

Metropolitan Planning Commission



Staff Reports

April 14, 2022



Metro Planning Commission Meeting of 4/14/22

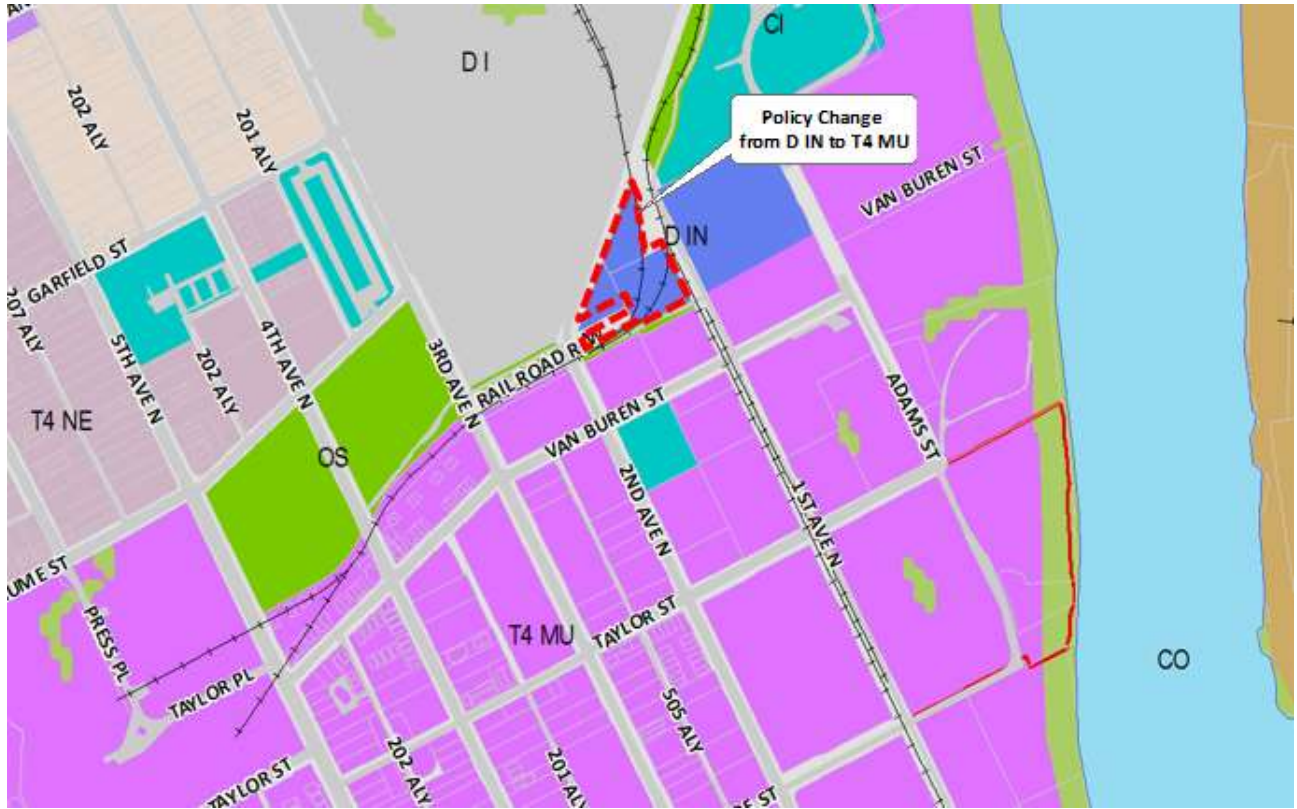
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, 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 4/14/22



2022CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 082-05, Parcel(s) 134, 135, 138, 139

08, North Nashville

19, (Freddie O'Connell)



Metro Planning Commission Meeting of 4/14/22

Item # 1a
Project Name

Plan Amendment 2022CP-008-001
North Nashville Community Plan
Amendment

Associated Case
Council District
School District
Requested by

2022SP-013-001
19 – O’Connell
01 – Gentry
Barge Design Solutions, applicant; Roy Glenn Goodwin, owner.

Deferral(s)

This item was deferred from the March 24, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

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

APPLICANT REQUEST

Amend the North Nashville Community Plan to change the community character policy.

MAJOR PLAN AMENDMENT

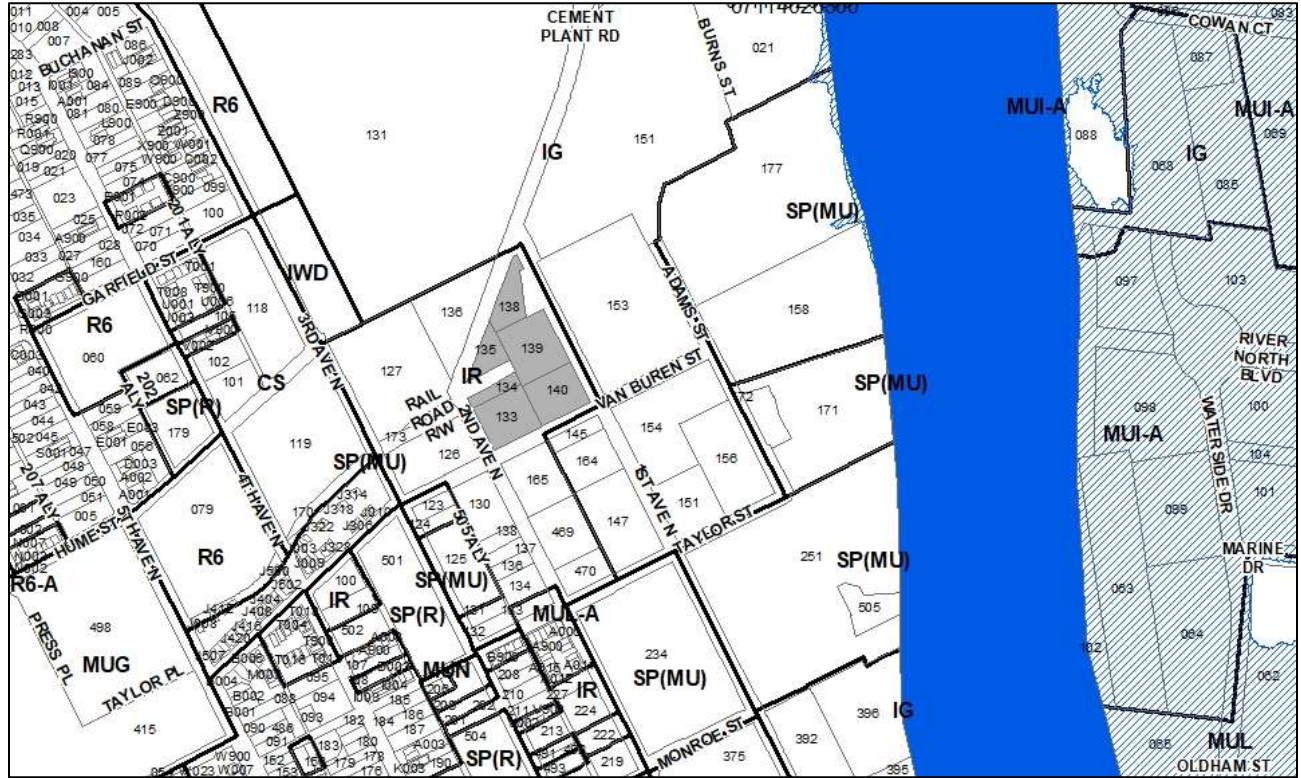
A request to amend the North Nashville Community Plan by changing from District Industrial (D IN) to Urban Mixed Use Neighborhood (T4 MU) policy for properties located at 2nd Avenue North (unnumbered) and 1st Avenue North (unnumbered), at the corner of 1st Avenue North and 2nd Avenue North, (1.71 acres), zoned Industrial Restrictive (IR).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 4/14/22



2022SP-013-001

2ND AND VAN BUREN SP

Map 082-05, Parcel(s) 133-135, 138-140

08, North Nashville

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 4/14/22

Item #1b

Specific Plan 2022SP-013-001

Project Name

2nd and Van Buren SP

Associated Case

2022CP-008-001

Council District

19 – O’Connell

School District

01 – Gentry

Requested by

Barge Design Solutions, applicant; Toll Southeast LP Company and Roy Glenn Goodwin, owners.

Deferrals

This item was deferred from the March 24, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Harrison

Staff Recommendation

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

APPLICANT REQUEST

Preliminary SP to permit 303 multi-family units.

SP Amendment

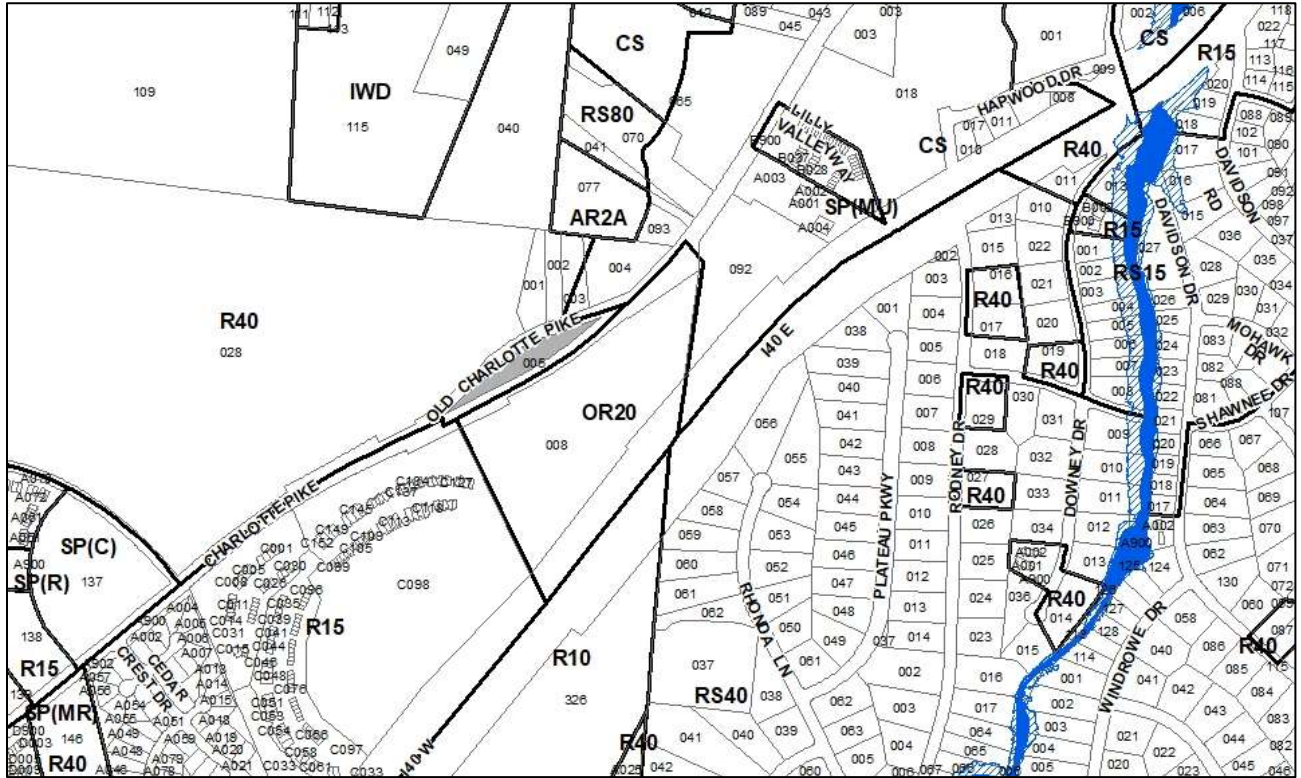
A request to rezone from Industrial Restrictive (IR) to Specific Plan (SP) zoning for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street (2.99 acres), to permit 303 unit multi-family development.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 4/14/22



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



Metro Planning Commission Meeting of 4/14/22

Item #2	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, November 18, 2021, January 13, 2022, February 24, 2022, March 10, 2022, and March 24, 2022, Planning Commission meetings. No public hearing was held.
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Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the May 12, 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 May 12, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 4/14/22



2021SP-081-001

OLIVERI MIXED-USE SP

Map 175, Parcel(s) 235

13, Antioch – Priest Lake

33 (Antoinette Lee)



Metro Planning Commission Meeting of 4/14/22

Item #3	Specific Plan 2021SP-081-001
Project Name	Oliveri Mixed-Use SP
Council District	33 - Lee
School District	6 – Bush
Requested by	Anderson, Delk, Epps and Associates, applicant; Oliveri LLC, owner.

Deferrals This item was deferred from the November 18, 2021, December 9, 2021, January 13, 2022, February 10, 2022, February 24, 2022, March 10, 2022, and March 24, 2022, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Rezone from AR2a to Specific Plan to permit a multi-family residential development.

Preliminary SP

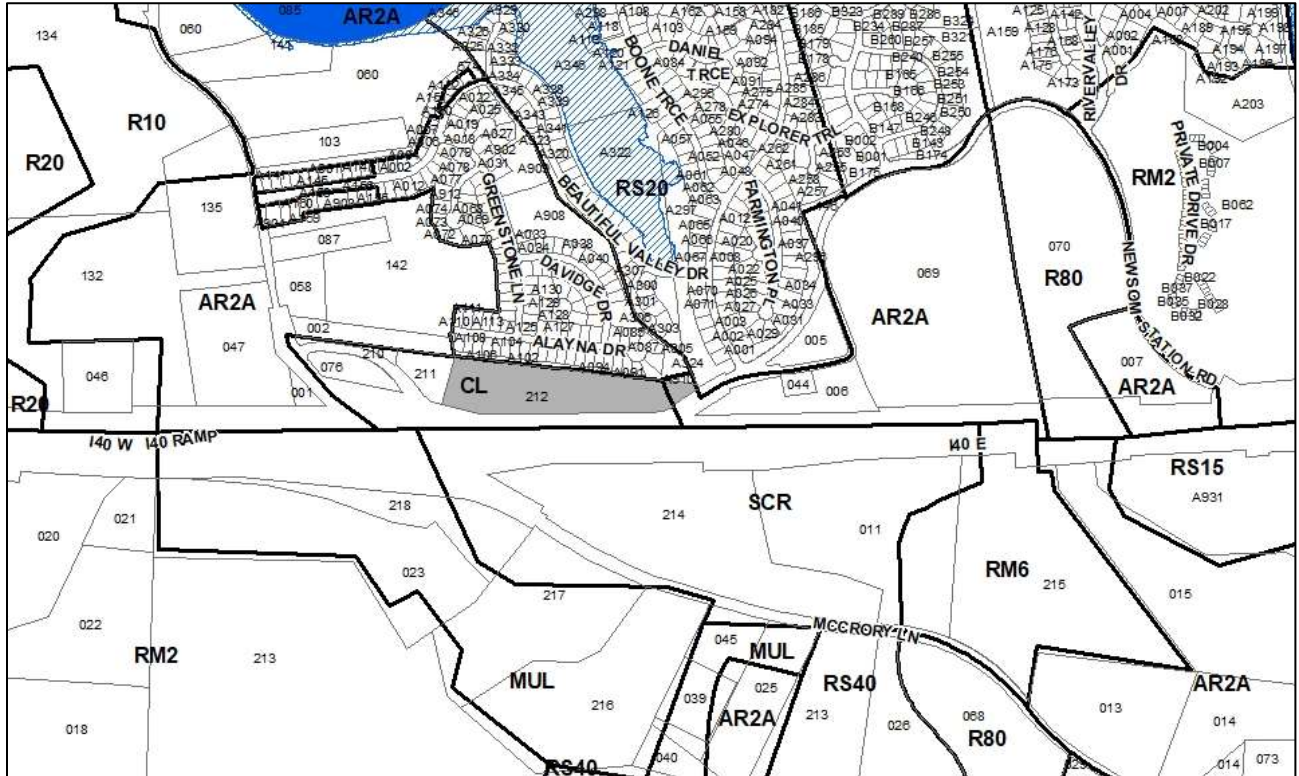
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan–Residential (SP-R) zoning for property located at 4154 Murfreesboro Pike, approximately 350 feet southeast of Parks Retreat Drive and located within the Murfreesboro Pike Urban Design Overlay (4.09 acres), to permit a multi-family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

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 4/14/22



2022SP-016-001
NEWSOM PLACE
Map 140, Parcel(s) 212
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 4/14/22

Item #4a	Specific Plan 2022SP-016-001
Project Name	Newsom Place
Associated Case	84-85P-005
Council District	35 - Rosenberg
School District	09 – Tylor
Requested by	Dale & Associates, applicant; Branstetter Legacy Partners, LLC, owner.

Deferrals This item was deferred at the March 24, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the May 12, 2022, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

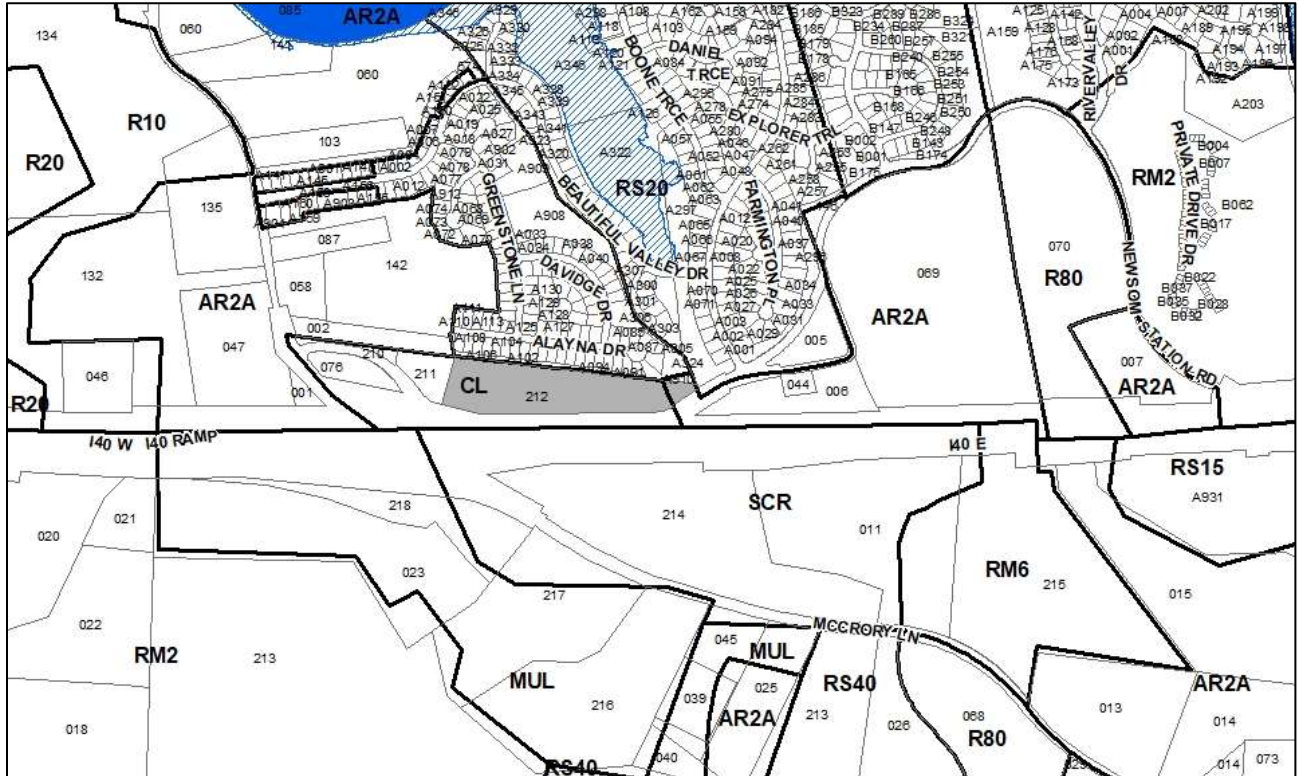
A request to rezone from Agricultural/Residential (AR2a) and Commercial Limited (CL) to Specific Plan (SP) zoning for property located at Newsom Station Road (unnumbered), approximately 285 feet west of Settlers Way, (10.51 acres), and located in a Planned Unit Development Overlay District, to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends deferral to the May 12, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 4/14/22



84-85P-005
BILTMORE PUD (CANCELATION)
Map 140, Parcel(s) 212
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 4/14/22

Item #4b	Planned Unit Development 84-85P-005
Project Name	Biltmore PUD (Cancellation)
Associated Case	2022SP-016-001
Council District	35 - Rosenberg
School District	09 – Tylor
Requested by	Dale & Associates, applicant; Branstetter Legacy Partners, LLC, owner.

Deferrals This item was deferred at the March 24, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the May 12, 2022, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

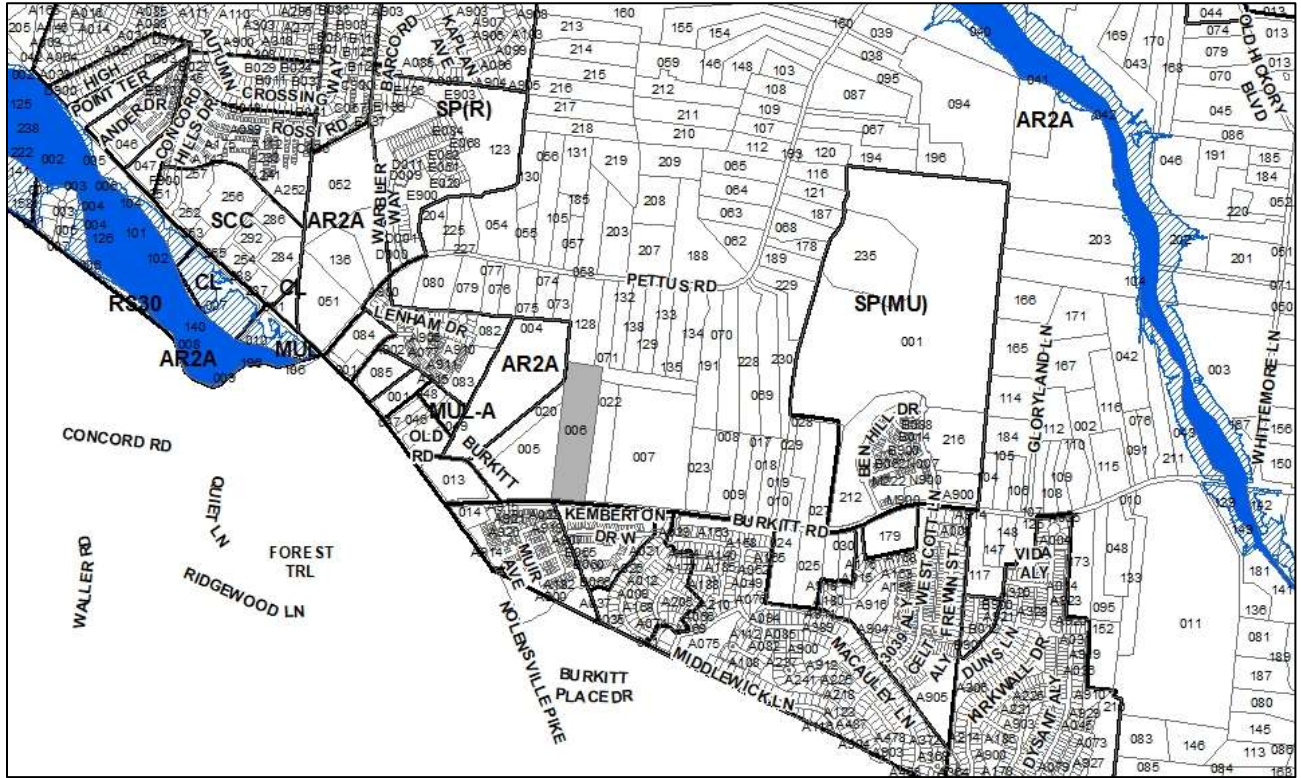
A request to cancel a portion of a Planned Unit Development located at Newsom Station Road (unnumbered), approximately 300 feet west of Settlers Way (10.51 acres), zoned Agricultural/Residential (AR2a) and Commercial Limited (CL).

STAFF RECOMMENDATION

Staff recommends deferral to the May 12, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 4/14/22



2022SP-021-001
BERKHAMSTEAD
Map 186, Parcel(s) 006
12, Southeast
31 (John Rutherford)



Metro Planning Commission Meeting of 4/14/22

Item #5	Specific Plan 2022SP-021-001
Project Name	Berkhamstead
Council District	31 - Rutherford
School District	02 – Elrod
Requested by	CSDG, applicant; Blackburn Family Limited Partners II LP, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the April 28, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Rezone to SP to permit a multi-family residential development.

Zone Change

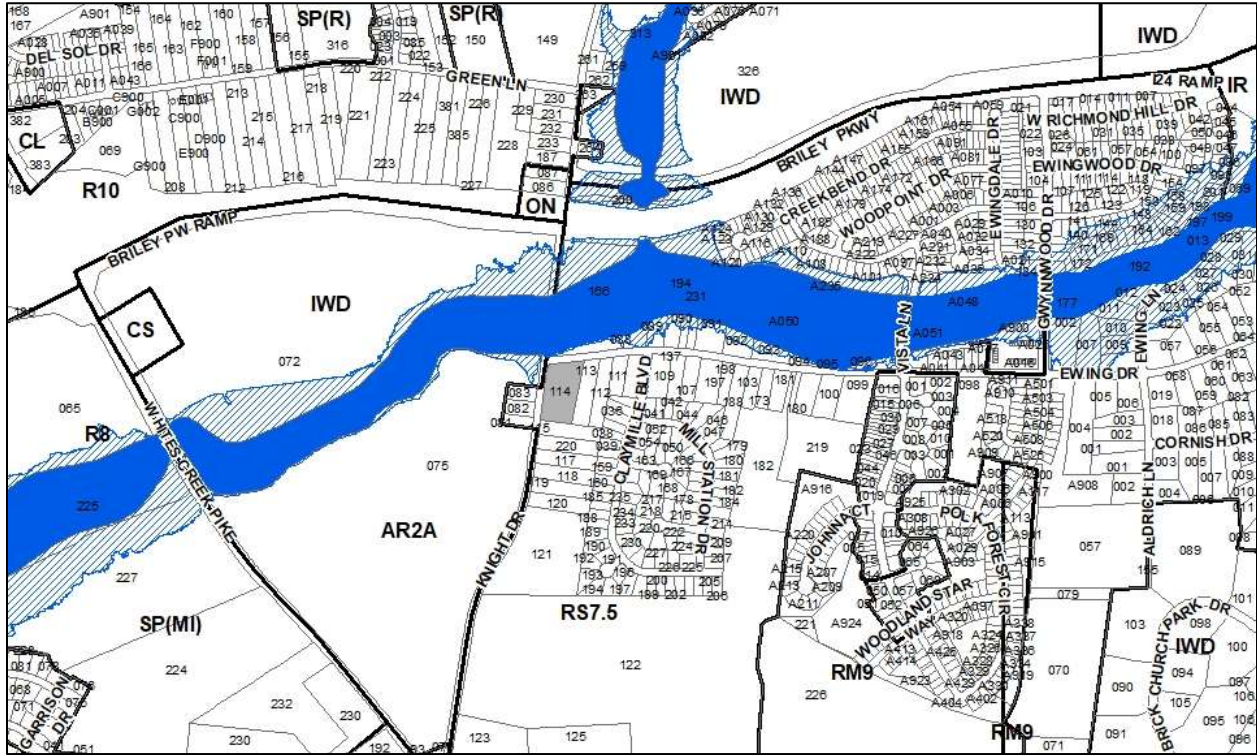
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning for property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd, (11.4 acres), to permit up to 141 multi-family residential units.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 4/14/22



2022S-073-001

KNIGHTS CORNER

Map 059, Parcel(s) 114

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 4/14/22

Item #6	Concept Plan 2022S-073-001
Project Name	Knights Corner
Council District	02 – Toombs
School District	01 – Gentry
Requested by	Dale and Associates, applicant; Swift Family Revocable Trust, owners.
Staff Reviewer	Harrison
Staff Recommendation	<i>Defer to the May 26, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Concept plan approval to create 43 lots.

