

Metropolitan Planning Commission



Staff Reports

May 26, 2022



Metro Planning Commission Meeting of 5/26/22

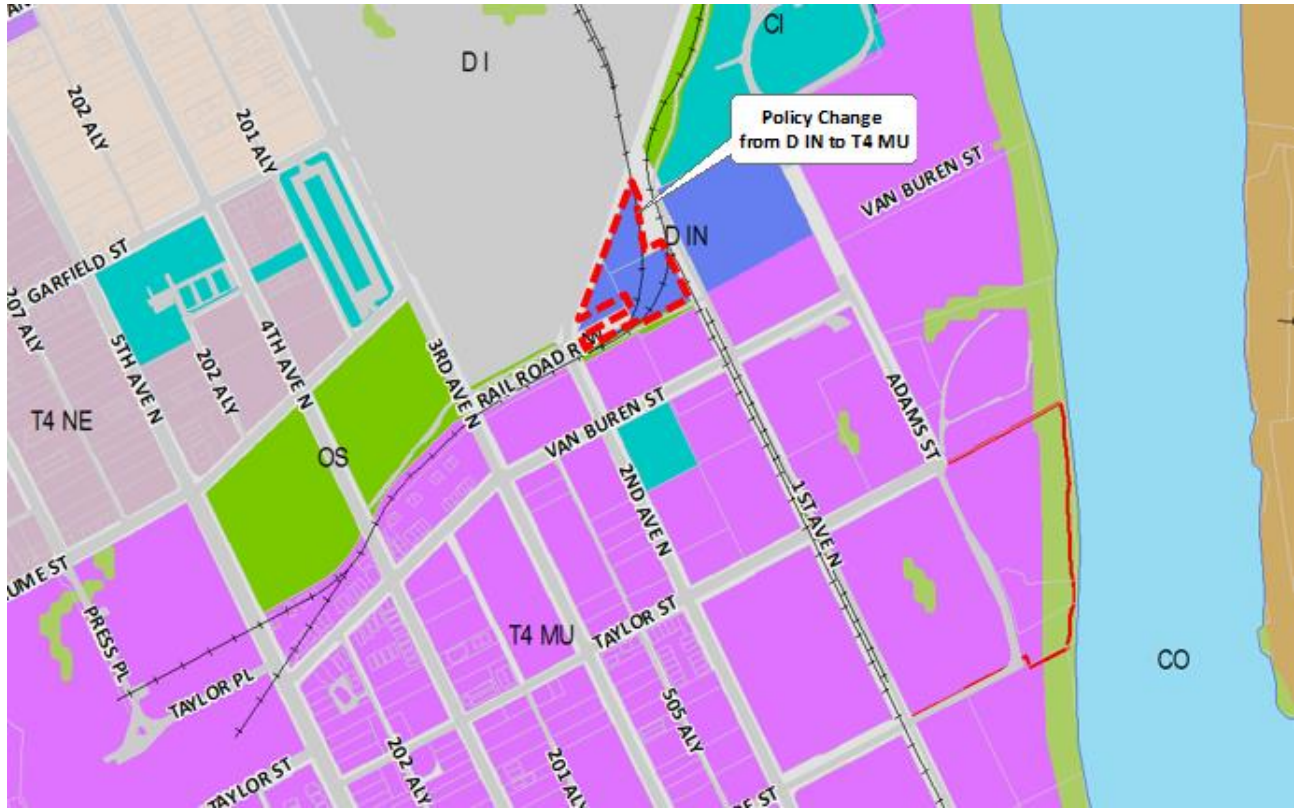
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, 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 5/26/22



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 5/26/22

Item # 1a	Plan Amendment 2022CP-008-001
Project Name	North Nashville Community Plan Amendment
Associated Case	2022SP-013-001
Council District	19 – O’Connell
School District	01 – Gentry
Requested by	Barge Design Solutions, applicant; Roy Glenn Goodwin, owner.
Deferral(s)	This item was deferred at the March 24, 2022, April 14, 2022, April 28, 2022, and May 12, 2022, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Clark
Staff Recommendation	<i>Defer to the June 9, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

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

MAJOR PLAN AMENDMENT

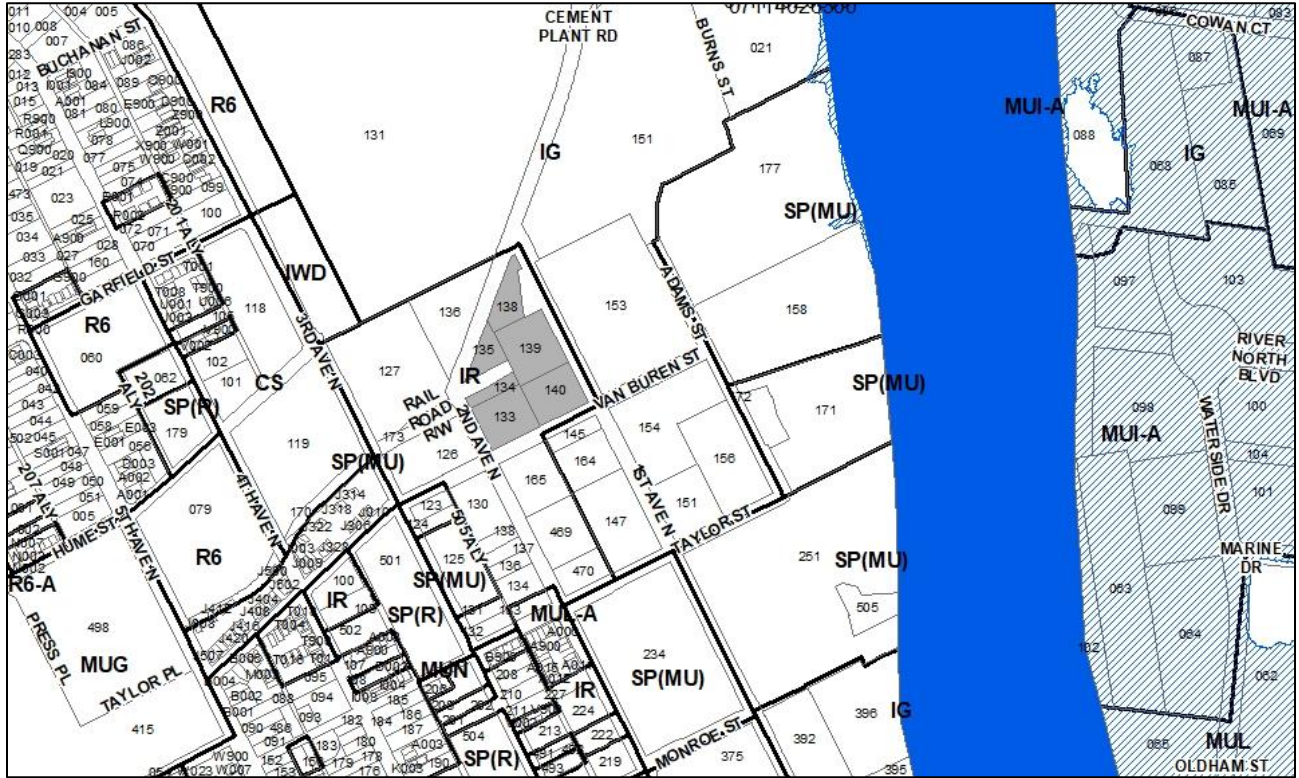
A request to amend the North Nashville Community Plan by changing from District Industrial (D IN) to Urban Mixed Use Neighborhood (T4 MU) policy for properties located at 2nd Avenue North (unnumbered) and 1st Avenue North (unnumbered), at the corner of 1st Avenue North and 2nd Avenue North, (1.71 acres),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

STAFF RECOMMENDATION

The applicant requests deferral to the June 9, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 5/26/22



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 5/26/22

Item #1b
Project Name Specific Plan 2022SP-013-001
Associated Case 2nd and Van Buren SP
Council District 2022CP-008-001
School District 19 – O’Connell
Requested by 01 – Gentry
Barge Design Solutions, applicant; Toll Southeast LP
Company and Roy Glenn Goodwin, owners.

Deferrals This item was deferred from the March 24, 2022, April 14, 2022, April 28, 2022, and May 12, 2022 Planning Commission meetings. No public hearing was held.

Staff Reviewer Harrison
Staff Recommendation *Defer to the June 9, 2022, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit 303 multi-family units.

Zone Change

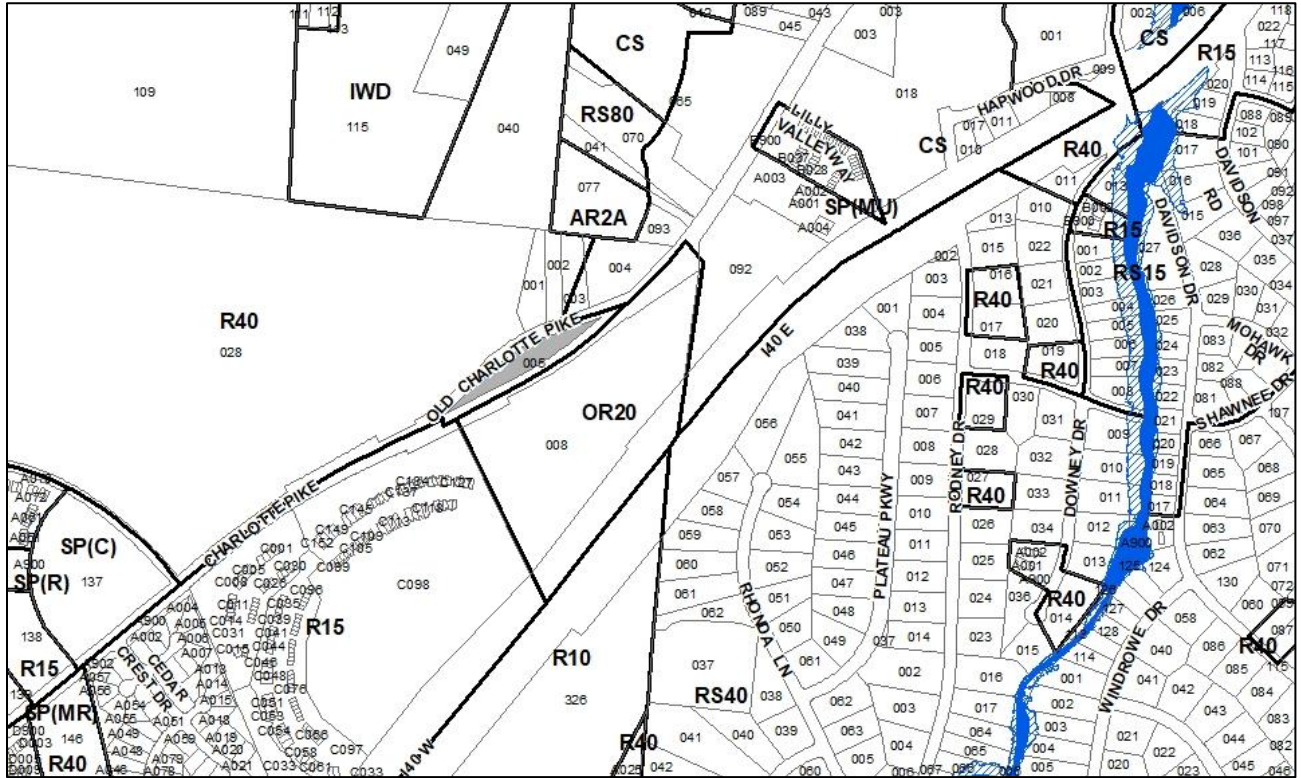
A request to rezone from Industrial Restrictive (IR) to Specific Plan (SP) zoning for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street (2.99 acres), to permit 303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

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 5/26/22



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



Metro Planning Commission Meeting of 5/26/22

Item #2
Project Name Specific Plan 2021SP-063-001
Council District Charlotte View West
School District 35 – Rosenberg
Requested by 09 – Tylor
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, March 24, 2022, April 14, 2022, and May 12, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the June 9, 2022, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit 57 multi-family units.

