located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres), to permit a detached two-family residential unit.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

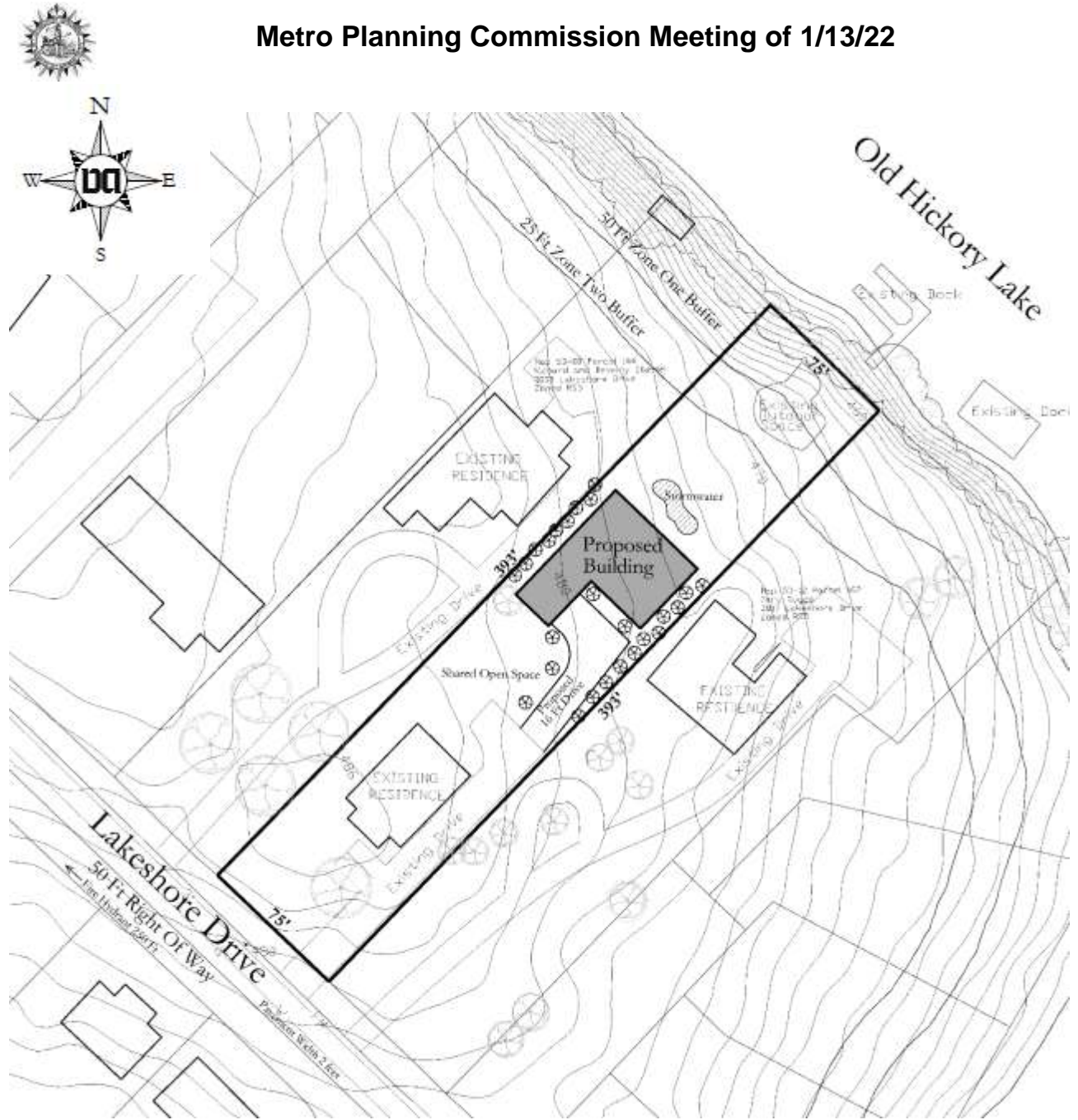
Proposed Zoning

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 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.

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Proposed Site Plan



Metro Planning Commission Meeting of 1/13/22

SITE

The subject site is a single parcel totaling approximately 0.68 acres. The site is located on the north side of Lakeshore Drive, a local street, and the site is adjacent to Old Hickory Lake. The site is elevated above the street at the front of the property and then slopes downwards towards the lake to the rear. The site currently contains a single-family residence and is surrounded by other single family, two-family, multi-family, and vacant land uses.

PLAN DETAILS

The application proposes to construct a second residential unit on the subject parcel. Currently, a single-family unit exist towards the front of the lot with access taken from Lakeshore Drive. The plan proposes a second unit, sharing the existing access point, to be built towards the rear of the site. The setback of the proposed unit is consistent with the setback of existing units on both of the adjacent parcels. Landscaping is proposed along the property lines adjacent to the proposed unit. The plan proposes to restrict the building height of the proposed unit to two-stories in 35 feet.

ANALYSIS

The application proposes a development pattern that is consistent with the surrounding area and consistent with the T3 NM policy, at this location. The plan proposes an appropriate density considering the existing character of the area with the proposed housing type, setback, spacing of structures, and building height. The neighborhood has duplexes dispersed throughout and this proposal is consistent with that pattern.

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. 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.



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NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: RS5

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)	0.68	8.712 D	1 U	15	5	1

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
One and Two-Family Residential (210)	0.68	-	2 U	28	7	2

Traffic changes between maximum: R40 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+13	+2	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

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

The proposed SP zoning is expected to generate no additional students than the existing RS5 zoning. Students would attend Dupont Elementary School, Dupont Hadley Middle School, and McGavock 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

- Permitted uses shall be limited to a maximum of one detached two-family residential unit. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited.
- 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.

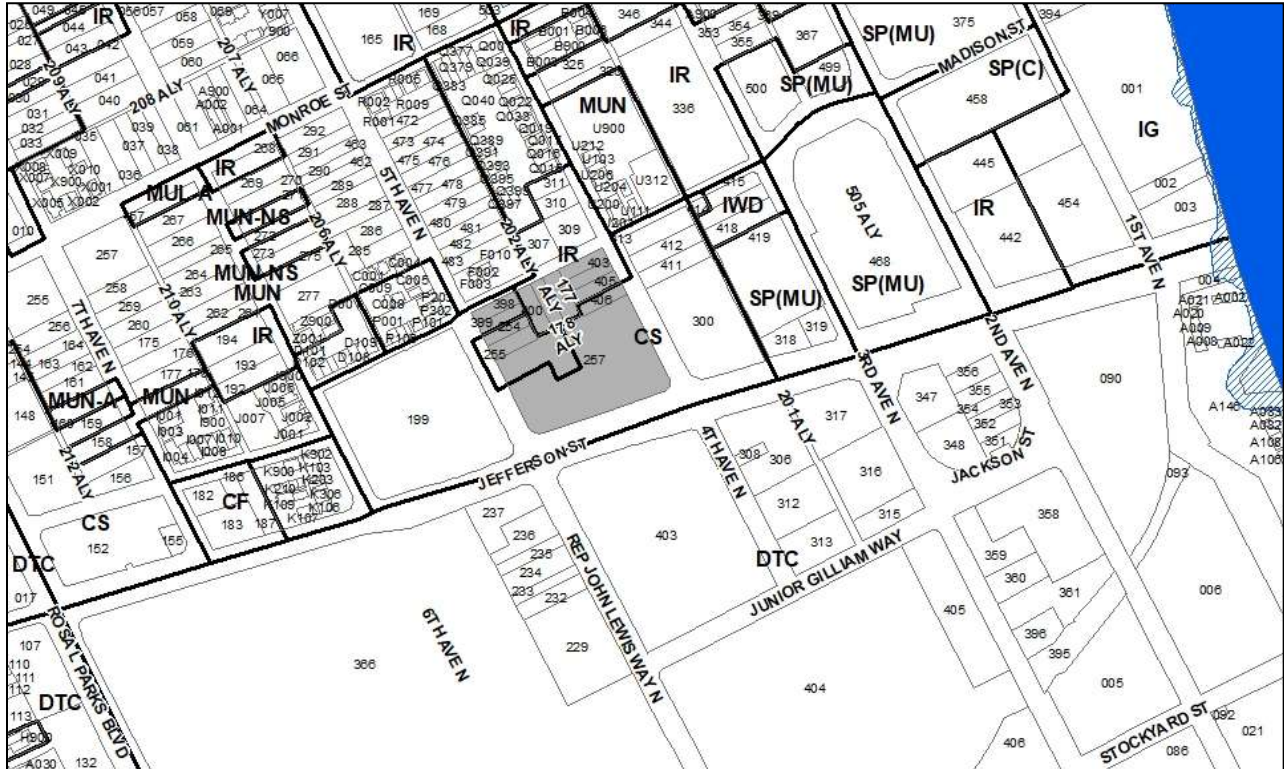


Metro Planning Commission Meeting of 1/13/22

3. 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.
4. 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.
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 R6 zoning district as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



Metro Planning Commission Meeting of 1/13/22



2022SP-006-001

HILL CENTER GERMANTOWN

Map 082-09, Parcel(s) 398-406

Map 082-13, Parcel(s) 254-255, 257

08, North Nashville

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 1/13/22

Item #28

Specific Plan 2022SP-006-001

Project Name

Hill Center Germantown

Council District

19 – O’Connell

School District

1 – Gentry

Requested by

Barge Cauthen & Associates, applicant; H.G. Hill Realty Company, LLC, and Hill Center Germantown, LLC, owners.

Staff Reviewer

Rickoff

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from Commercial Service (CS), Industrial Restrictive (IR), and Office Residential (OR20) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 1114, 1116, 1118 and 1120 5th Ave. N., 407, 409, and 411 Madison Street, 1117, 1119, 1121, and 1123 4th Ave. N., and 416 Jefferson Street, at the northwest corner of 4th Ave. N. and Jefferson Street, and within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, to permit a mixed use development (approximately 3 acres).

Existing Zoning

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

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

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 11 units on the 0.54 acres that are zoned OR20.

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.

SITE CONTEXT AND PLAN DETAILS

The 3-acre site is located in Germantown on the north side of Jefferson Street, spanning a block that is bounded by 5th Avenue North (west), Madison Street (north), and 4th Avenue North (east). The site includes several parcels and is vacant with surface parking areas covering the northern portion. Jefferson Street is identified as an arterial-boulevard and 5th Avenue North is identified



Metro Planning Commission Meeting of 1/13/22



Proposed Site Plan



Metro Planning Commission Meeting of 1/13/22

as a collector-avenue by the Major and Collector Street Plan (MCSP). The surrounding area along this portion of the Jefferson Street corridor includes primarily multi-family development on the north side, and multi-family, non-residential, and institutional uses on the south side.

This site is located within the Germantown Historic Preservation District, near the southeastern boundary. The historic overlay includes properties located on the north side of Jefferson Street, south of Hume Street and east of Rosa Parks Boulevard.

Site Plan

The SP proposes a mixed use development with non-residential uses and a maximum of 30 multi-family units. The plan identifies commercial, office, and residential uses but also refers to an SP land use table for additional non-residential uses. Short Term Rental Property (STRP) owner occupied and not-owner occupied are prohibited. The maximum FAR is proposed to be 2.0, excluding floor area used for parking.

The plan identifies a non-residential building along Jefferson Street with commercial uses on the ground floor and office uses on the upper floors. The building wraps the southern corners of 4th Ave. N. and 5th Ave. N., leading to an internal parking garage that is located mid-site. The north end of the parking garage is wrapped with residential townhomes spanning the south side of Madison Street. Two smaller buildings, proposed with ground floor commercial and upper level residential, are located on either end of the townhome units and wrap the northern corners of 5th Ave. N. and 4th Ave. N. Access into the garage is provided from 5th Ave. N. and 4th Ave. N. The garage is three stories, with one level below grade and two levels above grade. Per the applicant, rooftop parking will not be visible from Madison Street.

The maximum height is proposed to be 3 stories in 50 feet, with a stepback to a maximum overall height of 4 stories in 70 feet. The height is proposed to be the tallest on the south end of the development, where the commercial/office building is located along Jefferson Street. This building is proposed to be a maximum of 4 stories and includes varying stepbacks at different heights proposed between the ground floor commercial and the upper floors. The stepbacks are provided along the front of the building and near the corners. One example of this is at the corner of 4th Ave. N. and Jefferson Street, where the façade is stepped back above the ground floor commercial and includes a rooftop patio. On the northern end of the development, the townhomes located along Madison Street and the adjacent commercial/residential buildings range from 2 to 3 stories. The townhome units are proposed with direct pedestrian entrances to the public sidewalk on Madison Street, and the mixed use buildings include stepbacks at the corners. Conceptual architectural elevations with proposed maximum heights have been incorporated into the preliminary SP. Architectural standards, including materials and glazing, are included in the plan.

Jefferson Street will be improved per the Major and Collector Street Plan (MCSP) requirements, with the exception of a lay by lane that NDOT is recommending be removed. The improvements located along 5th Ave. N., 4th Ave. N., and Madison Street will include on-street parking, sidewalks and planting strips. Final configuration and cross section details will be determined by NDOT and Planning at final site plan.



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As this site is located within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, recommendations from the Metro Historic Zoning Commission and the Metro Development Housing Authority are required. The MHZC has recommended approval of the scale and massing with conditions, and MDHA has recommended approval of the development concept. Should this SP be approved by Metro Council, final approvals will be required from MHZC and MDHA in the future.

NORTH 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 plan proposes a mixed use development in an established urban neighborhood that is generally in keeping with the surrounding development pattern, consistent with the goals of the T4 MU policy. The maximum building height may be slightly taller than some of the surrounding multi-family developments located along the corridor, but the form and massing is articulated with stepbacks and other treatments that are effective in providing an enhanced pedestrian experience. Additionally, the site is located across the street from properties in the T6, Downtown Capitol, policy on the south side of Jefferson Street, which is a higher intensity policy area. On the north end of the development, the scale decreases in a manner that complements the surrounding pattern along and north of Madison Street.

The development frames the corridor with active uses and provides street level interaction along the majority of the building frontage, with the exception of areas needed for vehicular access and loading along 4th and 5th Ave. N. Because the site has public street frontage on all sides without the benefit of an alley network, and the garage will also need to accommodate access for service and deliveries, staff finds the remainder of the frontage, which is wrapped by commercial and resident uses, to be appropriate. Additionally, the mixed-use component will provide the opportunity for goods and services in proximity to the surrounding residents. Staff recommends that Animal Hospital and Kennel/Stable uses be removed from the list of permitted uses, given the surrounding context. As conditioned, staff finds the proposed plan to consistent with the T4 MU policy.

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.



Metro Planning Commission Meeting of 1/13/22

HISTORIC ZONING RECOMMENDATION

Approve

- The MHZC unanimously recommends approval of the massing/scale and with the condition that the project returns to the MHZC for final approval of the details.

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.
- 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. 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 NDOT. Final design and improvements may vary based on actual field conditions. On final:
- Remove lay-by lane on Jefferson.
- Consolidate bays (or docks) for pull through loading/unloading. Consolidated loading/unloading drive off 5th and meet NDOT ST-324 standard, 35 ft. max width.
- Madison, 4th, 5th roadway sections: provide 10 ft. minimum travel lane widths.
- Comply w/ NDOT traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Prior to final, re-configure lane tapers on 4th and 5th Ave to meet an AASHTO specification. If extended tapers can not be met per AASHTO, consider removing remaining 2 on-street parking spaces(on 4th and 5th) to accommodate more travel lane width and maneuvering for drivers.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.61	0.6 F	15,943 SF	71	3	3



Metro Planning Commission Meeting of 1/13/22

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)	1.80	0.6 F	47,045 SF	1,776	44	179

Maximum Uses in Existing 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 (221)	0.27	20 D	5 U	26	1	3

Maximum Uses in Existing 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)	0.27	0.8 F	9,409 SF	107	35	12

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 (221)	2.95	-	30 U	162	11	14

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
Office (710)	2.95	-	115,000 SF	1,215	135	130

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
Retail (820)	2.95	-	13,000 SF	491	13	50

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
Grocery (850)	2.95	-	37,000 SF	3,836	142	372

Traffic changes between maximum: **IR/CS/OR20 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3,724	+218	+369



Metro Planning Commission Meeting of 1/13/22

METRO SCHOOL BOARD REPORT

Given the mix of uses permitted, 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 with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to non-residential uses as specified in the SP land use table and a maximum of 30 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.
2. Maximum height shall be 3 stories in 50 feet, with a building stepback to a maximum overall height of 4 stories in 70 feet, excluding rooftop mechanical equipment and associated screening, subject to final approval by the MHZC. Minor modifications may be permitted at final SP to be consistent with the final architectural elevations approved by the MHZC.
3. On the corrected copy, remove Animal Hospital and Kennel/Stable from the list of permitted uses.
4. On the corrected copy, remove the MUG-A reference from the SP Overview.
5. Final alignment and cross section details to be determined by NDOT and Planning at final SP. Changes to the plan to accommodate requirements of NDOT may be required at the final SP.
6. Parking shall comply with Metro Zoning Code requirements.
7. All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
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. 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 MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
12. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
13. 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.
14. 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 Property Owners' Association.