Concept Plan

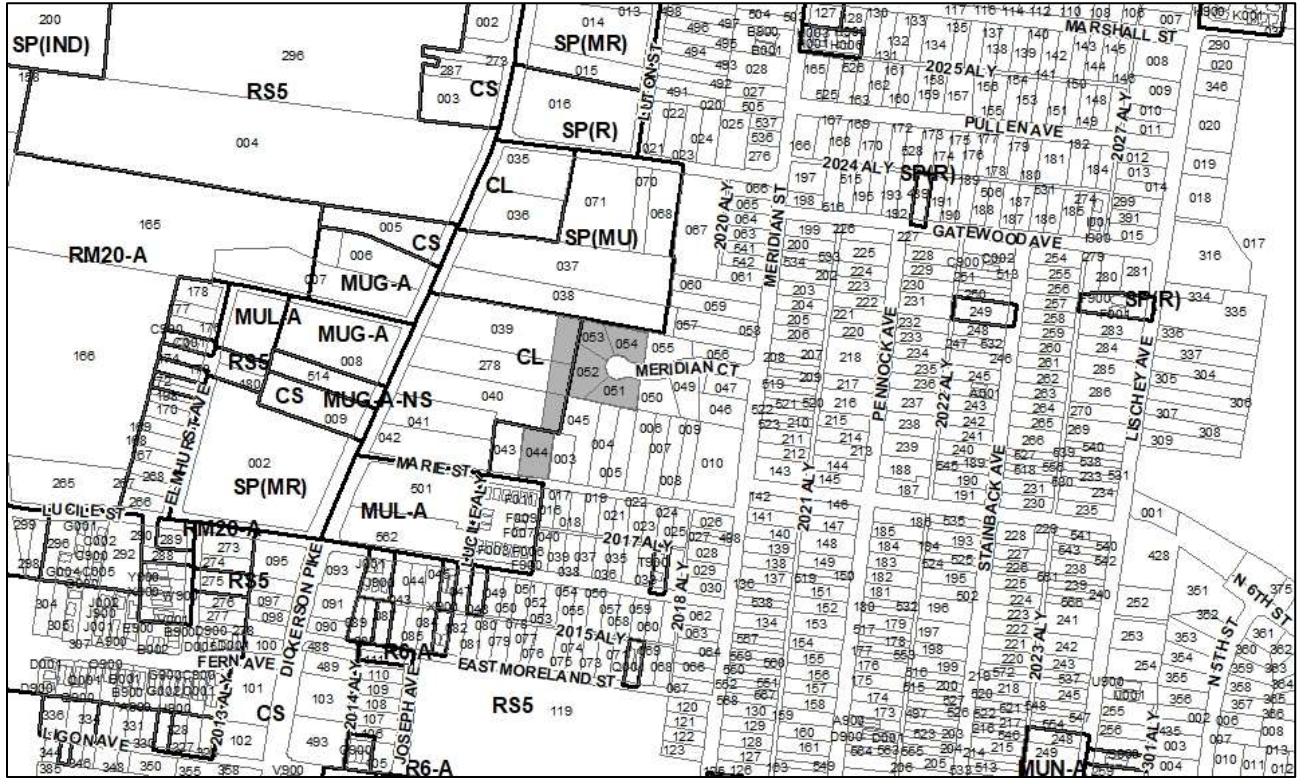
A request for concept plan approval to create nine lots on Ewing Drive (unnumbered), approximately 60 feet west of Knight Drive, zoned Single-Family Residential (RS7.5) (2.54 acres)

STAFF RECOMMENDATION

Staff recommends deferral to the May 26, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 4/14/22



2022SP-019-001
MERIDIAN COURT
Map 071-11, Parcels 044, 051-054
Map 071-11, Part of Parcels 039, 040, 278
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 4/14/22

Item #7	Specific Plan 2022SP-019-001
Project Name	Meridian Court
Council District	05 – Parker
School District	05 - Buggs
Requested by	Smith Gee Studio, applicant; Dickerson Pike PropCo II and Tommy Gene Moss, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the April 28, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 26 multi-family units.

Zone Change

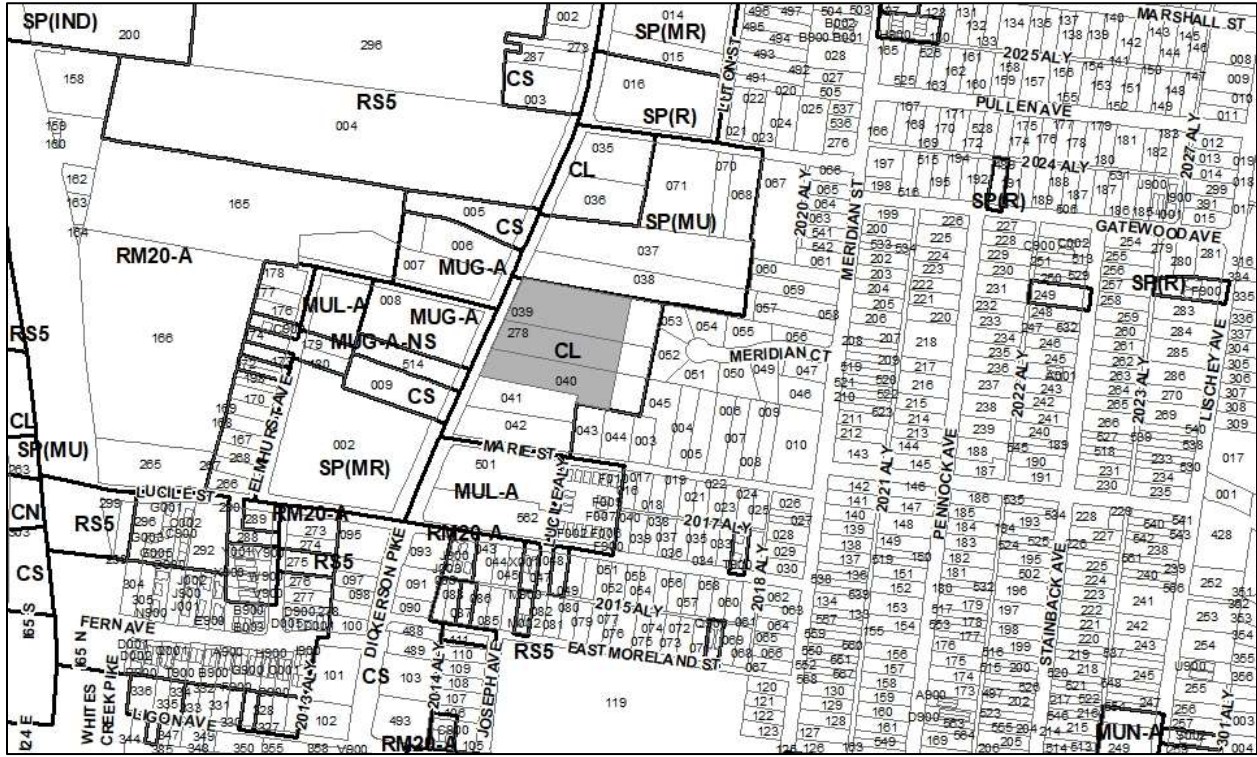
A request to rezone from Commercial Limited (CL) and Single-Family Residential (RS5) to Specific Plan (SP) zoning on properties located at 120, 121, 124, 125 Meridian Ct, and 123 Marie St, and a portion of property located at 1405, 1407, 1409 A Dickerson Pike, approximately 500 feet east of Dickerson Pike, (2.5 acres), and located within the Detached Accessory Dwelling Unit (DADU) Overlay District, to permit a multi-family development.

STAFF RECOMMENDATION

Staff recommends the item be deferred to the April 28, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 4/14/22



2022Z-039PR-001

Map 071-11, Parcel(s) 039-040, 278
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 4/14/22

Item #8	Zone Change 2022Z-039PR-001
Council District	05 - Parker
School District	05 - Buggs
Requested by	Smith Gee Studio, applicant; Dickerson Pike Propco 2, LLC, owner.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the April 28, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from CL to MUG-A-NS.

Zone Change

A request to rezone from Commercial Limited (CL) to Mixed Use General – Alternative – No Short Term Rentals (MUG-A-NS) zoning for a portion of properties located at 1405, 1407, 1409A Dickerson Pike, approximately 200 feet north of Marie St (3.47 acres), and within the Dickerson Pike Sign Urban Overlay District.

STAFF RECOMMENDATION

Staff recommends deferral to the April 28, 2022, Planning Commission meeting.



NO SKETCH



Metro Planning Commission Meeting of 4/14/22

Item #9a**Text Amendment 2022Z-004TX-001****Project Name****Conservation Development****Council Bill No.**

BL2022-1121

Council District

Countywide

School District

Countywide

Requested by

Councilmember Angie Henderson

Deferrals

This item was deferred at the March 24, 2022, Planning Commission meeting. The public hearing was held and closed.

Staff Reviewer

Pike

Staff Recommendation

Defer to the April 28, 2022, Planning Commission meeting

APPLICANT REQUEST

Amend Chapters 17.12, 17.24, 17.28, 17.36 and 17.40 of the Zoning Code pertaining to the Cluster lot option.

PROPOSED AMENDMENTS TO TITLE 17

The proposal would amend the Zoning Code to modify the standards of Section 17.12.090, Cluster lot option. The primary purpose of the amendments is to establish a more focused purpose and intent that is aimed at incentivizing better protection of sensitive environmental resources in exchange for flexibility of lot size, and to directly link the flexibility of lot size to the amount of open space established to protect sensitive features. Additionally, the proposal would rename the former “Cluster lot option” to “Conservation Development” to better reflect the purpose and intent of the tool and reorganize the standards to make them easier to utilize and implement consistently. The proposal also includes housekeeping amendments in Chapters 17.24, 17.28, 17.36, and 17.40 of the Zoning Code that are necessary to change references to “Cluster lot option” to “Conservation Development,” correct errors in code section references, and ensure consistency across the Zoning Code.

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 4/14/22

Item #9b

Project Name

Council Bill No.

Council District

School District

Requested by

Deferrals

Text Amendment 2022Z-005TX-001

Tree Protection and Replacement

BL2022-1122

Countywide

Countywide

Councilmember Angie Henderson

This item was deferred at the March 24, 2022, Planning Commission meeting. The public hearing was held and closed.

Staff Reviewer

Staff Recommendation

meeting

Pike and Shepard

Defer to the April 28, 2022, Planning Commission

APPLICANT REQUEST

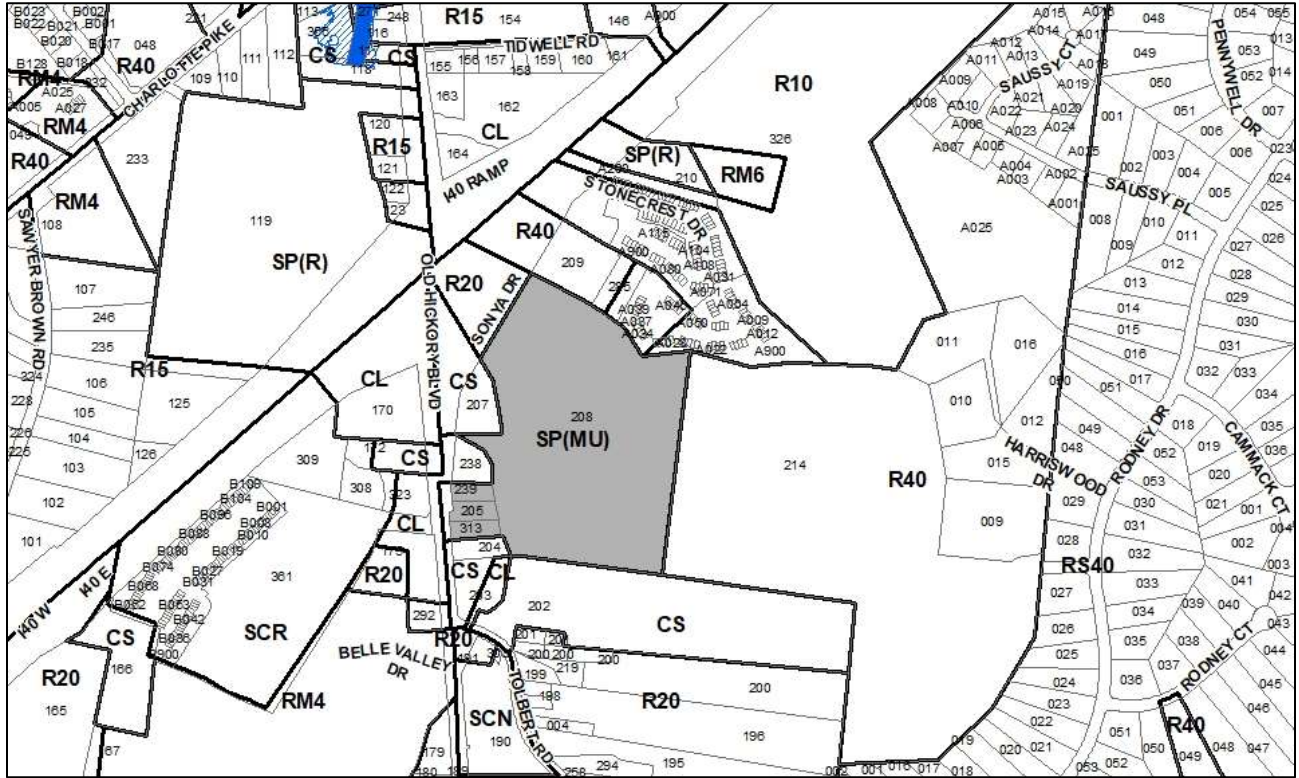
Amend Titles 2 and 17 of the Metropolitan Code of Laws, to amend Chapters 17.24 and 17.28 pertaining to the Tree Protection and Replacement, and to amend Chapters 2.226, 17.04, 17.12, 17.20, 17.24, 17.28, and 17.40 to make associated housekeeping amendments.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 4/14/22



2019SP-007-003

SONYA DRIVE MIXED USE DEVELOPMENT (AMENDMENT)

Map 114, Parcel(s) 205, 208, 239, 313

06, Bellevue

22 (Gloria Hausser)



Metro Planning Commission Meeting of 4/14/22

Item #10
Project Name

Specific Plan 2019SP-007-003
Sonya Drive Mixed Use Development
(Amendment)

Council District
School District
Requested by

22 – Hausser
09 – Tylor
Kimley-Horn, applicant; Southfield Properties and AM Investors No. 2 LLC & Norwood Manor LLC, owners.

Deferrals

This item was deferred from the March 10, 2022 and March 24, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer
Staff Recommendation

Harrison
Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

SP Amendment to permit 175 multi-family units.

Amend SP

A request to amend a Specific Plan for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), zoned Specific Plan (SP), to permit a maximum of 175 multi-family units.

Existing Zoning

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

Proposed Zoning

Specific Plan-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 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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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.

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 29.6 acre site is located near the intersection of Old Hickory Boulevard and Sonya Drive. Uses in the surrounding area consist of single-family residential to the east, multi-family residential to the north along Sonya Drive and commercial uses to the west along Old Hickory Boulevard. Existing site conditions consist of a single-family residential house, commercial uses and vacant land. The Conservation policy applicable to this site identifies an area of steep slopes located along the north and east site boundaries and a stream in the central portion of the site. The proposal orients development away from these environmentally sensitive areas.

Plan Details

The site plan proposes up to 175 multi-family units consisting of attached townhomes. When compared to the currently approved SP, all commercial uses have been removed and an additional 81 units have been added. Attached townhomes are located throughout the site, north of stream buffer areas and slopes. Units orient to open space and private drives. Each townhome has a maximum height of three stories. Site access will be provided from Old Hickory Boulevard, an Arterial Boulevard according to the Major and Collector Street Plan (MCSP), and Sonya Drive, a local street. A private drive that will serve as an access easement throughout the site, will connect to Sonya Drive and Old Hickory Boulevard. An amenity area has also been provided off the access point from Old Hickory Boulevard.

ANALYSIS

This site is located within a mixture of policies with different goals. The CO portions of the site have been largely avoided, but there is a private drive crossing over a stream and some retaining walls. The policy goals of T3 NM are to maintain the existing character of the surrounding neighborhood with only minimal changes. Policy goals for T3 CM are to allow for higher density development along main corridors with residential being more appropriate in between intersections. The proposed plan increases the overall density for this area, while maintaining the mostly townhome type development in the surrounding area. The proposed plan is consistent with the policy goals of CO, T3 NM and T3 CM by avoiding sensitive features as much as possible, maintaining the existing housing type in the surrounding area, and providing an increase in density along the main corridor.



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FIRE DEPARTMENT 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.
- Master permit required prior to construction.

WATER SERVICES RECOMMENDATION

N/A

- Harpeth Valley Utility District.

STORMWATER RECOMMENDATION

Approve with conditions

- TDEC must approved the Hydrologic Study prior to Final SP approval.

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 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 site waste/recycle disposal.
- Along OHB, the Major Street Collector Plan (MCSP) calls for 12 ft. bikeway and 8 ft. planting strip w/ encroachment into Jurisdictional stream/buffer; Prior to final and after TDEC approval, coordinate w/metro planning on MCSP requirements.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Development's proposed access on Old Hickory Blvd is to tie into the 4th leg of the existing signal, which will require a signal modification. Submit signal plans at building permits.
- Development will restripe the intersection of Old Hickory Blvd & Sonya Dr.
- Additional comments forthcoming per the hydraulic determination of the jurisdictional stream.

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	29.6	-	94 U	511	32	41



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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
Hotel (310)	29.6	-	170 R	1,492	80	102

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)	29.6	-	18,000 SF	680	16	69

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	29.6	-	175 U	952	59	76

Traffic changes between maximum: SP and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-1,731	-69	-136

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU district: 3 Elementary 3 Middle 2 High

Projected student generation proposed SP-R district: 6 Elementary 4 Middle 4 High

The proposed SP-R zoning is expected to generate six more students than the existing SP-MU zoning district. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School has been identified as not having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 175 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. A hydrologic determination from TDEC will be required prior to final site plan approval. MCSP improvements will need to be provided along Old Hickory Boulevard if TDEC determines buffers will no longer be required to be maintained.
3. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.



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4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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Metro Planning Commission Meeting of 4/14/22



2021SP-084-001

GRACE PARK SP

Map 060-08, Parcel(s) 048-049

05, East Nashville

08 (Nancy VanReece)



Metro Planning Commission Meeting of 4/14/22

Item #11	Specific Plan 2021SP-084-001
Project Name	Grace Park SP
Council District	08 – VanReece
School District	03 – Masters
Requested by	Timothy Blake Cothran, Applicant; Judy Cothran and Timothy Blake Cothran, owners.
Deferrals	This item was deferred from the March 24, 2022, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Harrison
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit 30 multi-family units.

Zone Change

A request to rezone from Single-Family Residential (RS10) to Specific Plan (SP) zoning for properties located at 3039 and 3041 Hillside Road, approximately 660 feet south of Broadmoor Drive (3.16 acres), to permit 30 multi-family residential units.

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 11 units based on acreage alone.*

Proposed Zoning

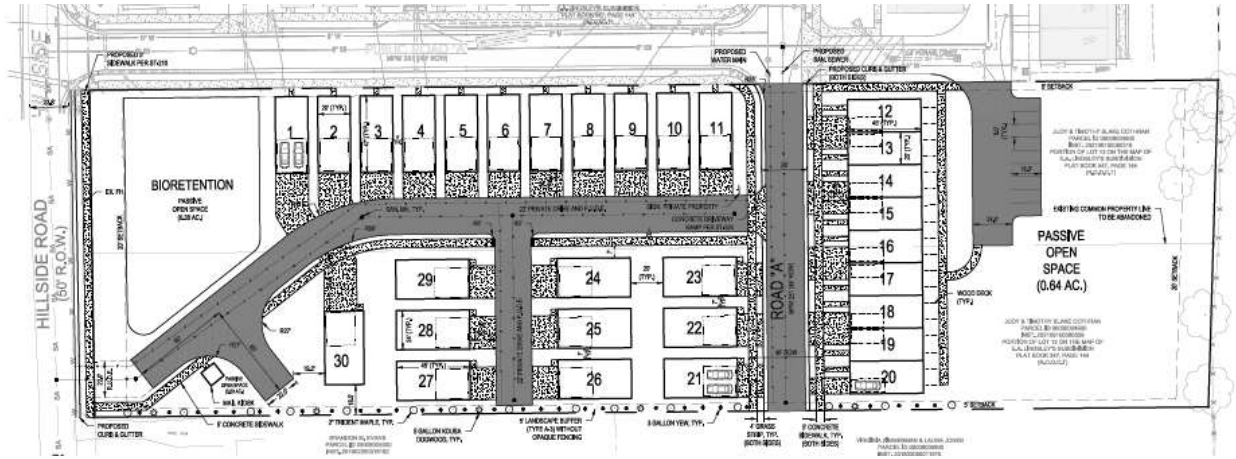
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

EAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 4/14/22



Proposed Preliminary SP



Metro Planning Commission Meeting of 4/14/22

SITE CONTEXT AND PLAN DETAILS

The approximately 3.16 acre site is located on the west side of Hillside Road, south of Broadmore Drive. Currently the surrounding area consists of RS10 and SP zoning with uses of single-family residential and multi-family residential. Hillside Road is classed as a local street in the Major and Collector Street Plan (MCSP).

The site plan proposes up to 30 multi-family units, 21 units being detached single-family units, and the remaining 9 being attached. Of the 30 units, 11 will front an approved ROW to the north, to be built by an adjoining SP (2016SP-078-001), 12 units will front a ROW extension connecting to one to the North, and the remaining 7 units are proposed to be fronting private drives.

Parking on the site is provided with each unit containing a 2-car garage, both rear loaded and front loaded are present, and additional guest parking at the rear of the site. Site vehicular access will be provided by the north-south ROW extension from the SP to the north, with a possible connection to Hillside Road in the event the ROW has not extended. Sidewalks are provided per code, at 5 feet wide with a 4-foot wide planting strip. Elevations have been provided with the plan to be similar to the SP to the north and create a cohesive development.

ANALYSIS

The T4 NE land use policy is intended to create and enhance urban neighborhoods with a diversity of housing types, increase connectivity, and increase density, with consideration of the existing character of the neighborhood. The proposed plan provides a variety of housing types with both attached and detached units, matching the character of the surrounding area. The proposed plan is utilizing an approved ROW and is also proposing an extension of a north-south connection, increasing connectivity. Also, the introduction of sidewalks along these parcels will increase pedestrian connectivity as well since sidewalks are not currently present. The increase in intensity, variety of housing types, ROW connections, and sidewalk creation are consistent with the policy goals of successful redevelopment of existing neighborhoods.

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

Approved

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.



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NASHVILLE DOT RECOMMENDATION

Approve with conditions

- With final: Include proposed public roadway construction drawings (profiles, grades, drainage) (cont.) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Show 'Now Entering Private Drive' signage where applicable off public roads. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Comply with Roads conditions.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential* (210)	3.16	4.356 D	13 U	159	15	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
Multi-Family Residential 3-10 (221)	3.16	-	30 U	162	11	14

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+17 U	+3	-4	-

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 5 Elementary 3 Middle 3 High

The proposed SP is anticipated to produce an additional 8 students from the current RS10 zoning. Students would attend Chadwell Elementary, Jere Baxter Middle School, and Maplewood High School. All three schools have been identifies 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 approve with conditions and disapprove without all conditions.