Zone Change

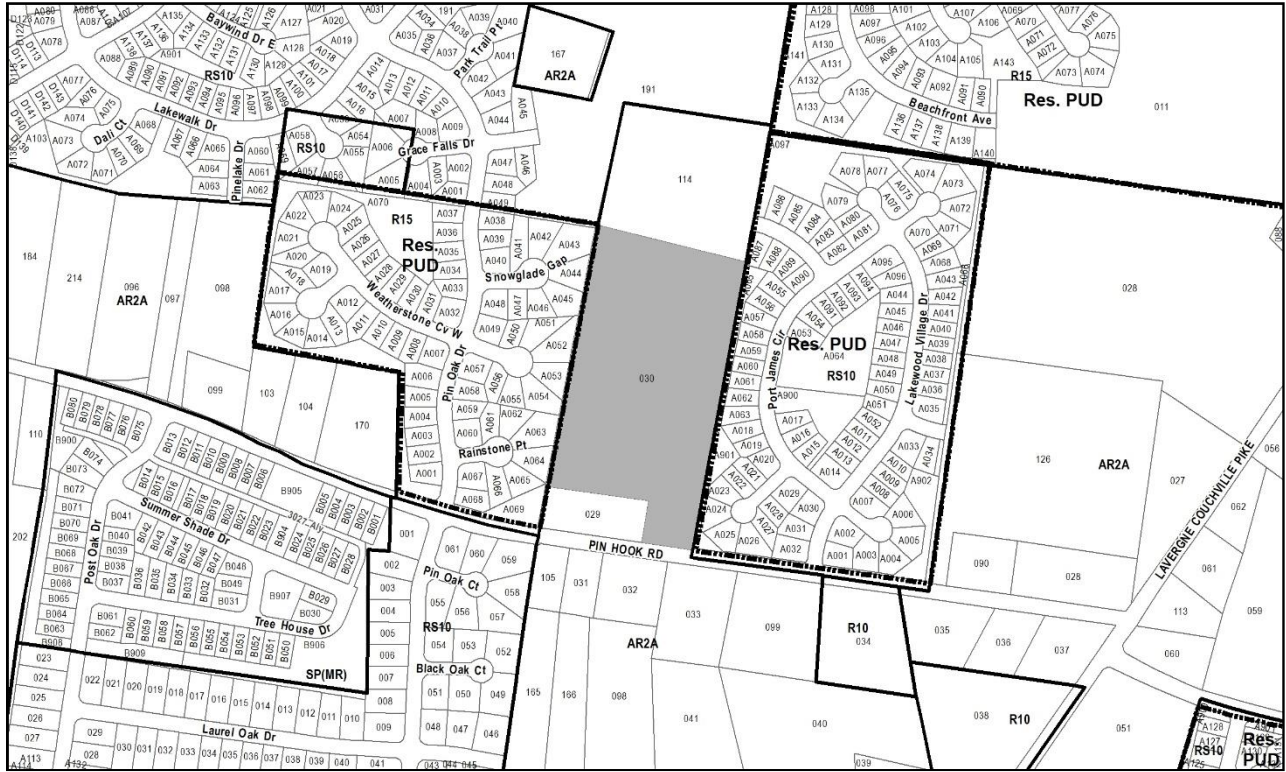
A request to rezone from One and Two-Family Residential (R40) to Specific Plan (SP) zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 5/26/22



2021SP-091-001
PIN HOOK RIDGE
Map 165, Parcel(s) 030
13, Antioch-Priest Lake
33 (Antoinette Lee)



Metro Planning Commission Meeting of 5/26/22

Item #3	Specific Plan 2021SP-091-001
Project Name	Pin Hook Ridge
Council District	33 – Lee
School District	6 – Bush
Requested by	Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

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

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

APPLICANT REQUEST

Preliminary SP to permit 39 single-family lots.

Preliminary SP

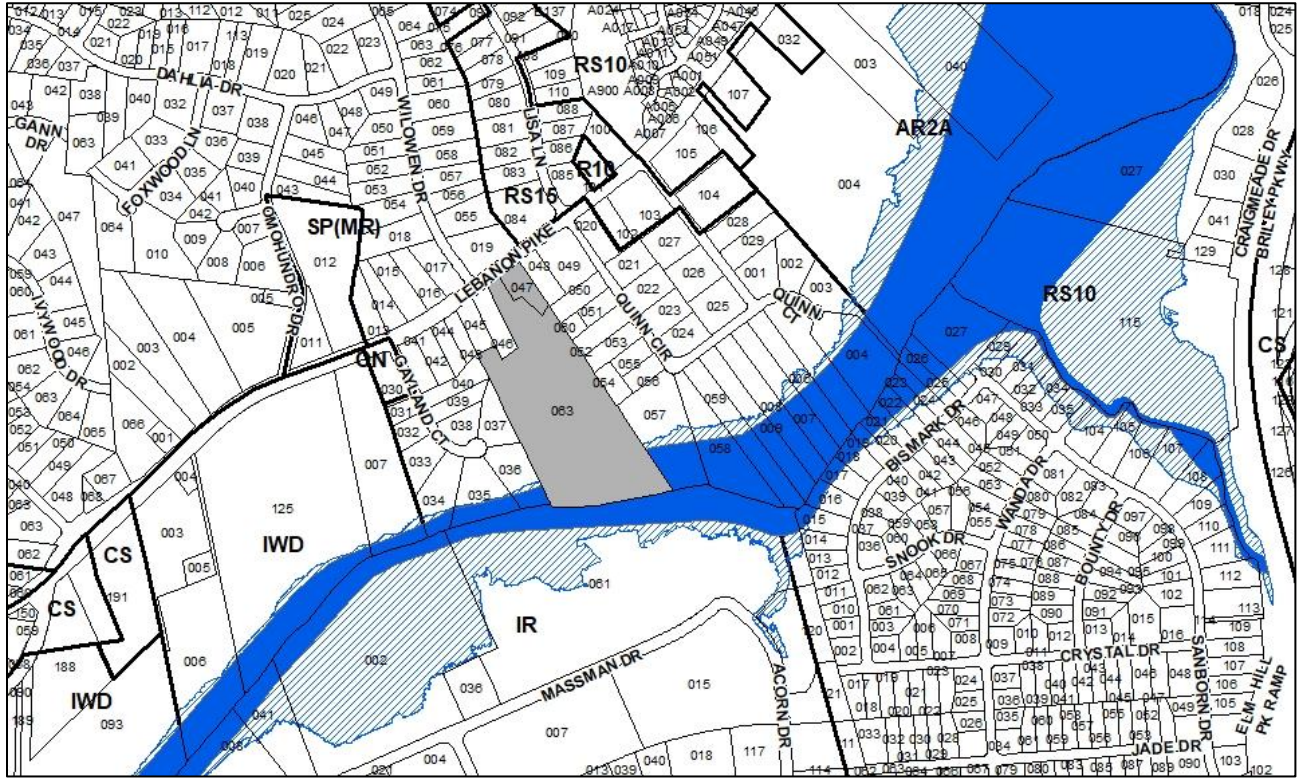
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive, to permit 39 single family residential lots (10.2 acres).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 5/26/22



2022SP-023-001

AUTUMN GLEN

Map 095-09, Parcel(s) 047, 063

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



Metro Planning Commission Meeting of 5/26/22

Item #4	Specific Plan 2022SP-023-001
Project Name	Autumn Glen
Council District	15 – Syracuse
School District	04 – Little
Requested by	Dale & Associates, applicant; Tennestate Enterprises, Inc., owners.
Deferrals	This item was deferred from the April 28, 2022 and May 12, 2022, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Harrison
Staff Recommendation	<i>Defer to the June 9, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Rezone Request

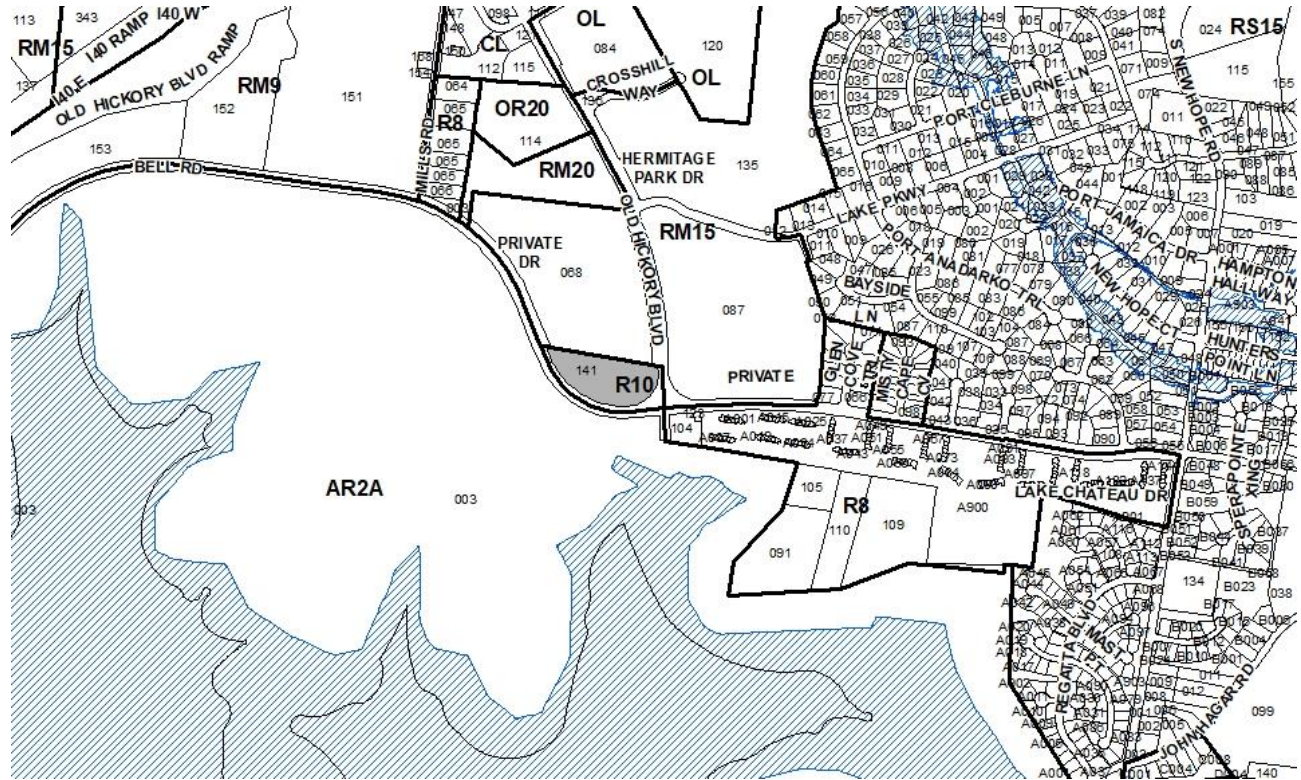
A request to rezone from Single-family Residential (RS10) to Specific Plan (SP) zoning for properties located at 2001 Lebanon Pike and Lebanon Pike (unnumbered), approximately 300 feet southwest of Quinn Circle, (12.67 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 5/26/22



2022SP-033-001

SHORE VIEW SP

Map 097, Parcel(s) 141

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)



Metro Planning Commission Meeting of 5/26/22

Item #5	Specific Plan 2022SP-033-001
Project Name	Shore View SP
Council District	14 – Rhoten
School District	04 – Little
Requested by	Dale & Associates, applicant; Lichtenberg Corporation of Delaware, owner.
Staff Reviewer	Harrison
Staff Recommendation	<i>Defer to the June 9, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit multi-family residential.

Zone Change

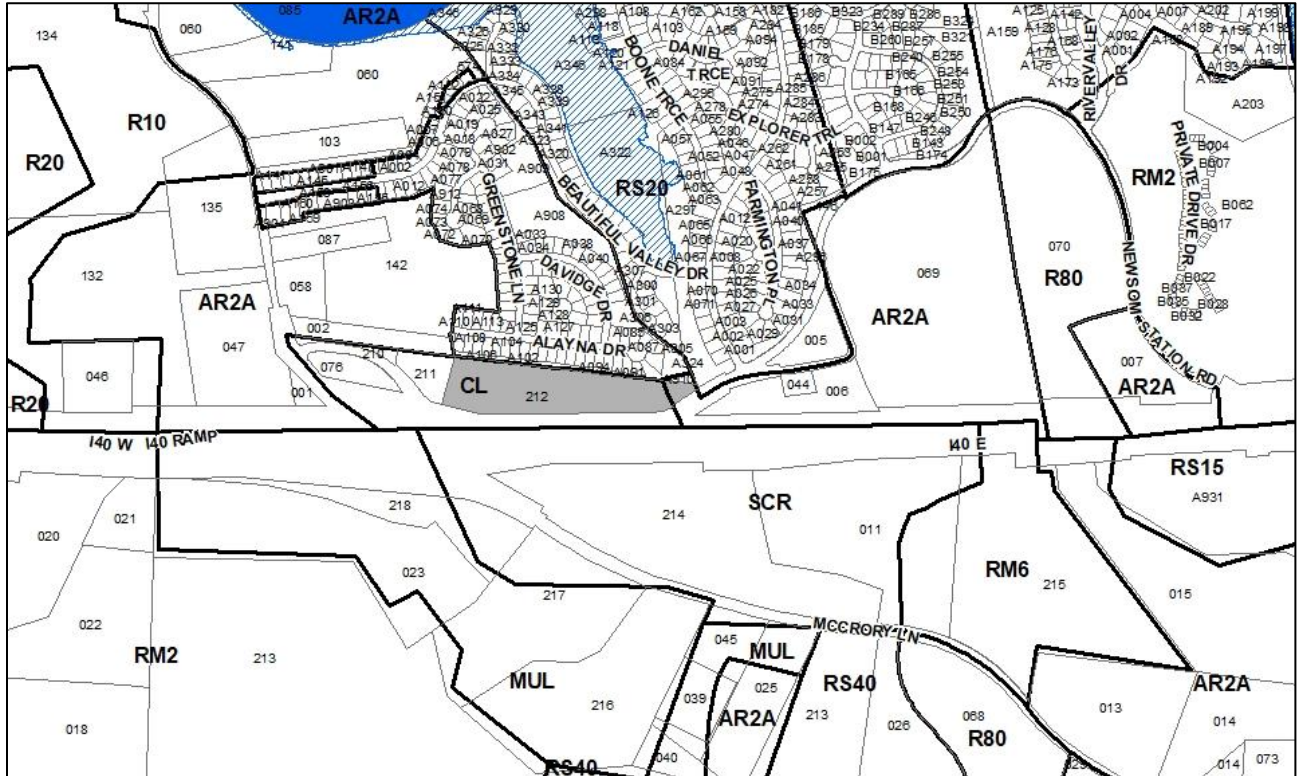
A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning for property located at Bell Road (unnumbered), at the intersection of Old Hickory Blvd and Bell Road, (4.42 acres), to permit all uses allowed in RM40.

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting.