Metro Planning Commission Meeting of 1/13/22

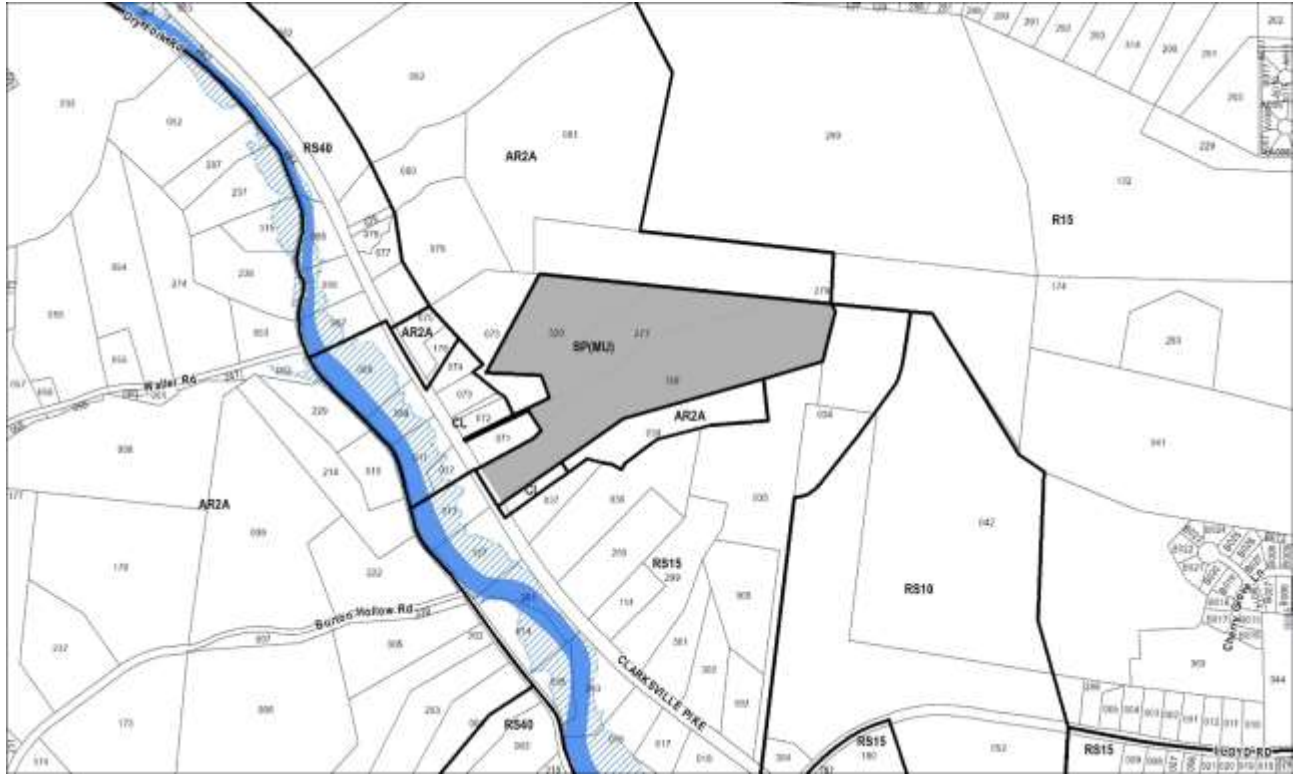
15. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. 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.
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 of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 1/13/22



2021Z-111PR-001

Map 039, Parcel(s) 277, 320

Map 048, Parcel(s) 159

03, Bordeaux – Whites Creek – Haynes Trinity

03 (Jennifer Gamble)



Metro Planning Commission Meeting of 1/13/22

Item #29

Council Bill No.

Council District

School District

Requested by

Zone Change 2021Z-111PR-001

BL2021-954

03 – Gamble

01 - Gentry

Councilmember Jennifer Gamble, applicant; Wilmore Properties, LLC, owner.

Deferrals

This item was deferred at the October 28, 2021 Planning Commission meeting. No public hearing was held.

Staff Reviewer

Lewis

Staff Recommendation

Approve.

APPLICANT REQUEST

Zone change from SP-MU to AR2a.

Zone Change

A request to rezone from Specific Plan (SP) to Agricultural/Residential (AR2a) property located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,400 feet northwest of Lloyd Road (32.15 acres).

Existing Zoning

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

Proposed Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 13 lots with three duplex lots for a total of 16 units based solely on a minimum lot size of 2 acres as required by the zoning. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T2 Rural Countryside (T2 RCS) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RCS areas have an established development pattern of very low-density residential development, secondary agricultural uses, and institutional land uses. The primary purpose is to maintain the area’s rural landscape.



Metro Planning Commission Meeting of 1/13/22

T2 Rural Maintenance (T2 RM) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded.

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

At the June 24, 2021, Planning Commission meeting the Commission found the existing SP on the site to be inactive and advised council to rezone. In the staff report by Planning for the periodic review potential zoning districts were outlined, including AR2a.

Metro Council approved the preliminary plan for the Cove at White’s Creek Specific Plan in 2010 for a mixed-use development with 215 multi-family units, 7,500 square feet of commercial use, and 7,500 square feet of office use. With the request for the SP, a policy change was also requested and approved on the site to change the policy to Suburban Neighborhood Evolving (T3 NE) and Conservation (CO). In 2015, with the adoption of the Bordeaux – Whites Creek – Haynes Trinity Community Plan, the policies on the site were changed to the current policies on the site: CO, T2 RM, and T2 RCS.

With an inactivity review, the staff is required to review the SP to determine if the approved plan is consistent with the current policy on the site. The Planning Commission determined that the SP was not consistent with the existing rural policies on the site. The proposed AR2a zoning on the site is consistent with the intent of the rural policies on the site.

FIRE 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
Single-Family Residential (210)	32.15	-	215 U	2,103	157	211

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
Retail (820)	32.15	-	7,500 SF	283	7	29



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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
Office (710)	32.15	-	7,500 SF	86	34	10

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

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)	32.15	0.5 D	20 U	237	19	22

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-2,235	-179	-228

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU district: 17 Elementary 13 Middle 10 High
Projected student generation proposed AR2a district: 1 Elementary 1 Middle 1 High

The proposed AR2a zoning district is expected to generate 37 fewer students than the existing zoning districts. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn 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.



Metro Planning Commission Meeting of 1/13/22



2021Z-118PR-001

Map 070-13, Parcel(s) 068

03, Bordeaux-Whites Creek-Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 1/13/22

Item #30
Council District
School District
Requested by

Zone Change 2021Z-118PR-001
02 - Toombs
1 - Gentry
Benesch, applicant; James Reese, owner.

Deferrals

This item was deferred from the November 18, 2021, and December 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer
Staff Recommendation

Rickoff
Approve with recommendation that staff further evaluate the area’s land use policies in the future to determine appropriate infrastructure needs.

APPLICANT REQUEST

Zone change from R8 to RM40A-NS.

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential-Alternative-No STRP (RM40-A-NS) zoning for property located at 2122 Buena Vista Pike, approximately 350 feet northeast of Resha Lane (1.68 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 7 lots with 1 duplex lot for a total of 8 units. Application of the Subdivision Regulations may result in fewer units. Metro Codes provides final determinations on duplex eligibility.*

Proposed Zoning

Multi-Family Residential-Alternative-No STRP (RM40-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre 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. *RM40-A-NS would permit a maximum of 67 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



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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.

Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development.

SITE AND CONTEXT

The vacant site comprises 1.68 acres and is located mid-block on the south side of Buena Vista Pike, northeast of Clarksville Pike. Buena Vista Pike and Clarksville Pike are arterial-boulevards designated by the Major and Collector Street Plan (MCSP). Cliff Drive is an L-shaped road located to the south that bends to the north and connects to Buena Vista Pike, east of the site. The Cumberland River is located south of properties which front onto Cliff Drive. Surrounding properties to the north and south are primarily zoned R8, with the exception of two parcels, located to the southeast at the corner of Cliff Drive, that were recently rezoned to RM15-A-NS. Adjacent properties to the west have been zoned RM40, Multi-Family Residential, since 2001. The adjacent parcel to the east has been zoned CN, Commercial Neighborhood, since 2002. The development pattern east of the CN-zoned property and wrapping the remainder of the Cliff Drive block includes primarily one and two-family residential uses. Transportation connectivity in the area is limited due to geographic barriers, such as the Cumberland River, large undeveloped tracts of land, and topographically challenged areas, contributing to an incomplete street system within the community.

ANALYSIS

The site is located Urban Neighborhood Evolving (T4 NE) policy, within the Haynes Trinity Small Area Plan. The Haynes Trinity Small Area Plan includes a supplemental mobility policy with a network of proposed street connections to enhance the block structure and support the additional intensity expected by the T4 NE policy. The mobility policy reflects the community's needs to provide a strong and cohesive block structure and a highly connected street system with sidewalks, bikeways, and transit facilities.

At this site, the mobility plan identifies a future north/south street that connects Buena Vista Pike to Cliff Drive along the western boundary, and an east/west street that wraps the southern boundary and continues to the east. A future alley runs through the center of the site, connecting to the future streets. The future road/alley network continues to the east, on either side of Buena Vista Pike, resulting in an urban grid form that is anticipated to connect to the broader network within and outside of the Haynes Trinity community. The supplemental policy envisioned that the area would accommodate additional density in concert with the installation of infrastructure, specifically an integrated road and alley network that would accommodate increased capacity.



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Given the site’s adjacency to an RM40-zoned property to the west and a CN-zoned property to the east, application of RM40-A-NS may be appropriate in this instance although staff would note that future rezonings may be limited along the block, as more properties redevelop. Staff has recently heard concerns from the neighborhood on the policy’s proposed road network, particularly the Cliff Drive connection proposed along the southern boundary. Therefore, if this property is rezoned, staff recommends further evaluation of the area’s land use policies to determine appropriate infrastructure needs and if the current policies need to be scaled back to reflect the reevaluated road network.

FIRE MARSHAL RECOMMENDATION

Approve

NASHVILLE DOT COMMENT

A traffic study may be required at permit. Further rezoning to this intensity in the immediate area is likely inappropriate without the infrastructure as outlined in the Haynes Trinity Plan.

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)	1.68	5.445 D	11 U	136	12	13

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM40-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)	1.68	40 D	67 U	363	23	30

Traffic changes between maximum: **R8 and RM40-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+56 U	+227	+11	+17

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM40-A-NS district: 11 Elementary 5 Middle 4High

The proposed RM40-A-NS zoning district is expected to generate 17 additional students than what is typically generated under the existing R8 zoning district. Students would attend Cumberland Elementary School, 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 of RM40-A-NS and further evaluation of the area’s land use policies in the future to determine appropriate infrastructure needs.



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2021Z-128PR-001

Map 103-01, Parcel(s) 144

07, West Nashville

20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 1/13/22

Item #31
Council District
School District
Requested by

Zone Change 2021Z-128PR-001
20 - Roberts
9 - Tylor
HR Investments, applicant; Melvin Meadows et ux,
owner.

Deferrals

This item was deferred at the December 9, 2021,
Planning Commission meeting. No public hearing was
held.

Staff Reviewer
Staff Recommendation

Rickoff
Approve.

APPLICANT REQUEST
Zone change from R6 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-Alternative (RM15-A) zoning for property located at 824 Watts Lane, approximately 430 feet southeast of Charlotte Pike (1.2 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 7 cluster lots with 1 duplex lot for a total of 8 units. Application of the Subdivision Regulations may result in fewer units. Metro Codes would provide a final determination on duplex eligibility.*

Proposed Zoning

Multi-Family Residential-Alternative (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 18 units.*

WEST NASHVILLE COMMUNITY PLAN

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



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SITE AND CONTEXT

The site comprises 1.2 acres and is located on the north side of Watts Lane, west of Neighborly Avenue. The property contains residential uses and is adjacent to properties that have developed with multi-family residential and non-residential uses in the OR20, R6, and CS zoning districts. The surrounding non-residential uses wrap the western boundary and continue along Charlotte Pike, located approximately 500 feet to the west. The south side of Watts Lane includes properties that have developed with two-family and multi-family residential uses. Properties located to the southeast, at the intersection of Watts Lane and Neighborly Avenue, were rezoned from R6 to RM15-A in 2019.

ANALYSIS

The proposed RM15-A zoning is consistent with the T3 NE policy at this location. The properties are located in proximity to Charlotte Pike, an arterial-boulevard identified by the Major and Collector Street Plan (MCSP). Charlotte Pike is served by an existing MTA bus route that includes a bus stop located approximately 0.15 miles from the site. The site is also adjacent to properties in the T3 CM, Suburban Mixed Use Corridor policy, a higher intensity policy area that supports residential and non-residential development along suburban corridors, to the immediate west. An RM15-level intensity zoning district is consistent with the T3 NE policy and with the surrounding developed context. The standards for building placement, parking and access included in the RM15-A district would improve the relationship of development to the street, enhancing the neighborhood, consistent with the goals of the T3 NE policy.

FIRE MARSHAL RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	1.20	7.260 D	10 U	125	12	11

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	1.20	15 D	18 U	96	7	8

Traffic changes between maximum: **R8 and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+8 U	-29	-5	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High



Metro Planning Commission Meeting of 1/13/22

Projected student generation proposed RM15-A district: 2 Elementary 2 Middle 1 High

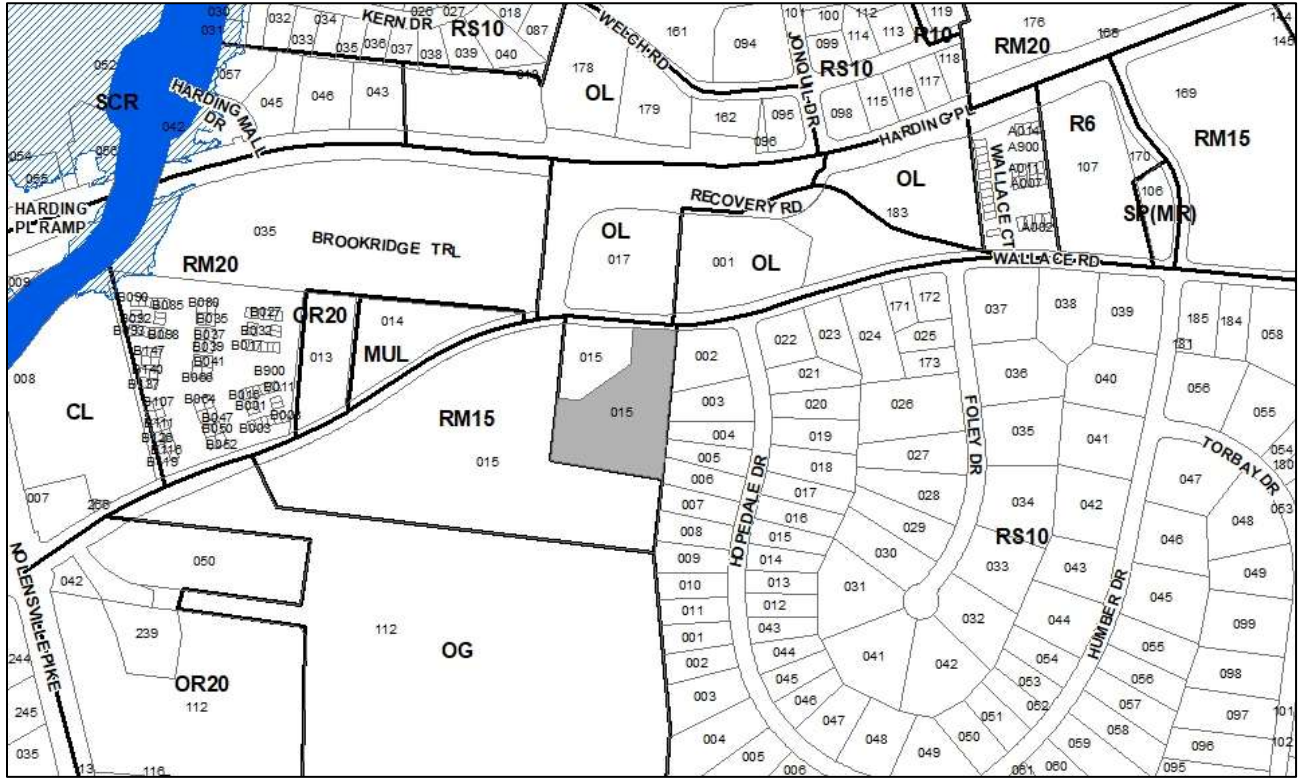
The proposed RM15-A zoning district is expected to generate 2 additional students than what is typically generated under the existing R6 zoning district. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. While only two additional students are projected for H.G. Hill Middle School, it should be noted that the school is currently 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.



Metro Planning Commission Meeting of 1/13/22



2022Z-001PR-001
Map 147, Parcel(s) 015
12, Southeast
30 (Sandra Sepulveda)



Metro Planning Commission Meeting of 1/13/22

Item #32
Council District
School District
Requested by

Zone Change 2022Z-001PR-001
30 – Sepulveda
02 – Elrod
Wamble & Associates, applicant; Dialysis Clinic, Inc.,
owner.

Staff Reviewer
Staff Recommendation

Harrison
Approve.

APPLICANT REQUEST

Zone change from OL to MUL-A-NS

Zone Change

A request to rezone from Office Limited (OL) to Mixed Use Limited-Alternative-No Short-Term Rentals (MUL-A-NS) zoning for property located at 339 Wallace Road, approximately 210 feet west of Hopedale Drive (2.17 acres).

Existing Zoning

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

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.

SOUTHEAST 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 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.



Metro Planning Commission Meeting of 1/13/22

ANALYSIS

The 2.17 acres site is located on the south side of Wallace Road, a collector as determined by the Major and Collector Street Plan. Currently, the site is vacant with access via a driveway from Wallace Road. The surrounding zoning is comprised of OL, RM15, and RS10, with uses of single-family, multi-family, and medical offices.

The site is comprised of two policies, T4 CC and CO. The CO portion of the site is located along the south side and consists of a small area of slopes greater than 20%. T4 CC is intended to provide services and uses that would support the surrounding residential uses. MUL-A-NS is a mixed-use district that can provide commercial services for the surrounding area, as well as residential uses. This is proposed as an alternative and no short-term rental zoning designation. Therefore, certain design criteria must be followed in the building process and no short-term rentals would be allowed on the site. Due to the surrounding uses, proposed zoning, and Wallace Road designation as a collector, MUL-A-NS would be consistent with T4 CC.

