

Metropolitan Planning Commission



Staff Reports

December 8, 2022



Metro Planning Commission Meeting of 12/8/22

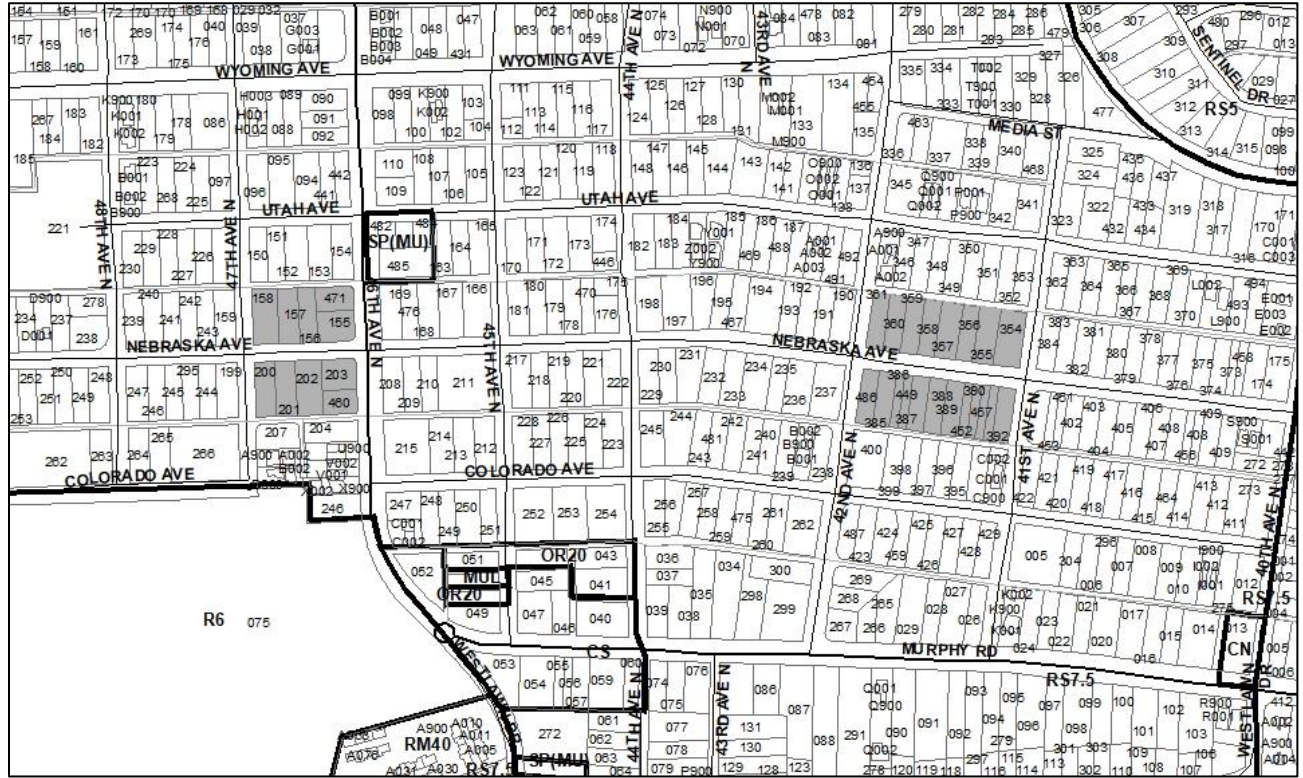
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, 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 12/8/22



2017NHC-003-003
BOWLING HOUSE – NEIGHBORHOOD CONSERVATION OVERLAY
(AMENDMENT)
Map 103-04, Various Parcels
07, West Nashville
24 (Kathleen Murphy)



Metro Planning Commission Meeting of 12/8/22

Item #1	Neighborhood Conservation Overlay 2017NHC-003-003
Project Name	Bowling House Neighborhood Conservation Overlay (Amendment)
Council District	24 – Murphy
School District	08 – Block
Requested by	Councilmember Kathleen Murphy, applicant; various property owners.
Staff Reviewer	Anthony
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Amend a Neighborhood Conservation Overlay District.

Neighborhood Conservation Overlay

A request to amend the Bowling House Neighborhood Conservation Overlay District to include 30 properties located at 4100-4117 and 4600-4609 Nebraska Avenue and 121-135 46th Avenue North, zoned Single-Family Residential (RS7.5) (5.25 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 12/8/22



2016SP-024-005
MCGAVOCK HOUSE (AMENDMENT)
Map 082-03, Parcel(s) 229, 231, 415-417, 551
Map 082-03-0-G, Parcel(s) 001-020, 900
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 12/8/22

Item #2
Project Name Specific Plan 2016SP-024-005
Council District McGavock House (Amendment)
School District 05 – Parker
Requested by 05 – Buggs
Fulmer Lucas Engineering, applicant; Invent
Communities, owner.