Metro Planning Commission Meeting of 5/26/22



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



Metro Planning Commission Meeting of 5/26/22

Item #6a	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, April 14, 2022, and May 12, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the June 9, 2022, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

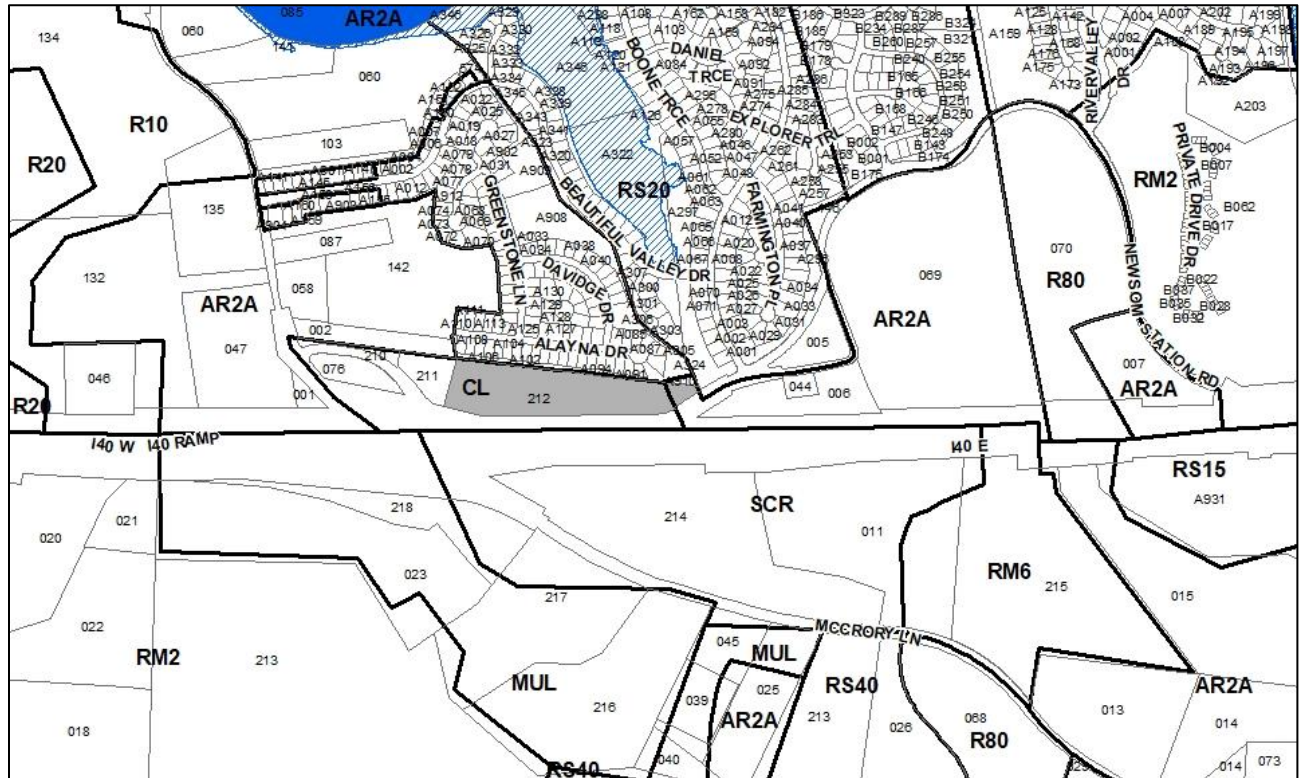
A request to rezone from Agricultural/Residential (AR2a) and Commercial Limited (CL) to Specific Plan (SP) zoning for property located at Newsom Station Road (unnumbered), approximately 285 feet west of Settlers Way, (10.51 acres), and located in a Planned Unit Development Overlay District, to permit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

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 5/26/22



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



Metro Planning Commission Meeting of 5/26/22

Item #6b	Planned Unit Development 84-85P-005
Project Name	Biltmore PUD (Cancelation)
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, April 14, 2022, and May 12, 2022, Planning Commission meeting.
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Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the June 9, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

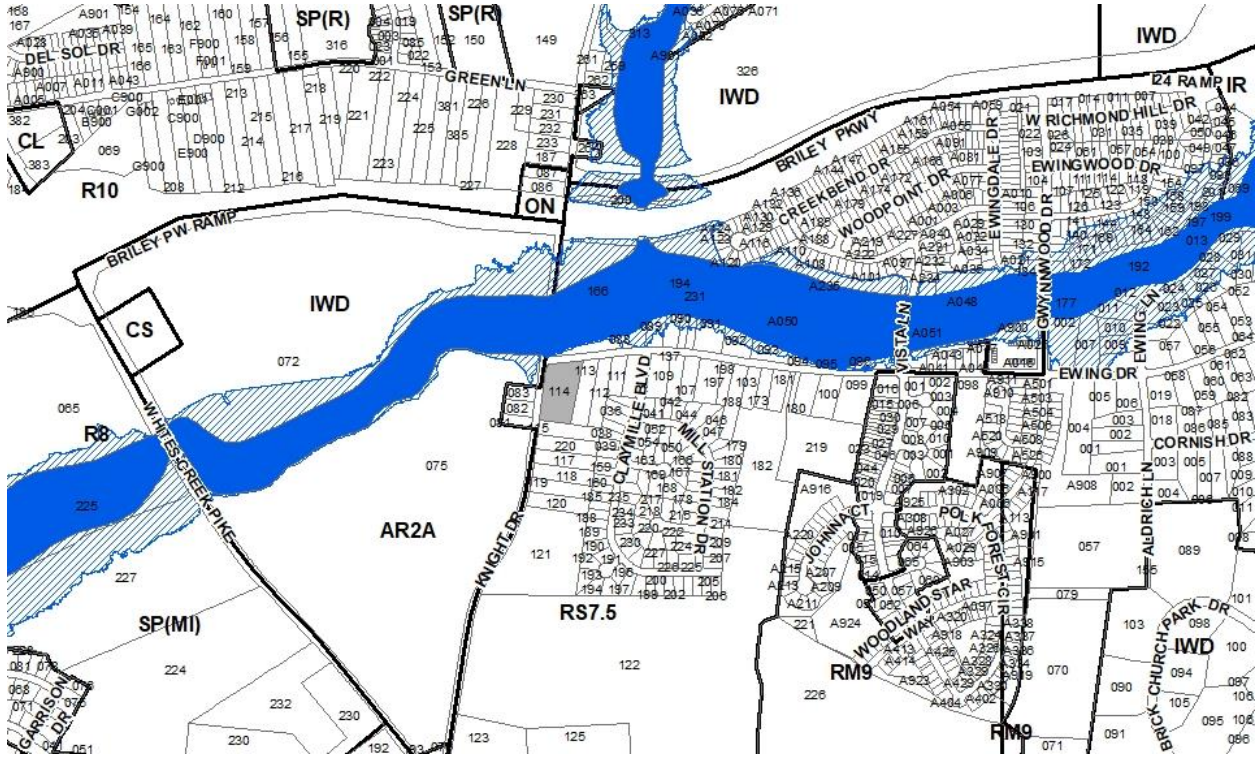
A request to cancel a portion of a Planned Unit Development located at Newsom Station Road (unnumbered), approximately 300 feet west of Settlers Way (10.51 acres), zoned Agricultural/Residential (AR2a) and Commercial Limited (CL).

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 5/26/22



2022S-073-001

KNIGHTS CORNER

Map 059, Parcel(s) 114

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 5/26/22

Item #7	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.

Deferrals	This item was deferred from the April 14, 2022, Planning Commission meeting. No public hearing was held.
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Staff Reviewer	Harrison
Staff Recommendation	<i>Indefinitely Defer</i>

APPLICANT REQUEST

Concept plan approval to create 9 lots.

Concept Plan

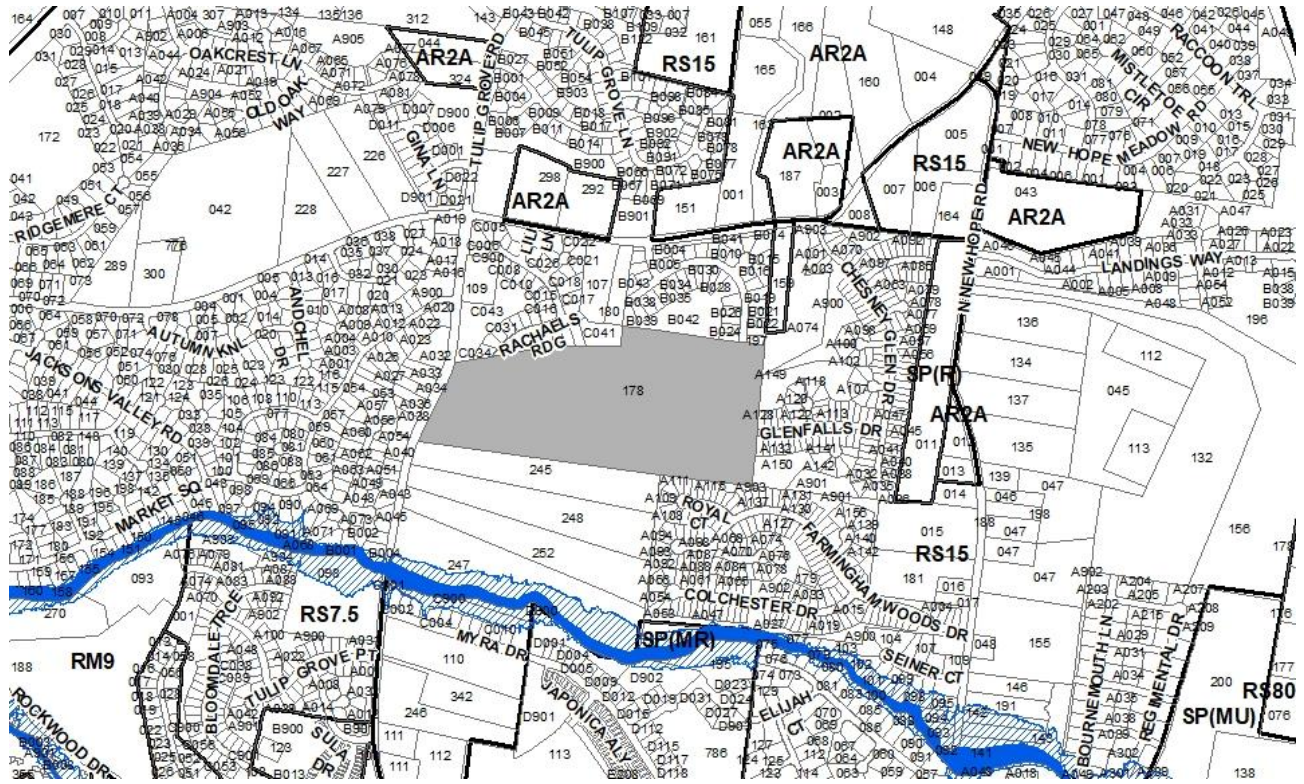
A request for concept plan approval to create nine lots on Ewing Drive (unnumbered), approximately 60 feet west of Knight Drive, zoned Single-Family Residential (RS7.5) (2.54 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral.



Metro Planning Commission Meeting of 5/26/22



2022S-079-001
WILLAMSON HOMESTEAD
Map 086, Parcel(s) 178
14, Donelson - Hermitage - Old Hickory
12 (Erin Evans)



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Item #8	Concept Plan 2022S-079-001
Project Name	Williamson Homestead
Council District	12 – Evans
School District	04 – Little
Requested by	CSDG applicant; Robert H & Claudine D Williamson, owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the June 9, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Concept plan approval to permit 85 single-family lots.

Zone Change

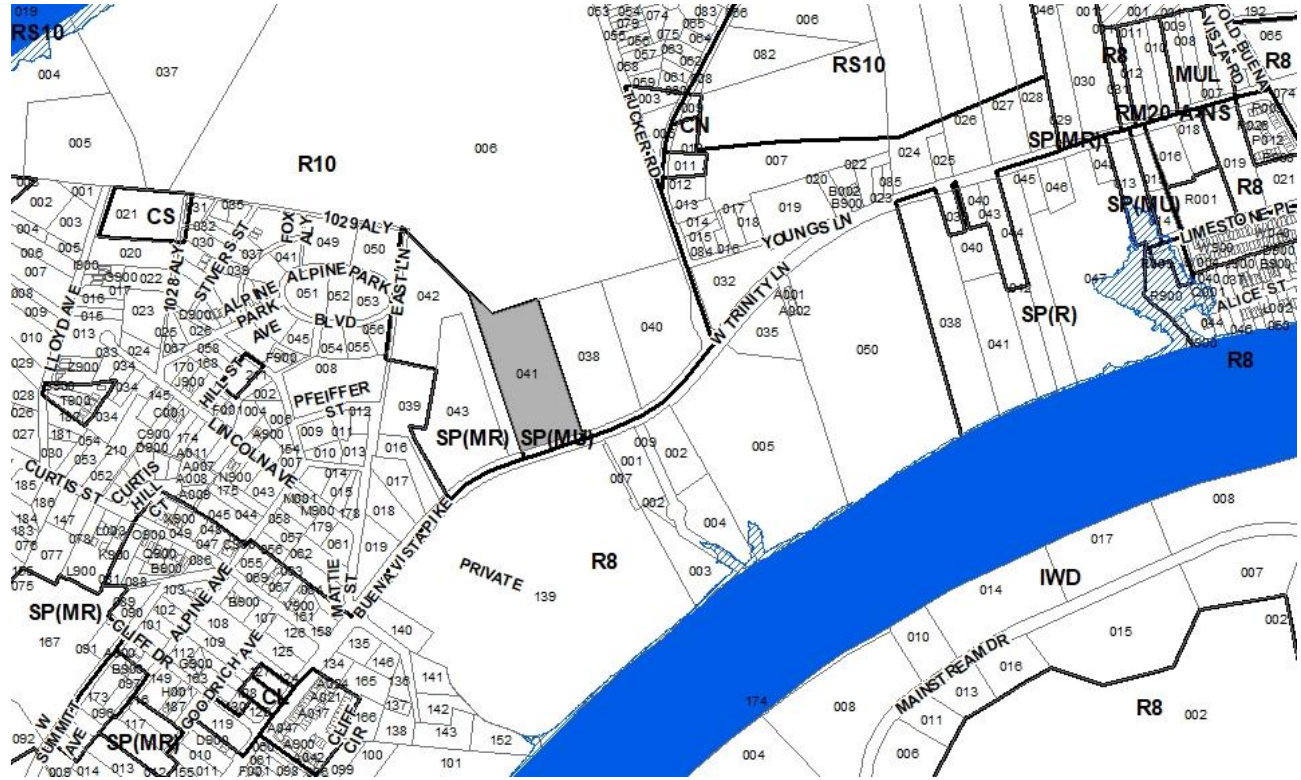
A request for concept plan approval to create 85 lots on property located at 1053 Tulip Grove Rd, approximately 52 feet south of Rachael's Rdg, zoned Single-Family Residential (RS15) (37.83 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 5/26/22



2007SP-048-001

ZION HILL SP (AMENDMENT)

Map 070, Parcel(s) 041

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



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Item #9
Project Name **Specific Plan 2007SP-048-001**
Council District **Zion Hill (Amendment)**
School District 02 – Toombs
Requested by 01 – Gentry
RJX Partners, LLC, applicant and owner.