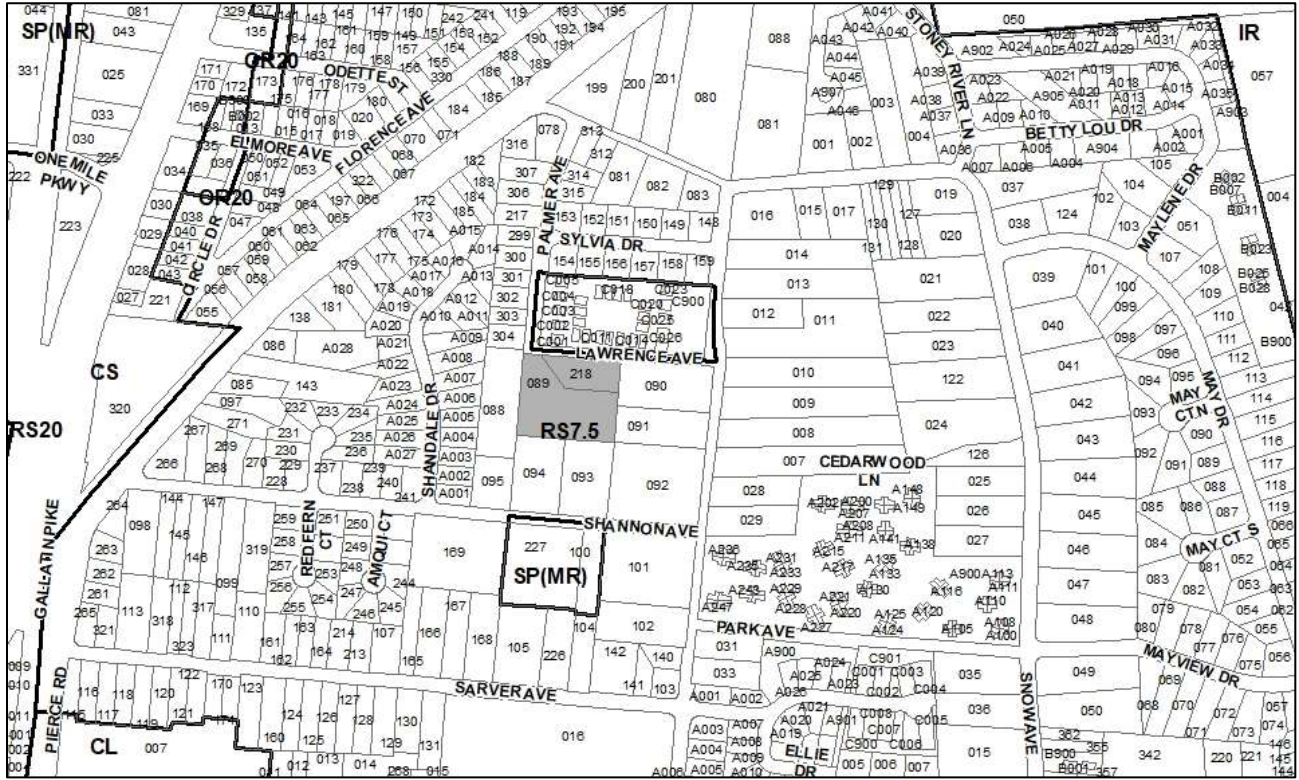
Metro Planning Commission Meeting of 4/14/22

CONDITIONS

1. Permitted uses shall be limited to a maximum of 30 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied shall be prohibited.
2. Before building permits are issued, the ROW to the north, part of 2016SP-078-001, is required to be constructed.
3. Unit primary façade shall be oriented towards ROW. If located on a corner, both ROWs shall be addressed appropriately.
4. If primary vehicular access is proposed along ROW, shared access will be required when possible.
5. With the final site plan, elevations will be consistent with the elevations included with the Preliminary SP.
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 RM9-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 SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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. 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.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 4/14/22



2022SP-018-001

1118 & 1120 LAWRENCE AVE

Map 043-01, Parcel(s) 089, 218

04, Madison

09 (Tonya Hancock)



Metro Planning Commission Meeting of 4/14/22

Item #12	Specific Plan 2022SP-018-001
Project Name	1118 & 1120 Lawrence Avenue
Council District	09 - Hancock
School District	03 – Masters
Requested by	Dale & Associates, applicant; Funez Realty Investments, LLC, owner.
Staff Reviewer	Shane
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Rezone from RS7.5 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan (SP) zoning for property 1118 & 1120 Lawrence Ave, approximately 356 feet east of Pierce Road, (2.03 acres), to permit up to 21 multi-family 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 10 units based on acreage alone.*

Proposed Zoning

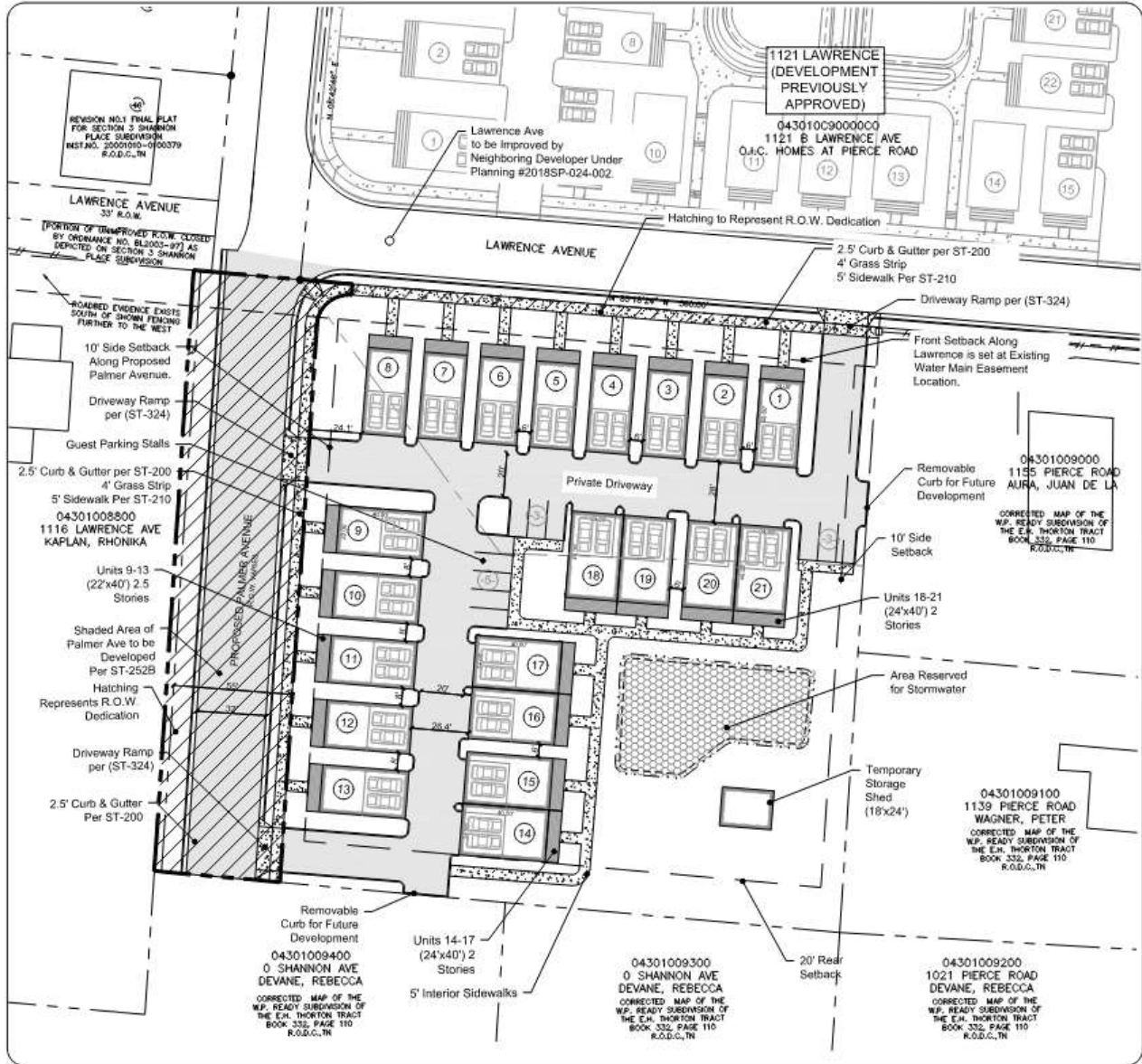
Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing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

MADISON COMMUNITY PLAN

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



Metro Planning Commission Meeting of 4/14/22



Layout Plan (1"=40')



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PLAN DETAILS

The 2.03-acre site is located at the current terminus of Palmer Avenue, where the extension of Lawrence Avenue (to be built with the SP bordering to the north but currently unimproved) will intersect. Three single-family homes exist on the two partially wooded lots (Lots 1 and 2 of the J.L. Walton Subdivision, of record in plat book 6050, page 402) with accessory buildings and a circle gravel drive. A private sewer easement is platted at the entrance to the properties and serves the smaller lot.

The surrounding properties are all single-family homes or vacant residential land zoned RS7.5 except for the multi-family residential development across Lawrence Avenue to the north (Case No. 2018SP-024-001) at 1207 Pierce Road, which features attached and detached homes under an HPR and is under construction.

Site Plan

The plan calls for a detached and attached multi-family residential development, including a maximum of 21 units at a density of 10.34 units per acre. The units will be three-bedroom with two-car garages, in addition to 11 surface parking spaces interior to the site for visitors (a total of 53 parking stalls, which meets Code). The units will range in size from approximately 1,600 square feet to 1,920 square feet with a maximum height of 2.5 stories in 25 feet. The units adjacent to the future Palmer and Lawrence Avenue extensions will front those rights-of-way while the units interior to the site will face open space.

The plan calls for a private drive through the site that will connect to Lawrence Avenue along the northern property boundary and to Palmer Avenue at two points along the western boundary. The unit garages and surface parking will be accessed off this private road. Sidewalks connect each unit to the public and private roads and provide pedestrian circulation generally throughout the development. Stormwater facilities will be located within the open space in the southeastern quadrant of the site. Ten-foot-wide B-3 landscape buffers will ring the periphery of the site and shrubbery and a tree will be provided with the parking to meet all Code landscaping requirements.

For development standards not specified in the SP Plan, the property will be subject to the standards of the RM15 zoning district. The development maintains the Code-required 20-foot rear setback, 10-foot side setbacks, and a front setback based on the existing water main easement along Lawrence Avenue.

ANALYSIS

The proposed plan meets many of the goals of the T3 NE policy, such as featuring higher densities and greater housing variety than classic suburban neighborhoods and moderate setbacks and spacing between buildings with moderate levels of connectivity to the surrounding street network. The built form is consistent with the policy, which allows for one to three stories generally. No parking is being proposed between the buildings and the street per the policy guidance.

The proposed SP allows an appropriately intense residential development that achieves the intent of the policy area. The SP includes design standards that are intended to provide for development



Metro Planning Commission Meeting of 4/14/22

that is appropriate to a suburban context while bringing focus to pedestrian spaces and relegating automobile uses to the rear. These include, but are not limited to, providing sidewalks and activating streets with pedestrian entryways. Substantially similar SP multi-family developments have been approved to the north and south (Case Nos. 2018SP-024-001 and 2019SP-010-001) that provide a precedent for the type of development proposed with this application. The proposed infill development will fit with the evolving nature of this suburban neighborhood in Madison.

Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire-Separation-Distance less than 5 feet between units (3'-4' indicated). Exterior walls shall be one-hour fire-rated construction in accordance with IRC R302.1.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

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

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. With final: Include proposed public roadway construction drawings (profiles, grades, drainage) (cont.) Slopes along roadways shall not exceed 3:1.
- Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, ramps, ADA ramps, sidewalks, curb & gutter, stop control, per NDOT detail standards. Show 'Now Entering Private Drive' signage where applicable off public roads. Remove the note: "Lawrence Ave to be Improved by Neighboring Developer Under Planning #2018SP-024-002". Identify the Lawrence Avenue roadway improvement on the plan.
- For the Stubs for Future Development – Identify cross access easement locations, and/or add a reciprocal cross access note. Record the cross access and parking between the two parcels.



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- Identify the proposed location for postal service kiosks and mailbox clusters, in compliance with USPS Policy. Vehicles should be out of roadway when accessing kiosks and mailbox clusters.
- Show the proposed street lighting per the NES Street Light Guidelines.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Ensure final designs follow code.

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)	2.03	5.808 D	11 U	136	12	13

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	2.03	-	21 U	113	7	10

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
-	-	-	+10 U	-23	-5	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 and R15 districts: 2 Elementary 2 Middle 2 High
Projected student generation proposed SP-MR district: 3 Elementary 2 Middle 1 High

The proposed SP-R zoning is expected to generate no more students than the existing RS7.5 zoning district. Students would attend Amqui Elementary School, Neely’s Bend College Prep Middle School, and Hunter’s Lane High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 21 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. 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 4/14/22

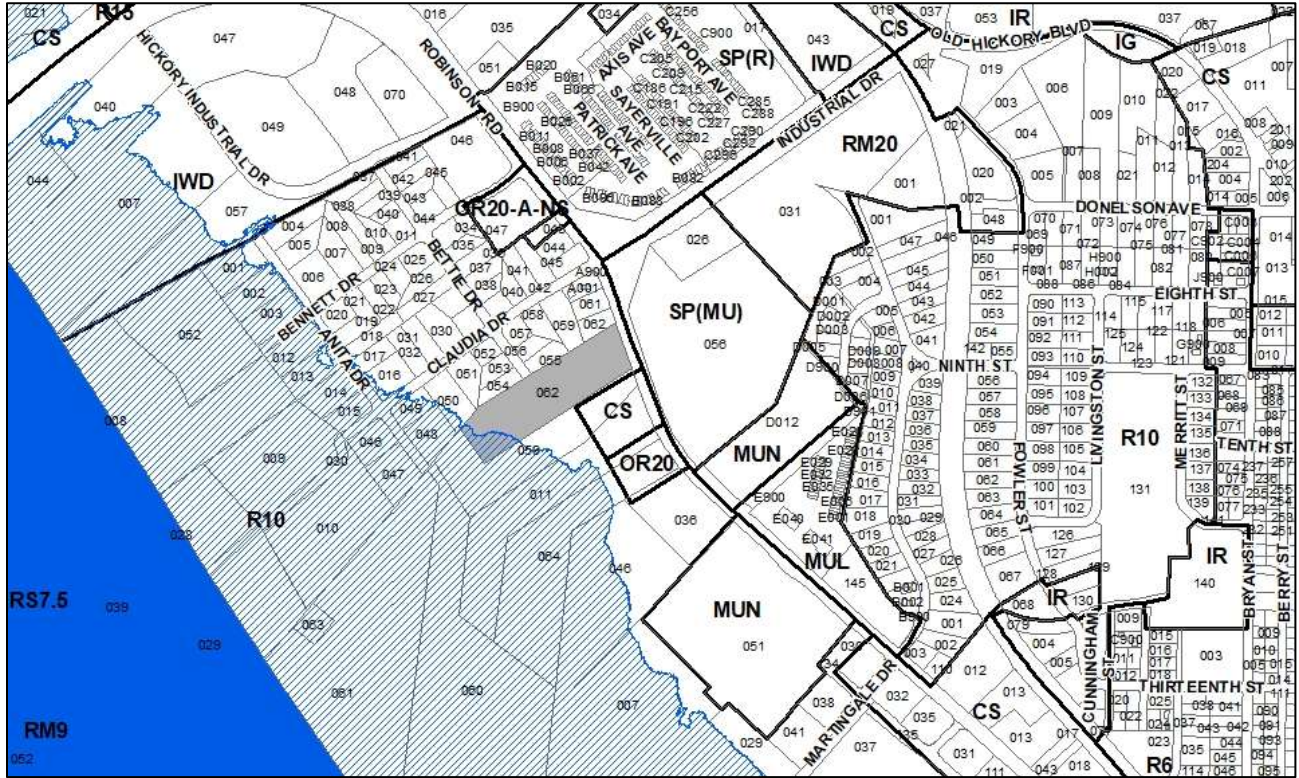
3. On the corrected plan set, remove Letter F from the Architectural Notes on Sheet C0.0.
4. The final site plan shall label all internal driveways as “Private Driveways.” A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
5. The requirements 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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 4/14/22



2022SP-020-001
CLEMMONS RESERVE
Map 044, Part of Parcel(s) 062
14, Donelson - Hermitage - Old Hickory
11 (Larry Hagar)



Metro Planning Commission Meeting of 4/14/22

Item #13

Specific Plan 2022SP-020-001

Project Name

Clemmons Reserve

Council District

11 - Hagar

School District

4 – Little

Requested by

Gresham Smith, applicant; Billy R. Clemmons & Amelia F. Woods, owners.

Staff Reviewer

Elliott

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Rezone from R10 to Specific Plan to permit 40 multi-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning for a portion of property located at 1102 Robinson Rd, approximately 500 feet east of Anita Dr, (4.49 acres), to permit 40 multi-family units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 14 lots with 4 duplex lots for a total of 18 units based on acreage alone.*

Proposed Zoning

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

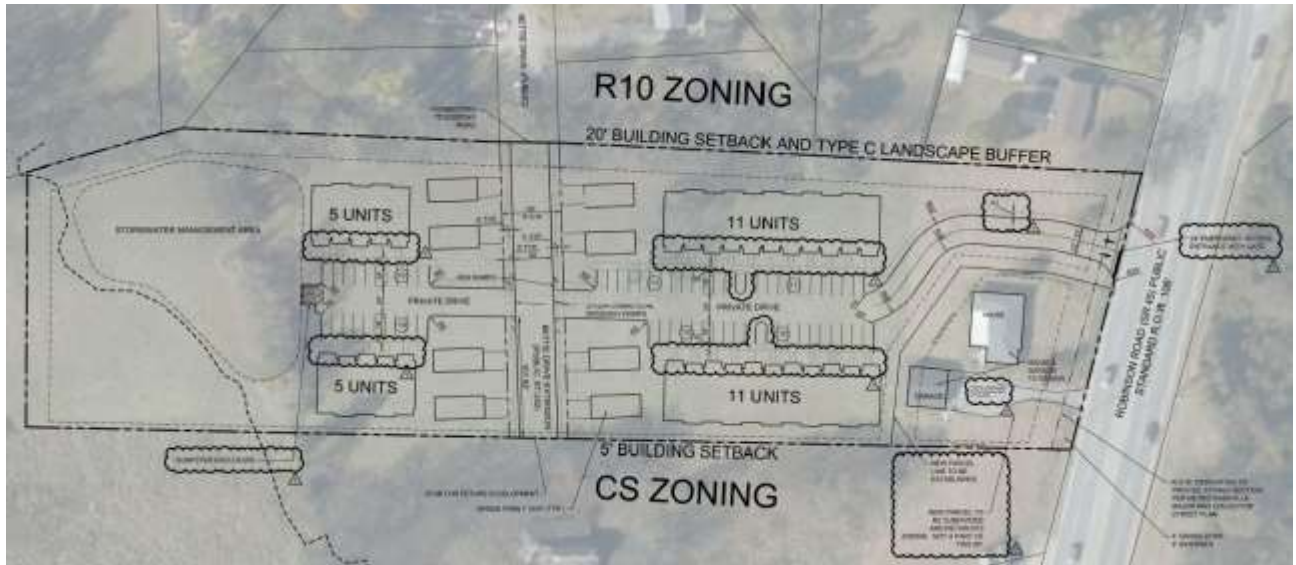
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Residential Corridor (T3 RC) is intended to maintain, enhance, and create suburban residential corridors. T3 RC areas are located along prominent arterial-boulevard or 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 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

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



Metro Planning Commission Meeting of 4/14/22



Proposed Site Plan





Metro Planning Commission Meeting of 4/14/22

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

SITE

The subject site is a portion of a single parcel that is approximately 4.49 acres in the Old Hickory area. The site has frontage onto Robinson Road, an Arterial Boulevard, and as Bettie Drive, a local residential road. The parcel currently contains a single-family residence that draws access from Robinson Road and this is proposed to remain under the existing R10 zoning. The plan proposes to develop the remainder of the site that is vacant. The site slopes down and away from Robinson Road and floodplain exists to the rear of the site. The site is surrounded by single-family, multi-family, and vacant land uses.

PLAN DETAILS

The application proposes 40 multi-family units with two different unit types being provided. Eight of the units are detached units that draw access from an extension of the public street, Bettie Drive. The remaining 32 units are attached townhomes that draw access from private drives that are accessed from the Bettie Drive extension. The detached units provide a garage and driveway for vehicle parking and the attached units are surface parked in the front. A private emergency access is provided onto Robinson Road and otherwise access is limited to the extension of Bettie Drive. A sidewalk connection is shown that will connect this development with the Robinson Road sidewalk.

The application includes elevations and architectural standards demonstrating that the units will have an appropriate form and pattern for the policy and considering the surrounding context. The plan also includes a landscaping plan demonstrating how the site will be buffered and showing that trees will be located between the parking and the units.

ANALYSIS

The application proposes a development pattern that is consistent with the policy guidance for T3 RC areas with an appropriate transition along the Bettie Road extension that is within the T3 NE policy area. The T3 RC policy encourages a suburban residential pattern with high access management and the proposed plan provides this. The plan proposes to address the Robinson Road corridor in a manner that is consistent with the guidance in the T3 RC policy. The existing building is proposed to remain and otherwise the frontage is bolstered with landscaping. The proposed units that front onto the Bettie Drive extension are moderately setback from this public right-of-way and are shown as 2-stories tall, allowing a transition in form from the existing units on Bettie Drive that are within the T3 NM policy. The plans include elevations and architectural standards that will provide a development with appropriate massing and high quality facades. Staff finds the proposal to be consistent with both the T3 RC and T3 NE policies.



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FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Revised plans dated 3/22/22. Limited building details have been provided. Provide architectural elevations for review. A Master permit will be required prior to issuance of permits for construction.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits. (See Capacity Permit #'s T2022010132 and 2022010136).

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. In general, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Show waste/ recycle plan and/or dumpster plan. Note: A private hauler will be required for waste/recycle disposal.
With final: Include proposed public roadway construction drawings(profiles, grades, drainage) (cont.) Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Please reference beforehand if needed.
Add to the call out for drive off Robinson Rd: 'Emergency access only' gated.
Provide 20 ft. temporary turning easements into each private drive.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Single family garages need to show two (2) standard sized cars inside.
- Sidewalk connections need to be made from the two front 11 unit buildings to site driveway and southeast sidewalks all need to connect to one another as well.
- Proper signage showing where the private drive is off of Bettie Dr.
- Driveway into site needs to be reduced to an emergency access only.

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)	5.01	4.356 D	18 U	211	16	19

*Based on two-family lots



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	5.01	-	40 U	216	13	18

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+22 U	+5	-3	-1

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 2 Elementary 1 Middle 1 High

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

The proposed SP zoning is expected to generate 3 additional students than what is typically generated under the existing R10 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

1. Permitted uses shall be limited to a maximum of 40 multi-family residential units. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited.
2. A final plat application shall be submitted concurrent with the final site plan application in order to subdivide the proposed SP from the portion of the parcel retaining its existing zoning. The portion retaining its existing zoning shall comply with both the Metro Zoning Code and the Subdivision Regulations.
3. On the corrected plan set, the front façades of the attached units shall provide pedestrian connections to the internal sidewalk network. The internal sidewalk network shall connect to the sidewalks of Bettie Drive extension and to Robinson Road.
4. The final site plan shall provide the planned Major and Collector Street Plan improvements for Robinson Road along the entire 241 feet of frontage for parcel 04400006200 unless a modification is approved through the final site plan review process by NDOT and Planning.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.



Metro Planning Commission Meeting of 4/14/22

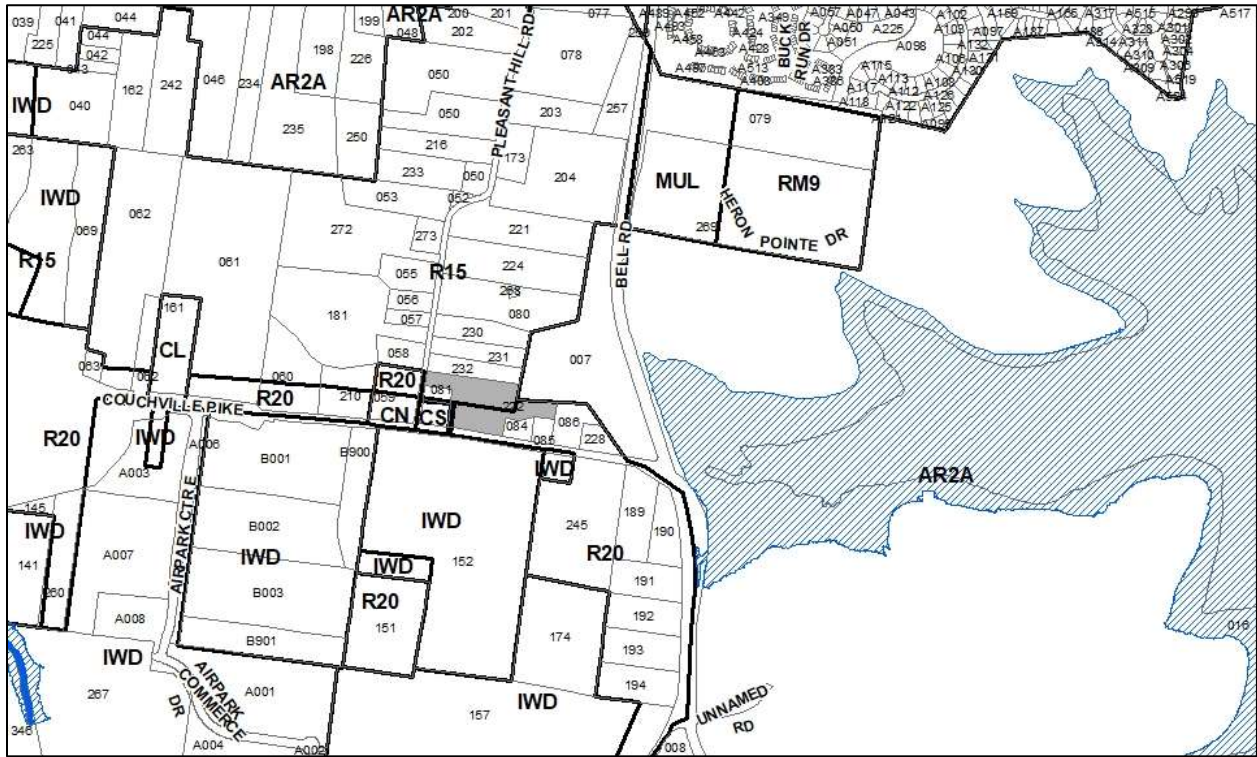
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



SEE NEXT PAGE



Metro Planning Commission Meeting of 4/14/22



2022SP-025-001

JONATHAN KAYNE SP

Map 121, Parcel(s) 222

14, Donelson – Hermitage – Old Hickory

13 (Russ Bradford)



Metro Planning Commission Meeting of 4/14/22

Item #14

Specific Plan 2022SP-025-001

Project Name

Jonathan Kayne SP

Council District

13 – Bradford

School District

07 – Player-Peters

Requested by

Johnathan Kayne LLC, applicant; Walker D.W. ET UX, owner.

Staff Reviewer

Shane

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit uses of IWD.

Zone Change

A request to rezone from Commercial Neighborhood (CN) and One and Two-Family Residential (R15 and R20) to Specific Plan (SP) zoning for property located at Pleasant Hill Rd (unnumbered), approximately 970 feet east of Bell Road (5.25 acres), to permit uses of IWD.

Existing Zoning

Commercial Neighborhood (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

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 lot for a total of 8 units based on acreage alone. Any subdivision would be required to comply with Metro Subdivision Regulations. Duplex eligibility would be determined by Metro Codes Department.*

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 5 lots with 1 duplex lot for a total of 6 units based on acreage alone. Any subdivision would be required to comply with Metro Subdivision Regulations. Duplex eligibility would be determined by Metro Codes Department.*

Proposed Zoning

Specific Plan – Industrial (SP-IND) 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 industrial uses.*

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate



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locations with careful attention paid to building form, site design, and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium- to high-density residential are also present.

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.

Proposed Regulatory SP Start

Development Summary	
SP Name	Johnathan Kayne, LLC
SP Number	
Council District	13, Bradford

Site Data Table	
Site Data	5.25 Acres
Map and Parcel	Map 121 Parcel 00022200
Existing Zoning	R-15
Proposed Zoning	SP-Regulatory
Allowable Land Uses	All uses permitted in IWD

Specific Plan (SP) Standards

1. A maximum of 50,000 building square feet shall be permitted within the property.
2. The property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.

Proposed Regulatory SP End

SITE CONTEXT AND PLAN DETAILS

The 5.25-acre site is located just off the intersection of Couchville Pike and Pleasant Hill Road, straddling two smaller properties on the intersection. A small drainageway winds through the site. The property to the north is vacant residential land also zoned R15. To the east is vacant wooded land zoned AR2a and three single-family properties zoned R20. Across Couchville Pike to the south is the heavy manufacturing Hamilton Creek industrial park, zoned IWD. To the west is a small service shop zoned CS and a single-family home zoned R15. The property has frontage on both Couchville Pike and Pleasant Hill Road.