Maximum Uses in Existing Zoning District: OL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.17	0.75 F	70,894 SF	760	93	82

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 (221)	1.09	1.0 F	47 U	254	16	21

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)	0.54	1.0 F	23,522 SF	888	22	90

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)	0.54	1.0 F	23,522 SF	2,639	234	229

Traffic changes between maximum: OL 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
-	-	-	-	+3,021	+179	+258



Metro Planning Commission Meeting of 1/13/22

METRO SCHOOL BOARD REPORT

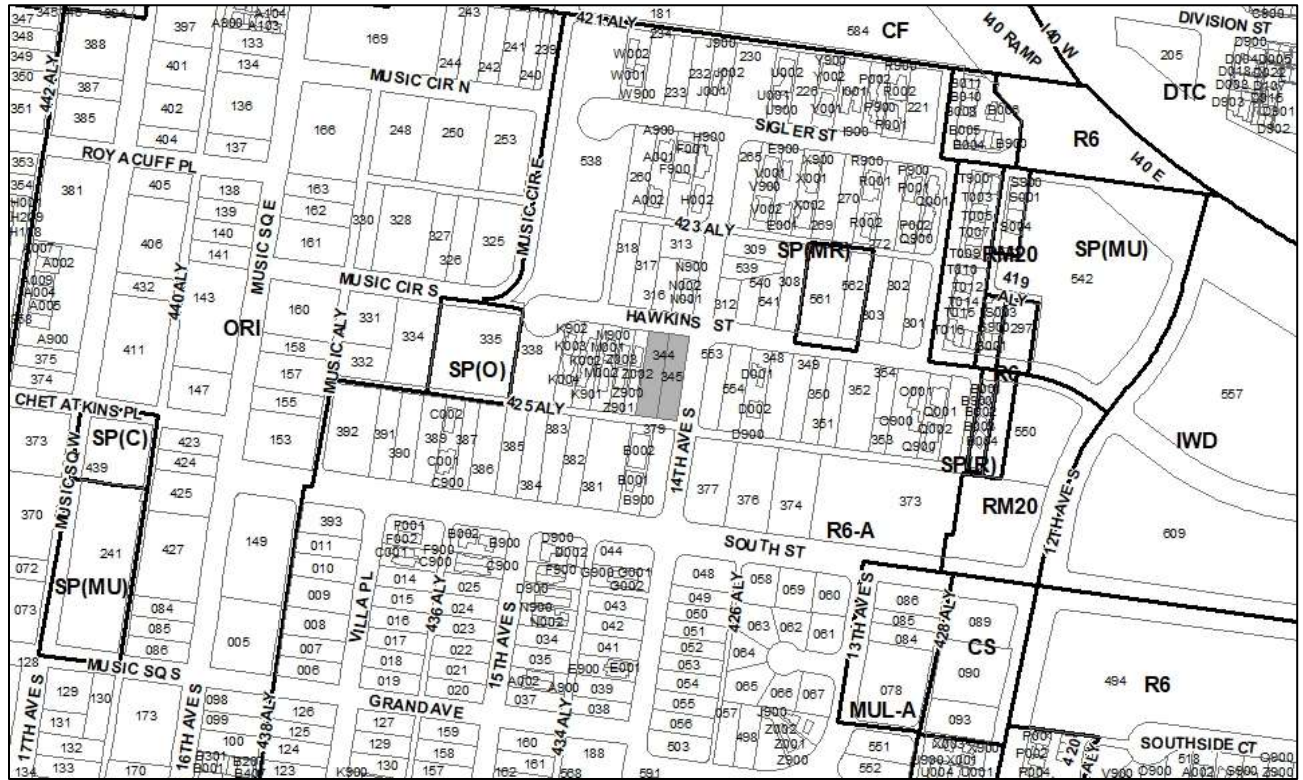
The mix of uses could vary and assumption of impact at this point is premature. Students would attend Norman Binkley Elementary School, Croft Middle School, and Overton High School. Overton High School is identified as being over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 1/13/22



2022Z-002PR-001

Map 093-13, Parcel(s) 344-345

10, Green Hills - Midtown

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 1/13/22

Item #33
Council District
School District
Requested by

Zone Change 2022Z-002PR-001
19 – O’Connell
05 – Buggs
Jonathan Graepel, applicant; Jonathan Graepel and
Millbaum & Bernstein Series, LLC, owners.

Staff Reviewer
Staff Recommendation

Lewis
Approve.

APPLICANT REQUEST

Zone change from R6-A to RM15-A-NS.

Zone Change

A request to rezone from One and Two-Family Residential – Alternative (R6-A) to Multi-Family Residential – Alternative – No Short Term Rentals (RM-15-A-NS) zoning for properties located at 1401 and 1403 Hawkins Street, at the corner of Hawkins Street and 14th Ave S (0.44 acres).

Existing Zoning

One and Two-Family Residential – Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of three lots with three duplex lots for a total of six units. This calculation is based on acreage alone and does not account for compliance with the Subdivision Regulations.*

Proposed Zoning

Multi-Family Residential – Alternative – No Short Term Rentals (RM15-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of seven units. The -NS designation prohibits short term rental property, owner occupied and short term rental property, not owner occupied.*

GREEN HILLS - MIDTOWN 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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ANALYSIS

The 0.44 acre site is located at the southwest intersection of Hawkins Street and 14th Avenue South. The site has frontage along both streets. Alley 425 abuts the southern property line of the site. The site has been developed with an existing quadplex and duplex for a total of six units currently on the site. The surrounding parcels are primarily zoned R6-A and have been developed with a mix of one and two-family residential uses.

The site is within the Urban Neighborhood Evolving Policy (T4 NE) and along the border of the Urban Neighborhood Maintenance Policy (T4 NM). The proposed zoning district is in keeping with residential character of the surrounding neighborhood and is consistent with the intent of the policy to provide moderate to high density residential development. There are several unique features of the site that support the request rezoning districts including the location in relation to centers and corridors, the location on the block, the size of the site, the existing development on the site, and the environmental conditions on the site. The site is located between the Gulch and Music Row, two prominent mixed-use, urban neighborhoods. The site is nearly half an acre located on the corner of an intersection, with ample street frontage and alley access to the rear of the site. There are no sensitive environmental features on the site. Additionally, a similar number of units could be achieved through subdivision.

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

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)	0.44	7.260 D	6 U	78	9	7

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

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)	0.44	15 D	7 U	36	3	3

Traffic changes between maximum: **R6-A and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	-42	-6	-4

METRO SCHOOL BOARD REPORT

Projected student generation existing R6-A district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM15-A-NS district: 0 Elementary 0 Middle 0 High

The proposed RM15-A-NS zoning is not expected to generate any additional students than the existing R6-A zoning. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro 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.



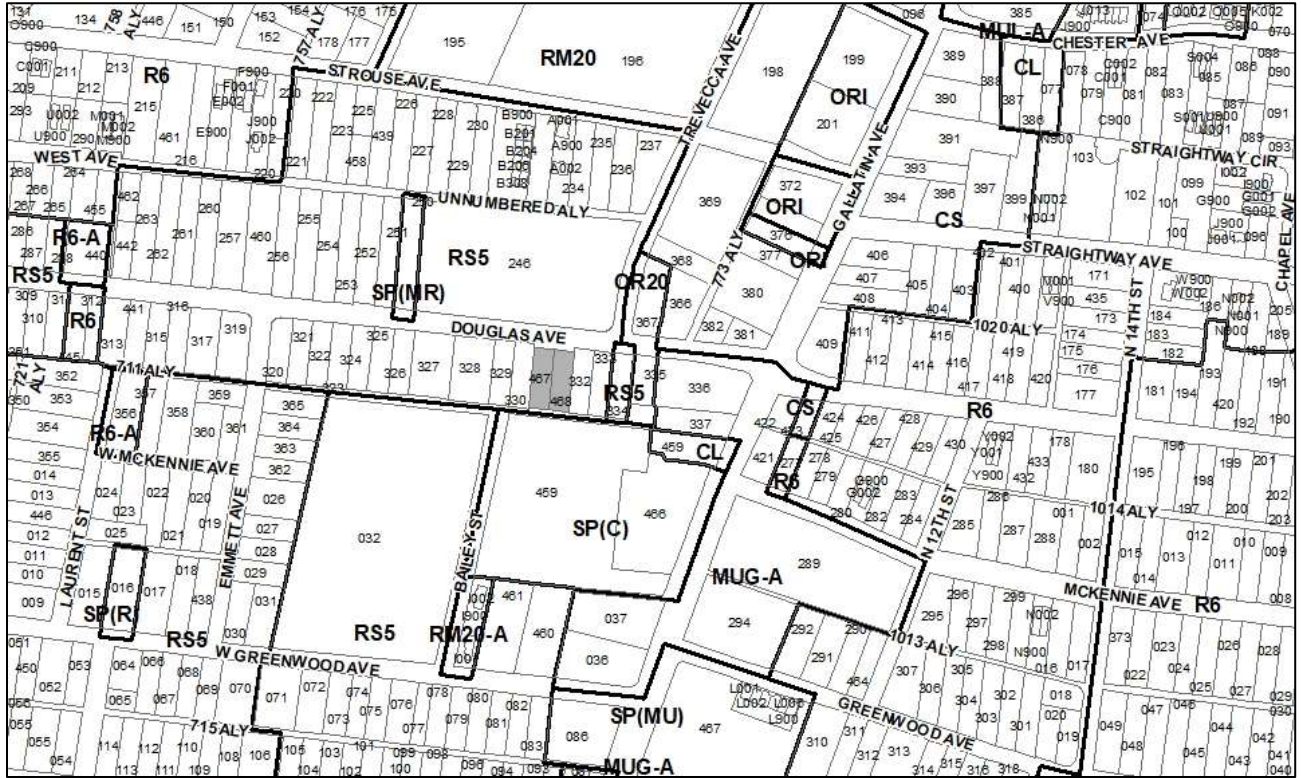
Metro Planning Commission Meeting of 1/13/22

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 1/13/22



2022Z-004PR-001

Map 072-13, Parcel(s) 467-468

05, East Nashville

05 (Sean Parker)



Metro Planning Commission Meeting of 1/13/22

Item #34
Council District
School District
Requested by

Zone Change 2022Z-004PR-001
05 – Parker
5 - Buggs
Sapphire Development Group, LLC, applicant; Roger Pilkinton, owner.

Staff Reviewer
Staff Recommendation

Rickoff
Approve.

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning for properties located at 1008 and 1010 Douglas Avenue, approximately 450 feet west of Gallatin Avenue (0.34 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of two units.*

Proposed Zoning

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of two duplex lots for a total of four units. The Codes Department provides final determinations of duplex eligibility.*

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.

SITE AND CONTEXT

The 0.34-acre site includes two equally sized lots, located on the south side of Douglas Avenue, west of Gallatin Avenue. The site includes residential uses, which continue along the south side



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of Douglas Avenue. Alley #711 forms the rear boundary, spanning to the west, beyond Bailey Street. Directly south of the rear alley is a commercial SP development which has developed with non-residential uses, including a self-service storage facility at the rear. The residential land use pattern along Douglas Avenue transitions to the north and east, where non-residential uses are located closer to the Gallatin Avenue corridor. The Auto Diesel College is located opposite the site, on the north side of Douglas Avenue.

ANALYSIS

The requested R6-A zoning is supported by the T4 NE policy at this location. The site is located along Douglas Avenue, a collector-avenue identified by the Major and Collector Street Plan (MCSP), in proximity to Gallatin Avenue, an arterial-boulevard identified by the MCSP, where additional residential intensity would be appropriate. The site is also served by a rear alley, providing enhanced access management and supporting an urban development pattern.

The proposed zoning allows for one or two-family residential uses, which would increase housing choice in the area. The site is in proximity to non-residential uses, including the Auto Diesel College across the street and the commercial development located behind the site, located in higher intensity mixed use and non-residential policy areas. The R6-A zoning district will incorporate additional housing options into the neighborhood, providing an appropriate transition from the higher intensity policy areas to the surrounding residential areas located along Douglas Avenue. The standards for building placement, parking and access included in the R6-A district would also improve the relationship of development to the street, creating a more walkable neighborhood consistent with the goals of the T4 NE policy.

Maximum Uses in Existing Zoning District: **RS5**

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)	0.37	8.712 D	3 U	41	7	3

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

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)	0.37	7.260 D	4 U	54	8	5

*Based on two-family lots

Traffic changes between maximum: **RS5 and R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+13	+1	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 zoning districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High



Metro Planning Commission Meeting of 1/13/22

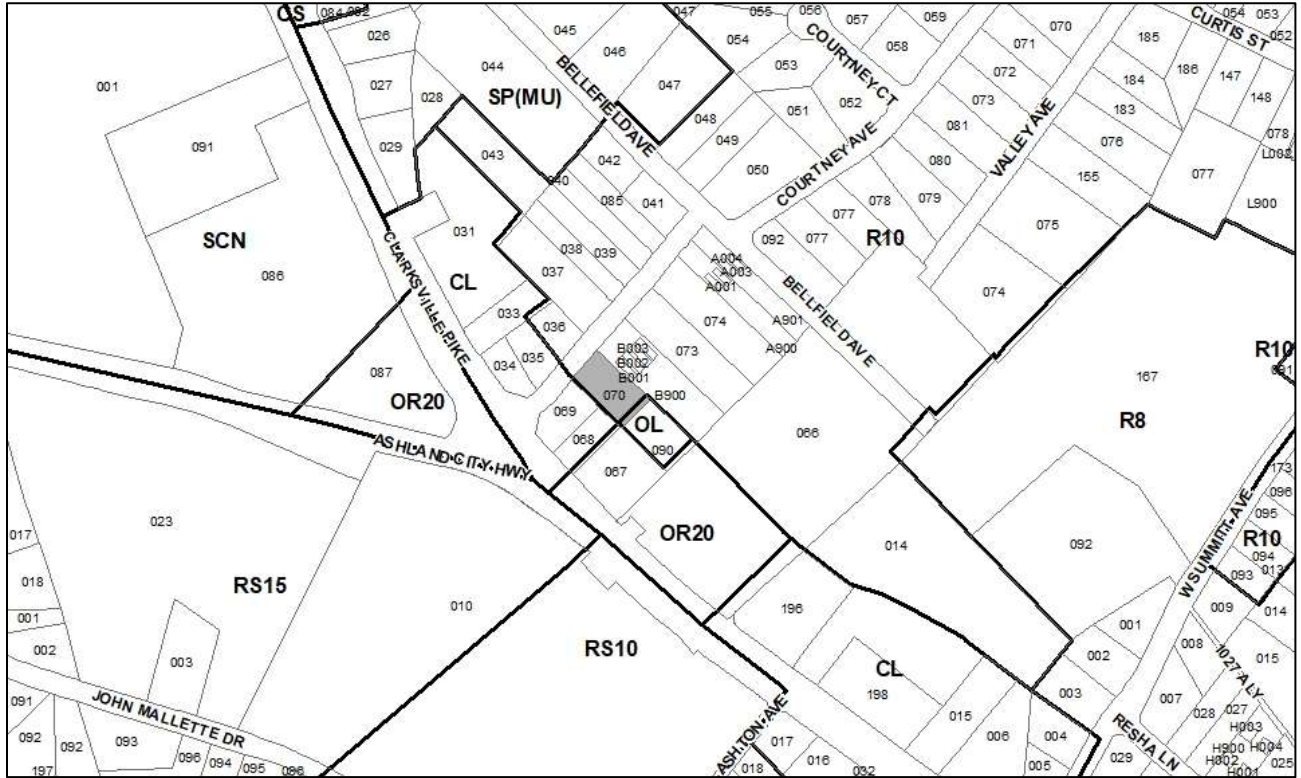
The proposed R6-A zoning is not expected to generate any additional students beyond the existing RS5 zoning. Students would attend Hattie Cotton Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 1/13/22



2022Z-006PR-001

Map 069-12, Parcel(s) 070

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Kyontzé Toombs)



Metro Planning Commission Meeting of 1/13/22

Item #35
Council District
School District
Requested by

Zone Change 2022Z-006PR-001
02 – Toombs
01 – Gentry
Duane Cuthbertson, applicant; Herman Marks, owner.

Staff Reviewer
Staff Recommendation

Elliott
Approve.

APPLICANT REQUEST

Zone change from R10 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Multi-Family Residential-Alternative (RM15-A) zoning for property located at 2106 Courtney Avenue, approximately 150 feet east of Clarksville Pike (0.4 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 duplex lots for a total of 2 units.*

Proposed Zoning

Multi-Family Residential (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 6 units.*

BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

SITE

The application includes a single parcel comprising approximately 0.4 acres located on the south side of Courtney Avenue. Courtney Avenue is a local street, and the subject property is one parcel to the east from Clarksville Pike, an Arterial Boulevard in the Major and Collector Street Plan. The site currently contains a single-family use and the site is surrounded by single-family, two-family, multi-family, auto-parking, commercial, and institutional land uses. The subject property is located on the edge of the T3 CM policy area and is adjacent to Suburban Neighborhood Evolving (T3 NE) policy.



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ANALYSIS

Staff finds the proposed zoning district to be consistent with the intent of T3 CM policy to provide higher-density residential development along the Clarksville Pike corridor. The property does not have actual frontage onto the corridor, therefore, staff supports the proposed zoning district as it's a more moderate density given the zoning districts listed as potentially appropriate in the Community Character Manual (CCM) for the T3 CM policy. The proposed zoning would permit an incremental increase in density from the existing and adjacent zoning on Courtney Avenue. The proposed alternative standards are consistent with guidance provided in the CCM for the T3 CM policy.