Deferrals This item was deferred from the April 28, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer Harrison
Staff Recommendation *Defer to the July 28, 2022, Planning Commission meeting.*

APPLICANT REQUEST

SP Amendment to permit up to 75 multi-family residential units.

SP Amendment

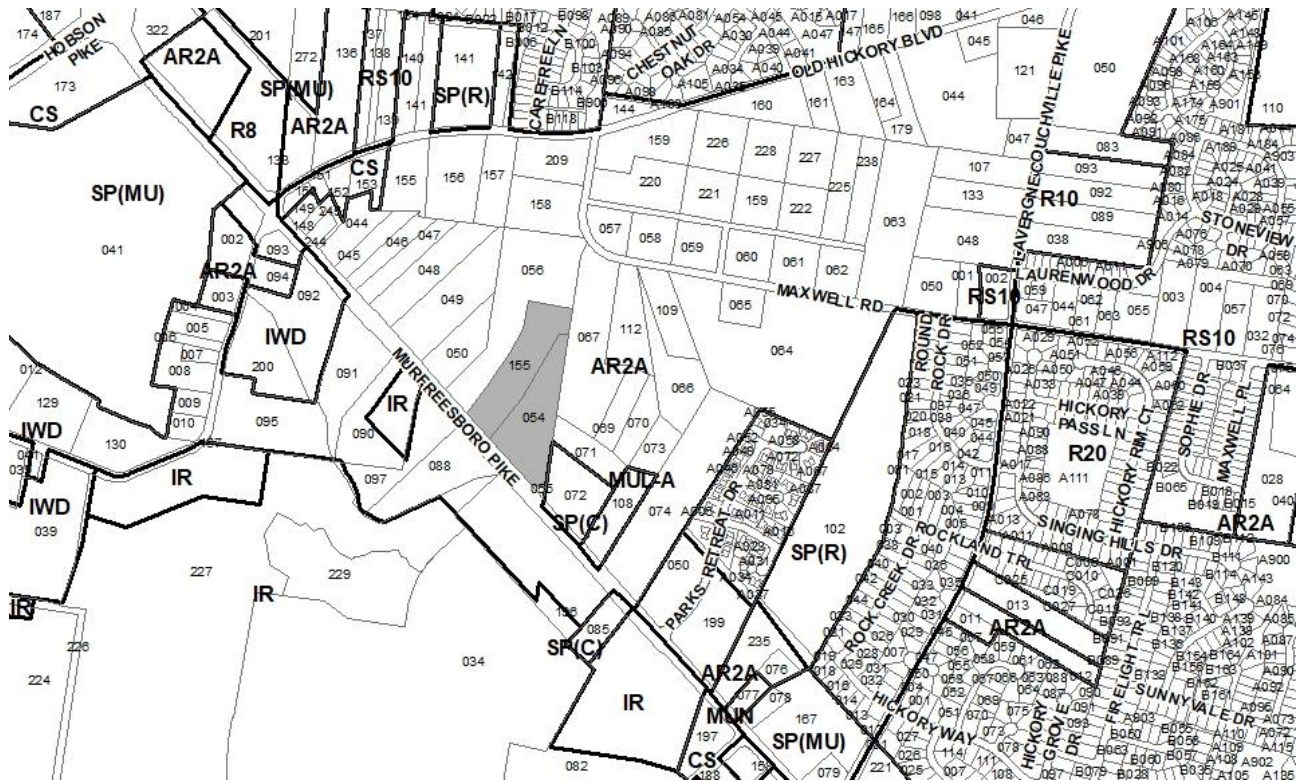
A request to amend a Specific Plan (SP) on property located at 2433 Buena Vista Pike, approximately 721 feet west of East Ln, zoned SP (5.01 acres), to permit 75 multi-family residential units.

STAFF RECOMMENDATION

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



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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 5/26/22

Item #10

**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, April 14, 2022, April 28, 2022, and May 12, 2022, Planning Commission meetings. A public hearing was held and closed on April 14, 2022.

Staff Reviewer

Elliott

Staff Recommendation

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

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

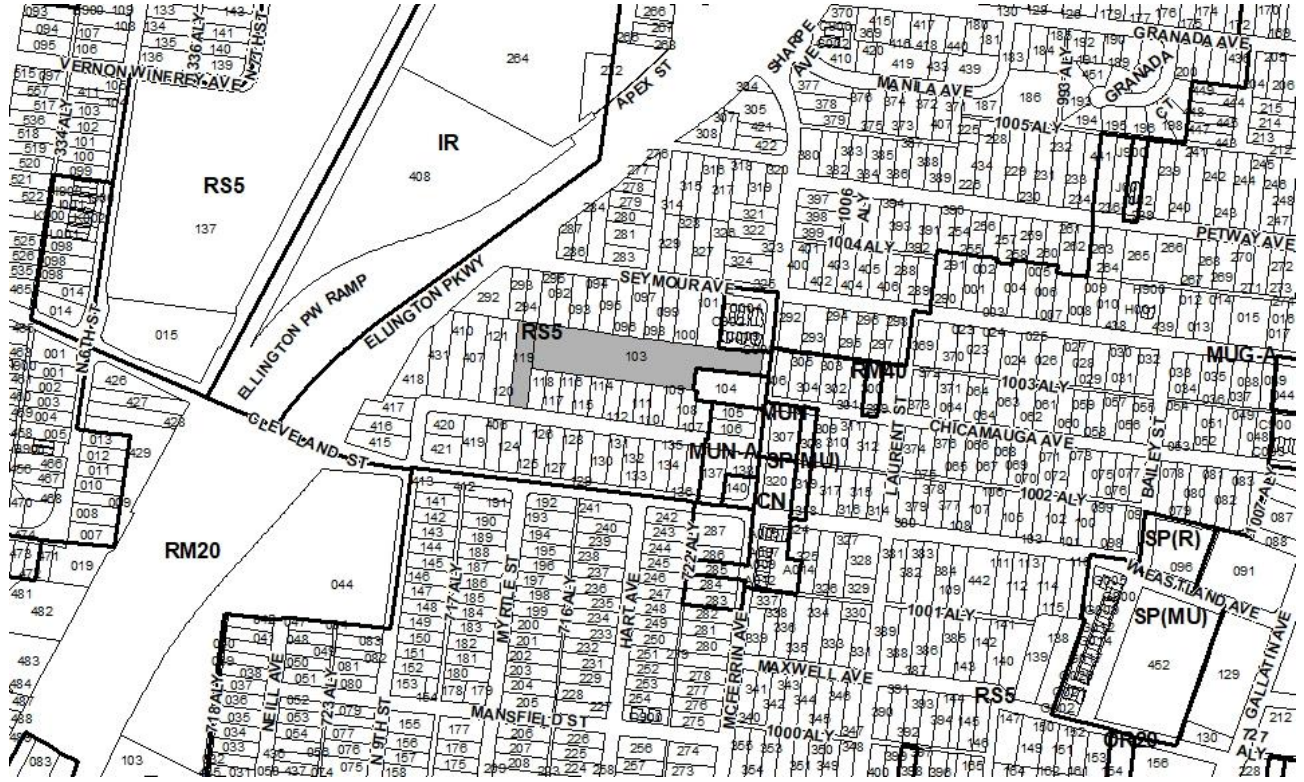
A request to rezone from Agricultural/Residential (AR2A) to Specific Plan (SP) on properties located at 4046 & 4060 Murfreesboro Pike, approximately 667 feet northeast of Maxwell RD, (10.12 acres).

STAFF RECOMMENDATION

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



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2022SP-030-001
930 MCFERRIN
Map 082-08, Parcel(s) 103, 119
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 5/26/22

Item #11	Specific Plan 2022SP-030-001
Project Name	930 McFerrin
Council District	05 - Parker
School District	5 – Buggs
Requested by	Alfred Benesch & Company, applicant; Core Holdings LLC, owner.
Deferrals	This item was deferred at the May 12, 2022, Planning Commission hearing. No public hearing was held.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the June 9, 2022, Planning Commission meeting.</i>

APPLICANT REQUEST

Rezone from RS5 to Specific Plan to permit a mixed-use development.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan (SP) zoning on property located at 930 McFerrin Ave and 907 W Eastland Ave, approximately 175 feet east of Seymour Avenue, (2.42 acres), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the June 9, 2022, Planning Commission meeting at the request of the applicant.



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2022DTC-026-001
PASEO TOWER 2
Map 093-01, Parcel(s) 230, 607
11, Downtown
19 (Freddie O'Connell)



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Item #12

DTC Overall Height Modification 2022DTC-026-001

Project Name

Paseo Tower 2

Council District

19 – O’Connell

School District

05– Buggs

Requested by

ESa, applicant; SomeraRoad Inc., owner.

Staff Reviewer

Islas

Staff Recommendation

Approve with conditions.

APPLICANT REQUEST

Modification of overall height standards of the DTC, Gulch South Subdistrict, to allow thirty stories of building height where ten stories is permitted by right.

DTC Overall Height Modification

A request for a modification of overall building height on property located at 0 8th Avenue South and 701 7th Avenue South, zoned DTC (0.85 acres), and within the Gulch South Subdistrict of the DTC.

Existing Zoning

Downtown Code (DTC) is the underlying base zoning and is designed for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown.



Figure 1: Perspective View from Fogg Street



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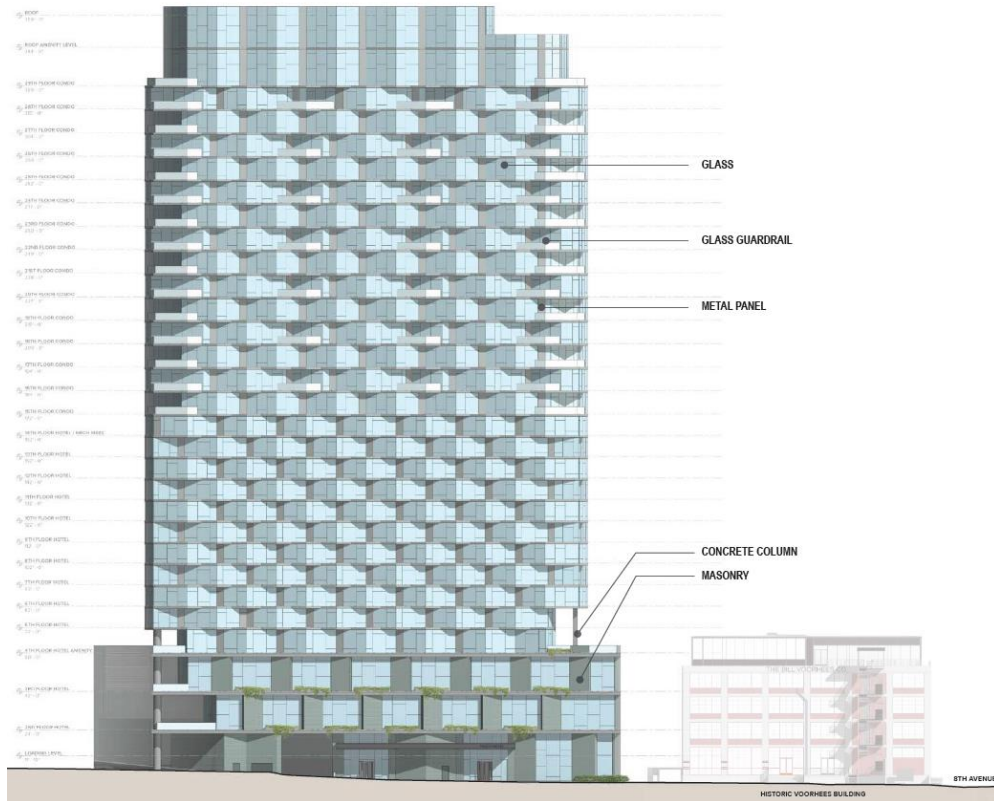


Figure 2: North Elevation (Fogg Street)





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Figure 3: West Elevation (faces Voorhees Building) and East Elevation (7th Avenue South)