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The proposed SP is regulatory. The application was originally filed as a straight rezoning to IWD. A rezoning to IWD on this site would permit over 180,000 square feet of building area given the large area of the site and permitted FAR of the zoning district. In order to provide additional regulations beyond those in a rezoning, the request was revised to a regulatory SP. The standards of the regulatory SP include a maximum building area. The proposed SP would permit a maximum of 50,000 square feet of buildable area. The permitted uses in the SP include all uses of IWD. It is a condition of approval that outdoor storage and used auto sales be excluded from these uses.

ANALYSIS

The intent of the D-EC Policy is to maintain, create, and enhance Districts where a mixture of office, commercial, and sometimes select light industrial uses are predominant. The proposed rezoning from CN, R15, and R20 to a regulatory industrial based SP is more consistent with the intent of the D-EC Policy. D-EC Policy guidance includes the consideration of a site’s location in relation to environmentally sensitive features, centers, corridors, and neighborhoods, which should also be weighed when considering rezonings.

The existing environmental features are identified by the CO Policy on the site. These features include a drainageway that traverses the site from the west and southwest to the northeast. This feature should remain in a natural state during the development process. The permitted square footage on the site proposed within the SP limits the amount of buildable area, which is appropriate given the environmental features on the site and the expressed will of the community.

FIRE MARSHAL 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 Residential* (210)	2.39	2.904 D	7 U	90	9	8

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	2.86	2.178 D	7 U	90	9	8

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	5.25	0.8 F	182,952 SF	335	31	34



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Traffic changes between maximum: **RS10 and R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+155	+16	+18

METRO SCHOOL BOARD REPORT

As the proposed SP would not permit residential uses, it is not expected to generate any additional students.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

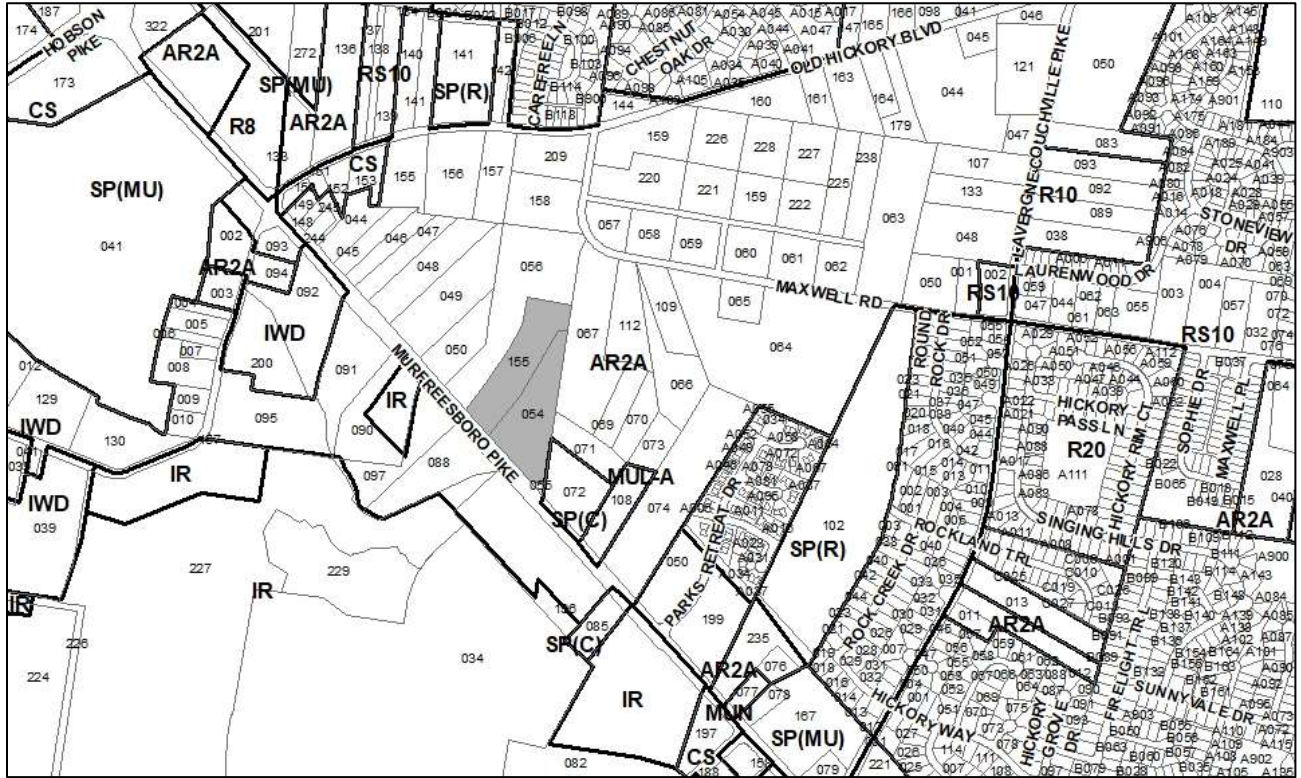
1. Permitted uses shall be limited to 50,000 square feet of the uses permitted within IWD zoning except for outdoor storage and used auto sales.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



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2022SP-026-001 (formerly 2022Z-031PR-001)
4046 MURFREESBORO PIKE SP
Map 175, Parcel(s) 054, 155
13, Antioch - Priest Lake
33 (Antoinette Lee)



Metro Planning Commission Meeting of 4/14/22

Item #15

Specific Plan 2022SP-026-001 (formerly 2022Z-031PR-001)

Project Name

4046 Murfreesboro Pike SP

Council District

33 – Lee

School District

06 – Bush

Requested by

RJX Partners, LLC, applicant; Cooper, Louise TN Real Estate Trust, The & Mortie Q. Dickens, owners.

Deferrals

This item was deferred from the March 24, 2022, Planning Commission meetings. 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 mixed-use development.

Zone Change

A request to rezone from Agricultural/Residential (AR2A) to Specific Plan (SP) on properties located at 4046 & 4060 Murfreesboro Pike, approximately 667 feet northeast of Maxwell RD, zoned AR2A (10.12 acres), to permit a mixed use development.

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 lots for a total of 6 units.*

Murfreesboro Pike Urban Design Overlay (UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

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.



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4046 & 4060 Murfreesboro Pike – Specific Plan

Development & Site Summary

The purpose of this specific plan is to permit a mixed-use development on the site(s).

Address: 4046 & 4060 Murfreesboro Pike

Case Number: 2022SP-026-001

Parcel Number(s): 17500005400 & 17500015500

Site Area: 10.12

Existing Zoning: AR2A

Proposed Zoning: SP

Community Plan Policy: T3-CM

Council District: 31

Applicant: RJX Partners, LLC

Owner: Mortie Q. Dickens; Louise Cooper TN Real Estate Trust c/o Christina Mason

SP Notes & Development Standards

1. The SP is for a mixed-use development that permits all uses in the MUL-A-NS district.
2. Bulk and Massing Standards and Regulation for MUL-A-NS zoning will apply.
3. The Planned Collector T3-M-PCA2 shall be provided on site and will stub to parcel 17500005600 in order to permit a future expansion that would complete the connection to Maxwell Road. The final design of the road will be per NDOT and Planning.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements, of the MUL-A-NS zoning district as of the date of the applicable request or application.

Proposed SP

ANTIOCH - PRIEST LAKE 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 CONTEXT AND PLAN DETAILS

The site includes two parcels for a total of 10.12 acres and is located on the east side of Murfreesboro Pike south of the intersection with Old Hickory Boulevard. This portion of



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Murfreesboro Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan. Both parcels contain a single-family residence and each have a single access point onto Murfreesboro Pike. A 100' TVA easement bisects the property towards the rear of the site with utility lines and a single support structure existing in this easement.

Specific Plan

The SP is intended to allow a mixed-use development and to provide the planned Collector Avenue that the Major and Collector Street Plan plans to traverse this property. The plan identifies that land uses would be limited to those permitted by the MUL-A-NS zoning district and that the Bulk standards would be per the MUL-A-NS zoning district. Otherwise, it requires that the final site plan provides the planned Collector Avenue from Murfreesboro Pike to the rear property line that is adjacent to parcel 17500005600. This Collector Avenue will eventually make a connection between Murfreesboro Pike and Maxwell Road. Maxwell Road is also classified as a Collector Avenue.

ANALYSIS

Staff finds the proposed regulatory SP to be consistent with the T3 CM policy. The land uses and bulk standards of the MUL-A-NS zoning district are consistent with the intent of the T3 CM policy to enhance suburban mixed use corridors by encouraging a greater mix of higher-density residential and mixed use development. The SP also provides the infrastructure that the Major and Collector Street Plan calls for and this infrastructure additionally supports the requested intensity of development.

FIRE MARSHAL RECOMMENDATION

N/A

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/Regulatory 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

- New public roads: The new public road as shown on the MCSP is to be constructed in compliance with NDOT standards. Further coordination with planning and NDOT will be required, prior to the Final SP submittal.



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- With final: Include proposed public roadway construction drawings(profiles, grades, drainage). Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, (access and ADA)ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Show 'Now Entering Private Drive' signage where applicable off public roads. Provide internal stop control at any intersections. Provide stopping sight distance exhibits at any relevant intersections and accesses points. Dimension ROW pavement widths for clarity. Provide turning 'hammer head' or cul-de-sac at the terminus of new collector road. Provide locations of any loading/unloading zones on final site plan. Provide waste/recycle plan on final. Note: A private hauler will be required for waste/recycle disposal. See NDOT traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Conduct a traffic study for this development and provide detailed site plan that includes bedroom counts.
- Ensure all parking meets code as per 17.20.060. (Tandem parking is not permitted.)
- Follow MCSP standards for sidewalk improvements on existing and proposed public ROW. Including requirements for grass strips and bikeways.
- See roads comments.

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)	10.12	0.5 D	6 U	44	3	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)	5.06	1.0 F	220 U	1,197	74	95

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)	2.53	1.0 F	110,207 SF	4,160	103	420

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
Restaurant (932)	2.56	1.0 F	110,207 SF	12,363	1,096	1,077



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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
-	-	-	-	+17,676	+1,270	+1,587

METRO SCHOOL BOARD REPORT

The mix of uses could vary and assumption of impact at this point is premature. Students would attend Mt. View Elementary, J.F. Kennedy Middle School, and Antioch High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

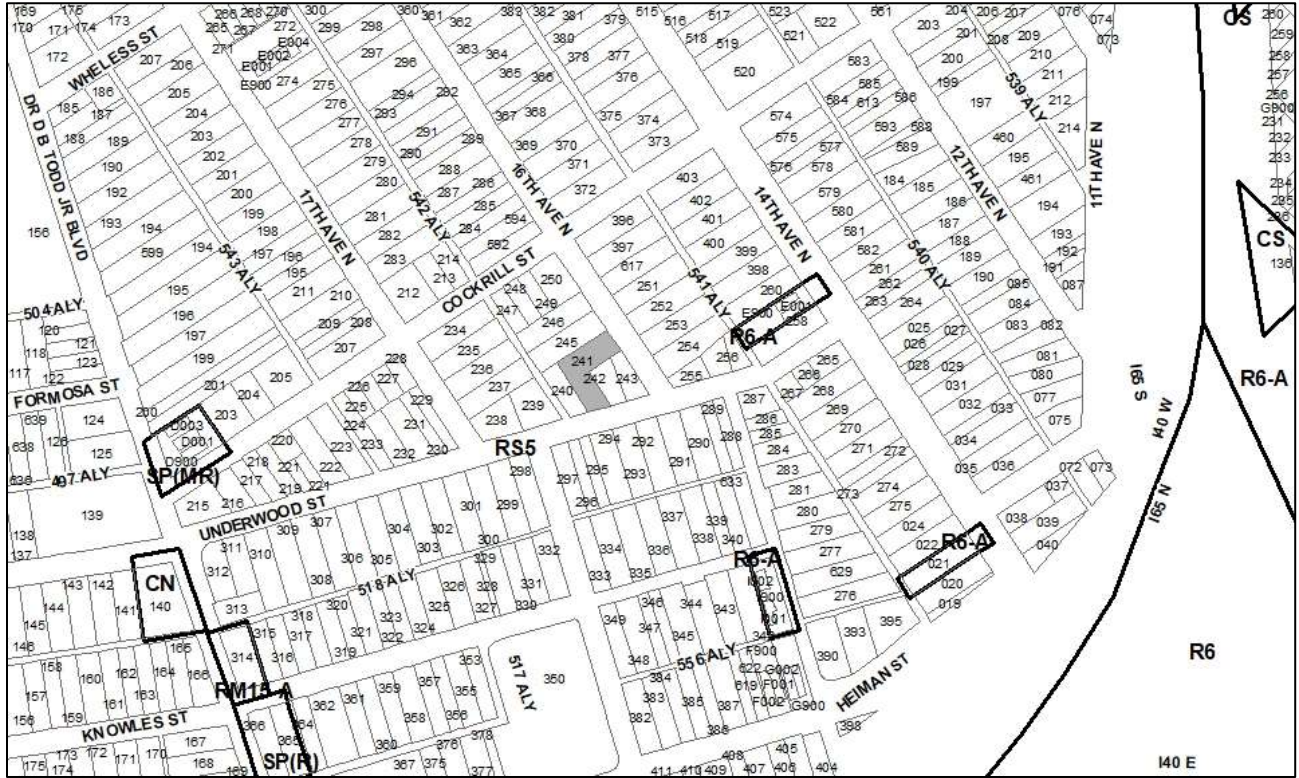
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to uses permitted in the MUL-A-NS zoning district. Short term rental properties, owner occupied and short-term rental properties, not-owner occupied shall be prohibited.
2. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. 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.



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2022Z-019PR-001
Map 081-15, Parcel(s) 241
08, North Nashville
21 (Brandon Taylor)



Metro Planning Commission Meeting of 4/14/22

Item #16
Council District
School District
Requested by

Zone Change 2022Z-019PR-001
21 – Taylor
1 - Gentry
Samuel Brown, applicant and owner.

Deferrals

This item was deferred from the March 24, 2022, Planning Commission meeting. No public hearing was held.

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 property located at 1521 16th Avenue North, located in the Detached Accessory Dwelling Unit Overlay District, approximately 120 feet north of Underwood Street (0.23 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, based on the acreage only. Application of the Subdivision Regulations may result in fewer units at this site.*

Detached Accessory Dwelling Unit (DADU) Overlay District would permit a detached, self-sufficient dwelling unit accessory to a principal structure, subject to existing standards for detached accessory dwelling units in Section 17.16.030.G of the Zoning Code, which includes requirements for, but not limited to, ownership, lot area, setbacks, bulk and massing, design, and access. *The Codes Department provides final determinations of DADU eligibility.*

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 one duplex lots for a total of two units. The Codes Department provides final determinations of duplex eligibility.*

Application of the DADU Overlay would not change under the proposed zoning.

NORTH NASHVILLE 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,



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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.

SITE AND CONTEXT

The 0.23-acre property is located south of Cockrill Street, between Dr. D.B. Todd Jr. Boulevard and I-65, in North Nashville. The site forms an “L” shape, fronting the north side of Underwood Street and the east side of 16th Avenue North, wrapping around smaller adjacent residential properties located to the southeast, at the street corner. The property is developed with a single-family residential structure which fronts 16th Avenue North but is located at the rear corner, where the “L” bends. The surrounding development pattern is varied and includes a mixture of single and two-family residential uses, and a moderate concentration of vacant properties. Recent efforts in the area to redevelop existing and/or vacant properties are ongoing, including along Underwood Street, 16th Avenue North, and Cockrill Street where several properties have recently redeveloped. Underwood Street and 16th Avenue North are local streets. The DADU Overlay was also recently adopted for the area to provide additional housing opportunity for property owners.

ANALYSIS

Staff finds the requested R6-A zoning district to be consistent with the T4 NM policy area at this location. The goal of the policy is to retain the general urban residential character, while acknowledging that some areas will experience change over time. When change occurs, it is important to respect and retain the existing development pattern of the area. Staff considered several factors when evaluating the appropriateness of this rezone request, including property characteristics that are specific to this site and development entitlements permitted under the existing DADU Overlay.

The property’s depth and buildable area resulting from its “L” shaped configuration would accommodate future development that complements the area’s existing pattern. The shape of the property and its presence along two streets provides a unique opportunity that does not exist for other surrounding parcels, where properties either front one street or may be located at the intersection of two streets, but without the benefit of the additional depth provided by the “L” shape. The existing frontage width along 16th Avenue North and Underwood Street is consistent with the frontage of adjacent parcels, where future development would be in keeping with the established spacing and rhythm along the streets. The size of the site is also larger than surrounding parcels along 16th Avenue North and Underwood Street, where additional intensity could be supported, but in a manner that is in keeping with the urban residential pattern of the surrounding T4 NM policy area.

The DADU Overlay, which permits detached accessory dwelling units as an accessory use to the principal structure, would permit a second unit subject to the DADU standards of the Metro Zoning Code. However, a DADU at this site would likely not be feasible because of the requirement to locate the DADU behind the principal structure, which is currently set back from 16th Avenue North near the rear boundary. The locational requirements of DADUs would also



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not provide the same opportunity for a second unit to be located closer to the street, enhancing the block face with development along the street.

Staff supports the R6-A rezone request in this instance due to the site’s unique characteristics, including the size and configuration of the property and the ability for future development to blend in with the existing residential pattern along the street. The proposed zoning allows for one or two-family residential uses, which would increase housing choice in the area. 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. It is also worth noting that the site is not large enough to subdivide in the future, if rezoned to R6-A. Staff is unlikely to support other requests for R zoning within a DADU overlay that do not share the unique characteristics of this property.

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)	0.23	8.712 D	2 U	28	7	2

Maximum Uses in Proposed 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)	0.23	7.260 D	2 U	28	7	2

*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
-	-	-	-	-	-	-

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

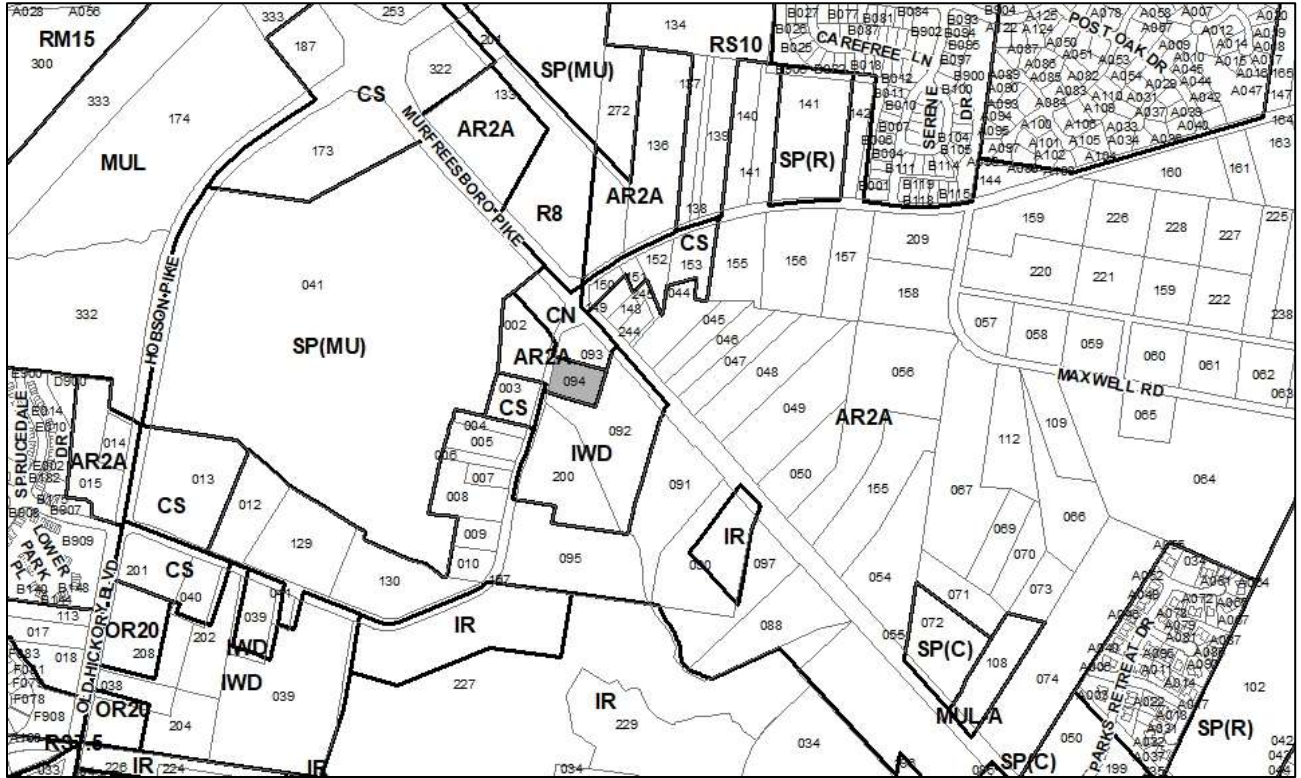
The proposed R6-A zoning is not expected to generate any additional students beyond the existing RS5 zoning. Students would attend Churchwell Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as having additional capacity. This information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

STAFF RECOMMENDATION

Staff recommends approval.



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2022Z-024PR-001
Map 175, Parcel(s) 094
13, Antioch - Priest Lake
33 (Antoinette Lee)



Metro Planning Commission Meeting of 4/14/22

Item #17
Council District
School District
Requested by

Zone Change 2022Z-024PR-001
33 – Lee
06 – Bush
Collier Engineering, applicant; Nesma Mikhaeil & Maged Shokralla, owners.

Deferrals

This item was deferred from the February 24, 2022, and March 10, 2022, Planning Commission meetings. No public hearing was held

Staff Reviewer
Staff Recommendation

Shane
Approve.

APPLICANT REQUEST
Zone change from AR2a to CS

Zone Change

A request to rezone from AR2a to CS zoning for property located at 12515 Old Hickory Blvd, approximately 250 feet south of Murfreesboro Pike (1.61 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units based on acreage alone.*

Murfreesboro Pike Urban Design Overlay (UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

Proposed Zoning

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

ANTIOCH – PRIEST LAKE 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.



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

ANALYSIS

The application consists of one parcel (Map 175, Parcel 094) totaling 1.61 acres in size located approximately 250 feet south of Murfreesboro Pike on the east side of Old Hickory Boulevard. The property contains a vacant grassy lot with immature trees interspersed. The property gently slopes down away from Murfreesboro Pike. Surrounding land uses include a vacant commercial property zoned CN, a wooded property zoned AR2a, a church zoned CS, and a general retail store and a vacant industrial property zoned IWD.

The application proposes to rezone the property from AR2a to CS. The property is within the T3 Suburban Mixed Use Corridor (T3 CM) policy area. T3 CM policy is intended to create pedestrian-friendly, prominent arterial-boulevard and collector-avenue corridors that accommodate residential, commercial, and mixed-use development. The policy prioritizes higher-intensity mixed use and commercial uses near intersections such as the one to the north with Murfreesboro Pike.

The CCM lists CS as an appropriate zoning district under T3 CM policy. The applicant wants to develop this property simultaneously with the one to the north with retail and warehouse uses that are allowed under CN and CS zoning. Any future development plan on the site will be required to meet all the standards of the Murfreesboro Pike Urban Design Overlay.

Commercial land uses are a desired development pattern for T3 CM policy areas, and the current zoning, AR2a, does not support this policy goal. For this reason, staff recommends approval of the rezoning.

FIRE MARSHALL RECOMMENDATION

Approve

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)	1.61	0.5 D	2 U	28	7	2

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.61	0.6 F	42,079 SF	1,588	40	160



Metro Planning Commission Meeting of 4/14/22

Traffic changes between maximum: AR2a and CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,560	+33	+158

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 0 Elementary 0 Middle 0 High

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

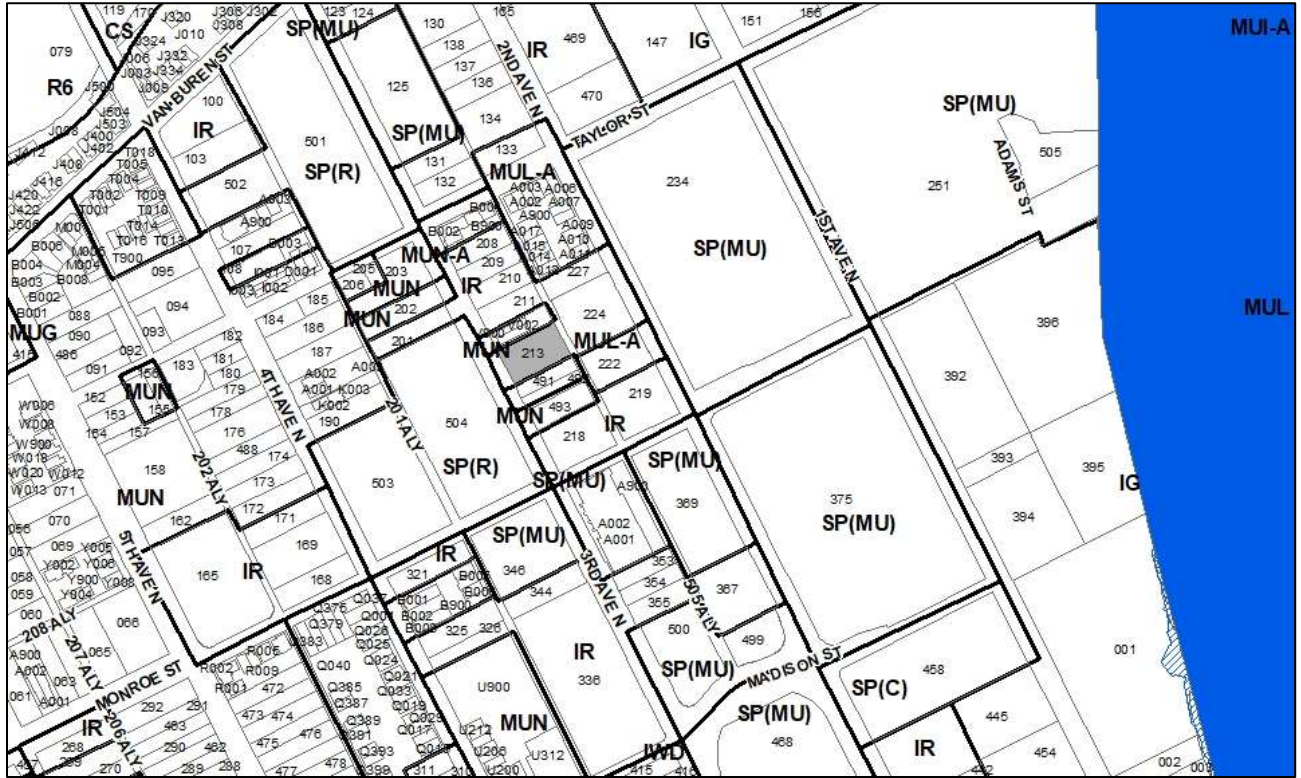
The proposed CS zoning is expected to generate no more students than the existing AR2a zoning district. Students would attend Cane Ridge Elementary School, Antioch Middle School, and Cane Ridge High School. The first two schools are identified as having capacity for additional students while Cane Ridge 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 4/14/22



2022Z-029PR-001

Map 082-09, Parcel(s) 213

08, North Nashville

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 4/14/22

Item #18
Council District
School District
Requested by

Zone Change 2022Z-029PR-001
19 – O’Connell
1 - Gentry
615 Design Group, applicant; LFM Real Estate, LLC,
owner.