FIRE 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
One and Two-Family Residential* (210)	0.40	4.356 D	2 U	28	7	2

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	0.40	15 D	6 U	31	3	3

Traffic changes between maximum: **R10 and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+3	-4	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed RM15-A district: 1 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 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

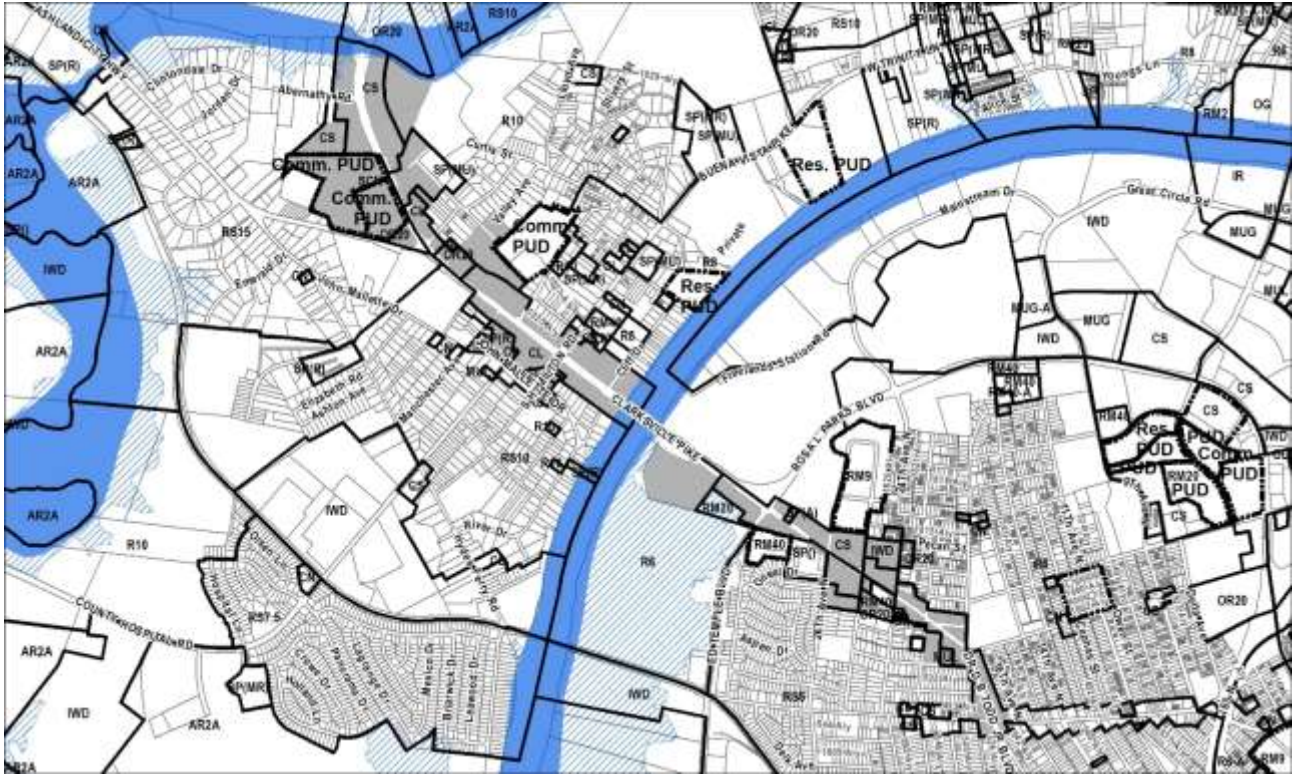
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 1/13/22



2021CDO-001-001

CLARKSVILLE PIKE CORRIDOR DESIGN OVERLAY

Various Maps, Various Parcels

03 – Bordeaux – Whites Creek – Haynes Trinity; 08 – North Nashville
2 (Kyontzé Toombs), 21 (Brandon Taylor)



Metro Planning Commission Meeting of 1/13/22

Item #36

Project Name
Council Bill No.
Council District
School District
Requested by

Corridor Design Overlay 2021CDO-001-001
Clarksville Pike Corridor Design Overlay
BL2022-1057
02 – Toombs, 21 – Taylor
01 – Gentry
Councilmembers Toombs and Taylor, applicants;
various owners.

Staff Reviewer
Staff Recommendation

Harrison
Approve with a substitute ordinance.

APPLICANT REQUEST

Apply a Corridor Design Overlay to a portion of Clarksville Pike.

Corridor Design Overlay

A request to apply a Corridor Design Overlay District to various properties located along Clarksville Pike and Dr D B Todd Jr Boulevard, from Abernathy Road southward to Buchanan Street, zoned Commercial Service (CS), Commercial Limited (CL), Mixed Use Limited (MUL), Single-Family Residential (RS5), One and Two-Family Residential (R6 & R10) Mixed Use Limited – Alternative (MUL-A), Mixed Use General – Alternative (MUG-A), Specific Plan (SP), Office Limited (OL), Office/Residential (OR20), Office/Residential – Alternative (OR20-A), Shopping Center Neighborhood (SCN), Industrial Warehousing/Distribution (IWD) and partially located within a Planned Unit Development Overlay District (176.03 acres).

Proposed Zoning

Corridor Design Overlay District (CDO) is an overlay intended to provide incremental improvements to the aesthetics of Nashville’s commercial districts and corridors. The CDO provides standards for signage, landscaping, and materials that are derived from standards of base zoning districts. The CDO does not regulate uses. Uses within a CDO are regulated by the base zoning district.

BORDEAUX – WHITES CREEK – HAYNES TRINITY & NORTH NASHVILLE COMMUNITY PLANS

The area proposed for application of the CDO includes properties located within numerous land use policies. Policies include, but are not limited to Conservation, Civic, Suburban Mixed Use Corridor, Suburban Neighborhood Evolving, Suburban Community Center, Urban Mixed Use Corridor, and Urban Neighborhood Evolving.

CORRIDOR CONTEXT

The Clarksville Pike corridor boundary area includes approximately 176.03 acres, generally spanning northeast of Buchanan Street to Abernathy Road, west of I-65. The boundary area is an approximately 2.5 mile stretch of Clarksville Pike that includes portions of several side streets. In the CDO area, land uses include primarily commercial, industrial, institutional, and vacant properties. The development pattern varies along the corridor, with the built environment representing several decades of older development mixed with newer development, including several mixed-use SPs and multi-family developments located throughout Clarksville Pike.



Metro Planning Commission Meeting of 1/13/22

ANALYSIS

The CDO would apply to approximately 176 acres along Clarksville Pike. This area consists of numerous properties, zoning districts, and a variety of residential/commercial/mixed land uses. The CDO does not regulate land use, and with the exception of variations to signage regulations and landscaping regulations all other requirements of the base zone district will apply. In addition to variations from the signage and landscaping regulations, the CDO applies regulations regarding building materials.

Signage standards for all properties in the CDO will adhere to current signage standards of the Metro Zoning Code for ORI, ORI-A, MUG, MUG-A, MUI and MUI-A regardless of the base zoning district. This would apply to only new signs, and it would not apply to panel changes to existing signs.

The CDO requires that trees be planted along the perimeter of parking lots at a rate of one tree every thirty feet. Current requirements are one tree every 50 feet. This applies to new parking lots and any expansion of an existing parking lot that is expanded by more than ten spaces.

The CDO applies standard for materials. The CDO requires front façades of buildings must be at least 75% brick, brick veneer, stone, cast stone, and/or architecturally treated concrete masonry units. The remaining 25% may be any material with the exception of exposed untreated concrete masonry units. The standards for materials apply to new buildings and additions that are more than 50% of the existing building area.

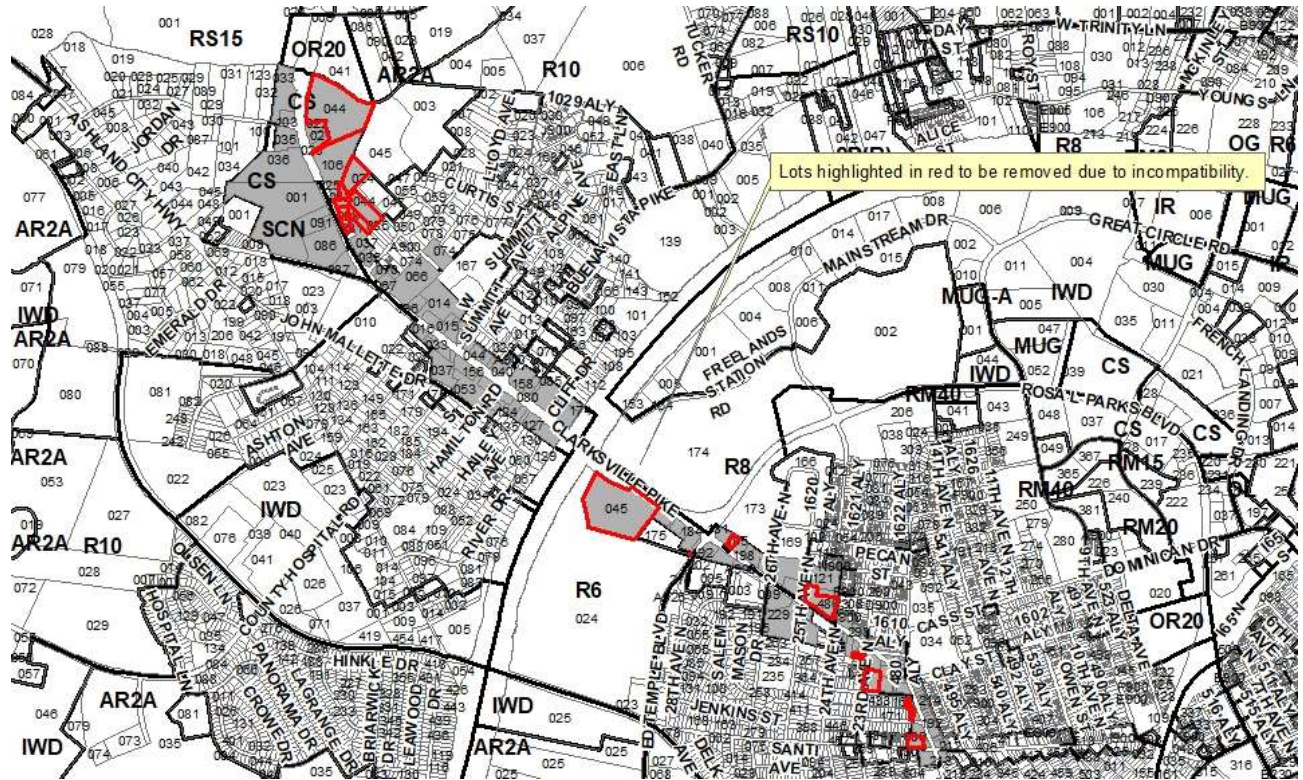
The intent of the CDO is to implement incremental improvements to the aesthetics of Nashville's commercial districts and corridors. This goal is consistent with all land use polices. NashvilleNext established an overall goal, through the Growth and Preservation Concept Map, of directing growth into centers and along corridors, such as Clarksville Pike. Each of the community character policies in this area is intended to encourage pedestrian-friendly development along the corridor that enhances the public realm. The standards of the CDO, which focus on landscaping, signage and materials, will help implement the goals of the policies to enhance the corridor with quality, pedestrian-friendly development.

Staff finds that the proposed CDO overlay is appropriate, with the exception of residentially zoned and SP zoned areas. Staff recommends approval of a substitute with removal of several parcels that have zoning that is not compatible with the CDO overlay.



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RECOMMENDED SUBSTITUTE ORDINANCE- Parcels for removal shown in red.

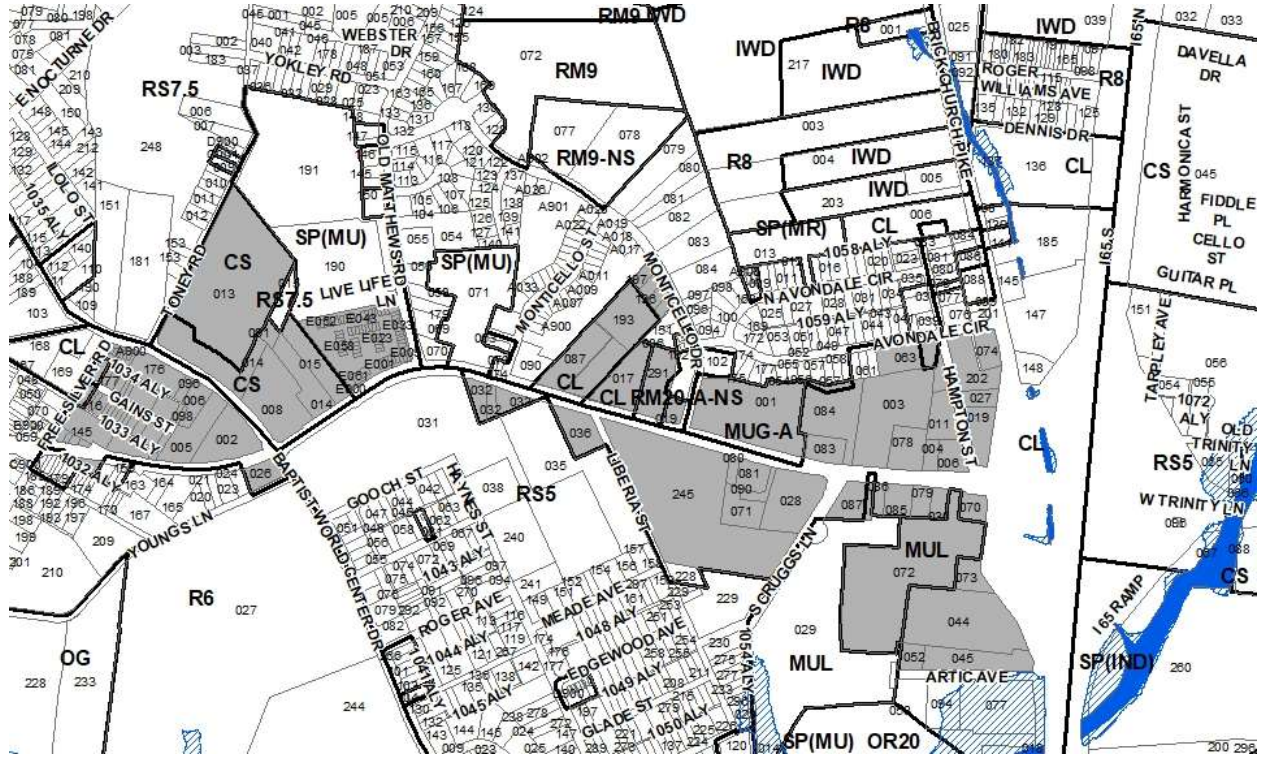


STAFF RECOMMENDATION

Staff recommends approval of a substitute ordinance.



Metro Planning Commission Meeting of 1/13/22



2021CDO-002-001

W. TRINITY LANE CORRIDOR DESIGN OVERLAY

Various Maps, Various Parcels

03, Bordeaux-Whites Creek-Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 1/13/22

Item #37	Corridor Design Overlay 2021CDO-002-002
Project Name	W. Trinity Lane Corridor Design Overlay
Council Bill No.	BL2022-1063
Council District	02 - Toombs
School District	1 - Gentry
Requested by	Councilmember Kyonzté Toombs, applicant; various property owners.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with a substitute ordinance.</i>

APPLICANT REQUEST

Apply a Corridor Design Overlay to a portion of W. Trinity Lane.

Corridor Design Overlay

A request to apply a Corridor Design Overlay District to various properties located along W. Trinity Lane, from Brick Church Pike westward towards Free Silver Boulevard, zoned Commercial Limited (CL), Mixed Use Limited – Alternative - No STRP (MUL-A-NS), Mixed Use Neighborhood - Alternative (MUN-A), Commercial Service (CS), Specific Plan (SP), Commercial Neighborhood (CN), Mixed Use General – Alternative (MUG-A), Mixed Use Limited (MUL), Single-Family Residential (RS7.5), and Office Residential (OR20) (94.47 acres).

Proposed Zoning

Corridor Design Overlay District (CDO) is an overlay intended to provide incremental improvements to the aesthetics of Nashville’s commercial districts and corridors. The CDO provides standards for signage, landscaping, and materials that are derived from standards of base zoning districts. The CDO does not regulate uses. Uses within a CDO are regulated by the base zoning district.

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN

The area proposed for application of the CDO includes properties located within numerous land use policies. Policies include, but are not limited to Urban Mixed Use Neighborhood, Urban Mixed Use Corridor, Urban Neighborhood Evolving, Urban Community Center, Urban Neighborhood Maintenance, and Conservation. The CDO boundary area also includes properties within the Haynes Trinity Supplemental Policy Area.

CORRIDOR CONTEXT

The W. Trinity Lane corridor boundary area includes approximately 94.47 acres, generally spanning east of Free Silver Road to Brick Church Pike, west of I-65. The boundary area is an approximately one-mile stretch of W. Trinity Lane that includes portions of several side streets. In the CDO area, land uses include primarily commercial, industrial, institutional, and vacant properties. The western corner of the boundary area includes scattered residential properties that are located in a commercial zoning district. The development pattern varies along the corridor, with the built environment representing several decades of older development mixed with newer



Metro Planning Commission Meeting of 1/13/22

development, including a mixed use SP located at the corner of W. Trinity Lane and Old Matthews Road.

ANALYSIS

The CDO would apply to approximately 94.47 acres along W. Trinity Lane and several side streets. This area consists of numerous properties, zoning districts, and a variety of commercial/mixed use land uses. The CDO does not regulate land use, and, except for variations to signage regulations and landscaping regulations, all other requirements of the base zone district will apply. In addition to variations from the signage and landscaping regulations, the CDO applies regulations regarding building materials.