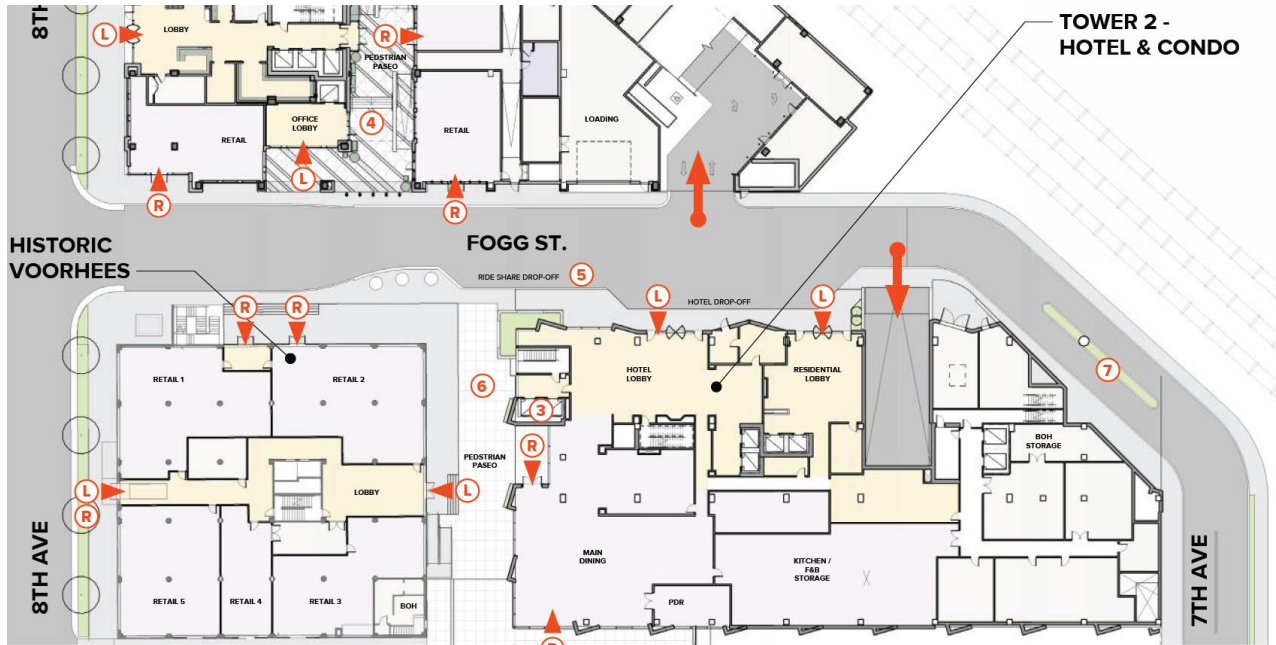


Figure 4: Ground Floor Plan

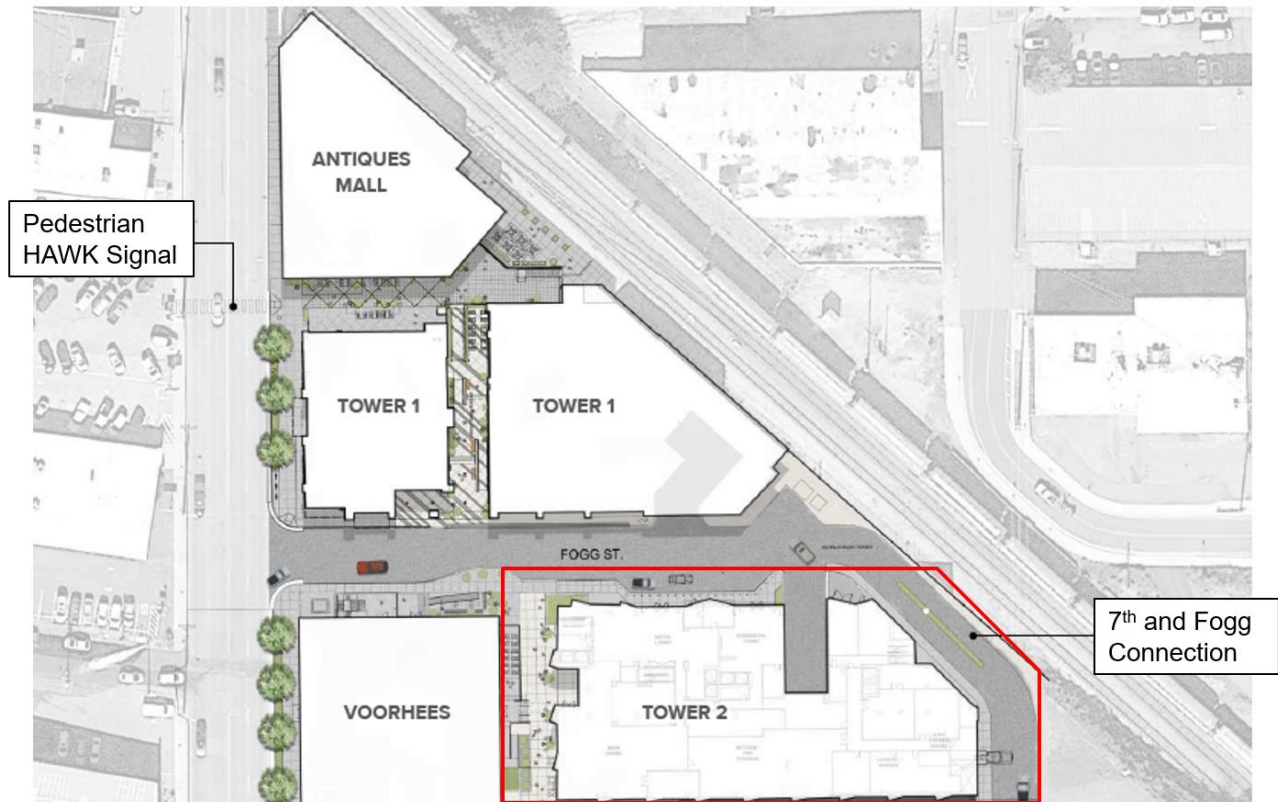


Figure 5: Site Plan



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PROJECT OVERVIEW

The project proposes a 30-story hotel/condo building consisting of 112 residential condo units, 180 hotel keys, 4,500 square feet of retail space, and 393 parking spaces across five underground levels.

Paseo Tower 2 is located northeast of the intersection of 8th Avenue South and Division Street, directly behind the Historic Voorhees Building. This proposal comes on the same site as an OHM approved by MPC and considered by the DTC DRC in March of 2021 – Voorhees Tower 2. The new proposal, Paseo Tower 2, builds and expands on the previous plan.

The broader Paseo South Gulch project proposes a pedestrian-oriented, campus-like setting that includes two renovated historic structures and several new mixed-use towers. The towers are at various stages in the review process:

- Paseo Tower 1 – a 16-story residential tower approved by-right in February of 2022; modifications were approved by the DTC DRC in March of 2021.
- Paseo Tower 2 – a 30-story hotel/condo tower seeking an OHM as part of this application.
- Paseo Tower 3 – a 30-story residential tower that will be seeking an OHM later.
- Paseo Tower 4 – a 22-story office tower that is joined to Tower 3 at the podium.

PLAN DETAILS

Paseo Tower 2's only frontage is on a portion of 7th Avenue South, a tertiary street per the DTC, that currently terminates at the CSX railroad lines adjacent to the property. Due to this, the eastern façade is generally thought of as the back of the building. Tower 2's only vehicular entrance is off Fogg Street, which was abandoned in 2019, and is now a private drive. The building's primary pedestrian entrances are on Fogg Street (the lobbies for the hotel and residential condos) and the pedestrian-only passage between the Historic Voorhees Building and Tower 2 (a restaurant and a vestibule for public garage elevators). Service and loading are proposed to occur from an access point on 7th Avenue South. Ride-share and hotel drop-off will occur along Fogg Street.

Most of Tower 2's southern façade will directly abut the podium of Paseo Towers 3 and 4. The southwestern corner of Tower 2 will abut a new pocket park associated with Paseo Towers 3 and 4.

OVERALL HEIGHT MODIFICATION PROCESS

The process for an Overall Height Modification is outlined in the DTC as follows:

- 1) *The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to pursue all appropriate bonuses available in the Bonus Height Program.*
- 2) *The applicant shall hold a community meeting providing notices to all property owners within 300 feet.*
- 3) *The Planning Commission shall review the modification request and may grant additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, contribution to the skyline, improvement of the project's relationship to surrounding properties, and*



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improvement to the character of the neighborhood. In some instances, consideration may be given where a project results in implementation of significant community improvements (e.g. quality open space, upgrading public infrastructure, or others determined by the policies of Metro departments) and/or contributes to the implementation of community improvements determined by the policies of Metro departments.

OVERALL HEIGHT MODIFICATION ANALYSIS

Bonus Height Program

A Determination Letter, signed by the Executive Director of the Planning Department, is attached to this staff report, and states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. The Historic Building Preservation bonus has been used to add Historic Landmark Overlays to the Historic Antiques Mall and the Historic Voorhees Building and transfer unused entitlements to Paseo Tower 2. Additional bonuses being utilized include Underground Parking, Public Parking, and Pervious Surfaces.

Community Meeting

The applicant held a community meeting on Tuesday, May 3 at 5:30 P.M. and sent notices to property owners within 300 feet. After a short presentation from the applicant, a discussion between the two attendees and the applicant team touched on several topics including traffic lights, and other mobility improvements, as well as the broader Paseo South Gulch project. The two attendees were supportive of the concept and design of Tower 2.

Downtown Code Design Review Committee Meeting

The Downtown Code Design Review Committee (DTC DRC) convened on May 5, 2022. The Committee discussed the proposed connection between 7th Avenue and Fogg Street, and the pedestrian conditions this would result in. They agreed with staff's recommendation that full sidewalk and green zone requirements should be met on 7th Avenue South, and further expressed desire for additional street trees on Fogg Street – the development's private drive. The Committee voted (with none opposed) to approve the concept design and proposed DTC modifications, and to recommend approval of the proposed Overall Height Modification.

Exceptional Design

The architecture of Tower 2 presents alternating modules of glass and metal on the upper levels create a visually dynamic texture in the skyline. Meanwhile, the masonry podium grounds the building at a similar pedestrian scale to that of the Historic Voorhees building and provides a contemporary interpretation of its industrial character in the form of materials, façade articulation and division.

The preservation and renovation of the Antiques Mall and Voorhees Building as Historic Landmarks brings new purpose to these buildings. Furthermore, the inclusion of them as part of the broader Paseo South Gulch project, contributes to the Gulch neighborhood's character that blends old and new together.

A series of connected pedestrian-only outdoor areas and passages have been proposed throughout the Paseo South Gulch project site. Together, along with the sidewalks on Fogg Street, 8th Avenue South, and 7th Avenue South, a cohesive atmosphere has been created.



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Pedestrians can use these passages to access various retail and lobby entries that front them. Spaces for outdoor dining, street trees and other landscaping throughout contribute to a vibrant and active streetscape.

The Paseo Tower 2 site is also set to include a new connection between Fogg Street (private) and 7th Avenue South, which will improve connectivity by linking two dead-end streets. The specific details of this street connection and design are key to the functionality of the overall site. Additionally, a HAWK signal and crosswalk, to be installed across 8th Avenue South, will further connect the Paseo South Gulch project site to the rest of the Gulch neighborhood, and provide a necessary pedestrian crossing of 8th Avenue.

Tower 2 includes several key attributes that positively impact the surrounding neighborhood. First, by including entirely underground parking, the project uses all its proposed building height for active uses. And finally, the applicant has agreed to a deed restriction to prohibit the conversion of their residential condo units to short term rental (STR), which guarantees the new housing units remain in perpetuity.

Supplemental Policy Considerations

This property is located within the Division Street Supplemental Policy area within the Downtown Community Plan. This supplemental policy that was put in place after the construction of the Division Street Viaduct reads as follows:

Properties along the Division Street Extension may be considered for high-rise building height (20 stories and taller) in exchange for public benefits provided by the development, including, but not limited to, affordable and workforce housing, the Downtown Code's Bonus Height Program, modification processes, or rezoning to a Specific Plan. Building design should also result in a unique architecture that seeks to improve the public realm and city skyline.

Paseo Tower 2 has maximized the DTC Bonus Height Program available to the site, and results in unique architecture that adds to the city skyline. The proposed building height of 30 stories falls within the range that the supplemental policy deems acceptable for this site.



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Figure 6: Aerial view of the broader Paseo South Gulch project site, looking northeast. Paseo Tower 2 is the tallest building on the right.

STAFF RECOMMENDATION

The project aligns with the goals and objectives of the Downtown Code. Staff recommends approval of the overall height modification with the following conditions and deferral without all conditions:

1. All bonus height actions identified in this application, including those that require a deed or restrictive covenant, must be approved prior to building permit approval.
2. The applicant shall coordinate with NDOT on any proposed traffic improvements that result from the project TIS.
3. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
4. All overhead lines along the site's frontages shall be buried.
5. The proposed residential condo units shall not be converted to a short-term rental use, memorialized by a deed restriction or covenant, as reviewed by Metro Legal.
6. The applicant will continue to work with NDOT and Planning Staff to refine the connection between Fogg Street (a private drive) and 7th Avenue South (public ROW), and the related MCSP and ROW requirements on 7th Avenue, to ensure a safe and easily navigable experience for pedestrians, and vehicles, including in the location where Tower 2 extends over the streetscape. Additionally, Fogg Street, the development's private drive, should be designed with the same rigor as it would be if it were to be a public street. This includes wide, ADA accessible sidewalks, and landscape buffers.
7. Prior to Final Site Plan review, the applicant will provide elevations and sections that explain the relationship between the south-facing façade of the Tower 2 and the abutting



Metro Planning Commission Meeting of 5/26/22

north-facing façade of Towers 3 and 4 to ensure that the condition does not have a negative impact on the proposed pocket park.



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

March 30, 2022

Attn: Eric Klotz, AIA, NCARB
ESa
1033 Demonbreun Street, Suite 800
Nashville, TN 37203

Re: Determination on DTC Bonus Height Program Efforts for Paseo Tower 2

Mr. Klotz:

This letter serves as a determination to submit an Overall Height Modification application for Paseo Tower 2. This letter does not indicate or guarantee project approval or support.

The project site is located within the Gulch South Subdistrict of the Downtown Code, where 10 stories are permitted by-right and up to 16 stories are permitted using the Bonus Height Program. The proposed development is a 30-story hotel/condo building with restaurant space on the ground level.