Staff Reviewer
Staff Recommendation

Rickoff
Approve.

APPLICANT REQUEST

Zone change from IR to MUN-A-NS

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Neighborhood-Alternative-No STRP (MUN-A-NS) zoning for property located at 1312 3rd Avenue North, approximately 220 feet north of Monroe Street, within the Germantown Historic Preservation District and the Phillips Jackson Street Redevelopment District (0.26 acres).

Existing Zoning

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

Germantown Historic Preservation District Historic Preservation Districts are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

Proposed Zoning

Mixed Use Neighborhood-Alternative-No STRP (MUN-A-NS) is intended for a low intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district

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.

SITE AND CONTEXT

The site is located on the east side of 3rd Avenue North, between Monroe Street and Taylor Street, and is developed with an office building. Alley #505 runs along the rear of the site. Although industrial zoning and some industrial uses exist in proximity to the site, the majority of properties in the surrounding area are zoned for mixed use and developed with multi-family residential, commercial, or mixed use with some scattered single-family residential units. The



Metro Planning Commission Meeting of 4/14/22

site is located at the eastern edge of the Germantown Historic Preservation District, and the existing building is identified as a contributing structure for the district.

ANALYSIS

The requested rezoning to MUN-A-NS is more consistent with the policy goals than the existing IR zoning, and is appropriate given the site’s location and the existing development pattern and zoning along 3rd Avenue North. The proposed zoning allows for a mixture of uses, including commercial and residential, at a scale consistent with surrounding development. The bulk and building placement standards associated with MUN-A-NS zoning ensure mixed-use development that addresses the pedestrian realm and limits the amount of parking between the building and the street, consistent with the goals of the T4 MU policy. The -NS designation will prohibit STRP uses, protecting the existing character of surrounding properties. As the site is a contributing structure for the historic district, future development would be reviewed by Metro Historic.

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)	0.26	0.6 F	6,795 SF	56	1	1

Maximum Uses in Proposed Zoning District: MUN-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)	0.12	0.6 F	3 U	15	1	2

Maximum Uses in Proposed Zoning District: MUN-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)	0.07	0.6 F	1,830 SF	69	2	7

Maximum Uses in Proposed Zoning District: MUN-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)	0.07	0.6 F	1,830 SF	205	18	18

Traffic changes between maximum: IR and MUN-A-NS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+233	+20	+26

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. Students would attend Jones Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools



Metro Planning Commission Meeting of 4/14/22

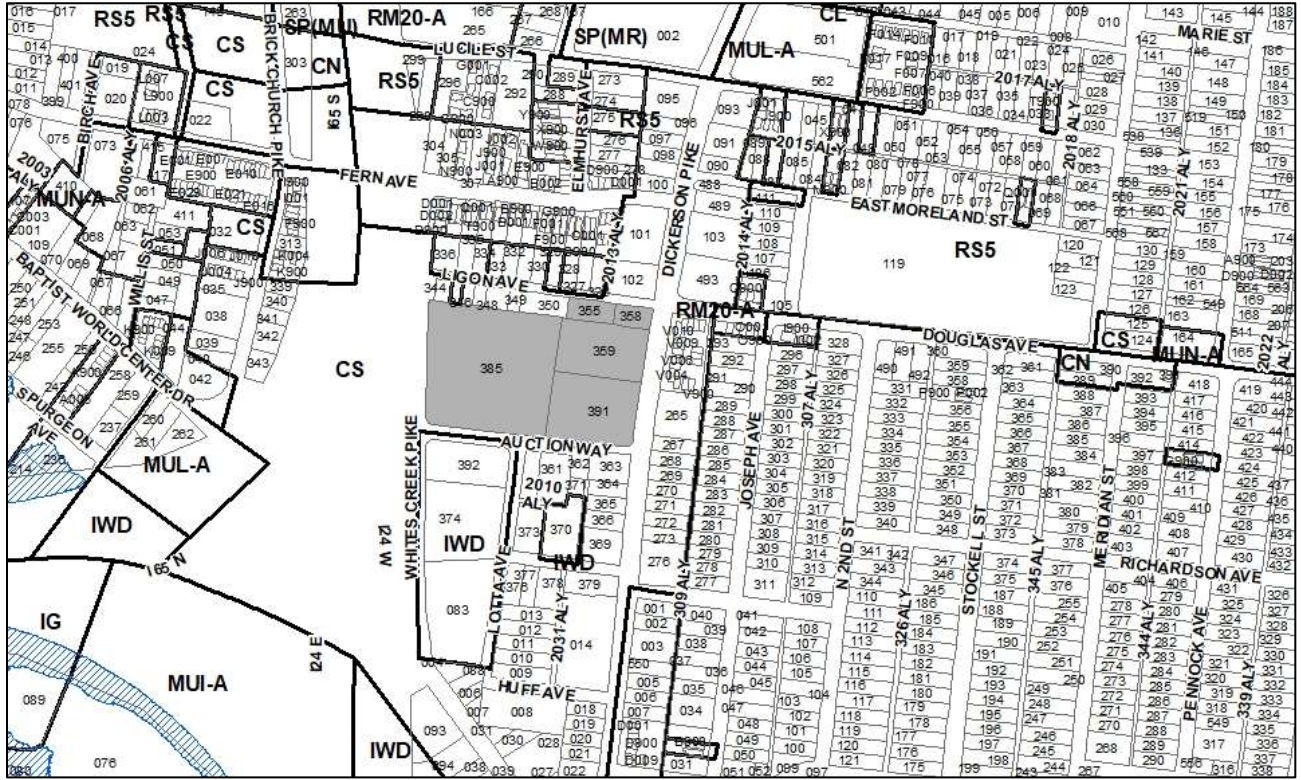
have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 4/14/22



2022Z-034PR-001
Map 071-14, Parcel(s) 355, 358, 359, 385, 391
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 4/14/22

Item #19a

Associated Case(s)

Council District

School District

Requested by

Zone Change 2022Z-034PR-001

48-78P-001

05 – Parker

05 – Buggs

Forstone Capital, LLC, applicant; Crescent Realty Corp and Martha Carol Swafford, owners.

Staff Reviewer

Shane

Staff Recommendation

*Approve.***APPLICANT REQUEST****Zone change from CS to CS-NS.**Zone Change

A request to rezone from Commercial Service (CS) to Commercial Service - No Short Term Rentals (CS-NS) zoning for properties located at 1218, 1224, and 1236 Dickerson Pike, 5 Ligon Avenue, and 1055 Whites Creek Pike, at the southwest corner of Ligon Avenue and Dickerson Pike within the Dickerson Pike Sign Urban Design Overlay and the Skyline Redevelopment District and partially located within a Planned Unit Development Overlay District (7.44 acres).

Existing Zoning

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

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The PUD controls uses on the property. This PUD permits a 33,750-square foot distribution/warehousing building for an electrical supply company.*

Dickerson Pike Sign Urban Design Overlay (UDO) was established in 2008 to regulate signage along the southern portion of Dickerson Pike and is intended to encourage signage that is appropriate in scale and design for pedestrians, motorists, cyclists, and for the building(s) it identifies; encourage creative and innovative approaches to signage; enhance the visual environment by discouraging visual clutter of streetscapes; and ensure that signage is designed for the purpose of identifying a destination in a unique and functional manner.

Skyline Redevelopment District was established in 2007 for redevelopment activities along portions of Dickerson Pike and is intended to provide for residential development, facilities,



Metro Planning Commission Meeting of 4/14/22

businesses, and services characteristic of a high density urban area along a major pike; to support the contiguous residential neighborhoods; and for specialty services catering to a larger market.

Proposed Zoning

Commercial Service - No Short Term Rentals (CS-NS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses. *The -NS designation prohibits short term rental property, owner occupied and short term rental property, not owner occupied.*

EAST NASHVILLE COMMUNITY PLAN

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

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

The Dickerson South Corridor Study is a plan devoted to the long-range planning of this area of East Nashville. The plan provides specific guidance for building form, uses, and other considerations in areas known as supplemental policy areas. The majority of the site and that area currently covered by the PUD is located within the 12-story building height supplemental policy subdistrict while frontage strip along Dickerson Pike and Ligon Avenue is located within the 6-story building height subdistrict. Where the supplemental policies are silent, the guidance of the T4-CC and T4-MU policy areas shall apply.

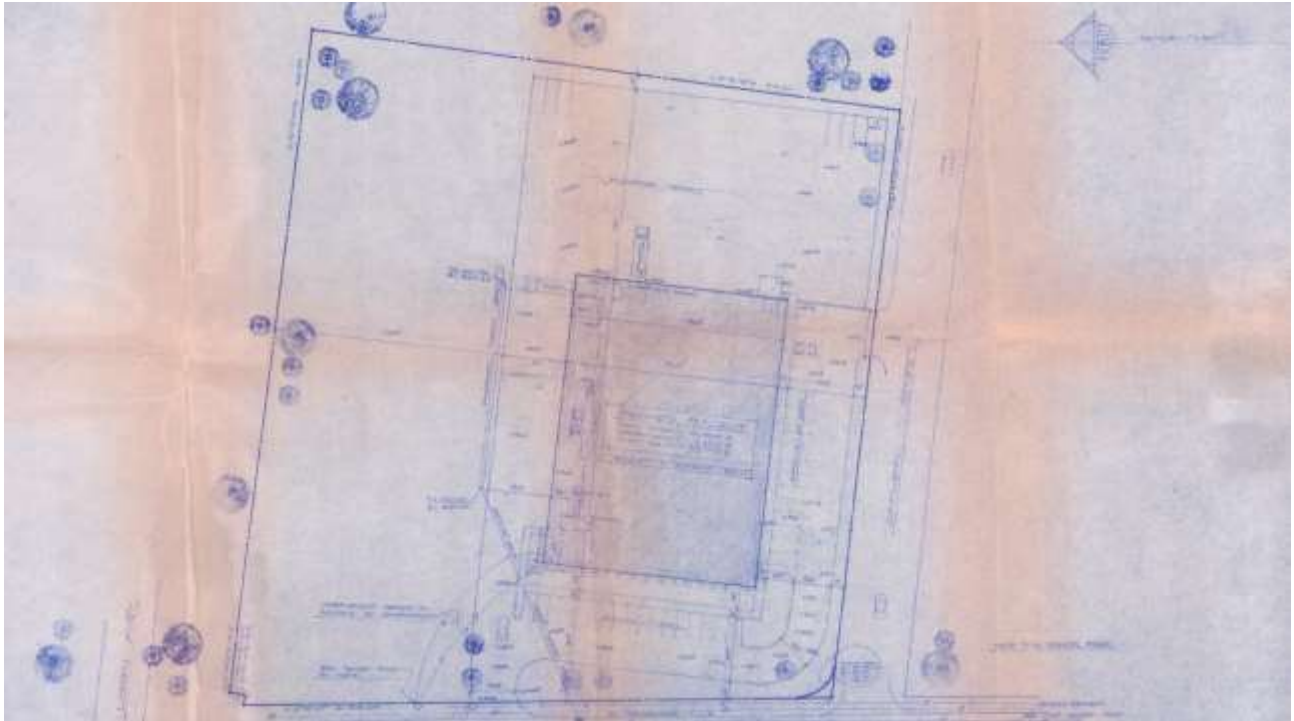
ANALYSIS

The application consists of five parcels (Map 071-14, Parcel(s) 355, 358, 359, 385, 391) totaling 7.44 acres located at the southwest corner of Ligon Avenue and Dickerson Pike. The properties contain a distribution/warehouse building for an electrical supply company (approved under PUD No. 48-78-U), open industrial storage, and automobile sales uses. The existing auto garage structure at 1236 Dickerson Pike is marked by the Metropolitan Historical Zoning Commission



Metro Planning Commission Meeting of 4/14/22

(MHZC) as “worthy of conservation.” (MHZC has determined that the structure is not critical enough to require preservation, however.) Whites Creek pike abuts the rear of the site and provides access to the PUD property. Surrounding uses are of a similar nature (auto dealers, vacant land, open storage) and zoned CS while to the north across Ligon Avenue recent rezonings to MUG-A have been approved in preparation for mixed use development.



Existing approved PUD No. 48-78-U (33,750-square foot distribution/warehousing building for an electrical supply company)

Both the T4 CC and T4 MU polices are intended to create and preserve mixed use areas that provide a diverse range of uses and services to meet the needs of the neighborhood and the larger surrounding urban area. The T4 CC and T4 MU sections of the CCM do not list CS-NS as a possible rezoning district for these policies. However, because the properties are currently zoned CS, rezoning to CS-NS will prepare the site for future mixed-use development (through the Adaptive Residential Development provision of the Zoning Code) while prohibiting short term rental uses in line with the community’s goal of providing more long-term residential options in the neighborhood.

The site is within the Dickerson Pike South study area, which suggests heights of up to 6 stories along the Dickerson Pike and Ligon Avenue frontages, with 12 stories being appropriate throughout the rest of the site. The site is also governed by the MDHA Skyline Redevelopment Plan, which designates the front half of the property as “Arterial Mixed Use” (which calls for “residential development, facilities, businesses, and services characteristic of a high density urban area along a major pike”) and the back half as “Mixed Use” (which calls for providing “a mixture of uses of moderate density off the major pike with ... a strong residential component”). Both long-range policies prescribe an urban mixed use development strategy for the properties.



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The Dickerson Pike Sign UDO will regulate allowable signage upon submission of a site plan to the Codes Department.

CO policy on the site protects areas of steep slopes. Blasting has created a rock wall along the northern and eastern property lines of Parcel 385 and the northern property line of Parcel 359. Future development will have to be sensitive to these features.

The cancellation of the PUD in the accompanying Case No. 48-78P-001 and the addition of the - NS designation to the existing CS zoning are relatively minor zoning map amendments that will have the effect of readying the site for mixed-use development in line with the community's wishes. For this reason, staff recommends approval of the rezoning.

FIRE MARSHALL RECOMMENDATION

Approve

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

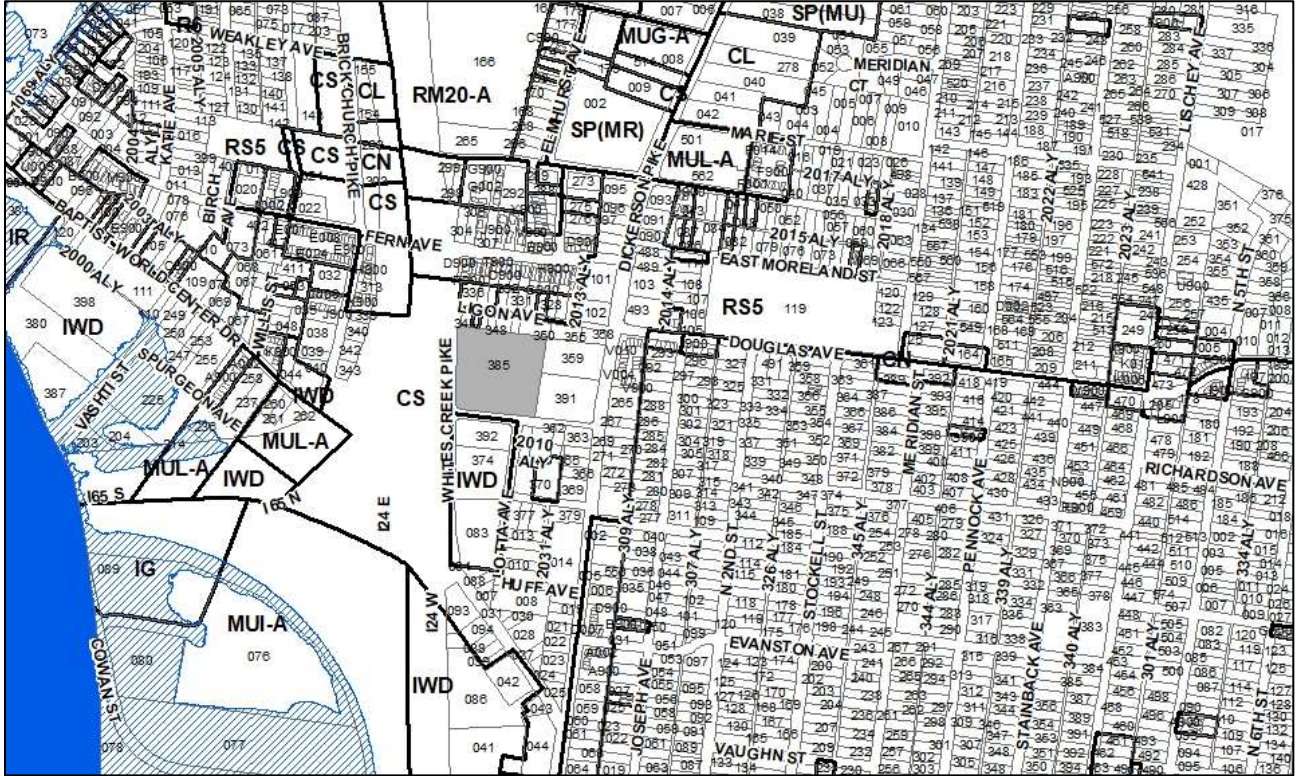
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 4/14/22



48-78P-001

DESCO ELECTRICAL SUPPLY PUD (CANCELLATION)

Map 071-14, Parcel(s) 385

05, East Nashville

05 (Sean Parker)



Metro Planning Commission Meeting of 4/14/22

Item #19b

Project Name

Associated Case(s)

Council District

School District

Requested by

Planned Unit Development 48-78P-001

Desco Electrical Supply PUD (Cancellation)

2022Z-034PR-001

05 – Parker

05 – Buggs

Forstone Capital, LLC, applicant; Crescent Realty Corp., owner.

Staff Reviewer

Shane

Staff Recommendation

Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.

APPLICANT REQUEST

Cancel a Planned Unit Development.

Cancel Portion of PUD

A request to cancel a Planned Unit Development located at 1055 Whites Creek Pike, approximately 100 feet south of Ligon Avenue (4.14 acres), zoned Commercial Services (CS) and within the Dickerson Pike Sign UDO and the Skyline Redevelopment District.

Existing Zoning

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

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The PUD controls uses on the property. This PUD permits a 33,750-square foot distribution/warehousing building for an electrical supply company.*

Dickerson Pike Sign Urban Design Overlay (UDO) was established in 2008 to regulate signage along the southern portion of Dickerson Pike and is intended to encourage signage that is appropriate in scale and design for pedestrians, motorists, cyclists, and for the building(s) it identifies; encourage creative and innovative approaches to signage; enhance the visual environment by discouraging visual clutter of streetscapes; and ensure that signage is designed for the purpose of identifying a destination in a unique and functional manner.

Skyline Redevelopment District was established in 2007 for redevelopment activities along portions of Dickerson Pike and is intended to provide for residential development, facilities,



Metro Planning Commission Meeting of 4/14/22

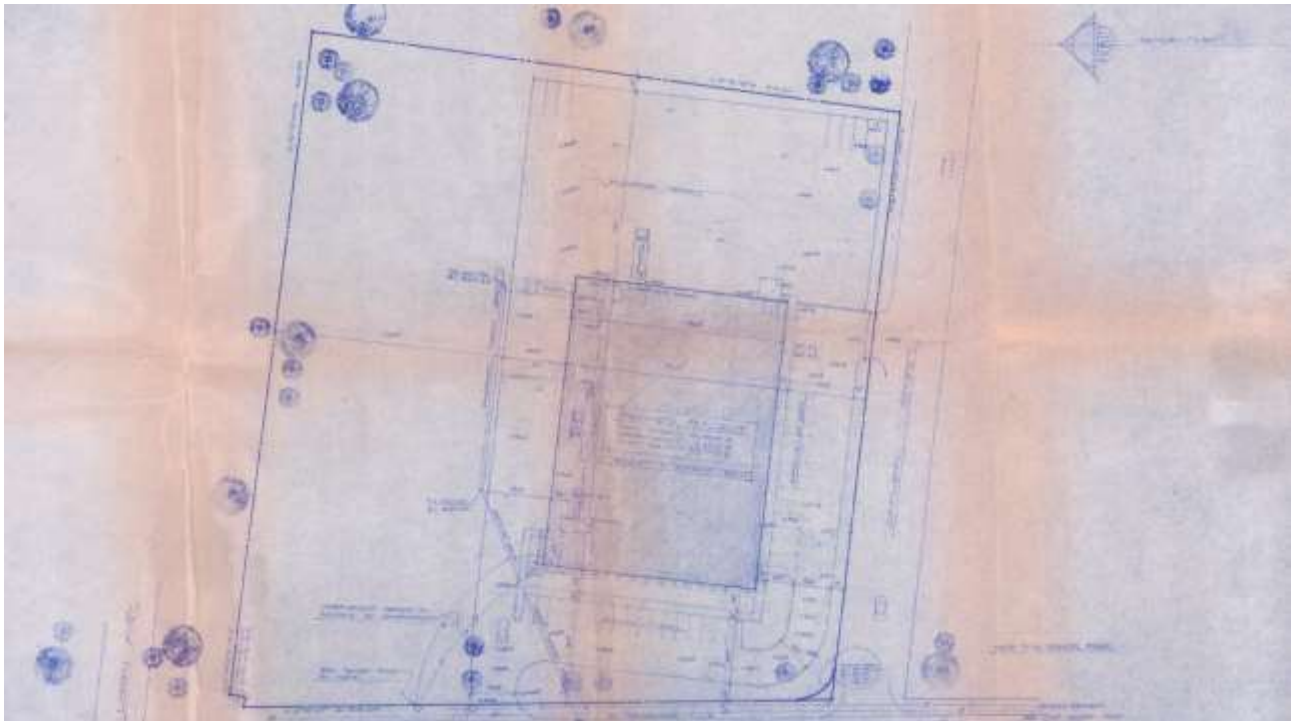
businesses, and services characteristic of a high density urban area along a major pike; to support the contiguous residential neighborhoods; and for specialty services catering to a larger market.

EAST NASHVILLE COMMUNITY PLAN

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

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

The Dickerson South Corridor Study is a plan devoted to the long-range planning of this area of East Nashville. The plan provides specific guidance for building form, uses, and other considerations in areas known as supplemental policy areas. The site is located within the 12-story building height supplemental policy subdistrict. Where the supplemental policies are silent, the guidance of the T4-MU policy area shall apply.



Existing Approved PUD No. 48-78-U (33,750-square foot distribution/warehousing building for an electrical supply company.)



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ANALYSIS

This PUD (File No. 48-78-U) was originally approved in 1978 and included a site plan for a distribution/warehouse building for an electrical supply company. The site plan consisted of a 33,750-square foot building with appurtenant paved parking, loading, and storage areas, with access onto both Carver Street and Whites Creek Pike. Though ownership has changed, the property is still operated as an electrical supply business. In the meantime, community plans have been adopted that envision a more intense, mixed-use future for this property and the surrounding area. Cancellation of this PUD would remove entitlements that no longer meet the intent of the adopted NashvilleNext general plan and make possible development plans that more closely meet the intent of the adopted plan and supplemental policies for the site.

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

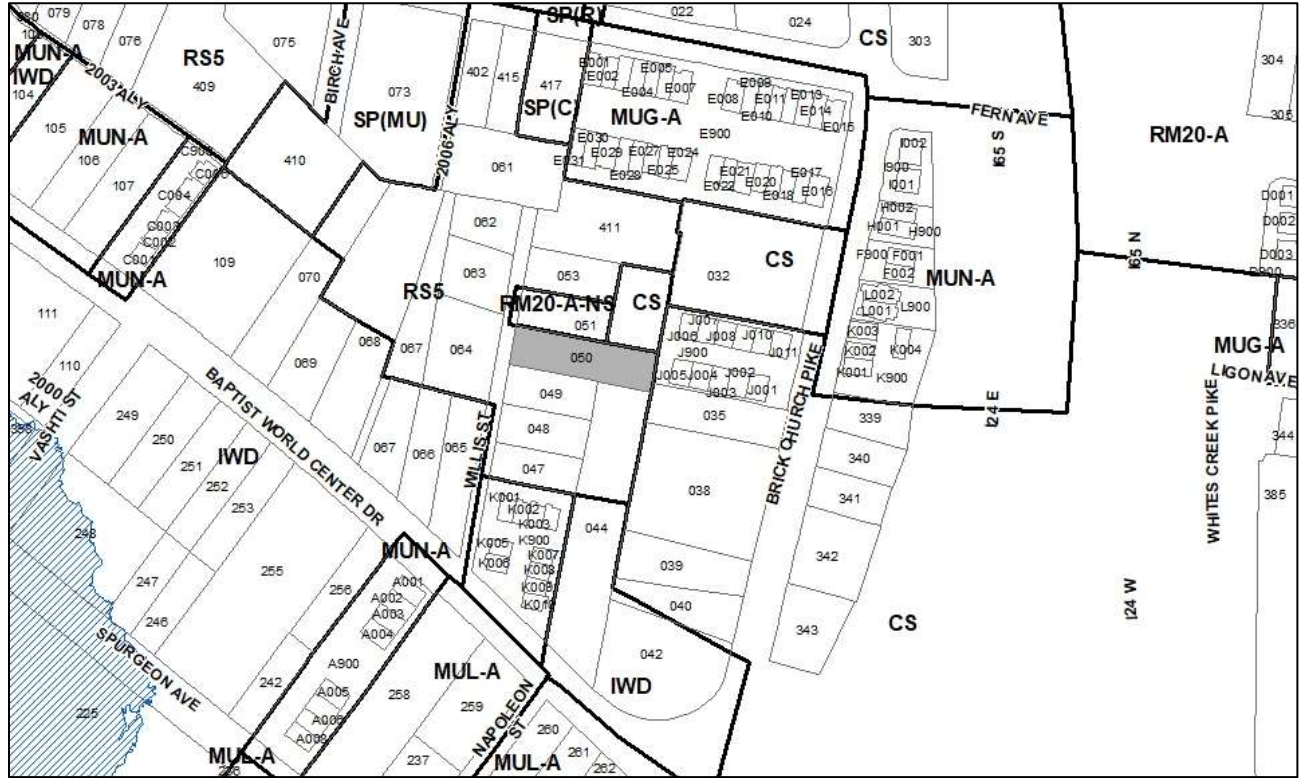
- No objection to cancel.

STAFF RECOMMENDATION

Staff recommends approval if the associated rezoning is approved and disapproval if the associated rezoning is not approved.