Signage standards for all properties in the CDO will adhere to current signage standards of the Metro Zoning Code except for certain non-residential zoning districts which will follow standards for Office and Residential Intensive (ORI, ORI-A), Mixed Use General (MUG, MUG-A), and Mixed Use Intensive (MUI, MUI-A) zoning districts, regardless of the base zoning district. This would apply only to new signs, and it would not apply to panel changes to existing signs.

The CDO requires that trees be planted along the perimeter of parking lots at a rate of one tree every thirty feet. Current requirements are one tree every 50 feet. This applies to new parking lots and any expansion of an existing parking lot that is expanded by more than ten spaces.

The CDO applies standard for materials. The CDO requires front façades of buildings must be at least 75% brick, brick veneer, stone, cast stone, and/or architecturally treated concrete masonry units. The remaining 25% may be any material with the exception of exposed untreated concrete masonry units. The standards for materials apply to new buildings and additions that are more than 50% of the existing building area.

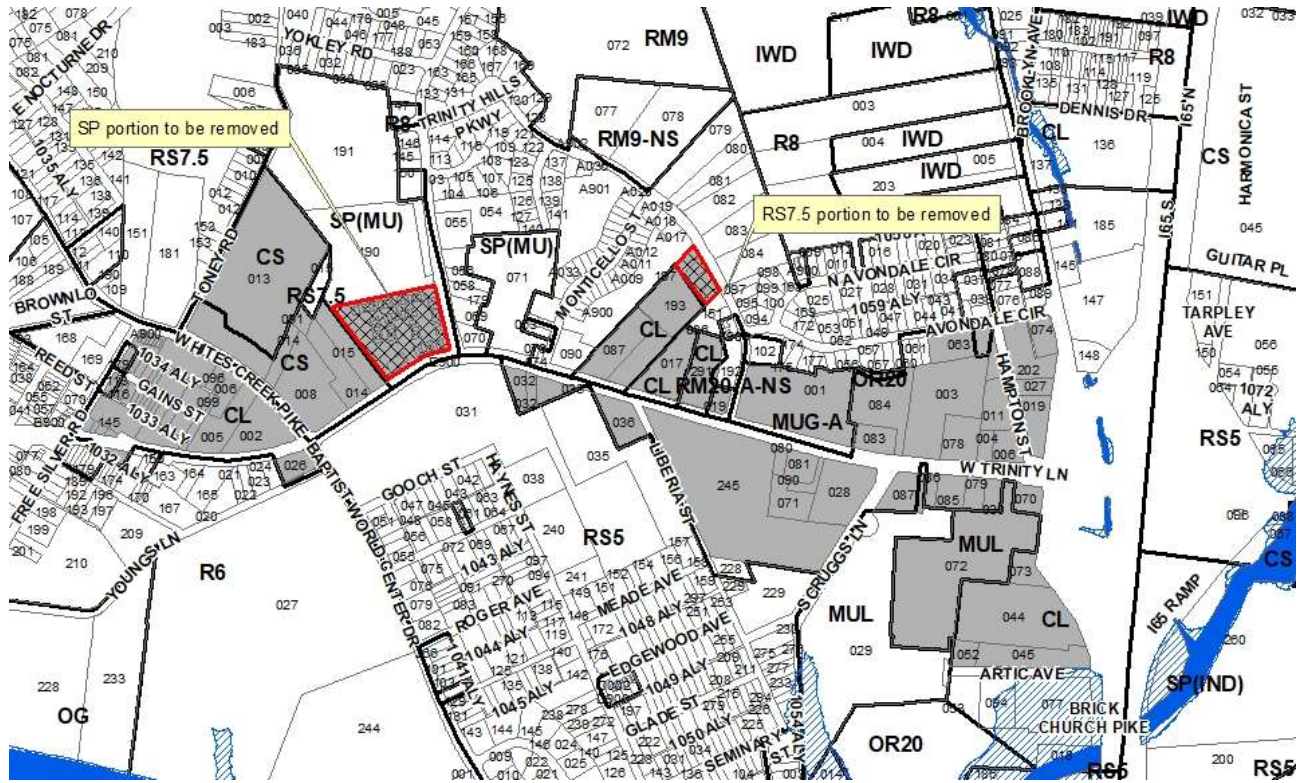
The intent of the CDO is to implement incremental improvements to the aesthetics of Nashville's commercial districts and corridors. NashvilleNext established an overall goal, through the Growth & Preservation Concept Map, of directing growth into centers and along corridors, such as W. Trinity Lane. Each of the community character policies in this area is intended to encourage pedestrian-friendly development along the corridor that enhances the public realm. The standards of the CDO, which focus on landscaping, signage, and materials, will help implement the goals of the policies to enhance the corridor with quality, pedestrian-friendly development.

Staff finds that the proposed CDO overlay is appropriate, with the exception of a small RS7.5-zoned area and an SP-zoned area that is currently under development. Staff recommends approval of a substitute ordinance to remove these portions from the CDO boundary area, as CDOs are intended to be applied to commercial districts.



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RECOMMENDED SUBSTITUTE ORDINANCE



STAFF RECOMMENDATION

Staff recommends approval of a substitute ordinance.



Metro Planning Commission Meeting of 1/13/22



2021S-240-001

RESUBDIVISION OF LOT 5 – CRAIGHEAD LANDS

Map 051, Parcel(s) 151

04, Madison

08 (Nancy VanReece)



Metro Planning Commission Meeting of 1/13/22

Item #38	Concept Plan 2021S-240-001
Project Name	Resubdivision of Lot 5 – Craighead Lands
Council District	08 – VanReece
School District	03 – Masters
Requested by	Delle Land Surveying, applicant; XE Development Company LLC, owner.

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

Staff Reviewer Harrison
Staff Recommendation *Approve with conditions, including an exception to the compatibility requirements for lot frontage.*

APPLICANT REQUEST

Request for concept plan approval to create 2 lots.

Concept Plan

Request for concept plan approval to create two lots on property located at 211 Walton Lane, approximately 240 feet east of Walton Oak Drive, zoned One and Two-Family Residential (R10) (0.83 acres).

SITE DATA AND CONTEXT

Location: The site is located at the south side of Walton Lane, east of the intersection of Walton Lane and Walton Oak Drive.

Street Type: The site has frontage onto Walton Lane and Walton Lane is classified as a Collector Avenue in the Major and Collector Street Plan.

Approximate Acreage: The proposed area for subdivision is 0.74 acres or 32,099 square feet.

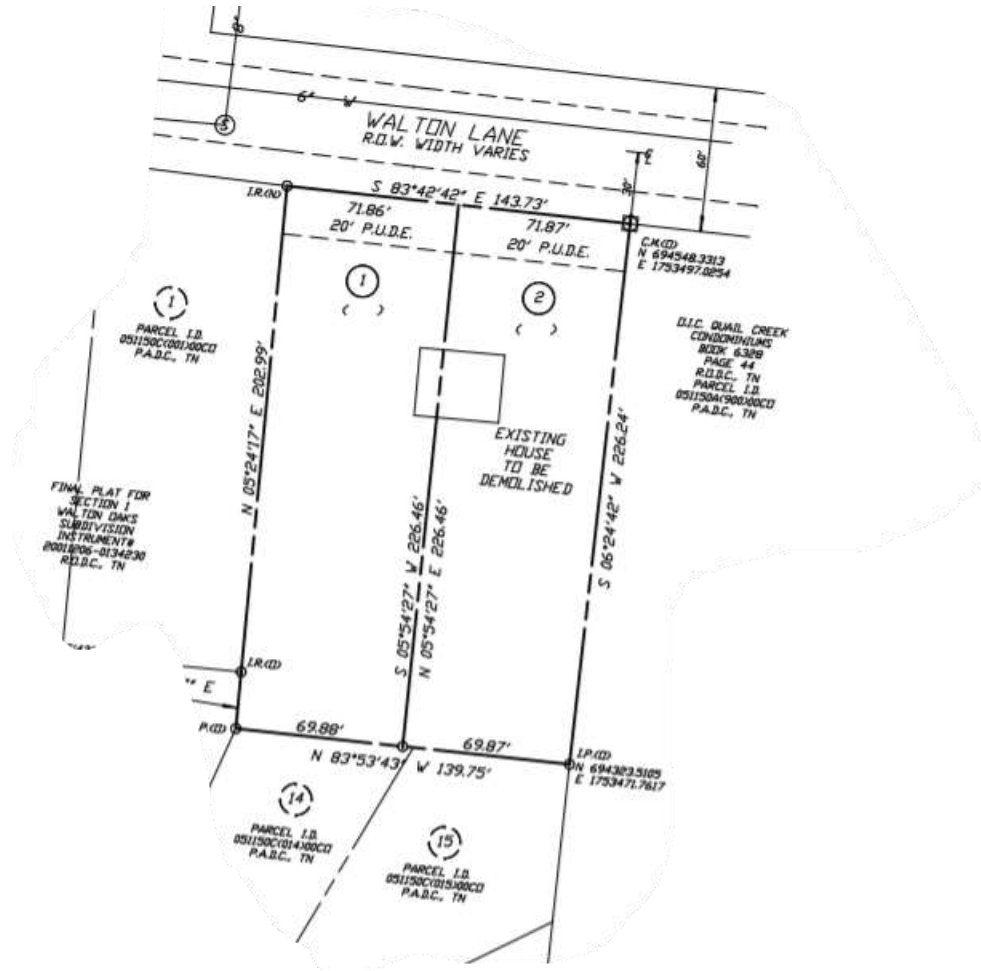
Parcel/Site History: This site is comprised of one parcel, which has existed since at least 1948 by deed. The site currently contains one building to be demolished.

Zoning History: This lot has been zoned R10 since at least 1974(O73-650).

Existing land use and configuration: The site consists of one building with access currently provided on Walton Lane



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Proposed Concept Plan



Metro Planning Commission Meeting of 1/13/22

Surrounding land use and zoning:

North: Single-Family Residential (RS20), Cemetery

South: One and Two-Family Residential (R10), Single-Family Residence

East: Multi-Family Residential (RM20) with Planned Unit Development Overlay District, Multi-Family Residences

West: One and Two-Family Residential (R10), Single Family Residence

Zoning: One and Two-Family Residential (R10)

Min. lot size: 10,000 square feet

Max. height: 3 stories

Min. street setback on Walton Lane: 40'

Min. rear setback for all properties: 20'

Min. side setback for all properties: 5'

Maximum Building Coverage: 0.40

PROPOSAL DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application.

Number of lots: 2 lots.

Lot sizes: Lot sizes range from 0.37 acres (16,041 square feet) to 0.37 acres (16,057 square feet).

Access: The lots have frontage along the existing Walton Lane and will have shared access.

Subdivision Variances or Exceptions Requested: This concept plan is requesting an exception from the Compatibility Standards within the Subdivision Regulations section 3-5. The Compatibility Standards apply when newly created lots located in Neighborhood Maintenance policy will front onto an existing street. The details of the requested exception are listed below in section 3-5 of this report.

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.



Metro Planning Commission Meeting of 1/13/22

3-1 General Requirements

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

There are no sensitive environmental features on the site including steep slopes, problem soils, or streams.

3-4 Lot Requirements

All proposed lots comply with the minimum lot size 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 and zoning at the time of building permit. All proposed lots have frontage on Walton Lane.

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.

Section 3-5.2 requires lots to meet compatibility with the existing lots along Walton Lane. Both proposed lots are required to meet compatibility as stated in the Regulations. As proposed, the plan does not meet the requirements

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. Both Lots 1 and 2 front Walton Lane.

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.



Metro Planning Commission Meeting of 1/13/22

- The T3 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying R10 zoning district and its prescribed density.
- d. *The proposed lots are consistent with the community character of surrounding parcels as determined below:*
- 1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*
Both lot 1 and 2 require an exception to this standard. The minimum frontage width requirement per this section for lot 1 and 2 is 75.33 feet. The proposed frontage for Lot 1 is 71.86 feet and Lot 2 is 71.87 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*
Both Lots 1 and 2 meet the required minimum lot size of 10,691 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 this setback standard at time of building permit submittal.
 - 4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*
Both Lots 1 and 2 are consistent with adjacent properties and are oriented to Walton Lane.
- e. *The current standards of all reviewing agencies are met.*
All agencies have recommended approval or approval with conditions.
- f. *If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the*



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development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

Based on the Subdivision Regulations, there are 2 lots utilized for compatibility calculations: the 2 lots immediately to the west of the subject property. However, with the larger surrounding area of Walton Lane, there are a variety of lot frontages ranging from 45 to 67 feet. Based on the surrounding existing lots, the proposed subdivision would create a development pattern that already exists in this area and staff finds the proposed subdivision to be eligible for an exception.

3-5.6 Reasonable Conditions

Staff is recommending the following condition:

- Access be at least 50 feet away from existing driveways along the same block face of Walton Lane and be limited to joint access.

3-6 Blocks

This application does not propose to create any new blocks.

3-7 Improvements

Construction plans for any required public or private improvements (stormwater facilities, water and sewer, public roads, etc.) will be reviewed with the final site plan.

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

Sidewalks will be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.

3-9 Requirements for Streets

This application does not propose to create any new blocks.

3-10 Requirements for Dedication, Reservations, or Improvements

The application proposes a right-of-way dedication to meet the requirements of the Major and Collector Street Plan.

3-11 Inspections During Construction

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

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

Nashville Department of Transportation (NDOT) reviews street names and signage requirements for public roads and has recommended approval of this plat. See comments in the recommendations from all agencies section below.

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

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



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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. These conditions are listed in the recommendations from all agencies section below.

3-16 Sewerage Facilities

Metro Water Services has reviewed this proposed concept plan for sewer and has recommended approval with conditions.

3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed and the application does not include any new streets.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations, outside of the Compatibility Standards that the applicant is requesting a variance to, and the standards of the Metro Zoning Code for a concept plan. Staff recommends approval with conditions if the Planning Commission finds that the lots can provide harmonious development.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Concept plan only. Public 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. A minimum of 30% of W&S Capacity fees must be paid before issuance of building permits.



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CONDITIONS

1. A joint access easement is required and only 1 access point from Walton Lane is permitted. This access will be required to be at least 50 feet away from driveways along the same block face.
2. Comply with all conditions and requirements of Metro agencies.

STAFF RECOMMENDATION

Staff recommends approval with conditions including an exception to the compatibility requirements for lot frontage.

RECOMMENDED ACTION

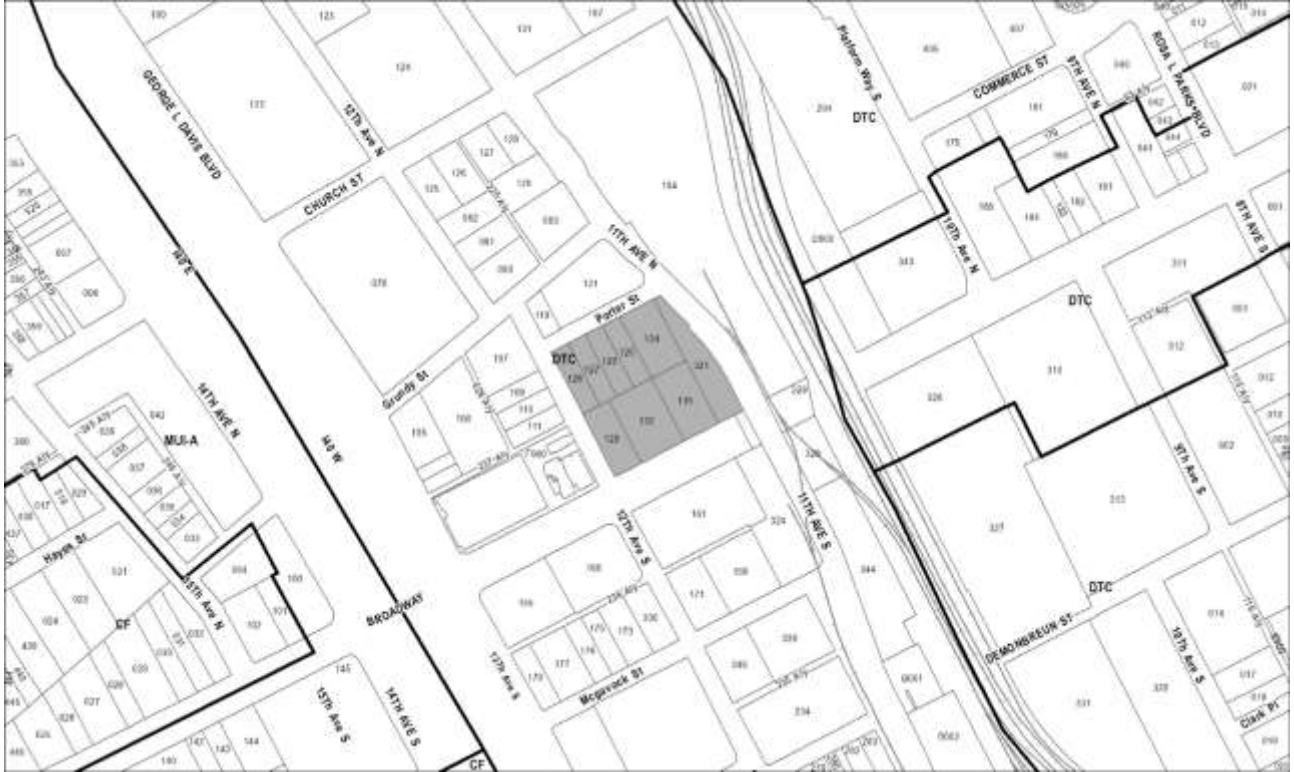
Motion to approve proposed subdivision Case No. 2021S-240-001 with conditions if the Planning Commission finds that the lots can provide for harmonious development.