Exhibits submitted to Planning Staff on March 22, 2022, demonstrate the use of the following Bonus Height Program options:

- Historic Building Preservation – Approximately 130,000sf of bonus height is being transferred from the “Antiques Mall” and “Voorhees Building” historic structures, both of which have recently been placed in Historic Landmark overlays.
- Underground Parking – Approximately 150,000sf of bonus height is being earned by providing five levels of underground parking
- Public Parking – Around 60,000sf of bonus height is being earned by providing one level of public parking
- Pervious Surfaces – Around 4,000sf of bonus height is being earned by providing “vegetated green roof” on the 4th and 30th floor amenity decks

Additionally, the project has committed to the following exceptional design elements that further support its Overall Height Modification request:

- Unique Architecture/Contribution to the Skyline – The alternating modules of glass and metal on the tower create a visually dynamic texture in the skyline. The masonry podium grounds the building at a pedestrian scale like that of the Historic Voorhees building.
- Exceptionally Strong Streetscape – The series of activated pedestrian passageways provide spaces for outdoor dining, street trees and other landscaping that contribute to a vibrant, active, pedestrian-oriented streetscape.
- Relationship to Surrounding Properties/Character of the Neighborhood – The preservation and renovation of the Antiques Mall and Voorhees Building as Historic Landmarks brings new purpose to these buildings. Furthermore, the entire site contributes to the Gulch neighborhood’s character that blends old and new together.



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- **Significant Community Improvements** – The connection of Fogg Street (private) to 7th Avenue South improves connectivity by linking two dead-end streets. Additionally, the proposed HAWK signal and crosswalk to be installed across 8th Avenue South will further connect the development to the rest of the neighborhood, and provide a needed pedestrian crossing of 8th Avenue

With these commitments, along with the efforts to utilize the Bonus Height Program to its fullest potential, this project may proceed with the next step in the Overall Height Modification process – submitting a formal application. The project will receive detailed review by Metro Planning and other Metro departments and agencies once a formal application has been submitted.

Please note that this letter does not waive the project from the requirements of other Metro departments and agencies. Reconsideration of this determination may be warranted if the applicant team is unable or unwilling to follow through with any of these requirements, or with any of the commitments described above.

Sincerely,

A handwritten signature in cursive script that reads "Lucy Alden Kempf".

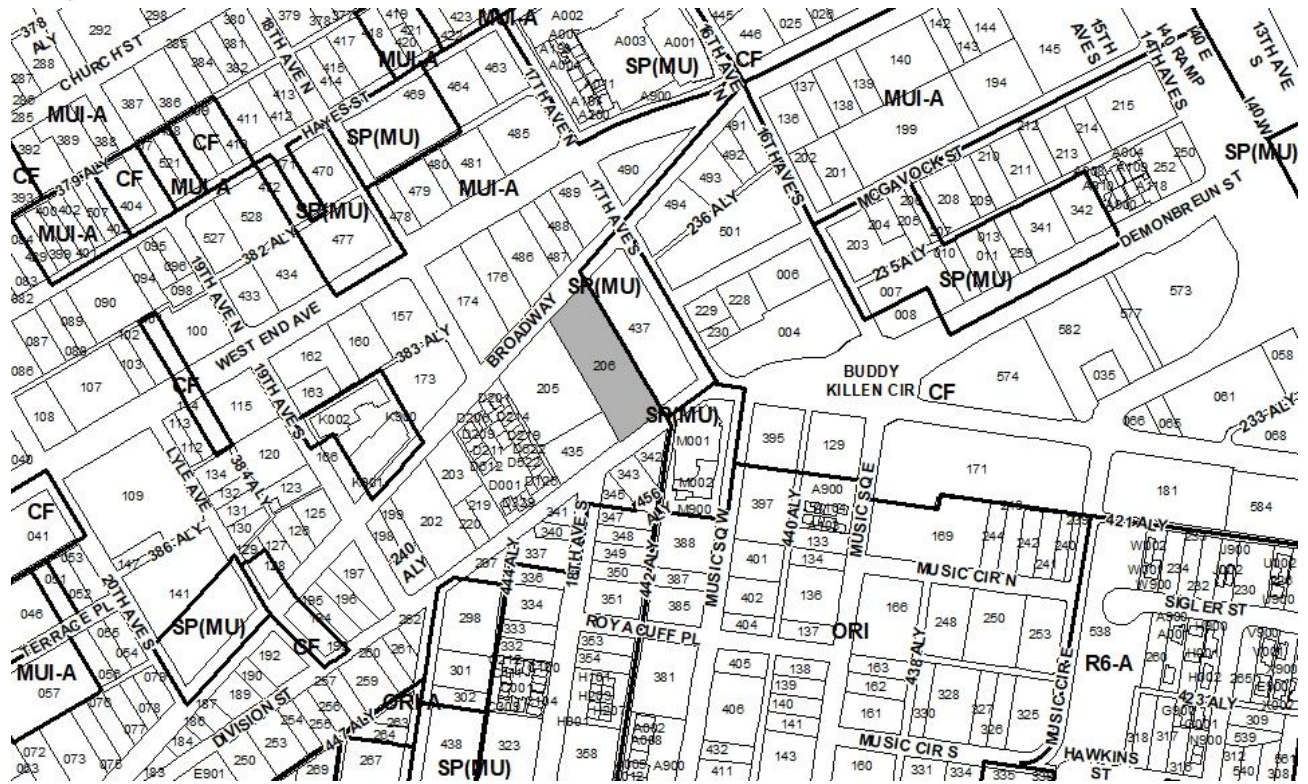
Lucy Kempf
Executive Director
Metro Nashville Planning Department

CC:

Ryan Terrell
Andrew Donchez
Taylor Ott
Kim Hawkins
Doug Sloan



Metro Planning Commission Meeting of 5/26/22



2022SP-027-001
1711 BROADWAY
Map 092-16, Parcel(s) 206
10, Green Hills – Midtown
19 (Freddie O’Connell)



Metro Planning Commission Meeting of 5/26/22

Item #13	Specific Plan 2022SP-027-001
Project Name	1711 Broadway
Council District	19 – O’Connell
School District	8 – Pupo-Walker
Requested by	Mary McGowan, applicant; US Bank National Association, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

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

Specific Plan

A request to rezone from Mixed Use Intensive-Alternative (MUI-A) to Specific Plan (SP) zoning for property located at 1711 Broadway, approximately 145 feet west of 17th Avenue South, (1.28 acres), to permit a mixed use development.

Existing Zoning

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

Proposed Zoning

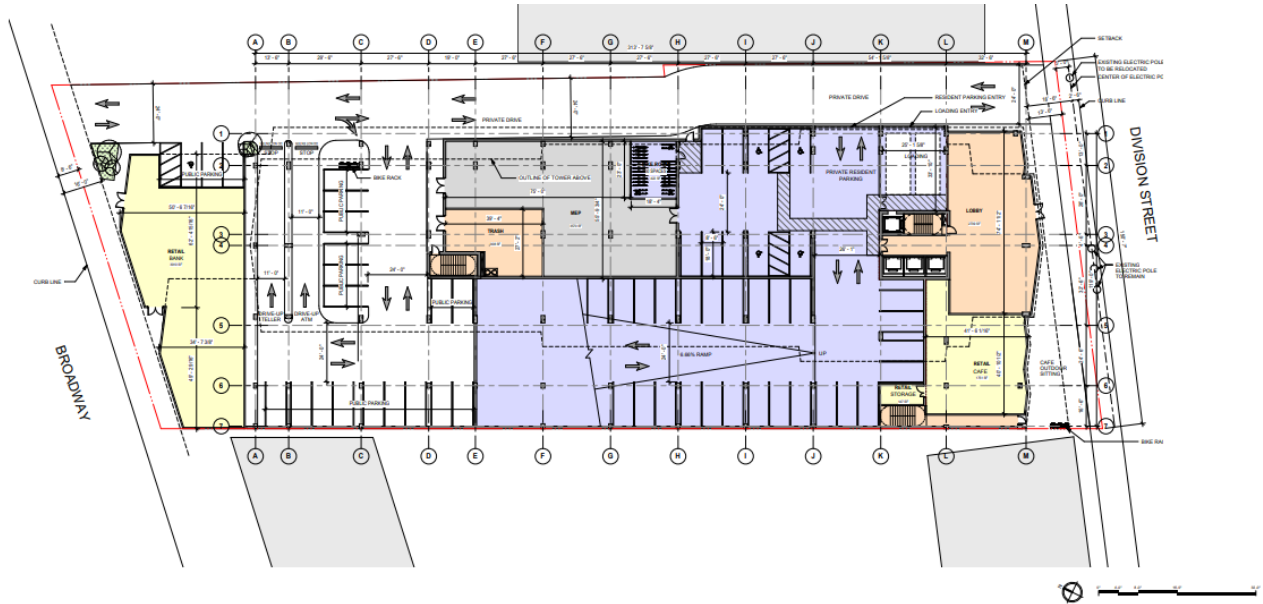
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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



Metro Planning Commission Meeting of 5/26/22



Proposed Site Plan



Proposed Elevations



Metro Planning Commission Meeting of 5/26/22

MUSIC ROW VISION PLAN

The Music Row Vision Plan identifies the significance of and pressures facing Music Row. It contains a broad range of recommendations and action steps to pursue. The overarching theme of the Vision Plan is to ensure that Music Row continues to be a vital hub of music business and innovation and a unique creative cluster within Nashville. It is a planning document, but also a call to action for the public and private sectors, neighbors, and developers, and all those who support and strengthen the Row. The purpose of the Music Row Vision Plan is to guide and inform the preparation and consideration of implementation tools and development proposals. The subject site is located in the Music Row Core character area of the Vision Plan, which is intended to focus on Class A office buildings that cater to music-related businesses.

The site is within Subdistrict 1B, which supports mixed-use with active retail, bars, and restaurants; office; live music venues; hotels; residential. In large building footprints, multiple public facing uses are encouraged to maximize activity, including activity on the weekends and evenings.

SITE CONTEXT AND PLAN DETAILS

The site is approximately 1.28 acres and has frontage onto both Broadway and Division Street and is located between 17th Ave S and 19th Ave S. Broadway is classified as an Arterial Boulevard and Division Street is a Collector Avenue in the Major and Collector Street Plan. The site currently contains a one story bank with a drive-thru and surrounded by surface parking. The area surrounding the site is a mixture of high-intensity mixed use development.

Site Plan

The plan proposes a 20-story podium style mixed-use tower that covers the majority of the site. The ground level of the tower proposes to engage Broadway with a one-story retail space. Setback from this retail space is the podium portion of the building that rises to a total of 4 stories and the tower portion of the building rises to 20-stories. The ground level of Division Street is activated with both the lobby for the residential tower and a retail tenant space. The façade of Division Street is lined with residential units, providing a building façade that is flush with the ground floor entrance and activated with habitable space. The building rises to 20-stories adjacent to Division Street. On the rooftop of the building is an amenity deck with a swimming pool. Also provided in the amenity space are two recording studios, a podcast studio, and a rehearsal room that can be rented by the public. The plans also include design standards for the building. The materials for all facades of the building, including the structured parking, are required to be high quality and the architecture of the structured parking is required to be integrated with the residential portion of the tower.

The plan proposes to improve both Broadway and Division Street to the Major and Collector Street Plan planned conditions. The site is accessed via a two-way private drive on the north-eastern edge of the property that connects to both Broadway and Division Street. The structured parking has two access points; the one to the south accesses the private resident parking and the one to the north accesses the parking for the non-residential uses as well as a drive-thru use.



Metro Planning Commission Meeting of 5/26/22

ANALYSIS

The proposed specific plan is consistent with the Music Row Vision Plan and the T5 MU policy. The plan is consistent with the intent of the 1B subdistrict of the Music Row North character area by providing retail uses on the ground floor with a large-scale residential use. Staff supports 20-stories of building height as the plan includes a commitment to a music use that is available to the public. The building addresses both public street frontages with active uses and the architecture of the building. The plans include architectural elevations demonstrating vertical integration of the podium portion of the building with the habitable portion of the building. The architectural material standard on the plans will also ensure a high-quality urban design. Staff finds the proposed Specific Plan to be consistent with the applicable policy guidance.

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

- All projects in or draining to the combined sewer are required to have a CSEP Pre-Application meeting with Courtney Larson prior to Final SP Approval.
- Must comply with all regulations in the Stormwater Management Manual at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits. (Per Capacity Study Permit # 2022020142)

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. Add note: A private hauler is required for site waste/recycle disposal. There are to be no vertical obstructions in new public sidewalks. Provide 24 ft. width for both drive accesses.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Coordinate with WeGo on bus stop improvements in the area.
- Ensure final designs follow the codes and requirements of all metro agencies.



Metro Planning Commission Meeting of 5/26/22

Maximum Uses in Existing Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.64	5 F	139 U	756	47	61

Maximum Uses in Existing Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.32	5 F	69,696 SF	2,631	66	265

Maximum Uses in Existing Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.32	5 F	69,696 SF	7,818	696	681

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 10+ (222)	1.28	-	396 U	1,772	124	143

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)	1.28	-	6,500 SF	245	6	25

Traffic changes between maximum: MUI-A and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-9,188	-676	-839

METRO SCHOOL BOARD REPORT

**Projected student generation existing MUI-A district: 1 Elementary 0 Middle 0 High
 Projected student generation proposed SP-MU district: 5 Elementary 3 Middle 3 High**

The proposed SP zoning is expected to generate 10 more students than the existing MUI-A zoning. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.