Metro Planning Commission Meeting of 4/14/22



2022Z-036PR-001

Map 071-14, Parcel(s) 050

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 4/14/22

Item #20
Council District
School District
Requested by

Zone Change 2022Z-036PR-001
02 – Toombs
01 - Gentry
Duane Cuthbertson, applicant; Build Nashville, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve.

APPLICANT REQUEST

Zone change from RS5 to RM20-A-NS.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative-No Short-Term Rentals (RM20-A-NS) for property located at 16 Willis St, approximately 269 feet southwest of Baptist World Center Drive (0.22acres).

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 one residential unit based on acreage alone.*

Proposed Zoning

Multi-Family Residential-Alternative-No Short-Term Rentals (RM20-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of four residential units.*

BORDEAUX - WHITES CREEK - HAYNES TRINITY 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.

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 approximately 0.22-acre site is located on the east side of Willis Street near Baptist World Center Drive and Brick Church Pike. The Major and Collector Street Plan classifies both Baptist World Center Drive and Brick Church Pike as an Arterial Boulevards and Willis Street is a dead-



Metro Planning Commission Meeting of 4/14/22

end local street. The property is currently classified as single-family. The surrounding land uses are a mixture of single-family residential, multi-family residential, industrial, and vacant residential land. Surrounding zoning districts include RS5, CS and RM20-A-NS. The RM20-A-NS zoning district abuts the northern property line and was rezoned to RM20-A-NS in 2001.

ANALYSIS

The subject site is a single parcel within the T4 MU land use policy and the Haynes Trinity Small Area Plan. The proposed zoning district would permit a level of intensity and land uses that are consistent with the land use policy. The alternative standards would ensure an urban building form that would enhance the area as an urban mixed-use district and is consistent with the guidance in the Haynes Trinity Small Area plan.

FIRE MARSHAL RECOMMENDATION

Approve

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)	0.22	8.712 D	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **RM20-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)	0.22	20 D	4 U	20	1	2

Traffic changes between maximum: **RS5 and RM20-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3 U	+5	-4	+1

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20-A-NS district: 1 Elementary 1 Middle 1 High

The proposed RM20-A-NS zoning district would generate three additional students that what is typically generated under the existing RS5 zoning district. Students would attend Alex Green Elementary School, Brick Church College Preparatory Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

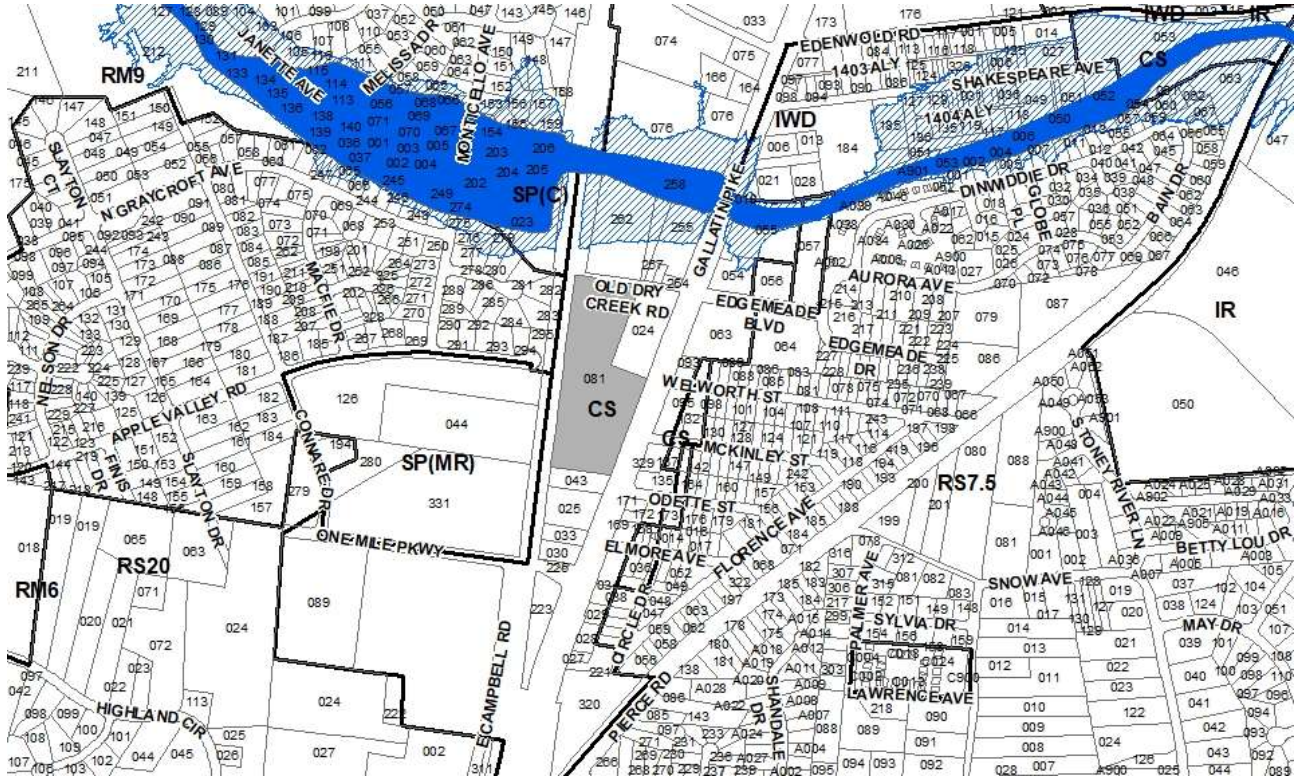
Staff recommends approval.



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Metro Planning Commission Meeting of 4/14/22



2022Z-040PR-001
Map 034, Parcel(s) 081
04, Madison
10 (Zach Young)



Metro Planning Commission Meeting of 4/14/22

Item #21
Council District
School District
Requested by

Zone Change 2022Z-040PR-001
10 – Young
03 – Masters
Kimley-Horn, applicant; RAC Investment Holdings, LLC, owner.

Staff Reviewer
Staff Recommendation

Harrison
Approve.

APPLICANT REQUEST

Zone change from CS to RM40-A-NS.

Zone Change

A request to rezone from Commercial Service (CS) to Multi-Family Residential–Alternative–No Short-term Rentals (RM40-A-NS) zoning for property located at Gallatin Pike (unnumbered), approximately 555 feet north of One Mile Parkway (7.34 acres).

Existing Zoning

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

Proposed Zoning

Multi-Family Residential -Alternative-No Short-term Rentals (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. *RM40-A would permit a maximum of 294 units.*

MADISON 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.

Supplemental Policy

The site is within the Motor Mile Special Policy Area (SPA). This SPA is intended to maintain the “motor mile” as an economic resource for Madison and Davidson County, allowing the expansion and creation of such uses with design guidelines not found in other areas along Gallatin Pike. The SPA for this site is not applicable when a residential zoning is requested and should utilize the underlying policy of T3 CM.



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ANALYSIS

The 7.34 acre site is located on the west side of Gallatin Pike and south side of Old Dry Creek Road. Access for the site is via Gallatin Pike, an arterial boulevard as defined in the Major and Collector Street Plan (MCSP), and Old Dry Creek Road, a local street. The surrounding area is comprised of CS and R10, with uses consisting of residential and commercial. The lower density zoned parcels are located beyond the adjacent railroad tracks on the west side.

The T3 CM policy on the site calls for higher density than adjacent neighborhood zoning with residential uses located off major intersections. While requested zoning of RM40-A-NS is not listed as a zoning recommended within the T3 CM policy, this site is located along a major corridor with multiple commercial uses nearby. A much higher density would be appropriate in this area due to the existing uses and zoning around. Due to the location along an Arterial Boulevard and surrounding uses Staff has determined the requested zoning of RM40-A-NS would be consistent with the T3 CM policy.

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)	7.34	0.6 F	191,838 SF	7,242	181	731

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)	7.34	40 D	294 U	1,601	99	125

Traffic changes between maximum: CS 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
-	-	-	-	-5,641	-82	-606

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM40-A-NS district: 33 Elementary 26 Middle 21 High

The proposed RM40-A-NS zoning is expected to generate an additional 80 students when compared to the CS zoning. Any additional students would attend Gateway Elementary School, Goodlettsville Middle School, and Hunters Lane High School. Gateway Elementary and Hunters Lane High Schools have been identified as having additional capacity. Goodlettsville Middle School has been 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

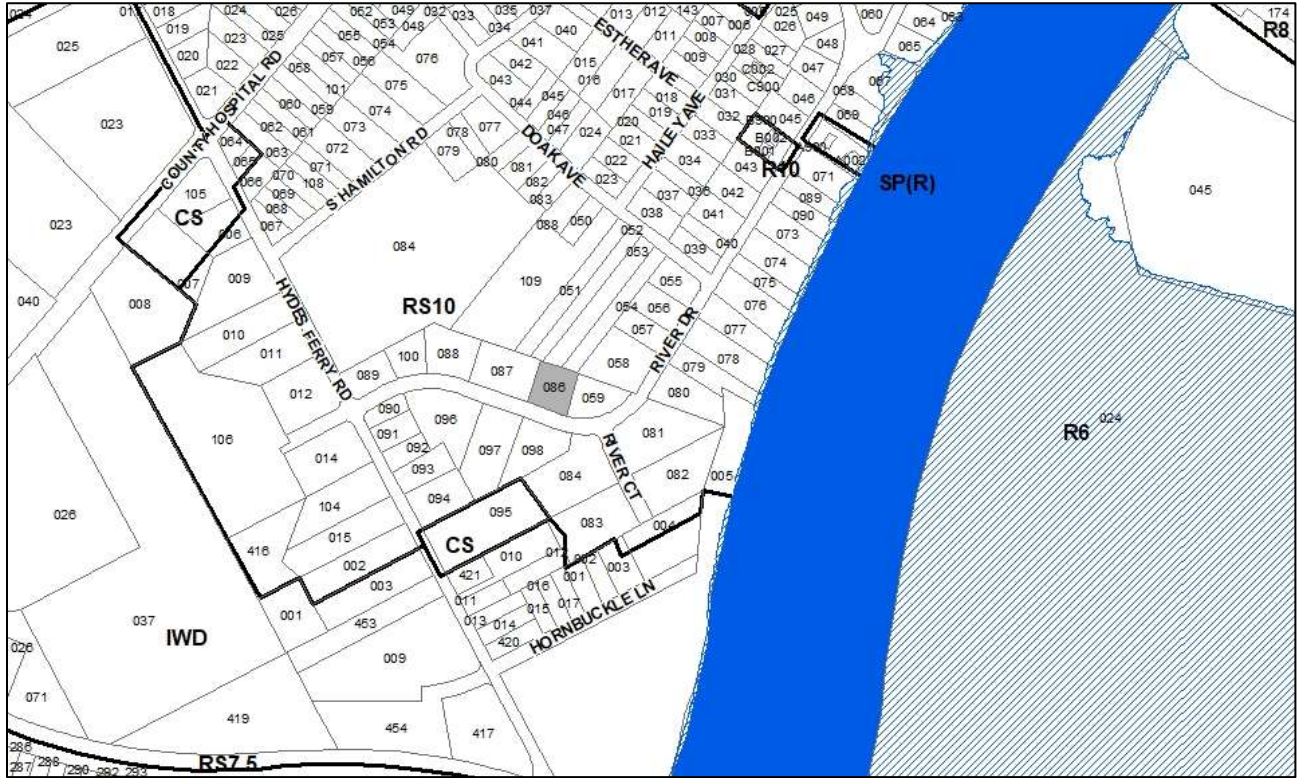
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 4/14/22



2022Z-043PR-001

Map 080-04, Parcel(s) 086

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 4/14/22

Item #22
Council District
School District
Requested by

Zone Change 2022Z-043PR-001
02 – Toombs
01 - Gentry
HC Holdings, LLC, applicant; Ellies Real Estate, LLC,
owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve.

APPLICANT REQUEST **Zone change from RS10 to R10.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 1707 River Dr, approximately 235 feet southeast of River Ct. (0.48 acres).

Existing Zoning

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

Proposed 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-A would permit a maximum of two residential units.

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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

ANALYSIS

The subject property is approximately 0.48 acres. It is located on the north side of River Drive between Hyde’s Ferry Road to the west and River Court to the east. The property is classified as single-family and there is currently a single-family home on the property. Adjacent land uses are



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made up of single-family with single-family zoning (RS10). The predominant zoning in the surrounding area is single-family; however, there have been recent zone changes from single-family to one and two-family. Most of these zone changes were from RS10 to R10 although there are some SPs and other two-family zoning districts as well. While the evolving policy likely anticipated a change in zoning districts within this area, staff and the community are becoming increasingly aware of an increase in rezoning activity. While the T3 NE policy supports diversity of housing types and increased density within the policy area, it is not intended for all to transition away from single-family.

To balance the needs of the current residents and the existing infrastructure and to maintain the housing diversity called for in the policy, staff has analyzed an area bounded by John Mallette Drive to the north, Hydes Ferry Road to the west, the Cumberland River to the south, and Clarksville Pike to the east, which consists of 286 parcels. Since 2021, 39 parcels in the area have been rezoned. For the analysis, staff looked at the study area as if it were not developed and consisted of vacant land and zoned for one and two-family. Under this scenario, a subdivision that included 286 lots would be limited to 25% duplex lots. The 25% limit for duplex lots is dictated by current Zoning Code requirements and is intended to maintain a variety of housing options. The 25% limitation results in 71 lots being appropriate for duplexes. This would allow for the rezoning of 32 additional parcels. Staff recommends that when the 71-parcel mark is reached, further analysis regarding the land uses, infrastructure, and policy should occur to determine if further rezoning is appropriate.

Maximum Uses in Existing Zoning District: RS10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.48	4.3 D	2 U	28	7	2

Maximum Uses in Proposed 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)	0.48	4.35 D	4 U	54	8	5

*Based on two-family lots

Traffic changes between maximum: RS10 and R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+26	+1	+3

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed R10 zoning will generate no more students than the existing RS10 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites



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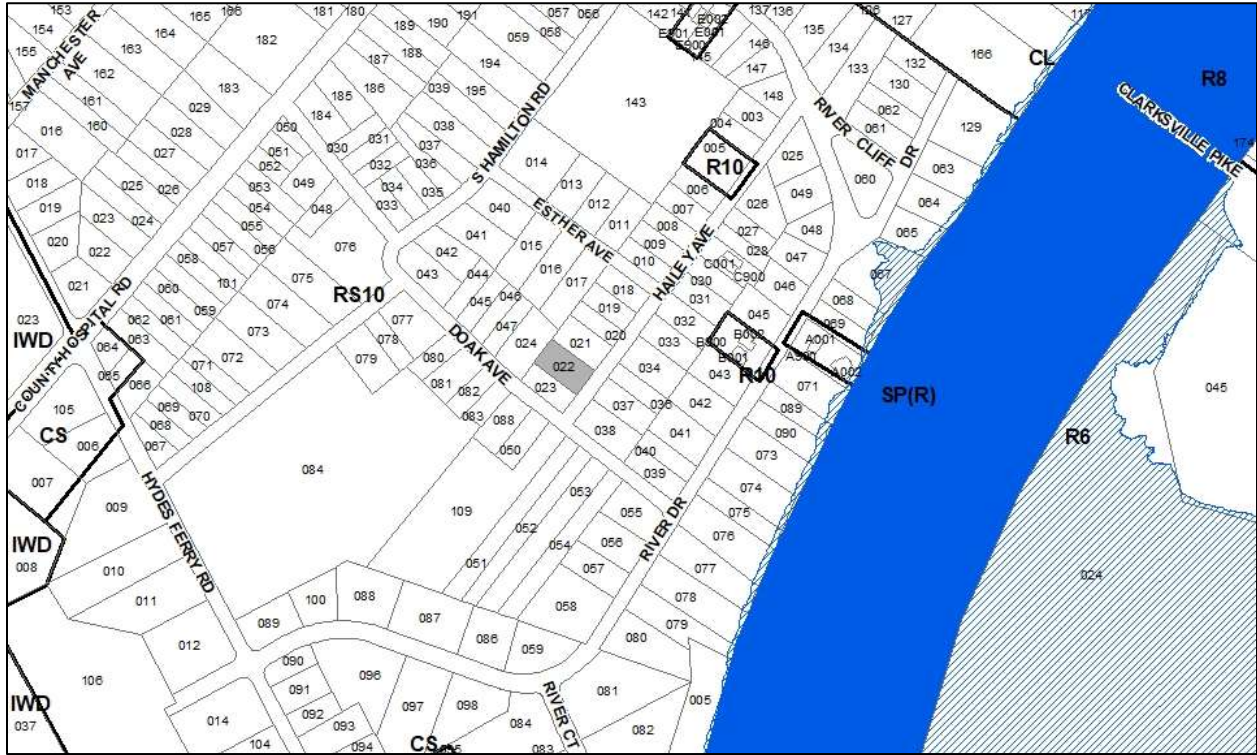
Creek High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



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2022Z-044PR-001

Map 081-01, Parcel(s) 022

03, Bordeaux-Whites Creek-Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 4/14/22

Item #23
Council District
School District
Requested by

Zone Change 2022Z-044PR-001
02 - Toombs
1 - Gentry
HC Holdings, LLC, applicant and owner.

Staff Reviewer
Staff Recommendation

Lewis
Approve.

APPLICANT REQUEST **Zone change from RS10 to R10.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for 1805 Hailey Ave, approximately 66 feet northeast of Doak Ave (0.3 acres).

Existing Zoning

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

Proposed 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 one duplex lots for a maximum of two units. Metro Codes provides final determinations on duplex eligibility.*

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN

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

SITE AND CONTEXT

The site is located northeast of the intersection of Doak Avenue and Hailey Avenue. The 0.3 acre site has frontage along Hailey Avenue. The site has currently been developed with a single-family residential structure. The surrounding properties are primarily zoned RS10 and developed with single-family and two-family uses. There have been several recent rezonings to R10 in the surrounding area.



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ANALYSIS

The site is located in the Suburban Neighborhood Evolving (T3 NE) policy. According to the policy guidance, these areas are undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods. The proposed zoning district will be able to retain the existing character of suburban lots with lower density, while still being able to provide an incremental increase in density by permitting two-family residential units within the area.

The predominant zoning in the surrounding area is single-family; however, there have been recent zone changes from single-family to one and two-family. Most of these zone changes were from RS10 to R10 although there are some SPs and other two-family zoning districts as well. While the evolving policy likely anticipated a change in zoning districts within this area, staff and the community are becoming increasingly aware of an increase in rezoning activity. While the T3 NE policy supports diversity of housing types and increased density within the policy area, it is not intended for all to transition away from single-family.

To balance the needs of the current residents and the existing infrastructure and to maintain the housing diversity called for in the policy, staff has analyzed an area bounded by John Mallette Drive to the north, Hydes Ferry Road to the west, the Cumberland River to the south, and Clarksville Pike to the east, which consists of 286 parcels. Since 2021, 39 parcels in the area have been rezoned. For the analysis, staff looked at the study area as if it were not developed and consisted of vacant land and zoned for one and two-family. Under this scenario, a subdivision that included 286 lots would be limited to 25% duplex lots. The 25% limit for duplex lots is dictated by current Zoning Code requirements and is intended to maintain a variety of housing options. The 25% limitation results in 71 lots being appropriate for duplexes. This would allow for the rezoning of 32 additional parcels. Staff recommends that when the 71-parcel mark is reached, further analysis regarding the land uses, infrastructure, and policy should occur to determine if further rezoning is appropriate.

FIRE MARSHAL RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.30	4.356 D	1 U	15	5	1

Maximum Uses in Proposed 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)	0.30	4.356 D	2 U	28	7	2

*Based on two-family lots



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Traffic changes between maximum: **RS10 and R10**

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 RS10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

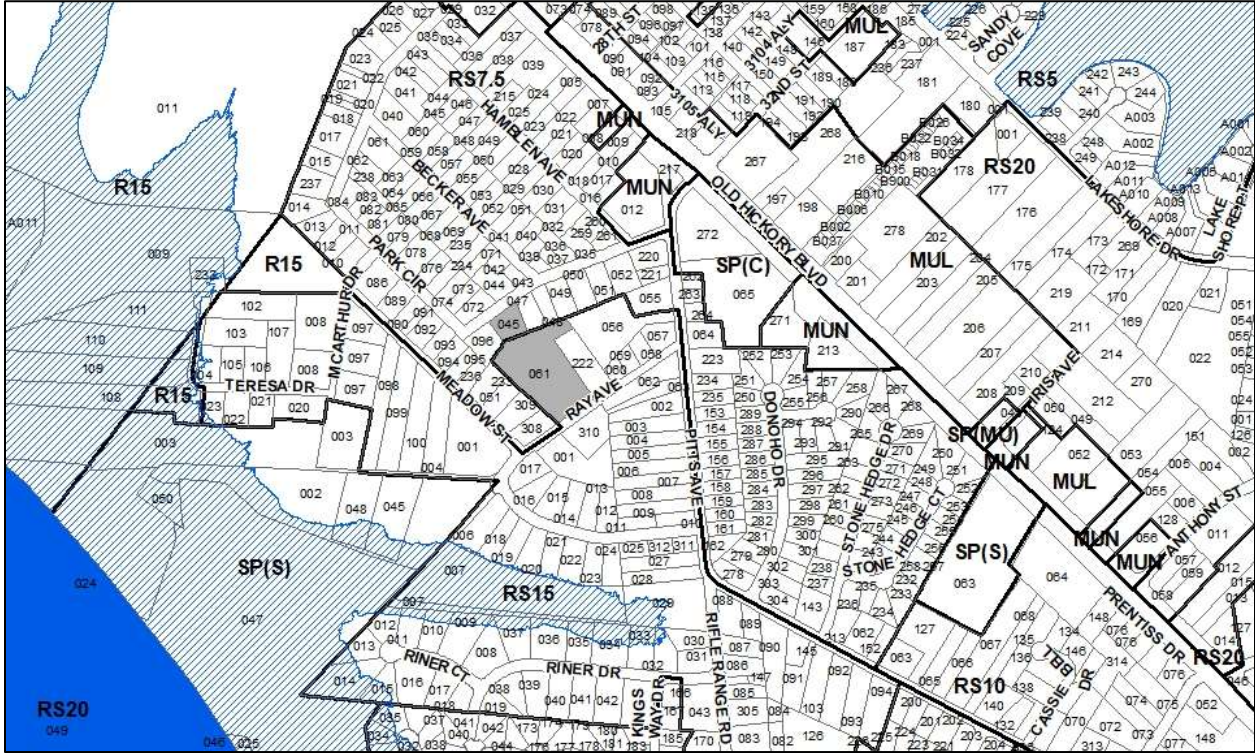
The proposed R10 zoning district is not expected to generate any additional students than what is typically generated under the existing RS10 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools have been identified 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.



Metro Planning Commission Meeting of 4/14/22



2022S-025-001
OVERSTREET SUBDIVISION
Map 053-12, Parcel(s) 045, 061
14, Donelson – Hermitage – Old Hickory
11 (Larry Hagar)



Metro Planning Commission Meeting of 4/14/22

Item #24

Final Plat 2022S-025-001

Project Name

Overstreet Subdivision

Council District

11 – Hagar

School District

04 – Little

Requested by

HFR Design, applicant; Tommy & Flora Ann Overstreet, owner.

Deferrals

This item was deferred from the February 10, 2022, February 24, 2022, March 10, 2022, and March 24, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Harrison

Staff Recommendation

Approve with conditions.

APPLICANT REQUEST

Final plat approval to create 3 lots.

Final Plat

A request for final plat approval to create three lots on property located at Park Circle (unnumbered), approximately 115 feet southeast of Becker Avenue, zoned Single-Family Residential (RS15 and RS7.5) (2.83 acres).

SITE DATA AND CONTEXT

Location: The site is located at the south side of Park Circle, north side of Ray Avenue, and east of the intersection of Meadow Street and Ray Avenue.

Street Type: The site has frontage onto Park Circle and Ray Avenue, and both streets are classified as local streets in the Major and Collector Street Plan.

Approximate Acreage: The proposed area for subdivision is 2.83 acres or 123,380 square feet.

Parcel/Site History: This site is comprised of two parcels. Parcel 45 has existed since at least 1945, and parcel 61 has existed since at least 1947.

Zoning History: Parcel 45 has been zoned RS7.5 since 2011 (BL2011-20) and Parcel 61 has been zoned RS15 since 2011 (BL2011-20)

Existing land use and configuration: Parcel 45 contains a single-family residence and Parcel 61 contains accessory structures in relation to Parcel 45. This site has access to both Park Circle and Ray Avenue.



Metro Planning Commission Meeting of 4/14/22



Proposed Final Plat



Metro Planning Commission Meeting of 4/14/22

Surrounding land use and zoning:

North: Single-Family Residential (RS7.5)
South: Single-Family Residential (RS15)
East: Single-Family Residential (RS7.5 and RS15)
West: Single-Family Residential (RS7.5)

Zoning: Single-Family Residential (RS7.5)

Min. lot size: 7,500 square feet
Max. height: 3 stories
Min. street setback: 20'
Min. rear setback for all properties: 20'
Min. side setback for all properties: 5'
Maximum Building Coverage: 0.45

Zoning: Single-Family Residential (RS15)

Min. lot size: 15,000 square feet
Max. height: 3 stories
Min. street setback: 20'
Min. rear setback for all properties: 20'
Min. side setback for all properties: 10'
Maximum Building Coverage: 0.35

PROPOSAL DETAILS

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

Number of lots: 3 single-family

Lot sizes: Lot sizes range from 0.40 acres (14,487 square feet) to 1.85 acres (80,607 square feet).

Access: Lot 1 will have frontage on Park Circle, and Lots 2 and 3 will have frontage onto Ray Avenue.

Subdivision Variances or Exceptions Requested: None.

APPLICABLE SUBDIVISION REGULATIONS

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

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the



Metro Planning Commission Meeting of 4/14/22

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 Suburban Neighborhood Maintenance (T3 NM) policy. For sites within the T3 transect, the conventional regulations found in Chapter 3 are utilized.

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 RS7.5 or RS15 zoning at the time of building permit. All proposed lots have frontage on Park Circle or Ray Avenue.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

Section 3-5.2 requires lots to meet compatibility with the existing lots along Park Circle and Ray Avenue. The 3 proposed lots will be required to meet compatibility as stated in the Regulations. Being located within T3 NM, compatibility is determined by both lot frontage and lot area of existing lots along the same block face. The required minimum lot frontage for Lot 1 is about 75 feet and the minimum lot area is 11,095 square feet. The required minimum lot frontage for Lots 2 and 3 is 75 feet and the minimum lot area is 10,105 square feet. Lots 1-3 are meeting their respective minimum lot frontage and area minimums, as required. As proposed, the plan meets the requirement.

3-6 Blocks

Not Applicable for this case.

3-7 Improvements

Not Applicable for this case.