SEE NEXT PAGE



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2021DTC-026-001

1100 BROADWAY

Map 93-05, Parcels 09309013500, 09309032100, 09309012400, 09309012500,
09309012600, 09309012700, 09309012800, 09309012900, 09309013200

9, Downtown

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 1/13/22

Item #39

Overall Height Modification

2021DTC-026-001

Project Name

1100 Broadway

Council District

19 – Freddie O’Connell

School District

5 – Buggs

Requested by

Chuck Gannaway, with Hastings Architecture, applicant; Randy Roberson, Highwoods Realty L.P. et al, owner

Staff Reviewer

Brooks

Staff Recommendation

Approve with conditions and defer without all conditions.

REQUEST

DTC Overall Height Modification

DTC Overall Height Modification

A request to modify various standards of the DTC for property located at 1100, 1150, 1156 Broadway, 105 11th Avenue North, 1117 Porter Street and 0 Porter Street, (3.08 acres), south of Church Street and within the Mid-Gulch area of the Gulch South Subdistrict of the Downtown Code (DTC).

Existing Zoning

Downtown Code (DTC) is intended to provide for and encourage a mix of compatible land uses that provide opportunities to live, work, and shop within the neighborhoods of downtown. In order to create a more sustainable downtown, the DTC emphasizes regulating the height, bulk and location of a building and the context of the building in relationship to its surroundings or other nearby buildings.

Existing Policy

Mid-Gulch Neighborhood Supplemental Policy – 09-T6-DN-MG-01 is intended to accommodate a mix of office, residential, and commercial uses in primarily mid-rise buildings. The supplemental policy offers guidance on the Mid-Gulch’s unique attributes including how developments should interface with the Broadway and Church Street viaducts, the pedestrian-oriented 11th Avenue, the Gulch Greenway, and the interstate frontage road, George L. Davis Boulevard

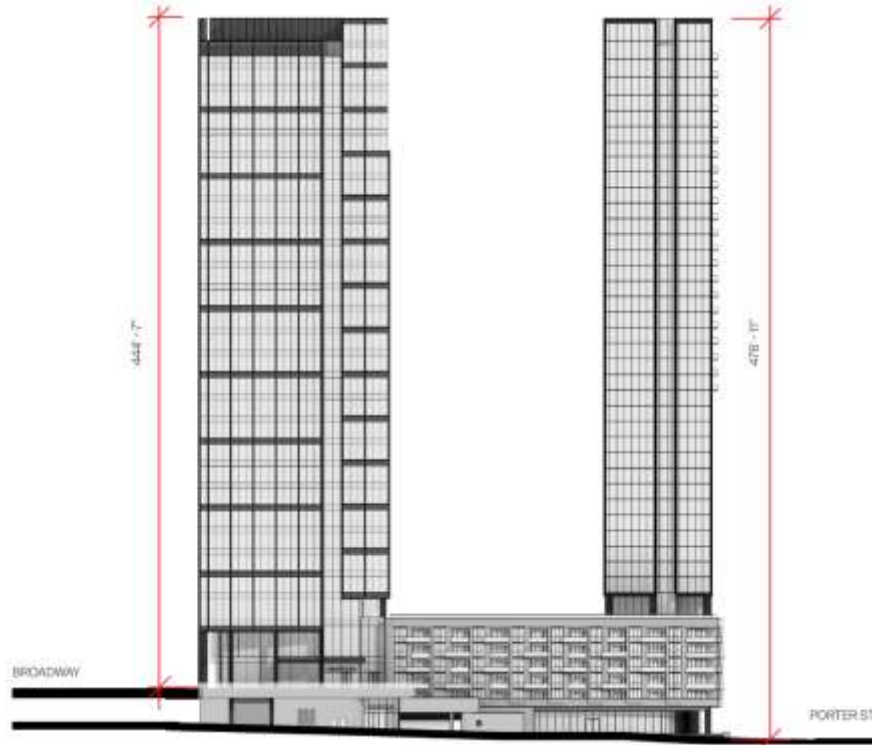
PROJECT OVERVIEW

The project proposes a 41-story residential and hotel tower and 28-story office tower, consisting of 320 residential units, 383 hotel rooms, 28,455 square feet of retail and restaurant space, 747,908 square feet of office space, and 1,966 parking spaces. Both pedestrian and vehicular access is proposed on all four street frontages and a monumental stair is proposed to connect elevated Broadway to the lower 11th Avenue North.

Only the residential tower is seeking a height modification. The 28 stories for the office tower are achieved through the Bonus Height Program.



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Metro Planning Commission Meeting of 1/13/22

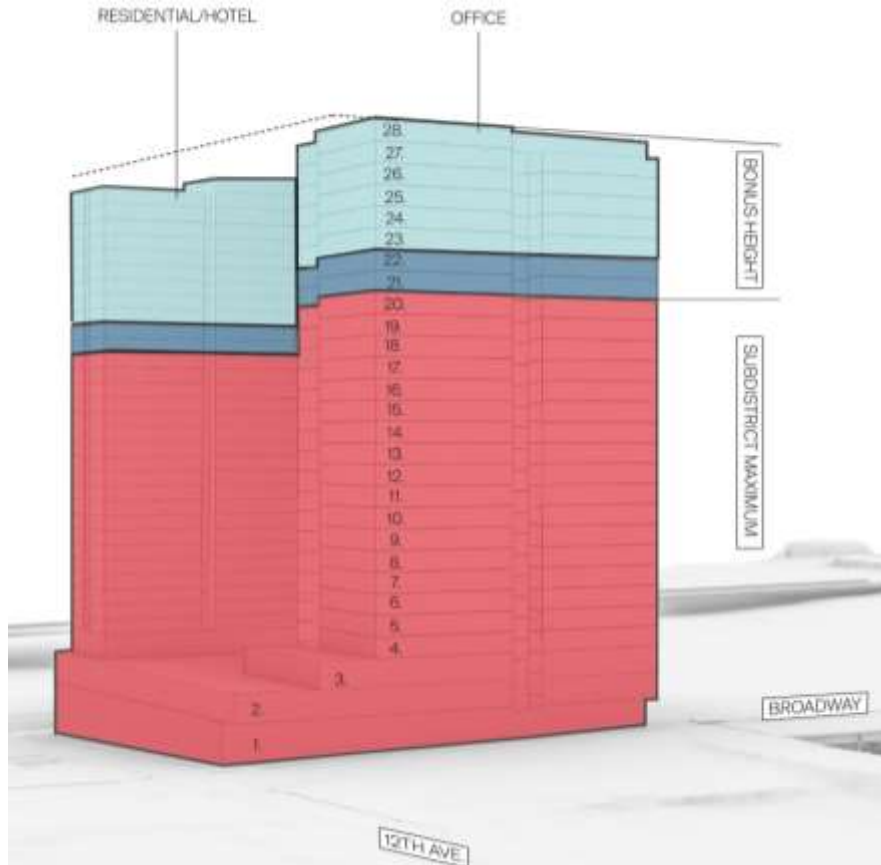


Figure 1: The Overall Height Modification is only being sought for the residential tower on Porter St not the office tower facing Broadway. These diagrams show that even though the residential tower has more stories, it is the same approximate height as the office tower.

PROPOSAL DETAILS

The general bounds of the property include Broadway to the south, 11th Avenue North to the east, Porter Street to the north, and 12th Avenue North to the west. The site contains four street frontages that serve different functions. The Broadway frontage primarily serves as the access and lobby for the 28-story office building and the Porter Street frontage primarily serves as the entrance to the hotel and residential tower. The 11th Avenue North and 12th Avenue North frontages provide secondary accesses for the site.



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The corner of 11th Avenue and Porter is addressed by retail. Five levels of structured parking are proposed, all of which are lined on the 11th Avenue North, Broadway, and Porter Street frontages (12th Avenue North upper levels are screened but not lined). Three levels of underground parking are proposed.



Figure 2: This Broadway level site plan illustrates the primary entrance and access on Broadway, the lined garage, and the pedestrian staircase connecting to the lower 11th Avenue and Porter Street level.



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Figure 3: This lower-level site plan (11th Ave. and Porter St.) illustrates that the garage at the lower level is lined with active uses on Porter Street and 11th Avenue.

ANALYSIS

The process for an Overall Height Modification is outlined in the DTC (p.14) as follows:

1. The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to pursue all appropriate bonuses available in the Bonus Height Program.
2. The applicant shall hold a community meeting providing notices to all property owners within 300 feet.
3. The Planning Commission shall review the modification request and may grant, at its discretion, additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, contribution to the skyline, improvement of the project's relationship to surrounding properties, and improvement to the character of the neighborhood. In some instances, consideration may be given where a project results in implementation of significant community improvements (e.g. quality open space, upgrading public infrastructure, or others determined by the policies of Metro

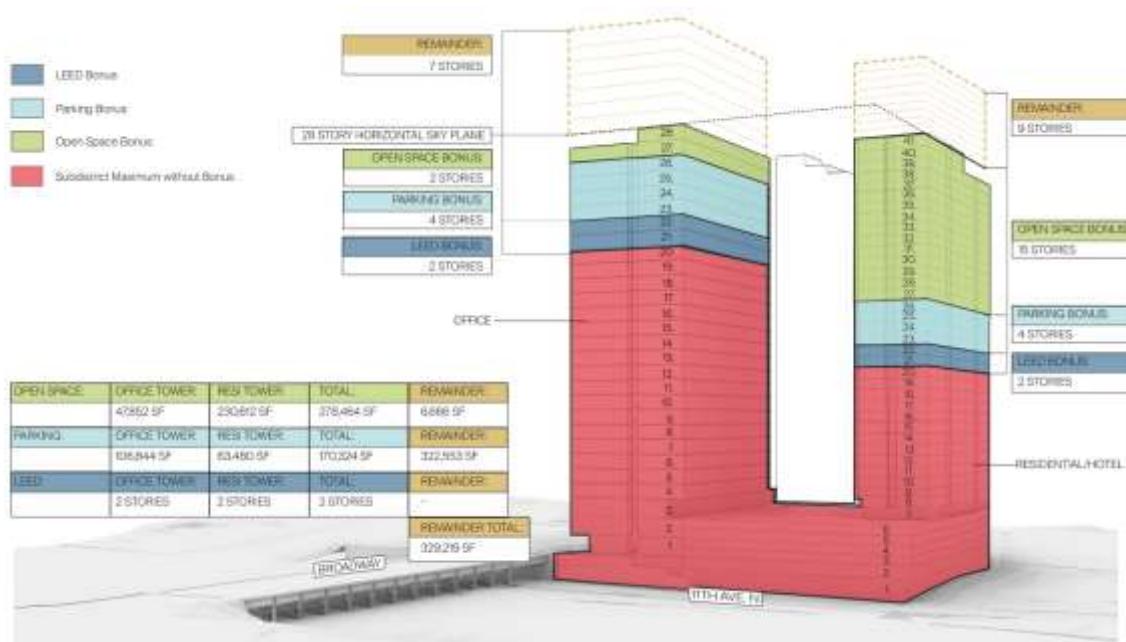


Metro Planning Commission Meeting of 1/13/22

departments) and/or contributes to the implementation of community improvements determined by the policies of Metro departments.

Bonus Height Program

A Determination Letter, signed by the Executive Director of the Planning Department (attached) states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. The project proposes use of LEED, upper-level garage liners, underground parking and a transfer of previously earned open space bonus to fully utilize all



appropriate bonuses (Figure 4).



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Figure 4: This diagram illustrates that the proposal has utilized and exceeded all bonuses available in the Bonus Height Program. It also shows that the project has earned approximately 330,000 sq. ft. beyond what the Bonus Height Program will allow it to utilize.

Community Meeting

The applicant hosted a community meeting on December 15, 2021 for this Overall Height Modification. No community members voiced opposition to the project at that meeting.

Exceptional Design

This proposed project has multiple design features that address the various exceptional design criteria outlined in the Downton Code (p.14). These include the following:

1. Streetscape Design
 - a. The proposal provides an exceptional, pedestrian-oriented streetscape experience with high quality materials such as brick pavers and stone veneer walls, fixtures, plantings, and active ground-floor uses (Figure 5).
 - b. Generous sidewalks (provided by the dedication of additional right-of-way), lighting, and frontage zones with overhangs enhance pedestrian safety and comfort (Figure 5).
 - c. A monumental staircase connecting the Broadway viaduct level (above) to the 11th Avenue level (below) and a proposed mid-block crosswalk on Broadway improve pedestrian connections (Figure 5).



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Figure 5

2. Architectural Design

Massing, geometry, materials, and program work together to inform a design that is unique, yet complementary, to the existing urban fabric.

- a. The recessed corner at 11th and Broadway creates an elegant gateway, emphasizing the significance of that corridor (Figure 6).
- b. The material pattern of coated metal panels, spandrel panels, and glazing, on the commercial tower (fronting Broadway) is distinctive and offers a new language within a skyline dominated by glass towers (Figure 7).
- c. The proposal is comprised of four primary forms, each with a unique architectural language. This gives the impression of several buildings fitting within the urban fabric versus one massive structure trying to distinguish itself (Figure 5).
- d. The base of the residential building – on Porter Street and 11th Avenue – contrasts in material and form from its tower, creating a lower-scale, pedestrian-oriented massing appropriate for those narrow streets (Figure 5).
- e. Generous space is allocated to active uses on the ground-floor on three of four facades (Figures 2 and 3).
- f. Above-ground structured parking is fully lined on three of four streets.



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Figure 6



Figure 7: Broadway elevation shows the commercial tower's unique material language.



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Figure 8: Perspective at 11th Ave. and Porter Street depicts the pedestrian-oriented massing proposed for that intersection and the monumental stair connecting to Broadway.

3. Community Improvements

- a. An additional 4 ft of right-of-way is being dedicated (beyond MCSP requirements) to facilitate the widening of 11th Avenue.
- b. An additional 11 ft. of right-of-way is being dedicated (beyond MCSP requirements) to allow for a third lane on Porter Street.
- c. An additional 11 ft. of right-of-way is being dedicated (beyond MCSP requirements) to allow for a fourth lane on 12th Avenue.
- d. The property owner recently built new public open space one block to the north on 11th Avenue. The bonus height earned from creating this public open space is being transferred to this site.



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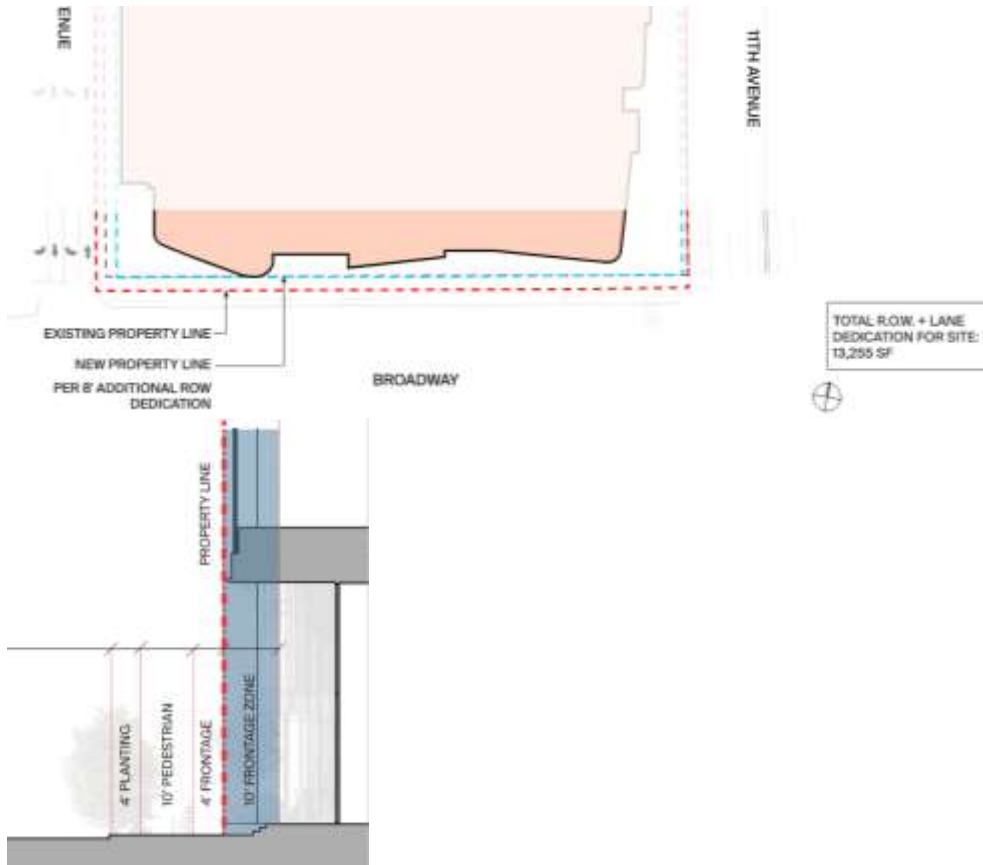


Figure 9

The project also strives to accomplish the goals of the Mid-Gulch Supplemental Policy, which gives guidance that additional height may be appropriate on some sites. The specific objectives of this supplemental policy achieved by this project include:

- Proposed developments adjacent to the Broadway or Church Street viaducts should be designed with both the upper and lower levels in mind. For the Broadway and Church Street viaducts, north of 11th Avenue, active ground floor uses are encouraged (Figures 2 and 3).
- Proposed developments adjacent to Broadway or Church Street may be considered for frontage build-to dimensions greater than the current maximum of 10' when that dimension facilitates providing a wider, pedestrian-oriented streetscape (Figure 9).
- Proposed developments adjacent to the Broadway or Church Street viaducts should provide a publicly accessible way for pedestrians to traverse between the lower and upper street levels. Clear and concise wayfinding signage should be included (Figure 3 and 8).
- New developments should aim to include publicly accessible open spaces.
- Within the Mid-Gulch Supplemental Policy area, the Open Space Bonus Height Program may be adjusted so that that number of square feet of bonus height may be up to ten times that of the number of square feet in open space provided. Within the Mid-Gulch Supplemental Policy area, the number of stories to be earned using the Open Space Bonus Height Program may be unlimited.