Metro Planning Commission Meeting of 5/26/22

CONDITIONS

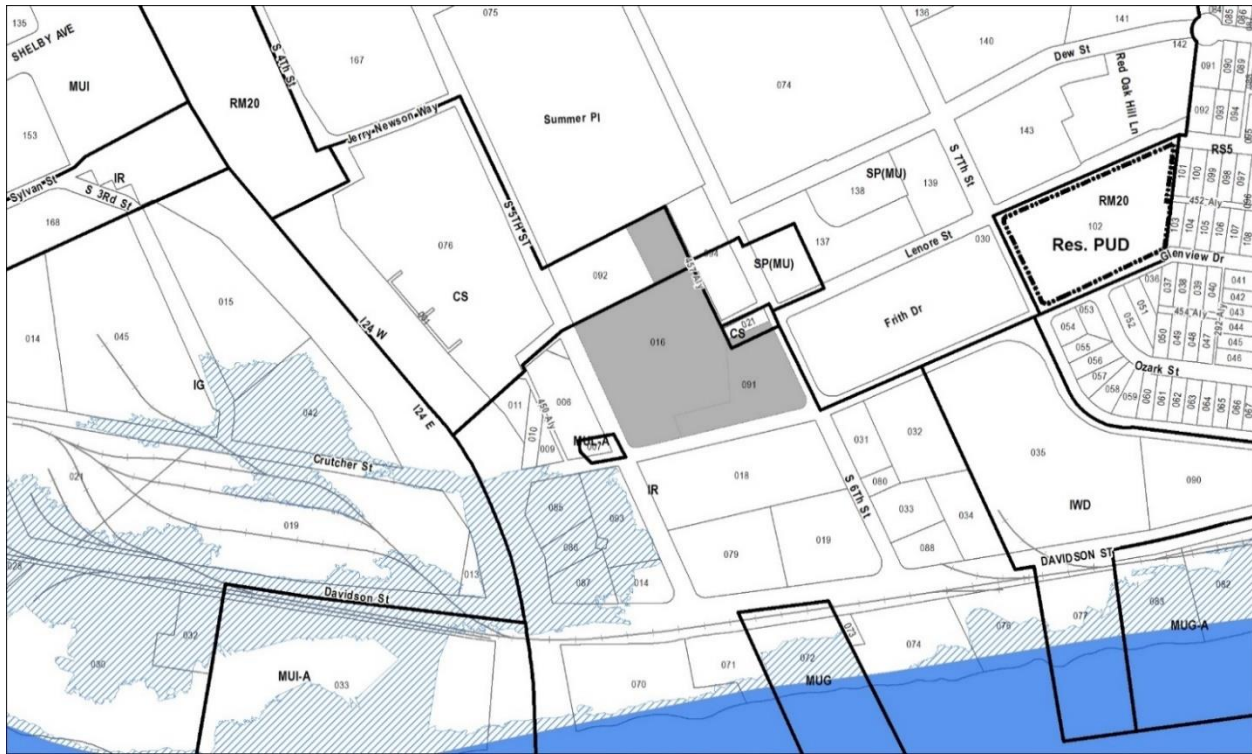
1. Permitted uses shall be limited to a maximum of 396 multi-family residential units and 6,500 square feet of non-residential use on the ground floor as permitted by the MUI-A zoning district. Short term rental properties- owner occupied and short-term rental properties- not-owner occupied shall be prohibited.
2. The final site plan shall provide the music uses identified on these plans or the building height supported by Planning Staff will be reduced, consistent with the Music Row Vision Plan.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application.
6. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 5/26/22



2022SP-042-001 (formerly 2021Z-114PR-001)
CRUTCHER CORNER SP
Map 093-08, Parcel(s) 016, 091
05, East Nashville
06 (Brett Withers)



Metro Planning Commission Meeting of 5/26/22

Item #14

Specific Plan 2022SP-042-001 (formerly 2021Z-114PR-001)

Project Name

Crutcher Corner SP

Council District

06 – Withers

School District

05 – Buggs

Requested by

Dale and Associates, applicant; Terry C. Reeves and W. Lipscomb Davis III, owners.

Deferrals

This item was deferred from the November 18, 2021, December 9, 2021, January 13, 2022, March 24, 2022, April 14, 2022, Planning Commission meetings. No public hearing was held

Staff Reviewer

Shane

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit uses of MUG-A-NS

Zone Change

A request to rezone from Commercial Service (CS) and Industrial Restrictive (IR) zoning to Specific Plan (SP) zoning for property located at 501 and 515 Crutcher Street, at the northeast corner of Crutcher Street and South 5th Street (6.82 acres), to permit uses of MUG-A-NS.

Existing Zoning

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

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

Proposed Zoning

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.

EAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 5/26/22

Regulatory SP Crutcher Corner (SP)

Development Summary (Site)

SP Name Crutcher Corner SP

SP Number 2022SP-042-001

Council District 6 – Brett Withers

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 93-08 Parcel 16/ Terry Reeves/ 5.03 Acres/ Currently Zoned IR/ 501 Crutcher Street

Map 93-08 Parcel 91 / Lipscomb Davis / 1.79 Acres/ Currently Zoned IR & CS/ 515 Crutcher Street

Specific Plan Notes

1. The uses allowed under this Specific Plan will be all those allowed under MUG-A-NS of the Metro Nashville Zoning Code.
2. The maximum height shall be 6 stories or 90 feet with no step-back required.
3. Use of the rooftop shall be allowed including elevated access points for stairs or elevators.
4. Short term rental shall be prohibited.
5. Architectural standards shall be as follows:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18”- 36” is required for all residential structures.
6. South Fifth Street along the frontage of the property to be constructed to provide 45 feet of right-of-way measured from the centerline to the property line (one foot more than the 44 feet required in the MCSP).
7. Structured parking shall be lined with active uses or screening that closely mimics active uses.
8. Unless noted otherwise herein, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application.

Crutcher Corner Regulatory SP



Metro Planning Commission Meeting of 5/26/22

SITE CONTEXT AND PLAN DETAILS

The application consists of two parcels (Map 093-08, Parcels 016 and 091) totaling 6.82 acres in size located at the northeastern corner of the intersection of Crutcher Street and South 5th Street. Parcel 016 contains a small warehouse and a storage silo, and the structure on Parcel 091 houses heavy manufacturing. Surrounding uses include light manufacturing, MDHA housing, multi-family apartments, and a parking lot. MUL-A zoning exists across the street from the subject property at the northwest corner of Crutcher Street and South Fifth Street.

The application proposes to rezone the property from CS and IR to SP (only a small portion of Parcel 091 is zoned CS). The proposed SP is regulatory. The application was originally filed as a straight rezoning to MUG-A. A rezoning to MUG-A on this site would make it more difficult to ensure that certain planning goals for the area are met, such as securing adequate right-of-way along South Fifth Street and ensuring that materials and height are appropriate for the surrounding context. Additionally, the community has expressed that short term rental properties are not a desired use in this location. 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 the dedication of an extra foot of ROW along South Fifth Street, the inclusion of architectural standards, and the limitation of building height to six stories across the site rather than five stories at build-to and seven stories after stepback (which the MUG-A-NS zoning district allows). STRP are also prohibited. Architectural standards are included in the SP along with a condition that ground floors avoid the appearance of blank walls, and structured parking is required to be screened with liner buildings or a high degree of finish which imitates such buildings.

ANALYSIS

The property is within the T5 Center Mixed-Use Neighborhood (T5 MU) policy area. T5 MU policy is intended to create high-intensity urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses, including major employment and vertical mixed use development. The CCM lists MUG-A as an appropriate zoning district under T5 MU policy. One of the stated goals of the policy is to create high-density residential, institutional, high-density commercial, and office land uses. An MUG-A-NS-based regulatory SP would support this intent to a greater degree than the existing IR and CS zoning districts. The rezoning request is further supported by the proximity of the site to the East Bank, which is undergoing a major community planning effort that will likely spur similar redevelopment across the area. Allowing a more intense mix of uses at this location supports the existing policy guidance and future planning efforts aimed at creating an intense, urban mixed-use district in this part of Nashville’s core. For these reasons, staff recommends approval of the rezoning.

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)	5.62	0.6 F	146,884 SF	278	25	28



Metro Planning Commission Meeting of 5/26/22

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.80	0.6 F	20,909 SF	789	19	79

Maximum Uses in Proposed Zoning District: MUG-A-NS-based 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)	3.42	3.0 F	447 U	2,434	149	187

Maximum Uses in Proposed Zoning District: MUG-A-NS-based SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.70	3.0 F	222,156 SF	8,386	208	846

Maximum Uses in Proposed Zoning District: MUG-A-NS-based SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	1.70	3.0 F	222,156 SF	24,921	2,209	2,171

Traffic changes between maximum: IR/CS and MUG-A-NS-based SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+34,674	+2,522	+3,097

METRO SCHOOL BOARD REPORT

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

Given the mix of uses permitted by the SP zoning district, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature. School students generated by future development would attend Warner Elementary School, Stratford STEM Campus Middle School, and Stratford 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 uses permitted within MUG-A-NS zoning. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. The ground floor shall feature architectural articulation such as glazing, stoops, steps, and similar elements to prevent blank walls.

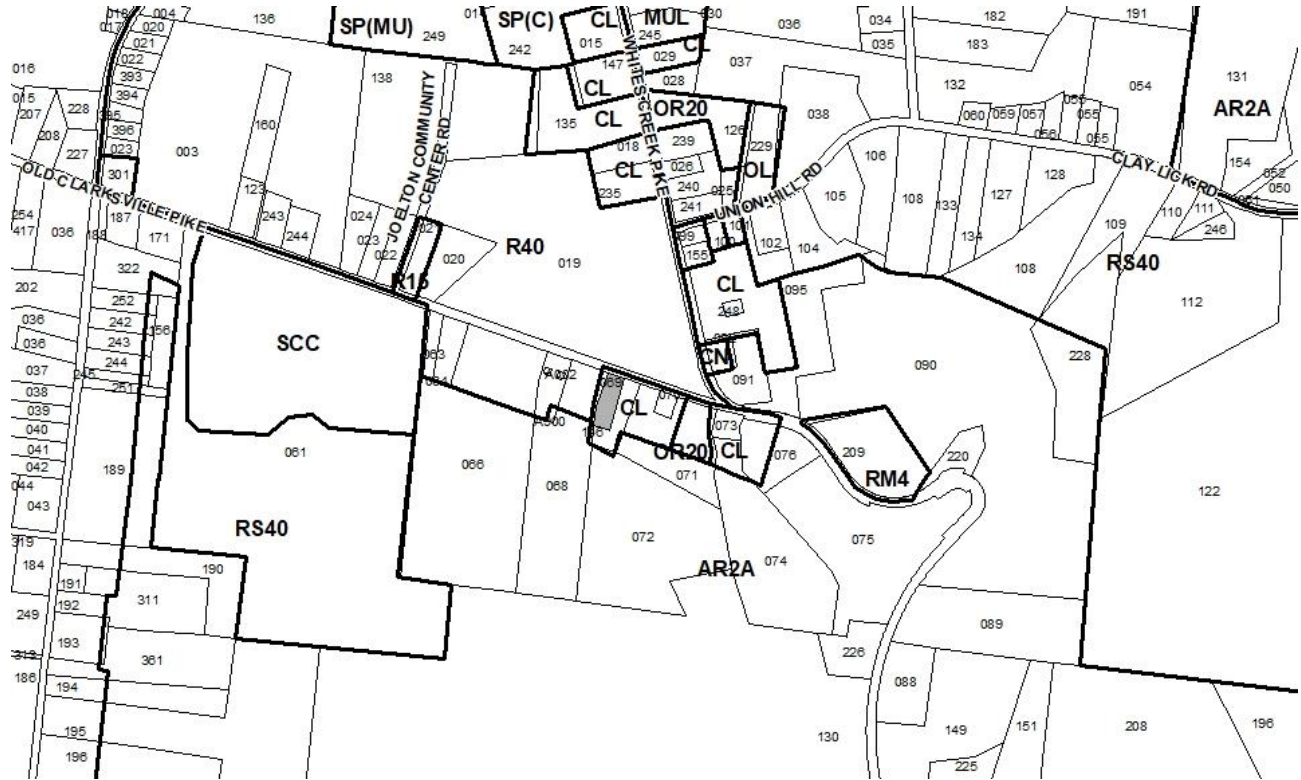


Metro Planning Commission Meeting of 5/26/22

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



Metro Planning Commission Meeting of 5/26/22



2022Z-051PR-001

Map 022, Parcel(s) 069

01, Joelton

01 (Jonathan Hall)



Metro Planning Commission Meeting of 5/26/22

Item #15
Council District
School District
Requested by

Zone Change 2022Z-051PR-001
01 – Hall
01 - Gentry
Dharmesh Patel, applicant; Joelton Investments LLC,
owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve.

APPLICANT REQUEST

Zone change from CL to MUN-A-NS.

Zone Change

A request to rezone from Commercial Limited (CL) to Mixed Use Neighborhood-Alternative-No Short-Term Rentals (MUN-A-NS) zoning for property located at 3517 Old Clarksville Pike, approximately 474 feet west of Whites Creek Pike (1.1 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Neighborhood-Alternative-No Short-Term Rentals (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. Short term rentals are prohibited.

JOELTON COMMUNITY PLAN

T2 Rural Neighborhood Center (T2 NC) is intended to maintain, enhance, and create rural neighborhood centers that fit in with rural character and provide consumer goods and services for surrounding rural communities. T2 NC areas are small-scale pedestrian friendly areas generally located at intersections. They contain commercial, mixed use, residential, and institutional uses.

SITE AND CONTEXT

The 1.1 acre site is located on the south side of Old Clarksville Pike approximately 550 feet west of Whites Creek Pike. The site is developed and includes one building with various commercial uses. The property abutting the western property line is zoned R40 and is occupied with a single-family home. The property along the southern property boundary is zoned AR2a and is occupied with a single-family home. The property abutting the eastern property line is zoned CL and includes various commercial uses.

ANALYSIS

The proposed MUN-A-NS is a zoning district supported by the T2 NC land use policy. Given the sites location, adjacent uses and development standards for MUN-A-NS, MUN-A-NS is appropriate at this location.