Metro Planning Commission Meeting of 4/14/22

- 3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities**
Not Applicable for this case. No new streets proposed.
- 3-9 Requirements for Streets**
Not Applicable for this case. No new streets proposed.
- 3-10 Requirements for Dedication, Reservations, or Improvements**
Not applicable to this case. The proposal does not include ROW dedication.
- 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**
Not Applicable for this case. No new streets proposed.
- 3-13 Street Names, Regulatory and Warning Signs for Private Streets**
Not applicable to this case. The proposal does not include private streets.
- 3-14 Drainage and Storm Sewers**
Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.
- 3-15 Public Water Facilities**
Public Water is provided to this site by Metro. These conditions are listed in the recommendations from all agencies section below.
- 3-16 Sewerage Facilities**
Metro Water Services has reviewed this proposed final plat for sewer and has recommended approval with conditions.
- 3-17 Underground Utilities**
Not applicable to this case. Utilities in subdivisions are required to be located underground whenever a new street is proposed. No new streets are proposed.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the subdivision regulations and zoning code. Future development will be required to meet the standards of the Metro Zoning Code regarding setbacks, etc. Staff recommends approval with conditions as the proposed subdivision meets the requirements of the Zoning Code and Subdivision Regulations.



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COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.
2. Add parcel numbers to lots.

RECOMMENDED ACTION

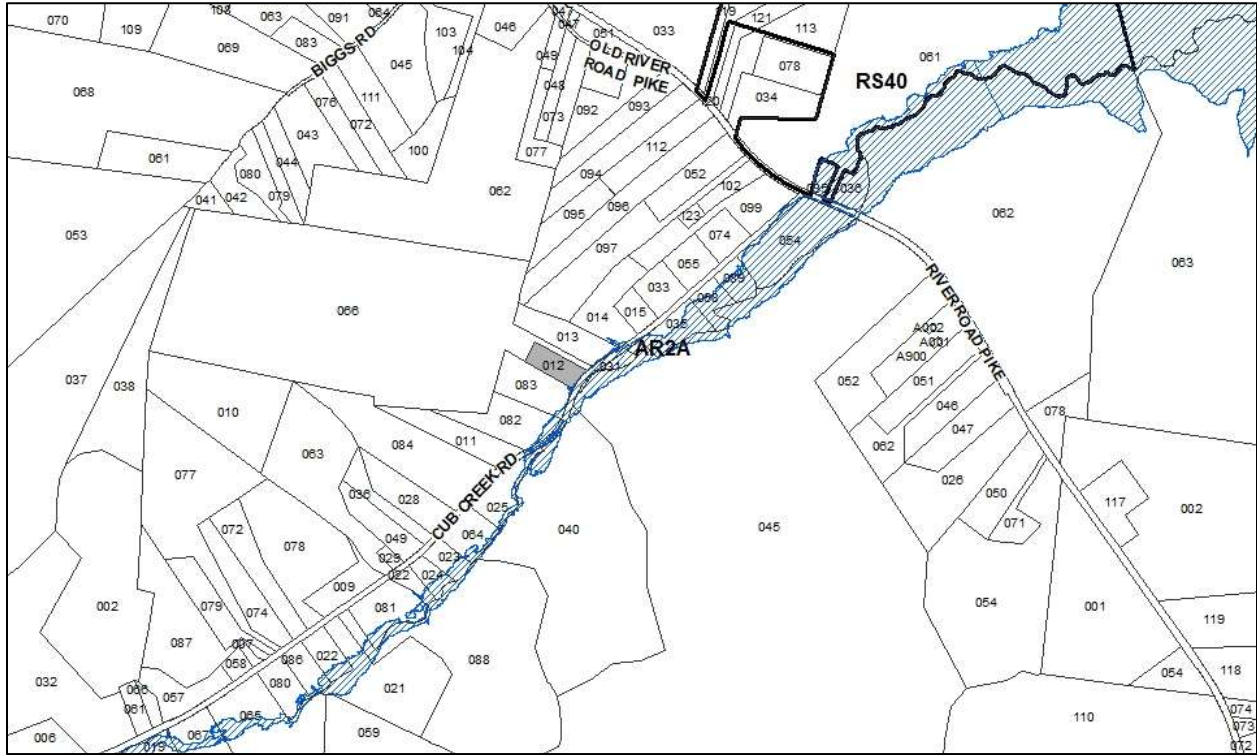
Motion to approve proposed subdivision Case No. 2022S-025-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



SEE NEXT PAGE



Metro Planning Commission Meeting of 4/14/22



2022S-048-001
8392 CUB CREEK ROAD
Map 077, Parcels 012
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 4/14/22

Item # 25	Final Plat 2022S-048-001
Project Name	8392 Cub Creek Road
Council District	35 – Rosenberg
School District	09 – Taylor
Requested by	Collier Engineering, applicant; WGB Properties, LLC, owner.

Deferrals This item was deferred from the March 10, 2022 and the March 24, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation *Approve including approval of a variance to Section 4.2-5.a.1.c. and Section 4.2-5.a.1.d. of the Subdivision Regulations.*

APPLICANT REQUEST

Request for final plat approval to create one lot.

Final Plat

A request for final plat approval to create one lot for property located at 8392 Cub Creek Road, approximately 2,300 feet southwest of River Road Pike, zoned Agricultural and Residential (AR2a), (2.44 acres).

SITE DATA AND CONTEXT

Location: The site is located on the north side of Cub Creek Road. River Road Pike is approximately half a mile to the east.

Street Type: Cub Creek Road is classified as a local road.

Approximate Acreage: 2.44 acres or 106,286 square feet.

Parcel/Site History: The site is comprised of one parcel: Map 077, Parcel 12. The parcel was created in 2022.

Zoning History: The property is zoned Agricultural and Residential (AR2a).

Bulk Standards for AR2a:

- Min. lot size: 2 Acres or 87,120 square feet
- Max. height: 3 stories
- Min. street setback: 40'
- Min. rear setback: 20'
- Min. side setback: 20'
- Maximum Building Coverage: 0.20



Metro Planning Commission Meeting of 4/14/22

Existing land use: Single-Family Residential.

Surrounding land use/ zoning:

- North: Residential/Agricultural and Residential (AR2a)
- South: Residential/Agricultural and Residential (AR2a)
- East: Residential/Agricultural and Residential (AR2a)
- West: Residential/Agricultural and Residential (AR2a)

PROPOSAL DETAILS

Number of lots: 1 lot.

Lot size: 2.44 acres or 106,286 square feet.

Access: Access is provided from Cub Creek Road.

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 T2 Rural Maintenance (T2 RM) policy. For T2 RM, the Rural Character Subdivision Regulations found in Chapter 4 are utilized. There are several subdivision options in the Rural Subdivision Regulations. This proposal utilizes the Countryside Character Design Open Alternative option as described in Section 4-2.5.a. of the subdivision regulations.

4-2.5 Rural Character Design

- a. *Countryside Character Option. This option may be used for any rural character subdivision. It is intended to maintain a natural, open rural character by minimizing the visual intrusion of development along primary roadways through the use of setbacks, building placement, existing vegetation and natural topographic features that obscure the view of development from the street.*
 1. *Open Alternative – Street frontage without existing vegetative or topographical screening. For purposes of this section, “surrounding parcels” is defined as the five R, RS, AR2a, or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface,*



Metro Planning Commission Meeting of 4/14/22

whichever is less. If there are no surrounding parcels, the screened alternative shall be used.

a. Building Setback along existing public streets.

Complies. The building setbacks are required to be varied, and a minimum setback line is required to be platted when the average setback of abutting parcels is more than the minimum required street setback established by the zoning. The average setback for the two adjacent properties is 128'. The plat includes a platted setback of 170'.

b. Lot Depth along existing public streets.

Complies. This provision requires a 428-foot lot depth. As proposed, the lot is approximately 514 feet deep.

c. Lot size along existing public streets.

Does not comply. A compatibility analysis was conducted per this requirement. The outcome of the analysis is that the minimum lot area should be at least 3.7 acres or 164,016 sq. ft. The proposed lot is 2.44 acres or 106,111 sq. ft. (-57,729 sq. ft.).

d. Lot frontage abutting existing public streets.

Does not comply. A compatibility analysis was conducted per this requirement. The outcome of the analysis is that the minimum lot frontage along Cub Creek Road should be 224 feet. As proposed, the lot has approximately 208' of frontage (-16').

e. Street lights.

Not applicable. No street lights are proposed with this plat.

f. Cluster lot option.

Not applicable to this case. The plat does not propose utilization of the cluster lot option.

Subdivision Variances or Exceptions Requested: Yes. This request requires a variance from Section 4.2-5.a.1.c. pertaining to lot size and Section 4.2-5.a.1.d. pertaining to the required minimum lot width along Cub Creek Road.

Section 1-11, Variances, permits the Planning Commission to grant variances to the Subdivision Regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. While the regulations grant the Commission the authority to grant variances, the regulations state that "such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations." In order to grant a variance, the Commission must find that:

1. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as



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distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.

4. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

Variance Analysis

As proposed, staff finds that the variance from the lot size and lot width requirements is consistent with Section 1-11 of the Subdivision Regulations. The granting of the variance will not have any impact on public safety, will allow for flexibility given topography on the site and is not inconsistent with the long-range plan. Additionally, there is an existing home on the lot and the appearance along the street will not be significantly different than current.

COMMENTS FROM OTHER REVIEWING AGENCIES

STORMWATER RECOMMENDATION

Approve

FIRE MARSHAL RECOMMENDATION

Ignore

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

WATER SERVICES RECOMMENDATION

N/A

METRO HEALTH DEPARTMENT

N/A

- Existing septic system for existing home for the subject parcel is located on Parcel 31 through easement agreement recorded in Book 9400, Pages 486-488. Residence is limited to three bedrooms for existing septic.

HARPETH VALLEY UTILITY DISTRICT

APPROVE

STAFF RECOMMENDATION

Staff recommends approval including approval of a variance to Section 4.2-5.a.1.c. and Section 4.2-5.a.1.d. of the Subdivision Regulations.



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CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.
2. Lot shall be limited to a single-family home.

RECOMMENDED ACTION

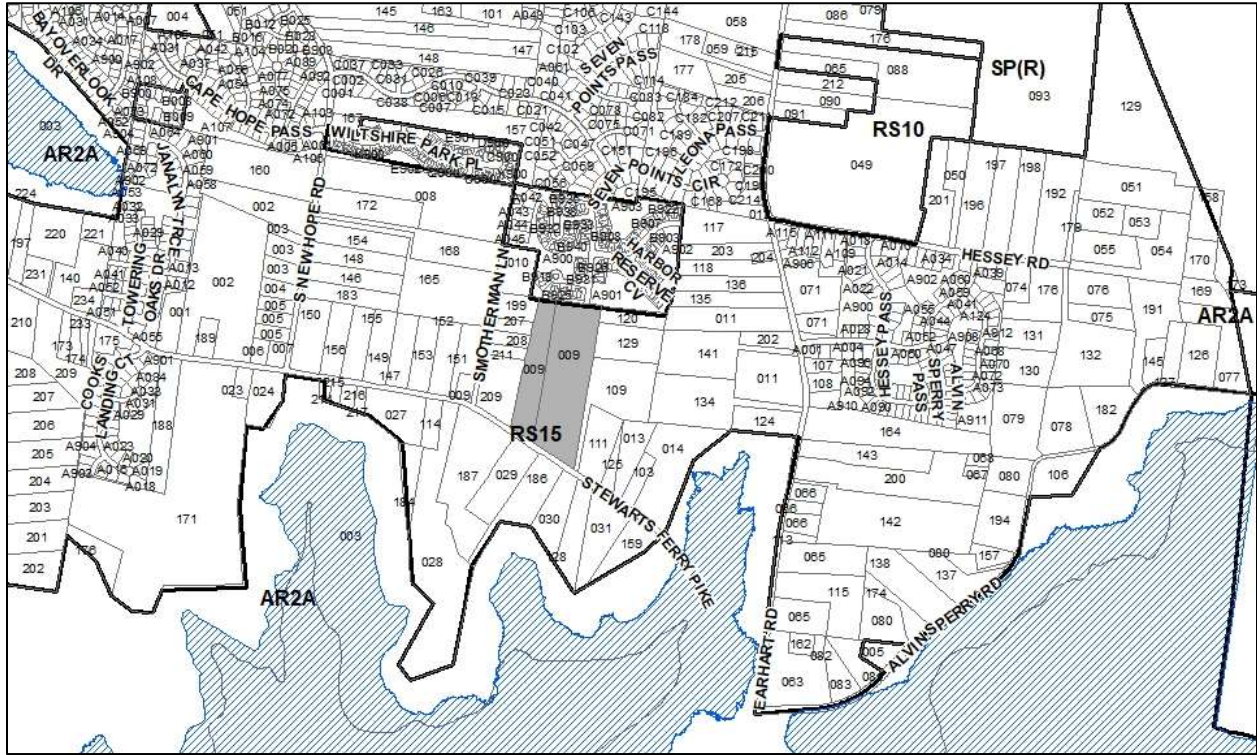
Motion to approve with conditions subdivision Case No. 2022S-048-001.



SEE NEXT PAGE



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2022S-070-001

STEWARTS FERRY MEADOWS

Map 110, Parcel(s) 009.03, 009

14, Donelson – Hermitage – Old Hickory

12 (Erin Evans)



Metro Planning Commission Meeting of 4/14/22

Item #26	Concept Plan 2022S-070-001
Project Name	Stewarts Ferry Meadows
Council District	12 – Evans
School District	04 – Little
Requested by	Dale and Associates, applicant; James R & Donna C Jones, owners.
Staff Reviewer	Harrison
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Concept plan approval to create 47 cluster lots.

Concept Plan

A request for concept plan approval to create 47 cluster lots on property located at 1689 and 1697 Stewarts Ferry Pike, approximately 515 feet west of Smotherman Lane, zoned Single-Family Residential (RS15) (19.10 acres).

SITE DATA AND CONTEXT

Location: The site is located at the north side of Stewarts Ferry Pike, east of the intersection of Stewarts Ferry Pike and Smotherman Lane.

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

Approximate Acreage: The proposed area for subdivision is 19.04 acres or 829,382 square feet.

Parcel/Site History: This site is comprised of two parcels, Parcel 9 has existed since 1968 and Parcel 9.03 has existed since 1964 with a change in 2008.

Zoning History: Both parcels have been zoned RS15 since 1998 (O96-555).

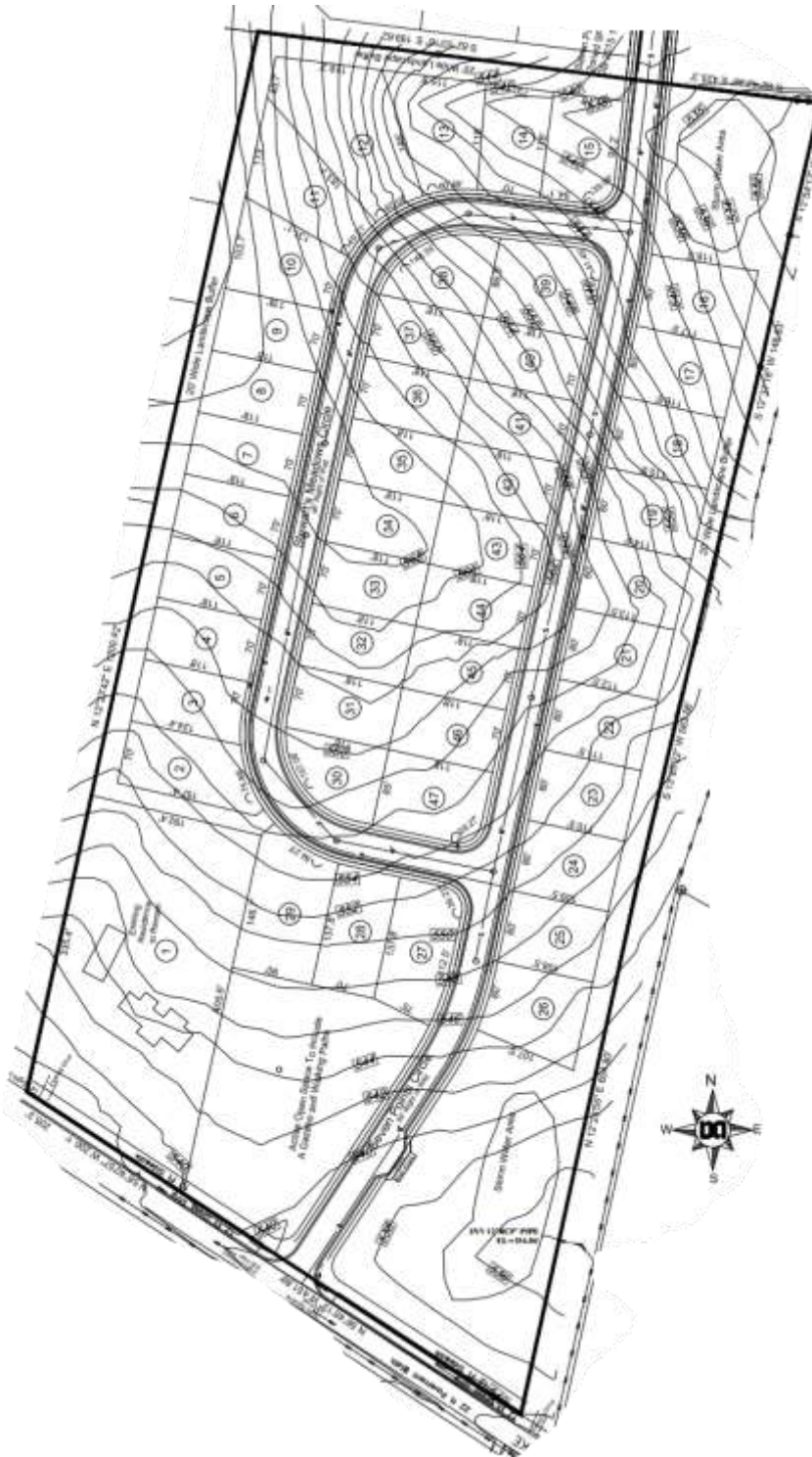
Existing land use and configuration: The site consists of 2 single-family structures, one will remain, while the other will be demolished.

Surrounding land use and zoning:

- North: Specific Plan (SP)
- South: Single-Family Residential (RS15)
- East: Single-Family Residential (RS15)
- West: Single-Family Residential (RS15)



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Proposed Concept Plan



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Zoning: Single-Family Residential (RS15)

Min. lot size: 15,000 square feet

Max. height: 3 stories

Min. street setback for properties on Stewarts Ferry Pike: 40'

Min. street setback for all other properties: 20'

Min. rear setback for all properties: 20'

Min. side setback for all properties: 10'

Maximum Building Coverage: 0.35

PROPOSAL DETAILS

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

Number of lots: 47 single-family

Lot sizes: Lot sizes range from 0.19 acres (8,200 square feet) to 1.50 acres (65,400 square feet).

Access: Lot 1 will retain access to Stewarts Ferry Pike, and Lots 2-47 will all front either the proposed local streets, Stewarts Meadows Circle and Seven Points Circle

Subdivision Variances or Exceptions Requested: None.

CLUSTER LOT OPTION

Plan Requirements (Section 17.12.090.A)

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

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

The minimum area within the cluster lot subdivision shall be no less than ten times the minimum lot area for the base zoning district. The site is zoned RS15, which have a minimum lot area of 15,000 sq. ft. The minimum area within a cluster lot subdivision in the RS15 districts is 150,000 sq. ft. The site contains approximately 831,996 sq. ft. and exceeds the minimum area requirement to be eligible to utilize the cluster lot option.

Maximum Lot Yield (Section 17.12.090.E)

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



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The gross area of this site is approximately 19.10 acres or 831,996 sq. ft. The minimum lot size of the existing zoning district, RS15, is 15,000 sq. ft.

$831,996 \text{ sq. ft.} \times 0.15 = 124,799 \text{ sq. ft.}$ (15% of the gross site area reserved for streets)

$831,996 \text{ sq. ft.} - 124,799 \text{ sq. ft.} = 707,197 \text{ sq. ft.}$ (85% of the gross area remaining to yield lots)

$707,197 \text{ sq. ft.} / 15,000 \text{ sq. ft.} = 47 \text{ lots}$

Open Space Requirements (Section 17.12.090.D)

A minimum of 15 percent of the gross land area of each phase is required to be provided as open space in a cluster lot subdivision. The proposed concept plan includes only one phase. The total open space provided is approximately 3.07 acres or 16.1% of the site. The proposed open space exceeds the minimum requirement.

Recreational facilities are required for cluster lot subdivisions that contain 25 or more residential units. One facility is required for cluster lot subdivisions with 25 to 99 units. An additional facility is required for every 100 units in excess of 99. In this case, the plan would permit up to 47 units; therefore, one facility is required. Recreational facilities can include, but are not limited to playgrounds, swimming pools, ball fields, gazebos, picknick areas and walking trails. The plan calls for several active recreational areas in excess of what is required by the Code. The facilities shown on the plan include walking paths and a gazebo. Passive areas of open space include landscape buffer yards and stormwater facilities.

Alternative Lot Sizes (Section 17.12.090.C)

Lots within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The subject site is zoned RS15. A reduction of two base zone districts for RS15 would be down to the RS7.5 zone district. The RS7.5 zone district requires a minimum lot size of 7,500 sq. ft. The smallest lot proposed in this subdivision exceeds the minimum 7,500 sq. ft. lot size requirement.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. As proposed, this concept plan meets this requirement.

Perimeter lots oriented to an existing street are required to be at least ninety percent of the minimum lot size of the actual zoning of the property. All lots oriented toward Stewarts Ferry Pike exceed the minimum lot size.

Minimum lot size for perimeter lots not oriented to an existing street depend on the abutting residential zoning district. Lots may be reduced in size the equivalent of one zoning district (RS15 to RS10) with the installation of a standard B landscape buffer yard located within common open space, or reduced the equivalent of two zoning districts (RS15 to RS7.5) with the installation of a standard C landscape buffer yard located within common open space. As proposed, all lots abutting a residential zoning district either meet the minimum lot size requirement or include standard C landscape buffer.



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Landscape Buffer Yard Requirements (Article IV)

When incompatible zoning districts abut, the Zoning Code requires landscape buffer yards between the incompatible districts. Section 17.24.230 of the Zoning Code dictates the type of buffer yard required. No landscape buffer yard is required. As proposed, the plan meets this requirement.

Hillside Development Standards (Section 17.28.030)

In general lots created under the cluster lot option shall be clustered on those portions of the site that have natural slopes of less than 20% grade. Areas with natural slopes that are 25% or greater shall be placed outside of building envelopes and preserved to the greatest extent possible. The Planning Commission may authorize lots with natural slopes 25% or greater subject to the concept plan demonstrating that the lots can meet the critical lot standards. These standards generally require building envelopes to be outside of the areas with 25% or steeper slopes. There are no lots proposed with natural slopes of 25% or greater. It is important to note that the Subdivision Regulations also includes hillside development standards.

Floodplain Development Standards (Section 17.28.40)

This site is not located within the Floodplain Overlay District. As proposed, the plan meets this requirement.

Recreational Facilities (Section 17.12.090.G)

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. The concept plan proposes 47 lots and recreational facilities are provided which meet the minimum requirements for a cluster lot subdivision. As proposed, active areas include walking paths and a gazebo. The activities proposed within the open space areas may change with the final site plan and will have to meet this section of the Zoning Code.

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 Suburban Neighborhood Evolving (T3 NE) policy. For sites within the T3 transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

Staff finds that all standards are met.



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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 RS15 zoning at the time of building permit. All proposed lots have frontage on Stewarts Ferry Pike or a new public street.

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 fronting on Stewarts Ferry Pike to meet compatibility with the existing lots along Stewarts Ferry Pike. There is one lot, Lot 1, required to meet compatibility as stated in the Regulations. As proposed, the plan meets the requirement.

3-6 Blocks

All proposed block lengths meet the distance requirements as established in the subdivision regulations.

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 are required in association with new streets. The proposed subdivision includes new public streets. The proposed concept plan indicates sidewalks will be provided consistent with the local street standard. 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

All streets as shown on the concept plan meet the minimum requirements for a public street.

3-10 Requirements for Dedication, Reservations, or Improvements

The application proposes a local street with 50 feet of right-of-way.



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

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

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

3-14 Drainage and Storm Sewers

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

3-15 Public Water Facilities

Public Water is provided to this site by Metro. 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 concept plan states this will be done with this development.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the subdivision regulations and zoning code. Future development will be required to meet the standards of the Metro Zoning Code in regard to setbacks, etc. Staff recommends approval with conditions as the proposed subdivision meets the requirements of the Zoning Code and Subdivision Regulations.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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



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STORMWATER RECOMMENDATION

Approve with condition

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

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

- Ensure that adequate sight distance (AASHTO Standards) is provided at the intersection of Stewarts Ferry Pike.

WATER SERVICES RECOMMENDATION

Approve with conditions

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

CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.

STAFF RECOMMENDATION

Staff recommends approval with conditions

RECOMMENDED ACTION

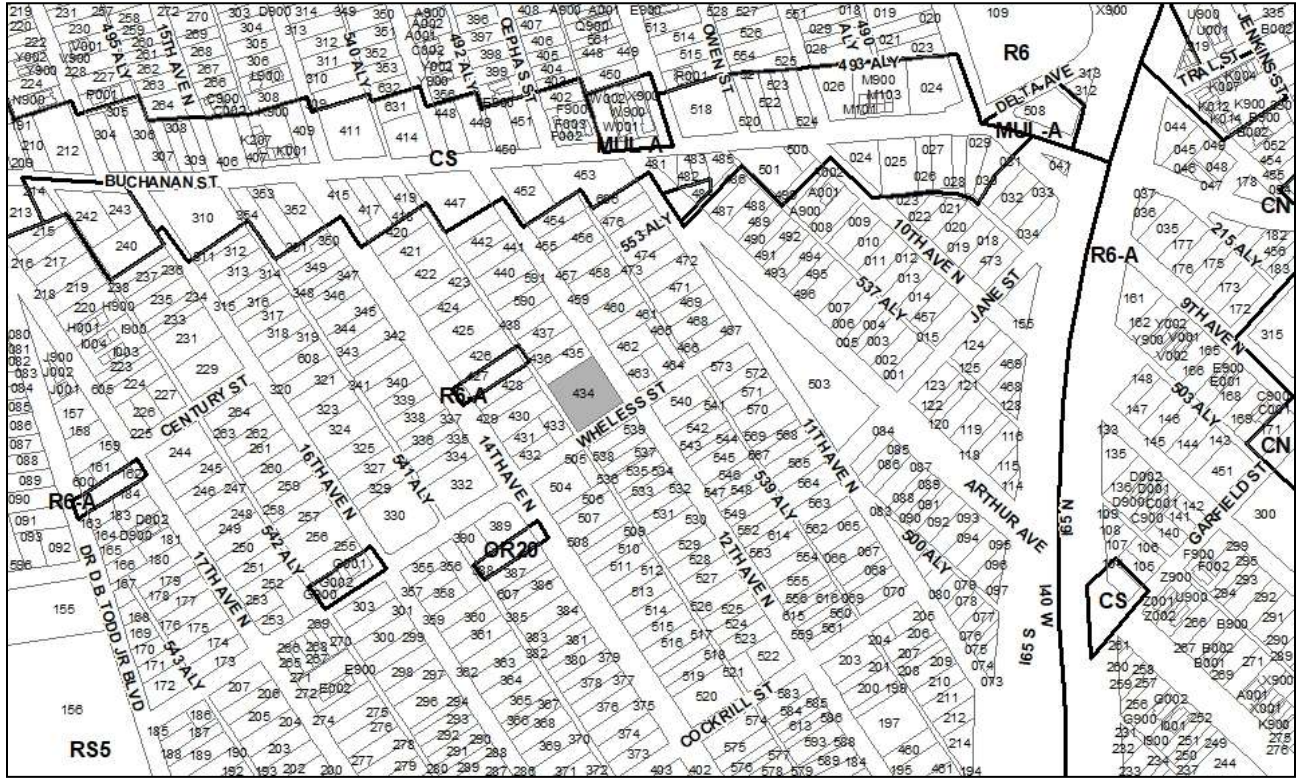
Motion to approve proposed subdivision Case No. 2022S-070-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



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Metro Planning Commission Meeting of 4/14/22



2022S-075-001
THISTLE FARMS
Map 081-11, Parcel(s) 434
08, North Nashville
21 (Brandon Taylor)



Metro Planning Commission Meeting of 4/14/22

Item #27	Final Plat 2022S-075-001
Project Name	Thistle Farms
Council District	21 – Taylor
School District	1– Gentry
Requested by	Barge Design Solutions, applicant; Thistle Farms Inc, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Request for final plat approval to create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 1701 B 12th Ave. N., at the northwest corner of 12th Ave. N. and Wheless Street, zoned Single-Family Residential (RS5) and located in the DADU Overlay District (0.53 acres).