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STAFF RECOMMENDATION

The project aligns with the goals and objectives of the Downtown Code and the design directly addresses the Mid-Gulch Supplemental Policy. Staff recommends approval with the following conditions and deferral without all conditions:

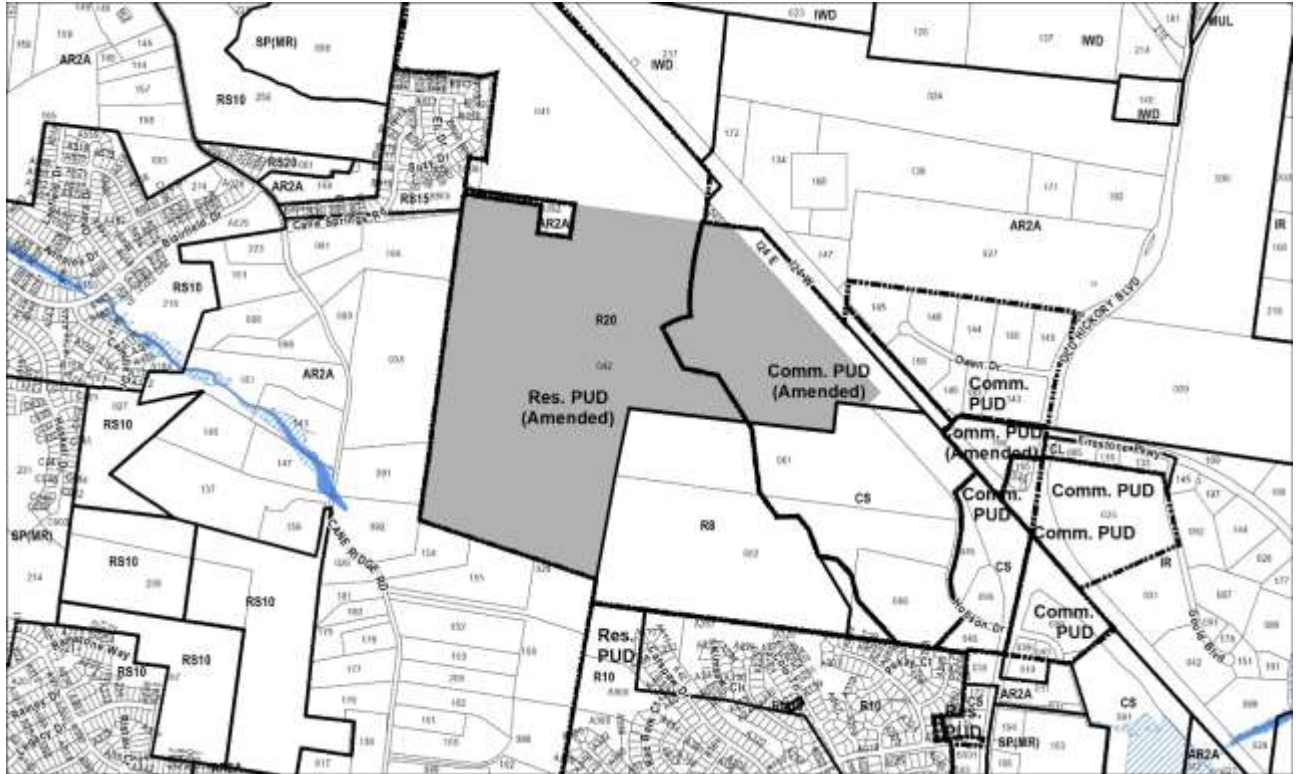
1. The applicant shall coordinate with NDOT on any proposed traffic improvements that result from the TIS.
2. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
3. Bonus Height must be assessed to determine compliance with the DTC and certified prior to building permit approval.
4. The proposed residential use shall not be converted to a short-term rental use, memorialized by a deed restriction or covenant, as reviewed by the Metropolitan Department of Law.



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188-84P-004

I-24 LIMITED SECTION OF CENTURY SOUTH PUD (REVISION)

Map 174, Parcel(s) 042

12, Southeast

33 (Antoinette Lee)



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Item #40
Project Name

Planned Unit Development 188-84P-004
I-24 Limited Section of Century South PUD
(Revision)

Council District

33 - Lee

School District

06 - Bush

Requested by

Barge Design Solutions, applicant; Tribute Properties, owner.

Staff Reviewer

Elliott

Staff Recommendation

Approve with conditions.

APPLICANT REQUEST

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

Revise Preliminary PUD

A request to revise a Planned Unit Development Overlay District for property located at Old Hickory Boulevard (unnumbered), approximately 800 feet east of Cane Ridge Road, zoned One and Two-Family Residential (R20) (184.02 acres), to permit 512,000 square feet of office use and 964 multi-family residential units.

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. *Permitted uses are per the approved PUD plan.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. 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.

APPROVED PLAN

The subject section of the PUD is approximately 184 acres and is currently approved for 512,000 square feet of office and 964 multi-family residential units. The plan includes a new public street that runs parallel to I-24 and in conjunction with other phases of this PUD, this public street makes a complete connection between Old Franklin Road and Old Hickory Boulevard. The office use is located along this new public street and the multi-family units are located to the west along a new public street that makes a loop through the western portion of the PUD.



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Proposed Site Plan



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REQUEST DETAILS

This is a request to revise the preliminary PUD for a section of the Century South PUD. The application proposes to modify the site plan layout of both the office and multi-family residential land uses. The application does not propose to modify the unit counts of either uses and the layout retains all access points previously approved. The application does not require concurrence by the Metro Council and the Planning Commission is the final reviewing authority for this application.

PLAN DETAILS

The proposed plan modifies the site plan to adjust the layout and building forms for this approximately 184-acre section of the Century South PUD. The plan proposes to maintain the location of the new public street that runs parallel to I-24 and the office buildings are proposed to be limited to the eastern side of this new roadway and adjacent to I-24. The office buildings are limited to 4 stories and are surfaced park. To the west of this new public street are the multi-family units and these units are a mixture of townhome and stacked flat type units. This portion of the PUD also includes a portion of a new public street that forms a loop with the new public street that runs parallel to I-24. This loop road provides access to the western area of the site and a large portion of the multi-family units draw their access from the portion of this loop road included in this section of the PUD. The loop road will be completed with the adjacent section of the PUD directly to the south and east. The multi-family units are served internally by private drives with surface parking in front of the units. Amenity buildings are dispersed throughout the multi-family residential area.

The site has a variety of environmental features across the site including areas of significant slope, streams, and potential wetlands. The plans include an exhibit that displays the proposed site plan over the existing slopes of the site and also includes a grading and drainage plan that demonstrates how the proposed site plan would be graded. The plans identify areas that will likely require retaining walls of various heights across the site.

The application also includes a phasing plan that provides the anticipated sequence of construction for this portion of the PUD. The new public street that runs parallel to I-24, along with 364 multi-family units that would draw access from this new street, are included in phase 1. Phase 2 includes the first portion of the new loop road and 348 multi-family units. Phase 3 completes the portion of the loop road within this portion of the PUD along with 252 multi-family units. Phase 4 is the final phase and includes the office buildings east of the new public street that runs parallel to I-24.

ANALYSIS

Section 17.40.120.F. permits the Planning Commission to approve “minor modifications” under certain conditions.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by



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the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:

- a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
- b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
- c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
- d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
- e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
- f. Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

The proposed plan does not meet any of the criteria above for requiring concurrence by the Metropolitan Council. The application proposes to modify the site plan layout and building forms of the approved preliminary plan but is consistent with the concept of the council approved plan.

FIRE MARSHAL RECOMMENDATION

Approve

- 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.
- Second point of access is required for any multi-family development of 200 units or more. Maximum grade for fire apparatus access routes/ roads shall not exceed 10%.

STORMWATER RECOMMENDATION

Approve with conditions

- Final approval is subject to stormwater variance approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary PUD only: Public Water and Sanitary Sewer construction plans must be approved prior to Final Site Plan/SP approval. These approved



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construction plans must match the Final Site Plan/SP plans. A minimum of 30% W&S Capacity & 100% DAPARC Fees must be Paid before Final Site Plan/SP approval (W&S Capacity Fee Permit No's T2021044037 and T2021044018).

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The North-South public road is to be dedicated and built out, to the property lines, with completion of the first phase of the development. Completion of North-South public roadway should include any remaining roadway connection beyond Northern property line for access to Old Franklin Rd.
- NDOT will take no exceptions, all proposed new public roads shall meet NDOT subdivision street standards and specifications, including, but not limited to, road grades/profiles, retaining wall ROW offsets(equal to wall heights), 3:1 max side slopes, stopping/intersection sight distance that meets AASHTO specifications at site accesses and intersections. See NDOT traffic comments.
- Without a full connection of the new loop roadway from new north-south roadway back to the new north-south roadway, the full build-out of this portion of the PUD may not be permitted. A traffic access study may be required with each Final PUD. See NDOT traffic conditions as well.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- All previous traffic conditions are still applicable.
- Without a full north-south roadway connection from Old Franklin Road to Old Hickory Boulevard through the PUD, full build-out of this portion of the PUD may not be permitted. A traffic access study may be required with each Final PUD.
- A traffic study to assess off-site intersections may be required prior to a Final PUD approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS:

1. The new north-south public road is to be dedicated and built out, to this site's property lines, with completion of the first phase of the development as defined on sheet C1.02, Site Phasing Plan, submitted on 11/16/21. Completion of North-South public roadway should include any remaining roadway connection beyond Northern property line for access to Old Franklin Rd.
2. Without a full connection of the new north-south roadway from Old Franklin Road to Old Hickory Boulevard, the full build-out of this portion of the PUD may not be permitted. A traffic access study may be required with each Final PUD.
3. Without a full connection of the new loop roadway from new north-south roadway back to the new north-south roadway, the full build-out of this portion of the PUD may not be permitted. A traffic access study may be required with each Final PUD.
4. The use of retaining walls, rip rap or hydraulically applied concrete to stabilize slopes within this development shall be screened as follows:



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- a. When oriented towards a lot or parcel zoned R/R-A or RS/RS-A, apply the next higher landscape buffer yard standard from Section 17.24.240;
- b. When oriented towards a public street, apply landscape buffer yard standard B from Section 17.24.240.
5. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
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. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
8. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.



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NO SKETCH



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Item #41

Project Name

Council Bill No.

Council District

School District

Requested by

Text Amendment 2021Z-018TX-001

Distance Requirements for Bars/Nightclubs

BL2021-922

Countywide

Countywide

Councilmember Brandon Taylor

Deferrals

This item was heard and deferred at the November 18, 2021, and December 9, 2021, Planning Commission meetings. The public hearing was held and closed.

Staff Reviewer

Lewis

Staff Recommendation

Defer indefinitely. If not deferred, staff recommends approval with a substitute.

APPLICANT REQUEST

Amend the Zoning Code to include distance requirements for bar/nightclub uses.

PROPOSED AMENDMENTS TO TITLE 17

The proposed text amendment would modify Sections 17.04.060, 17.08.030, and 17.16.070, by implementing a distance requirement for “bar/nightclub” uses. The proposed changes are outlined below with new sections shown in underline, and any sections to be removed shown in strikethrough:

Section 1. That the following definition is added to Section 17.04.060 of the Metropolitan Code in alphabetical order:

“Bar or Nightclub” means any establishment primarily engaged in preparing and serving alcoholic beverages for immediate consumption. These establishments may also provide limited food services.

Section 2. That the Zoning District Land Use Table in Section 17.08.030 of the Metropolitan Code is hereby amended as shown in Exhibit A.

Section 3. That Section 17.16.070, Subsection G of the Metropolitan Code is hereby deleted in its entirety and replaced with the following:

~~G. Bar or Nightclub. Establishments shall be limited to two thousand five hundred square feet of gross floor area per establishment, with no more than one establishment per lot.~~

G. Bar or Nightclub.

1. Establishments shall be a minimum of 100 linear feet from the property line of another property upon which a single family residential, two family residential, day care center (up to 75), day care center (over 75), day care home, school day care, orphanage, monastery or convent, religious institution, or community education use is located.



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2. In the MUN, MUN-A, MUN-NS, MUN-A-NS, CN, CN-A, CN-NS, CN-A-NS, SCN, and SCN-NS zoning districts, Establishments shall be limited to two thousand five hundred square feet of gross floor area per establishment, with no more than one establishment per lot.

UPDATE

At the November 18, 2021, Planning Commission hearing, the Commission asked staff additional questions related to the proposed amendment, as follows:

- Explain related uses: bar/nightclub, brewery, restaurant
- What expansion opportunities are allowed for non-conforming uses
- An estimate of the potential number of non-conforming that could be created
- An explanation of the proposed 100 foot buffer distance
- Permit requirements – use permit vs beer permit (local) and liquor permit (state)

Staff has been working to gather the needed information from various sources to provide the analysis requested by the Planning Commission. A short summary is provided below. More detailed information will be presented at the meeting.

Definition and Use Classification

There are various uses in the Code and some may intersect and overlap with common elements. An establishment primarily serving food would not be considered a bar/nightclub. A brewery, which is a separate use, would not be considered a bar/nightclub. An establishment primarily providing music or entertainment could fall under the bar/nightclub use. Staff is continuing to work with Codes to better understand these classifications as the determinations are made at the permit level.

Buffer, Non-conformities, and Permitting

The proposed distance requirement in the amendment is 100 feet. According to Metro Council staff, who drafted the proposed legislation, the 100 foot requirement is based on the current Metro requirement issuance of a beer permit. Per Section 7.08.090(A)(1) exceptions from distance requirements may be granted after a public hearing process at Council.

Beer permits are issued locally and liquor permits are issued at the state level. In order for a business to have a liquor permit issued by the state, the use must be in compliance with zoning regulations and be renewed yearly. From research compiled by Metro Legal, a non-conforming use would need to have a valid certificate of occupancy provided by Metro. If a non-conforming use remains in operation continually with no breaks in excess of 30 consecutive months, the state issued liquor permit can be renewed.

Planning staff used several data sources available to understand how many non-conformities could be created if this legislation is adopted. Data will be provided at the Planning Commission meeting.



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RECOMMENDATION

During the review of available data, Planning staff noticed that the existing business that could be affected by the proposed legislation could include small, local business in addition to music venues. There is no existing land use classification for live music venues, and these uses typically fall into other land use categories including the bar/nightclub land use. In 2021, Metro Council approved Resolution 2021-927 for Metro and local partners to create an inventory of music venues and to understand how to preserve, sustain, and support local music venues. As our analysis has indicated a potential overlap in these two uses, staff recommends the proposed text amendment be deferred until the music venue study can be completed which may result in further amendment to the Code related to definitions and uses

If the Planning Commission does not wish to defer the item, Staff recommends approval only with a substitute. The bill as filed is not recommended for approval.

Substitute

The substitute is to provide an appeal process for bar/nightclubs to be located in the buffer and to establish an effective date for the proposed text amendment. Given the hardships small and local business have endured recently, staff recommends a time period of one year from the council adoption date until the legislation would be in effect. This is primarily to allow any individual or business that may be in the process of establishing a business, to have time to complete the permitting.

The appeal process could be similar to the existing exemption process that exists for beer permits at the Council level, as specified in 7.08.090.E.5. The proposed substitute is below.

G. Bar or Nightclub.

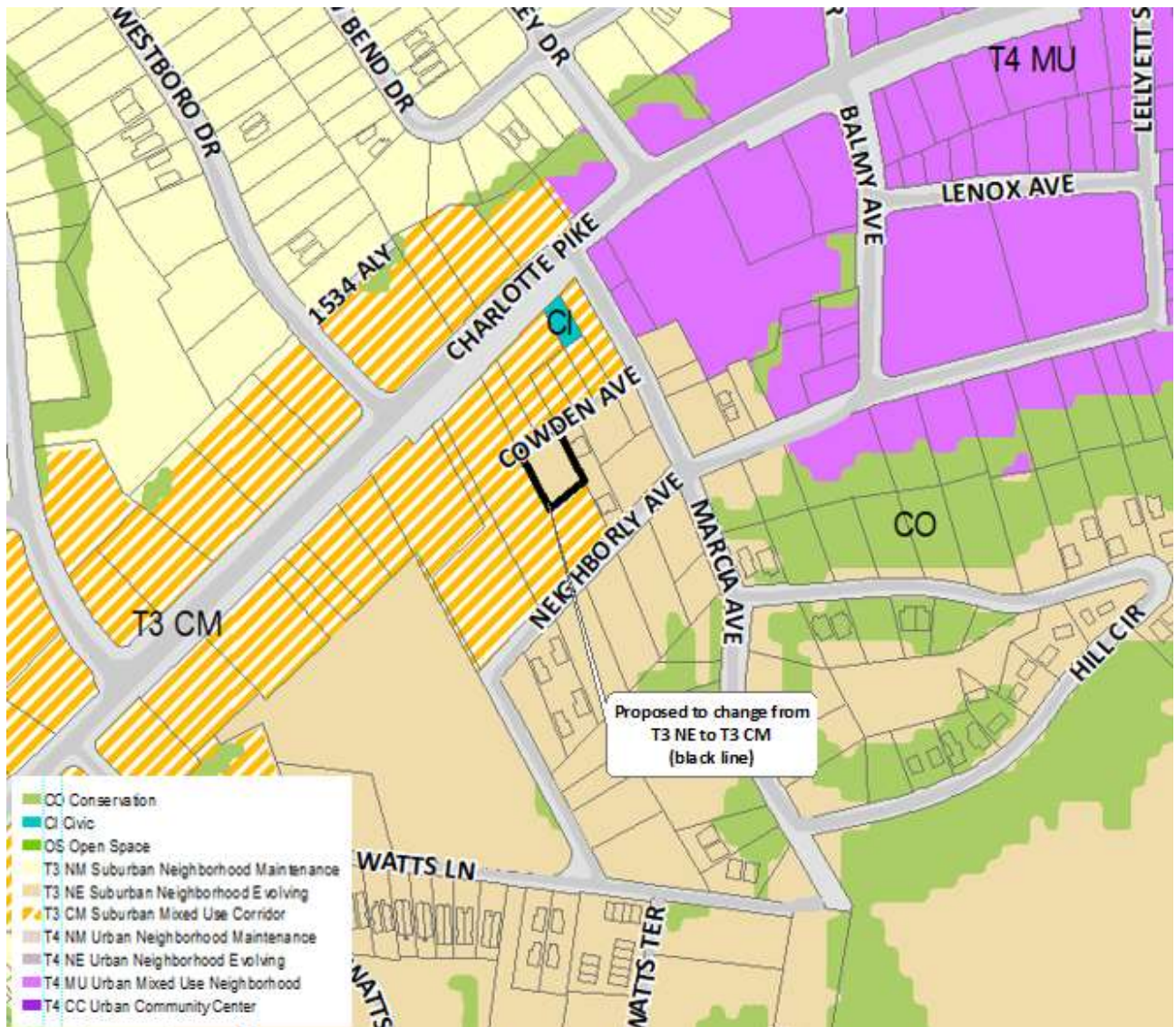
1. Establishments shall be a minimum of 100 linear feet from the property line of another property upon which a single family residential, two family residential, day care center (up to 75), day care center (over 75), day care home, school day care, orphanage, monastery or convent, religious institution, or community education use is located.
 - a. To apply for an exemption to the distance requirement, a public hearing shall be held via the procedures outlined in Title 7 relating to exemptions for distance requirements for beer permits. The Metro Council may allow for an exemption after said public hearing.
2. In the MUN, MUN-A, MUN-NS, MUN-A-NS, CN, CN-A, CN-NS, CN-A-NS, SCN, and SCN-NS zoning districts, Establishments shall be limited to two thousand five hundred square feet of gross floor area per establishment, with no more than one establishment per lot.
3. The effective date shall be from one year after Council adoption.