Metro Planning Commission Meeting of 5/26/22

FIRE MARSHAL RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.10	0.60 F	28,750 SF	1,085	27	110

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.54	1.0 F	24 U	129	8	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.28	1.0 F	12,197 SF	460	11	46

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.28	1.0 F	12,197 SF	1,368	122	119

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+872	+114	+66

METRO SCHOOL BOARD REPORT

The mix of uses could vary and assumption of impact at this point is premature. Students would attend Joelton Elementary School, Haynes Middle School, and Whites Creek High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

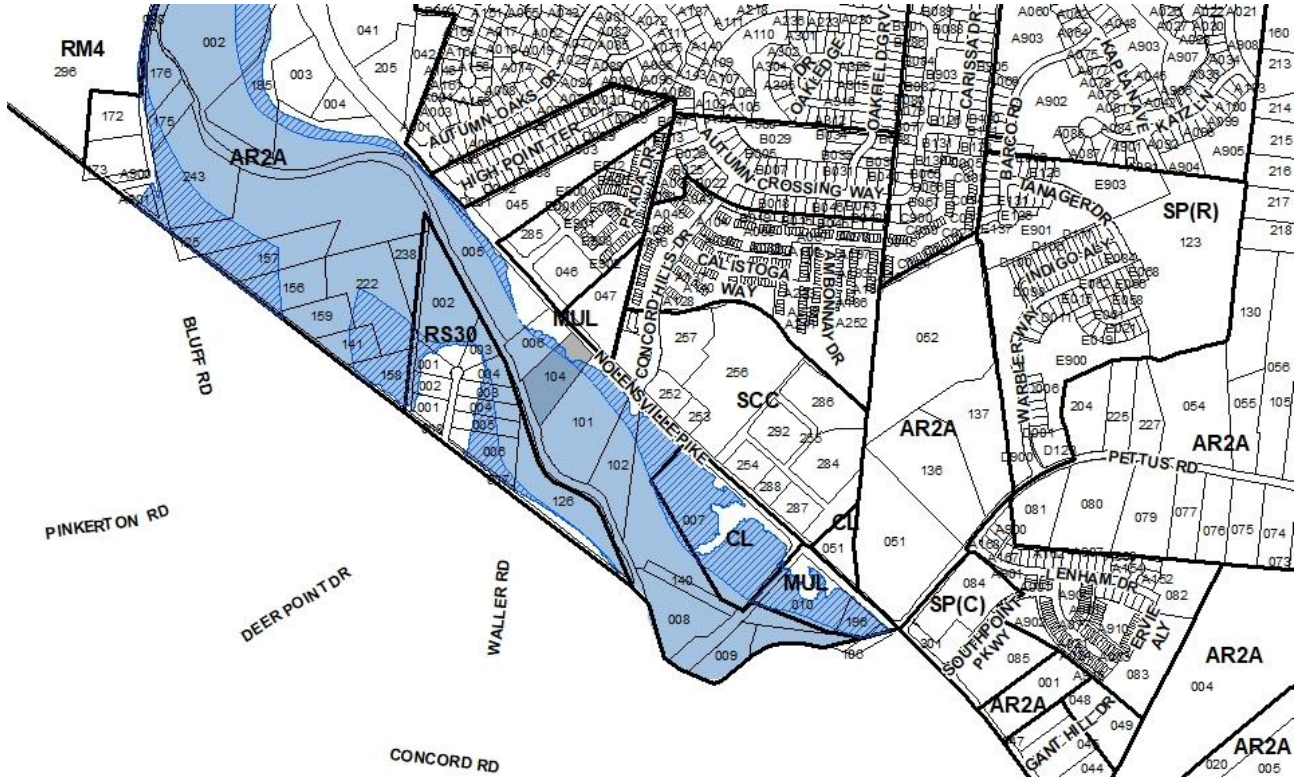
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 5/26/22



2022Z-057PR-001
Map 181, Parcel(s) 104
12, Southeast
04 (Robert Swope)



Metro Planning Commission Meeting of 5/26/22

Item #16
Council District
School District
Requested by

Zone Change 2022Z-057PR-001
04 - Swope
12 - Southeast
Progent Commercial, applicant; Ahmad Y. and Awaz H. Ahmad, owners.

Staff Reviewer
Staff Recommendation

Lewis
Disapprove.

APPLICANT REQUEST

Zone change from AR2a to CS.

Zone Change

A request to rezone from Agricultural/Residential (AR2A) to Commercial Services (CS) zoning for property located at 6663 Nolensville RD, approximately 375 feet northwest of Concord Hills Dr. (3 acres).

Existing Zoning

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

Proposed Zoning

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

SOUTHEAST COMMUNITY PLAN

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

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal



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habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

SITE AND CONTEXT

The site is three acres located on the south side of Nolensville Pike, north of the intersection of Concord Road and Nolensville Pike. The property has frontage on Nolensville Pike and the rear property line abuts an existing stream. The adjacent properties on the south side of Nolensville Pike and west of the subject site are zoned AR2a and Single-Family Residential (RS30) and consist of primarily single-family residential uses and some vacant properties. The properties on the north side of Nolensville Pike and to the south at the intersection of Nolensville Pike and Concord Road are zoned Shopping Center Community (SCC) and Commercial Limited (CL) and have been developed with non-residential land uses. North and northeast of the subject site the properties are zoned with various residential districts and developed with primarily single-family residential uses and some multi-family residential uses.

ANALYSIS

The requested zoning district, Commercial Services (CS), would permit a wide range of non-residential uses on the site. The CS zoning district is inconsistent with the existing policies on the site.

The primary policy on the site, over two acres at the rear of the site is Conservation (CO). The CO policy recognizes the presences of floodplain, floodway and associated buffers. There is an existing stream at the rear of the site which has adjacent buffers to avoid disruption of the natural water way. The rest of the site is in the 500 year floodplain as identified by FEMA. Nearly two-thirds of the three acre site is encumbered by these features. The front portion of the property, along Nolensville, is within an area of Suburban Neighborhood Evolving (T3 NE) policy. The intent of this policy is to provide residential development at low to medium levels of intensity. Non-residential uses are not supported by NE policy.

Prior to NashvilleNext, the policy on this site was Community Center (CC) and Natural Conservation Overlay (NCO). The NCO was reflective of the same environmental features on the site as the CO Policy identifies today. The CC policy would have supported a range of commercial uses which is why some properties to the south and on the north side of Nolensville Pike were approved to have non-residential zoning districts. Prior to and during NashvilleNext, the residents expressed an interest in not having both sides of the corridor be developed with non-residential uses. Coupled with the environmental features and a policy that would likely be less impactful, the T3 NE and CO policies were applied to this side of the corridor, including the subject site.

The T3 NE policy provides specific guidance for the balance of conservation and evolving policies. According to the policy, “in general, the more environmentally sensitive the site is, the lower the acceptable density or intensity of development is” and the development on a site should consider the development footprint, location of said building footprint, and potential impacts to environmental features. The application submitted with the request indicated that the proposed use would be an appliance repair and sales business in the existing structure. Rezoning to a district that permits a wider range of uses and increases the development potential, whether



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it is residential or non-residential, is inappropriate given the environmental constraints on the site.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

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)	3.00	0.50 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)	3.00	0.60 F	78,408	2,960	74	298

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
-	-	-	-	+2,932	+67	+296

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

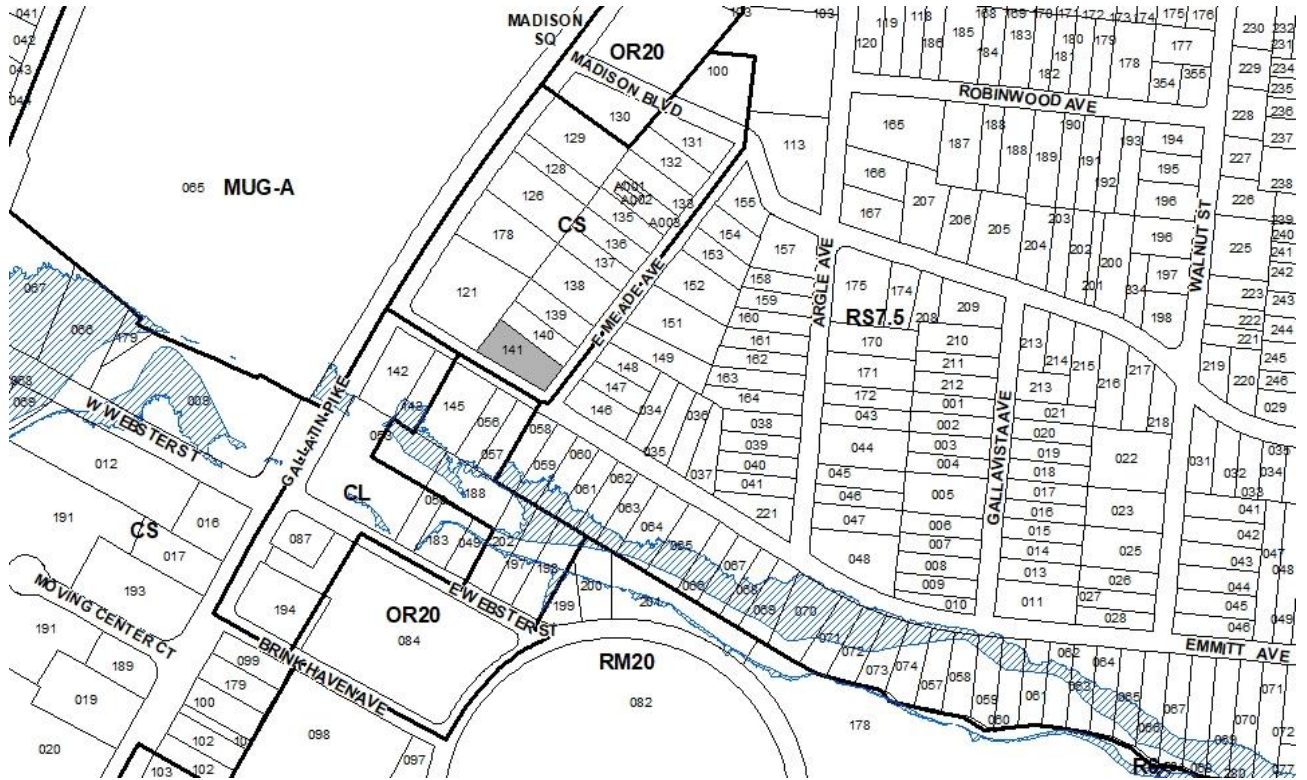
The proposed CS zoning district is not expected to generate any additional students than what is typically generated under the existing AR2a zoning district. Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. All three schools have been identified as not having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval



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2022Z-058PR-001

Map 051-04, Parcel(s) 141

04, Madison

07 (Emily Benedict)



Metro Planning Commission Meeting of 5/26/22

Item #17
Council District
School District
Requested by

Zone Change 2022Z-058PR-001
07 – Benedict
03 – Masters
Premiere Home Health Inc., applicant and owner.

Staff Reviewer
Staff Recommendation

Shane
Approve.

APPLICANT REQUEST

Zone change from CS to RM20-A.

Zone Change

A request to rezone from Commercial Services (CS) to Multi-Family Residential (RM20-A) zoning for property located at 846 East Meade Avenue, at the northwest corner of Emmitt Avenue and East Meade Avenue (0.4 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 (RM20-Alternative) 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 8 units based on acreage alone.*

MADISON COMMUNITY PLAN

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

ANALYSIS

The application consists of one parcel (Map 051-04, Parcel 141) totaling 0.4 acres in size and located approximately 197 feet southeast of Gallatin Pike at the intersection of Emmitt Avenue and East Meade Avenue. The property contains a Tudor-style single-family home with several additions that has been converted into an office building with parking in the rear and two entrances onto Emmitt Avenue. Surrounding uses include a convenience market with fuel pumps to the north zoned CS, one- and two-family homes to the northeast and across East Meade Avenue to the southeast zoned CS and RS7.5 respectively, and a hotel, single-family home, and office building zoned OR20 to the southwest across Emmitt Avenue. The property is on the edge of a Tier One Center according to the NashvilleNext Concept Map.



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The application proposes to rezone the property from CS to RM20-A. The requested RM20-A zoning is supported by the T4 CC policy. T4 CC policy is intended to create intense mixed use areas generally located at intersections of prominent urban streets, with residential uses serving as a transition to adjoining policy areas. The CCM lists RM20–A, which would permit up to 8 units on the site, as an appropriate zoning under T4 CC policy. One of the stated goals of the policy is to create neighborhoods that feature regularly spaced buildings built to the back edge of the sidewalk with minimal spacing between buildings. RM20–A would support this intent to a greater degree than conventional CS zoning. The context is also supportive of the rezoning since zoning of similar intensity exists directly across Emmitt Avenue (OR20), and more intense commercial uses can be found directly to the west fronting Gallatin Pike.

While T4 CC is usually intended for mixed use applications, the property is on the edge of the policy area. The CCM lists residential-only developments as appropriate when creating transitions between T4 CC and other policies. Finally, allowing more density at this location within close proximity to a major arterial (Gallatin Pike) will channel density toward centers and multi-modal corridors in accordance with the guidance of the General Plan. For these reasons, staff recommends approval of the rezoning.

FIRE RECOMMENDATION

Approve 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. - JLA

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.40	0.60 F	10,454 SF	395	10	40

Maximum Uses in Proposed Zoning District: RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	0.40	20 D	8 U	42	3	4

Traffic changes between maximum: CS and RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-353	-7	-36



Metro Planning Commission Meeting of 5/26/22

METRO SCHOOL BOARD REPORT

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

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

The proposed RM20-A zoning is expected to generate 3 more students than the existing CS zoning district. The additional students would attend Stratton Elementary School, Madison Middle School, and Hunters 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.