SITE DATA AND CONTEXT

Location: The site is located at the northwest corner of 12th Avenue North and Wheless Street. An existing alley forms the rear boundary of this site and surrounding properties to the north and south.

Street type: The site has frontage on 12th Avenue North and Wheless Street, both identified as local streets with existing half of standard rights-of-way widths of 25 feet.

Approximate Acreage: 0.53 acres or approximately 23,100 square feet.

Parcel/Site History: This site is comprised of one lot that was platted in 1962.

Zoning History: The parcel has been zoned RS5 since at least 1998. Prior to the adoption of the Metro’s current zoning ordinance, the site was zoned for one and two-family residential uses. The site is also located in the Detached Accessory Dwelling Unit (DADU) Overlay District which was adopted for the surrounding area in November 2021.

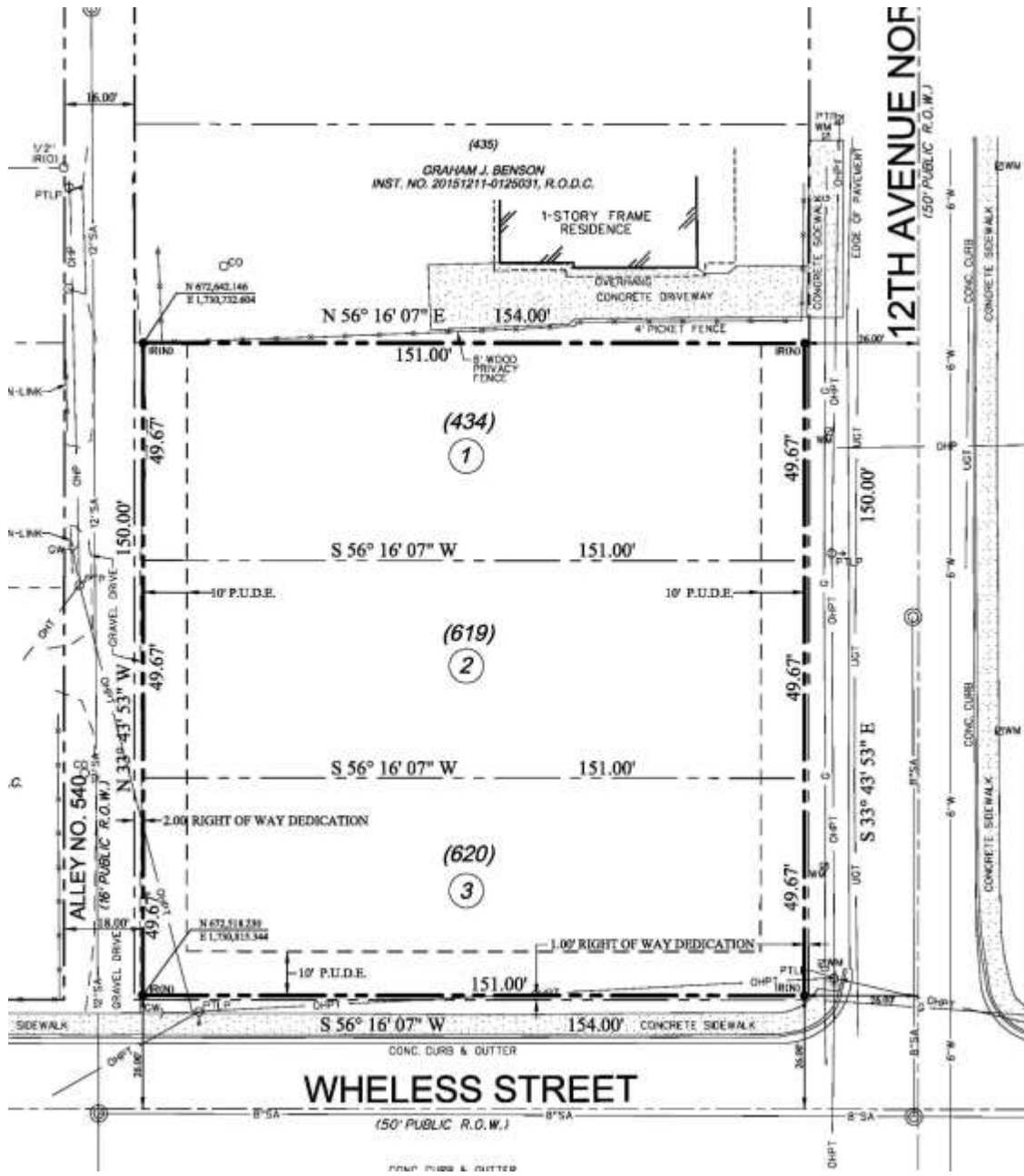
Existing land use and configuration: The site is currently vacant. The square-shaped site is located at the intersection of two local streets, 12th Avenue North and Wheless Street, with approximately 150 feet of frontage along both streets.

Surrounding land use and zoning:

- North: Single- and Two-Family Residential, and Vacant (RS5)
- South: Single- and Two-Family Residential, and Vacant (RS5)
- East: Single-Family Residential and Vacant (RS5)
- West: Single- and Two Family Residential, Multi-Family Residential, and Vacant (RS5)



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Proposed Final Plat



Metro Planning Commission Meeting of 4/14/22

Zoning: Single-Family Residential (RS5)

Min. lot size: 5,000 square feet

Max. building coverage: 0.50

Min. rear setback: 20'

Min. side setback: 5'

Max. height: 3 stories

Min. street setback: 20'

PROPOSAL DETAILS

Number of lots: 3

Lot sizes: Proposed Lots 1, 2, and 3 are approximately 0.17 acres (7,500 square feet). All lots are oriented to 12th Avenue North.

Access: Access is proposed from Alley #540, where two feet of right-of-way dedication is proposed along the rear boundary to meet the half of standard alley right-of-way width. Vehicular access will be limited to the rear alley only. Along 12th Avenue North and Wheless Street, the half of standard right-of-way requirement of 25 feet currently exists. The plat proposes to dedicate one additional foot of right-of-way along both street frontages.

Subdivision Variances or Exceptions Requested: None

APPLICABLE SUBDIVISION REGULATIONS

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

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is located within the Urban Neighborhood Maintenance (T4 NM) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For sites within the T4 Urban transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

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



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3-2 Monument Requirements

Staff finds that the monuments comply with monument requirements for subdivisions.

3-3 Suitability of the Land

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

3-4 Lot Requirements

All lots comply with the minimum standards of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS5 zoning at the time of building permit. All proposed lots have frontage on a public street, 12th Avenue North. Proposed Lot 3 is a corner lot, with frontage along 12th Avenue North and Wheelless Street.

3-5 Infill Subdivisions

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

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

- a. *All minimum standards of the zoning code are met.*
Complies. All lots meet the minimum standards of the zoning code.
- b. *Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.*
Complies. All lots front 12th Avenue North.
- c. *The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.*
The T4 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying RS5 zoning district and its prescribed density.
- d. *The proposed lots are consistent with the community character of surrounding parcels as determined below:*
 1. *Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least*



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amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

All lots meet the minimum lot frontage requirement. The minimum frontage width requirement per this section is 46 feet. The frontage width for Lots 1, 2, and 3 is 49.67 feet.

2. *Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*

All lots meet the minimum lot size requirement. The minimum lot size requirement per this section is approximately 0.16 acres, or 6,970 square feet. Lots 1, 2, and 3 are approximately 0.17 acres (7,500 square feet).

3. *Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and*

New homes will be required to meet the contextual setback standards per the Metro Zoning Code.

4. *Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*

The square-shaped site is located at the corner of two local streets, where proposed lots could likely be oriented along either street and found to be consistent with the existing development pattern. The orientation of the proposed lots to 12th Avenue North is consistent with the orientation of surrounding lots along 12th Avenue North.

- e. *The current standards of all reviewing agencies are met.*

All agencies have recommended approval or approval with conditions.

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

3-6 Blocks

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

3-7 Improvements

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

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

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



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3-9 Requirements for Streets

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

3-10 Requirements for Dedication, Reservations, or Improvements

Wheless Street and 12th Avenue North are identified as local streets with 50' of required right-of-way. The plat confirms that the required half of standard right-of-way width of 25' exists along 12th Avenue North and Wheless Street. One additional foot of right-of-way dedication is proposed along both streets. Along Alley #540, approximately 2 feet of right-of-way dedication is proposed, providing the required half of standard alley right-of-way width of 10 feet.

3-11 Inspections During Construction

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

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

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

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

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

3-14 Drainage and Storm Sewers

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

3-15 Public Water Facilities

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

3-16 Sewerage Facilities

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

3-17 Underground Utilities

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

PLANNING STAFF COMMENTS

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



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COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Height limited to 30 feet due to overhead utility lines along 12th, Wheeler, and Alley.

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Add a note regarding access: Access to Lots 1-3 to be limited to Alley #540.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- A minimum of 30% of any capacity fees must be paid before issuance of building permits. See W&S Capacity fee permit #'s T2021064560 & T2021064561.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

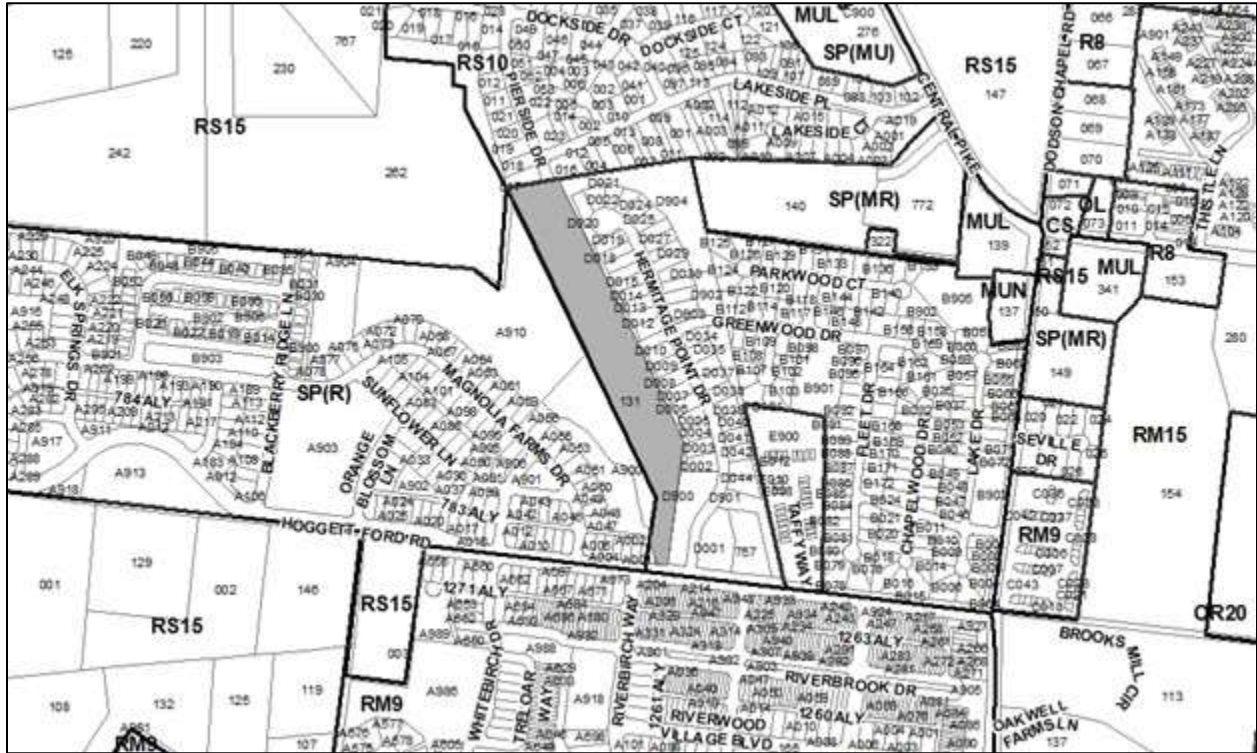
1. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. You'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2022S-075-001 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



Metro Planning Commission Meeting of 4/14/22



2022S-076-001

MAGNOLIA EAST

Map 086, Parcel 131

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)



Metro Planning Commission Meeting of 4/14/22

Item #28	Concept Plan 2022S-076-001
Project Name	Magnolia East
Council District	14 – Rhoten
School District	04 – Little
Requested by	Gresham Smith, applicant; Beazer Homes, LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions, including a variance from Section 3-8 of the Subdivision Regulations.</i>

APPLICANT REQUEST

Concept plan approval to create 18 cluster lots.

Concept Plan

A request for concept plan approval to create 18 cluster lots on property located at 3739 Hoggett Ford Road, approximately 190 feet east of Hermitage Point Dr, zoned Single-Family Residential (RS15), (7.81 acres).

SITE DATA AND CONTEXT

Location: The site is located on the north side of Hoggett Ford Road, just west of Hermitage Point Drive. Greenwood Drive stubs into the site from the east. Dodson Chapel Pike is approximately a quarter mile to the east.

Street Type: The site has frontage onto Hoggett Ford Road which is classified as a local. Direct access to Hoggett Ford Road is not proposed.

Approximate Acreage: The proposed area for subdivision is approximately 7.81 acres or 340,203 square feet.

Parcel/Site History: This site is comprised of one parcel. The parcel was created in 2019.

Zoning History: The parcel is zoned RS15. Prior to RS15, it was zoned R15.

Existing land use and configuration: The site consists vacant residential land.

Surrounding land use/zoning:

- North: Residential/Single-Family Residential (RS15)
- South: Residential/Multi-Family Residential (RM9)/UDO
- East: Residential/Single-Family Residential (RS15)
- West: Residential/Single-Family Residential (SP)



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Zoning: Single-Family Residential (RS15)

Min. lot size: 15,000 square feet

Max. height: 3 stories

Min. front setback: 20'

Min. rear setback: 20'

Min. side setback: 10'

Maximum Building Coverage: 0.35

PROPOSAL DETAILS

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

Number of lots: 18 single-family lots.

Lot sizes: Lot sizes range from 0.17 acres (7,560 square feet) to 0.18 acres (7,628 square feet).

Access: Access is proposed from Greenwood Drive and Pierside Drive. Both roads are stubbed to the subject site and are intended to be extended with the redevelopment of the subject site.

CLUSTER LOT OPTION

Plan Requirements (Section 17.12.090.A)

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

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

The minimum area within the cluster lot subdivision shall be no less than ten times the minimum lot area for the base zoning district. The site is zoned RS15. RS15 requires a minimum 15,000 sq. ft. lot size. The site contains approximately 340,203 sq. ft. and exceeds the minimum area requirement to be eligible to utilize the cluster lot option.

Maximum Lot Yield (Section 17.12.090.E)

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

The gross area of this site is approximately 10.63 acres or 340,203 sq. ft. The minimum lot size of the existing zoning district, RS15, is 15,000 sq. ft.

$340,203 \text{ sq. ft.} \times 0.15 = 51,030 \text{ sq. ft.}$ (15% of the gross site area reserved for streets)

$340,203 \text{ sq. ft.} - 51,030 \text{ sq. ft.} = 289,173 \text{ sq. ft.}$ (85% of the gross area remaining to yield lots)



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289,173sq. ft. / 15,000 sq. ft. = 19 lots

Open Space Requirements (Section 17.12.090.D)

A minimum of 15 percent of the gross land area of each phase is required to be provided as open space in a cluster lot subdivision. The proposed concept plan includes only one phase. The total open space provided is approximately 2.95 acres or 27% of the site. The proposed open space exceeds the minimum requirement.

Alternative Lot Sizes (Section 17.12.090.C)

Lots within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The subject site is zoned RS15 and a reduction of two base zone districts would be down to the RS7.5 zone district. The RS7.5 zoning district requires a minimum lot size of 7,500 sq. ft. The smallest lot proposed in this subdivision exceeds the minimum 7,500 sq. ft. lot size requirement.

Perimeter lots oriented to an existing street are required to be at least ninety percent of the minimum lot size of the actual zoning of the property. This application does not include any perimeter lots oriented to an existing street.

Minimum lot size for perimeter lots not oriented to an existing street depend on the abutting residential zoning district. Lots may be reduced in size the equivalent of one zoning district (RS15 to RS10) with the installation of a standard B landscape buffer yard located within common open space or reduced the equivalent of two zoning districts (RS15 to RS7.5) with the installation of a standard C landscape buffer yard located within common open space. As proposed, all lots abutting a residential zoning district either meet the minimum lot size requirement or include a standard C landscape buffer.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. As proposed, this concept plan meets this requirement. Bulk standards will be applied with individual building permits.

Landscape Buffer Yard Requirements (Article IV)

When incompatible zoning districts abut, the Zoning Code requires landscape buffer yards between the incompatible districts. The zoning districts abutting the northern and eastern property lines are zoned RS15. The adjacent lots to the north and the east are similar in size to the proposed lots; therefore, a buffer is technically not required on those sides. The plan provides a buffer yard along the eastern property line and is intended to protect existing vegetation including mature stands of trees. Open space is proposed between existing lots to the north and a buffer yard is not required. The property to the west is zoned SP and a buffer yard is not required.

Hillside Development Standards (Section 17.28.030)

In general, lots created under the cluster lot option shall be clustered on those portions of the site that have natural slopes of less than 20% grade. Areas with natural slopes that are 25% or greater shall be placed outside of building envelopes and preserved to the greatest extent



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possible. The Planning Commission may authorize lots with natural slopes 25% or greater subject to the concept plan demonstrating that the lots can meet the critical lot standards. These standards generally require building envelopes to be outside of the areas with 25% or steeper slopes. It is important to note that the Subdivision Regulations also includes hillside development standards. There are no lots proposed with natural slopes of 25% or greater.

Floodplain/Floodway Development Standards (Section 17.28.40)

In general, new development should stay outside or have limited encroachment into areas designated as floodplain or floodway. This site is not located within floodplain or floodway.

Recreational Facilities (Section 17.12.090.G)

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. Recreational facilities are required for cluster lot subdivisions that contain 25 or more residential units. One facility is required for cluster lot subdivisions with 25 to 99 units. An additional facility is required for every 100 units in excess of 99. Recreational facilities can include, but are not limited to playgrounds, swimming pools, ball fields, gazebos, picnic areas and walking trails. The plan does not call for any recreational facilities. In this case, the plan would permit up to 18 units; therefore, no facilities are required.

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 Suburban Neighborhood Evolving (T3 NE) policy. For T3 NE, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

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

3-2 Monument Requirements

Does not apply to concept plans. Monuments will be set after final plat approval.

3-3 Suitability of the Land

Staff finds that the land is suitable for development consistent with this section.



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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 the RS15 zoning district and cluster lot requirements at the time of building permit.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

Not applicable. No lots are proposed on an existing street.

3-6 Blocks

All proposed block lengths meet the distance requirements as established in the subdivision regulations.

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 are required in association with new streets. The proposed subdivision includes new public streets. As proposed a sidewalk is provided on only one side of the new street and will require that the Commission approve a variance from the sidewalk requirements (see details under the variance summary).

3-9 Requirements for Streets

All streets as shown on the concept plan meet the minimum requirements for a public street.

3-10 Requirements for Dedication, Reservations, or Improvements

Right-of-way and easements for this project will be dedicated with final plat.

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

Public Works will require the review and approval of streets with the submittal of the final site plan. Street names for new streets will be reserved at that time.



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

Not applicable to this case. The concept plan does not propose any new private streets.

3-14 Drainage and Storm Sewers

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

3-15 Public Water Facilities

Metro Water Services has reviewed this proposed concept plan for water and has recommended approval.

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. The concept plan notes all new utilities will be placed underground as required.

Subdivision Variances or Exceptions Requested: Yes. This request requires a variance from Section 3-8, Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities. Section 3-8 requires that sidewalks be constructed on both sides of a new public street. As proposed, the plan includes a sidewalk on only one side of the new street.

Section 1-11, Variances, permits the Planning Commission to grant variances to the Subdivision Regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. While the regulations grant the Commission the authority to grant variances, the regulations state that “such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.” In order to grant a variance, the Commission must find that:

1. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
4. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).



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Variance Analysis

The intent of having a sidewalk on only one side of the proposed new street is to shrink the development footprint to preserve existing vegetation including large mature trees that run along the eastern property line adjacent to Hermitage Point. As proposed, staff finds that the variance from the sidewalk requirements meets the standards of Section 1-11.

PLANNING STAFF COMMENTS

With the approval of the necessary variance, the proposed subdivision meets the standards of the Subdivision Regulations and Zoning Code. Future development will be required to meet the standards of the Metro Zoning Code regarding setbacks, etc. Staff recommends approval with conditions as the proposed subdivision meets the requirements of the Zoning Code and Subdivision Regulations.

FROM OTHER REVIEWING AGENCIES

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.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Concept Plan only. Public 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% of W&S Capacity must be paid before issuance of building permits.



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CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.
2. The final site plan shall adequately demonstrate that the existing vegetation along the eastern property line is preserved consistent with the intent of the variance to allow for sidewalk on only one side of the proposed street. If it is determined that the existing vegetation is not adequately protected, then a sidewalk may be required on both sides of the proposed street.
3. 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.

STAFF RECOMMENDATION

Staff recommends approval with conditions including a variance from Section 3-8 of the Subdivision Regulations.

CONDITIONS

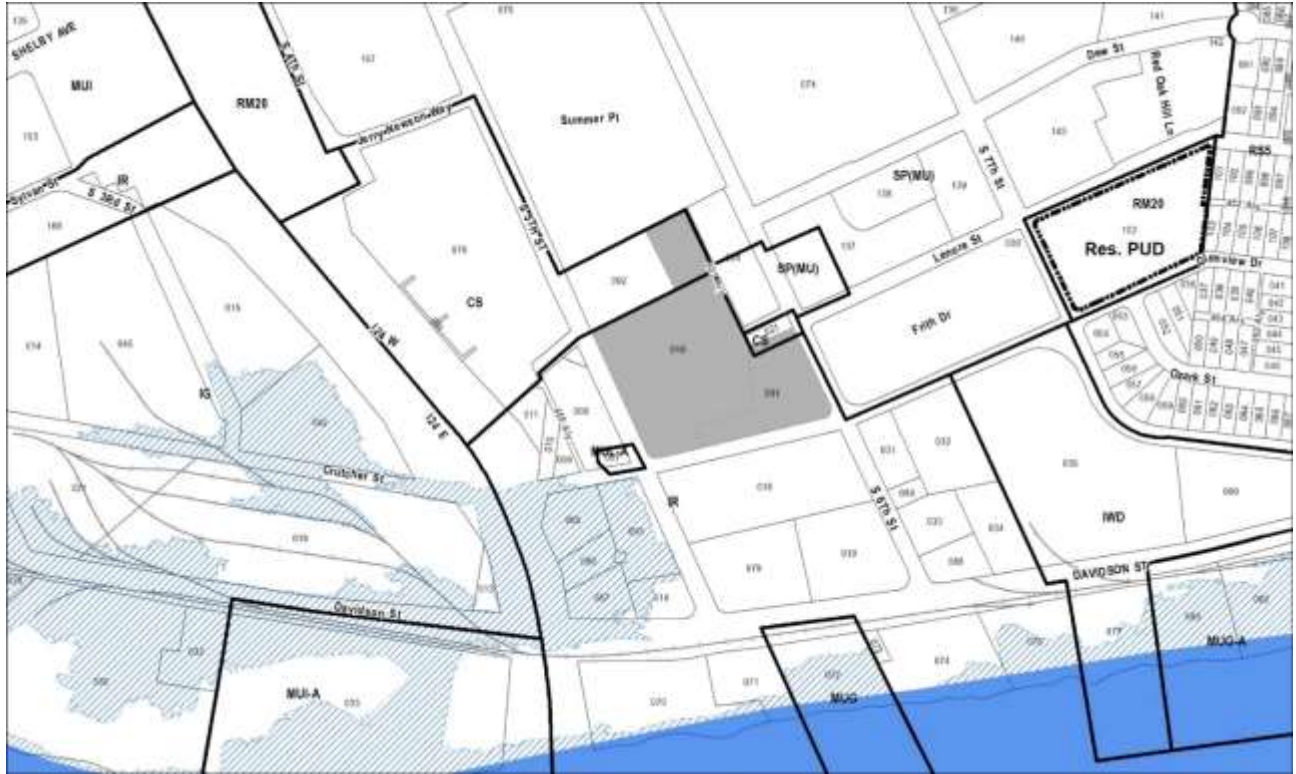
1. Comply with all conditions and requirements of Metro agencies.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2022S-076-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations (with variance), Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



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2021Z-114PR-001

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

05, East Nashville

06 (Brett Withers)



Metro Planning Commission Meeting of 4/14/22

Item #29
Council District
School District
Requested by

Zone Change 2021Z-114PR-001
06 – Withers
05 – Buggs
Dale and Associates, applicant; Terry C. Reeves and W.
Lipscomb Davis III, owners.

Deferrals

This item was deferred from the November 18, 2021, December 9, 2021, January 13, 2022, and March 24, 2022, Planning Commission meetings. No public hearing was held

Staff Reviewer
Staff Recommendation

Shane
Staff report to be published Monday, April 11, 2022.

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).

STAFF RECOMMENDATION

Staff report to be published Monday, April 11, 2022.