STAFF RECOMMENDATION

Staff recommends an indefinite deferral. If the recommendation to Council is not indefinite deferral, staff recommends approval with a substitute.



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2021CP-007-003

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 103-01, Parcel(s) 036

07, West Nashville

20, (Mary Carolyn Roberts)



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Item #42
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 – Tylor
Barge Cauthen & Associates, applicant; JJZ Realty Partnership, GP, owner.

Staff Reviewer
Staff Recommendation

Clark
Disapprove.

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, zoned One and Two-Family Residential (R6) (approximately 0.29 acres).

WEST NASHVILLE COMMUNITY PLAN

Current Policy

T3 Suburban Neighborhood Evolving (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. 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.

Requested Policy

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

BACKGROUND

The community plan amendment was requested in conjunction with Case #2021Z-077PR-001, a request to change the zoning for property located at 6111 Cowden Avenue from One and Two-Family Residential (R6) to Office/Residential at up to 20 dwelling units per acre (OR20). The existing residential T3 NE policy does not support non-residential. As such, the applicant has



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proposed extending the adjacent policy, T3 Suburban Mixed Use Corridor (T3 CM), which would support office uses.

As part of the application process, the Executive Director determined the plan amendment is major with a required community meeting. Staff determined the community plan amendment area (site) to be limited to the property located at 6111 Cowden Avenue as it is surrounded on three sides by the T3 CM policy. Charlotte Pike, a prominent commercial corridor north of the site, has existing and new commercial developments. The site is located at the terminus of Cowden Avenue, a residential street, and was once occupied by a single-family house that was demolished. Residential uses and zoning on the property date back to at least 1965 and 1974, respectively. The neighboring areas display land uses and development patterns consistent with existing zoning. The surrounding neighborhood, traveling south along Marcia Avenue and on Hill Circle, consists of single-family two-story homes, with additional single-family homes under construction.

COMMUNITY PARTICIPATION

On August 19, 2021, Community Plans staff conducted a virtual community meeting to discuss the applicant's community plan amendment and zoning requests. The meeting was available via WebEx. Notices were mailed to 200 property owners in a 1,300 foot buffer of the plan amendment area. Details of the community meeting were made readily available on Metro Nashville Planning Department's webpage. Approximately 15 people attended, including neighbors, the applicant, a representative of the property owner, and Community Plans staff. The applicant discussed their proposal to construct an additional surface parking lot for employees working at the property owner's adjacent business. Meeting attendees then asked questions and shared concerns with key themes of:

- Concerns about business encroachment into a residential area and de-stabilizing the established neighborhood;
- Concerns about a business gaining vehicular access and creating additional traffic on Cowden Avenue, Marcia Avenue, and in the larger residential area;
- Concerns from adjacent residential property owner about having a non-residential use next door to them;
- Concerns about losing a residential property in a key location during an extremely competitive housing market;
- Concerns about increasing impervious surface area, noise, and lighting if a residential property was converted to a parking lot; and
- Desire to keep the existing land use policy and residential zoning.

ANALYSIS OF T3 SUBURBAN MIXED USE CORRIDOR POLICY

The area requested for an amendment is not a suitable location for T3 CM policy for the following reasons:

NashvilleNext Growth and Preservation Concept Map

The Growth & Preservation Concept Map (Concept Map) is a county-wide vision and tool to shape improvements in quality of life so that new development and redevelopment align with community values. The Concept Map shows the community plan amendment area (site) situated in a location designated as a "Transition & Infill" area for the nearby "Center" area. Transition &



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Infill areas may have moderately dense residential and small-scale office that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods.

Although the Concept Map might allow office and additional residential density in this location, the geography of the site and its location at the end of a residential street make it challenging. The rationale to change the policy in order to allow for an additional surface parking lot does not align with *NashvilleNext*.

Key Finding

- The plan amendment area, identified on the Growth & Preservation Concept Map as located in a Transition & Infill area, technically may be appropriate for additional uses. However, the rationale to change the policy in order to allow for an additional surface parking lot does not align fully with *NashvilleNext*.

Community Character Policy

Transition & Infill areas are generalized on the Growth & Preservation Concept Map and are explained in greater detail through Community Character Policies. These policies guide zoning and development decisions. Community Plans provide history and context for Nashville's 14 Community Planning areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. The West Nashville Community Plan uses Community Character Policies that are tailored to the urban and suburban character of neighborhoods throughout West Nashville. The Community Plan emphasizes enhancing centers and corridors to provide more services and options and strategically locating additional housing options, such as on a prominent corridor to support businesses and transit. The transition between these higher-intensity areas and the surrounding neighborhoods is anticipated to be addressed through well-designed land use transitions sensitive to adjacent residential areas.

The requested T3 CM policy encourages a greater mix of higher-density residential and mixed-use development along the corridor while enhancing housing choices and mobility options. The plan amendment area is not appropriate for the application of T3 CM policy. Cowden Avenue is higher in elevation than the adjacent businesses, and the site is at the end of a residential street. The site once contained a single-family home that was demolished in November 2020, and the lot currently is vacant. A new single-family house has been built on the adjacent property to the east. See maps below; on the left are contour elevations; on the right is a 2020 aerial that shows the house.





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The vision of residents is for the neighborhood to continue being a desirable residential destination for new homeowners, evidenced by the current construction of new single-family homes throughout the neighborhood. Participants in the community meeting expressed strong concerns about the precedent of carving a residential property away from an established residential area to accommodate additional parking for a growing business. Meeting attendees also expressed concerns about de-stabilizing their neighborhood by allowing one business to expand when they feel other businesses will also make similar requests in the future. Keeping the site in the T3 NE policy and zoned R6 preserves the ability to maintain the appropriate land use (residential) along Cowden Avenue.

Key Findings

- This neighborhood is an established, desirable residential area with new home construction underway. Keeping the existing residential policy (T3 NE) is appropriate for this site.
- Residents expressed concerns about changing the policy and zoning for the site, including removing a residential property from a desirable residential neighborhood during a surge in housing demand. Construction of a new surface parking lot does not align with the residents' vision for the neighborhood.

Transportation and Connectivity

T3 CM areas feature connected street systems that provide for multiple transportation options. To the north, Charlotte Pike is classified by the Major and Collector Street Plan as a mixed-use arterial-boulevard with an immediate need for high capacity transit. WeGo Route 50 provides local public transit service, with its nearest stop located 800 feet to the west on Charlotte Pike.

Cowden Avenue is a local street that connects with Marcia Avenue to the east. Marcia Avenue connects to the north with Charlotte Pike and to the south with an internal network of residential, local streets. Currently, traffic flowing south on Marcia Avenue from Charlotte Pike into the surrounding neighborhood area becomes congested because of on-street parking for existing commercial businesses. Changing the policy to T3 CM on the site does not increase connectivity or access for the surrounding residential area as the applicant is proposing to close the current access to Cowden Avenue and construct a surface parking lot.

Key Findings

- Cowden Avenue is a residential, local street.
- Access, connectivity, and mobility options are not enhanced by the applicant's proposal.

Relationship to Surrounding Policies

The community plan amendment site's relationship to surrounding policy areas is as follows:

- Suburban Mixed Use Corridor (T3 CM) policy along the Charlotte Pike corridor surrounds the property on three sides - to the north, south, and west.
- To the east beyond Marcia Avenue, the Charlotte Pike corridor transitions to Urban Mixed Use Neighborhood (T4 MU) policy.



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- Suburban Neighborhood Evolving (T3 NE) policy is in place along Cowden Avenue and extends to a large residential area to the east, south, and west with new home construction underway.
- Conservation (CO) policy recognizes areas of steep slopes nearby.

Although on the boundary between policies, the site is part of a large residential area that remains in demand due to its proximity to the Charlotte Pike corridor not far from downtown. Staff studied whether being surrounded on three sides by the T3 CM policy tipped the scale toward warranting a policy change and determined that it does not.

Key Finding

- It is appropriate that the study area remain in residential policy, T3 Suburban Neighborhood Evolving (T3 NE).

Analysis Summary

Amending the Community Character Policy from T3 NE to T3 CM is not appropriate at this time because of the reasons described above. In summary, the study area is not appropriate for T3 CM, as submitted, due to the following:

- This neighborhood is an established, desirable residential area with new home construction underway. Keeping the existing residential policy (T3 NE) is appropriate for this site.
- Residents expressed concerns about changing the policy and zoning for the site, including removing a residential property from a desirable residential neighborhood during a surge in housing demand. Construction of a new surface parking lot does not align with the residents' vision for the neighborhood.
- The plan amendment area, identified on the Growth & Preservation Concept Map as located in a Transition & Infill area, technically may be appropriate for additional uses. However, the rationale to change the policy in order to allow for an additional surface parking lot does not align fully with NashvilleNext.
- Cowden Avenue is a residential, local street.
- Access, connectivity, and mobility options are not enhanced by the applicant's proposal.

STAFF RECOMMENDATION

Staff recommends disapproval.



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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 1/13/22

Item #43

Project Name

Council District

School District

Requested by

Specific Plan 2021SP-068-001

South Street North

19 – O’Connell

05 – Buggs

Dale and Associates and Elouise Curcio, applicants;
Rebecca Marks and Elouise Curcio, owners.

Deferrals

This item was deferred from the October 14, 2021, November 18, 2021, and December 9, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Harrison

Staff Recommendation

Disapprove.

APPLICANT REQUEST

Preliminary SP to permit 6 multi-family units.

Zone Change

A request to rezone from One and Two-Family Residential (R6-A) to Specific Plan (SP) zoning for property located at 1306 South Street, approximately 200 feet east of 14th Avenue South (0.46 acres), to permit 6 multi-family residential units

Existing Zoning

One and Two-Family Residential (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6-A would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units based on acreage alone. Application of the Subdivision Regulations would result in fewer lots based on the compatibility requirements.*

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.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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.



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SITE CONTEXT AND PLAN DETAILS

The approximately 0.46 acre property consists of a single lot on the north side of South Street, east of the 14th Avenue South and South Street intersection. Currently the lot contains a funeral home, with the surrounding area consisting of primarily single-family homes, with a religious institution and duplexes nearby.

The site plan proposes up to 6 multi-family residential units within 3 buildings, with each building containing 2 units, with a rear-loaded garage. One building would front South Street and the remaining would front neighboring parcels to the east and west.

Vehicular access for the site will be provided through the alley located on the north side of the site. No access will be provided from South Street, which is classed as a Collector Avenue in the Major and Collector Street Plan (MCSP). Parking consists of attached garages for each unit, surface parking located behind the units fronting South Street, and on-street parking along South Street, for a total of 19 spaces. Additional ROW will be dedicated to South Street, allowing for sidewalks to be widened and a grass strip, as required by the MCSP. Included in this site plan are elevations which show 3 stories, attached balconies, and glazing along the front façade. For landscape buffering, a Class B landscape buffer has been provided along the east and west boundaries.

ANALYSIS

The T4 NM land use policy is intended to maintain the general character of an existing neighborhood. The primary character for the surrounding area consists of single-family homes and some duplexes which are permitted by the base zoning. Since this lot is located within the T4 NM policy, if it were to subdivide, it would be required to follow compatibility requirements as stated in the Subdivision Regulations. The compatibility requirements would limit the ability of the lot to subdivide without exceptions being granted by Metro Planning Commission (MPC) for lot frontage and lot size. As the lot exists currently, 2 units would be possible without exceptions granted by MPC.

The proposed layout also includes buildings fronting neighboring side yards which isn't an appropriate form or context in this location. Additionally, the home immediately to the west is noted as being National Register Eligible. Based on the proposed layout, building design, and density, this plan is not consistent with the policy goals of T4 NM. Staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Alley will be a required fire apparatus access roadway. Minimum 20' pavement width is required for alley.

STORMWATER RECOMMENDATION

Approve with conditions

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



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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. On final: callout sidewalks, curb & gutter, etc. per NDOT detail standards. Note: A private hauler will be required for waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

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)	0.46	7.260 D	6 U	78	9	7

*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 (221)	0.46	-	6 U	31	3	3

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
-	-	-	-	-47	-6	-4

METRO SCHOOL BOARD REPORT

Projected student generation existing R6-A district: 0 Elementary 0 Middle 0 High

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

The proposed SP is not anticipated to generate any additional students than what could be generated under the existing R6-A zoning. Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School. All three schools have been identifies as having



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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.



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Item #44

Council Bill No
Council District
School District
Requested by

Zone Change 2022Z-003PR-001

BL2021-1043
01 – Hall
01 – Gentry
Councilmember Jonathan Hall, applicant; Waste Management, Inc. of Tennessee, owner.

Staff Reviewer

Swaggart

Staff Recommendation

Defer until pending lawsuit is completed and to allow staff additional time to evaluate the request.

APPLICANT REQUEST

Zone change from IR to OL.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Office Limited (OL) zoning for property located at Jennie Brown Lane (unnumbered), south of Ashland City Highway and west of Briley Parkway (17.25 acres).

Existing Zoning

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

Proposed Zoning

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

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

D Industrial (D IN) is intended to maintain, enhance, and create industrial districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

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.

HISTORY

In March 2021, Waste Management applied for an expansion of an existing C&D (construction and demolition) landfill onto the property that is the subject of the request. The Solid Waste



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Board denied the application. Waste Management subsequently filed an appeal of the decision in court. The litigation is pending.

Planning staff has consulted with Metro Legal and Metro Legal recommends that the zoning of the parcel not be altered until Waste Management's appeal of the Solid Waste Regional Board's decision is resolved. As such, staff recommends indefinite deferral. Further, staff recommends deferral to evaluate the request and to review issues related to the impact of the rezoning with the Metro Legal Department.

The legislation to rezone the property was introduced at council on December 7, 2021. A public hearing is scheduled at Council on February 1, 2022. Per Council rules, a public hearing on a zoning bill cannot be held unless a recommendation of the Planning Commission has been received or 30 days has passed. Given the date of introduction, the Public Hearing can be held on February 1, 2022, regardless of if the Planning Commission has made a recommendation.

ADDITIONAL INFORMATION

Land uses policies serve as a guide for evaluating the appropriateness of application of certain zoning districts. This property is covered by two land uses policies: Conservation (CO) and District Industrial (D IN). The CO policy on the property recognizes the presence of a significant area of floodplain. Generally, the CO policy encourages development that is sensitive to the environmental constraints on the property. Further, any development on the site would be required to meet adopted Metro stormwater regulations. The District Industrial (D IN) land use policy supports a wide range of zoning districts, including but not limited to Industrial Restrictive (IR), Commercial Service (CS), Office Limited (OL), and Specific Plan (SP). However, not all locations within a particular policy area are appropriate for all supported zoning districts.

The existing Industrial Restrictive (IR) zoning permits a range of uses, including institutional uses, commercial, office, and industrial uses. IR has a floor area ratio of 0.60 which could result in approximately 450,000 square feet of building area. A maximum height of 45 feet is permitted at the building setback and height can increase based on a height control plane of 1.5 to 1, with no maximum height.

The proposed Office Limited (OL) zoning permits a range of uses including, institutional uses, office uses, and limited commercial uses. OL has a floor area ratio of 0.75 which could result in over 550,000 square feet of building area. OL allows for a maximum height of 30 feet at the setback line and then permits the height to increase based on a height control plane of 1.5 to 1 with no maximum height.

Staff continues to evaluate if this is an appropriate location for the Office Limited (OL) zoning district given existing surrounding land use, access issues, presence of floodplain, and context. Therefore, staff is recommending deferral to allow more time to evaluate this proposal and to allow the pending lawsuit to be completed.