Deferrals This item was deferred at the October 27, 2022, and
November 10, 2022, Planning Commission meetings. No
public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer to the January 12, 2023, Planning Commission
meeting.*

APPLICANT REQUEST

Amend SP to increase number of hotel rooms permitted.

Zone Change

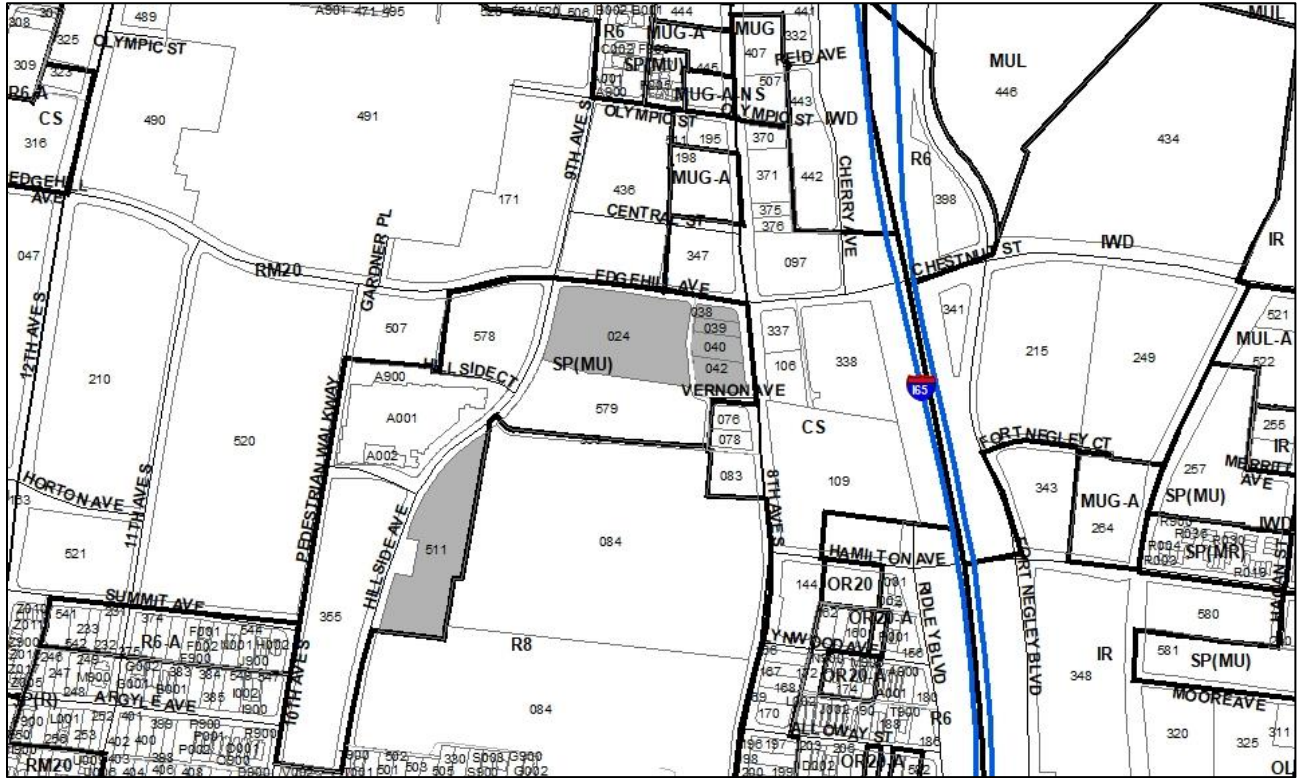
A request to amend a Specific Plan (SP) for various properties located at the northwest and northeast corners of Cleveland Street and Meridian Street (3.39 acres), to permit an increase in the number of permitted hotel rooms and permit the construction of a new hotel on the site.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2018SP-026-009

THE RESERVOIR (AMENDMENT)

Map 105-05, Parcel(s) 511

Map 105-06, Parcel(s) 024, 038-040, 042

10, Green Hills - Midtown

17 (Colby Sledge)



Metro Planning Commission Meeting of 12/8/22

Item #3	Specific Plan Amendment 2018SP-026-009
Project Name	The Reservoir (Amendment)
Council District	10 – Young
School District	03 – Masters
Requested by	Elmington Capital Group, applicant; Park at Hillside, LLC, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a residential development.

Preliminary SP

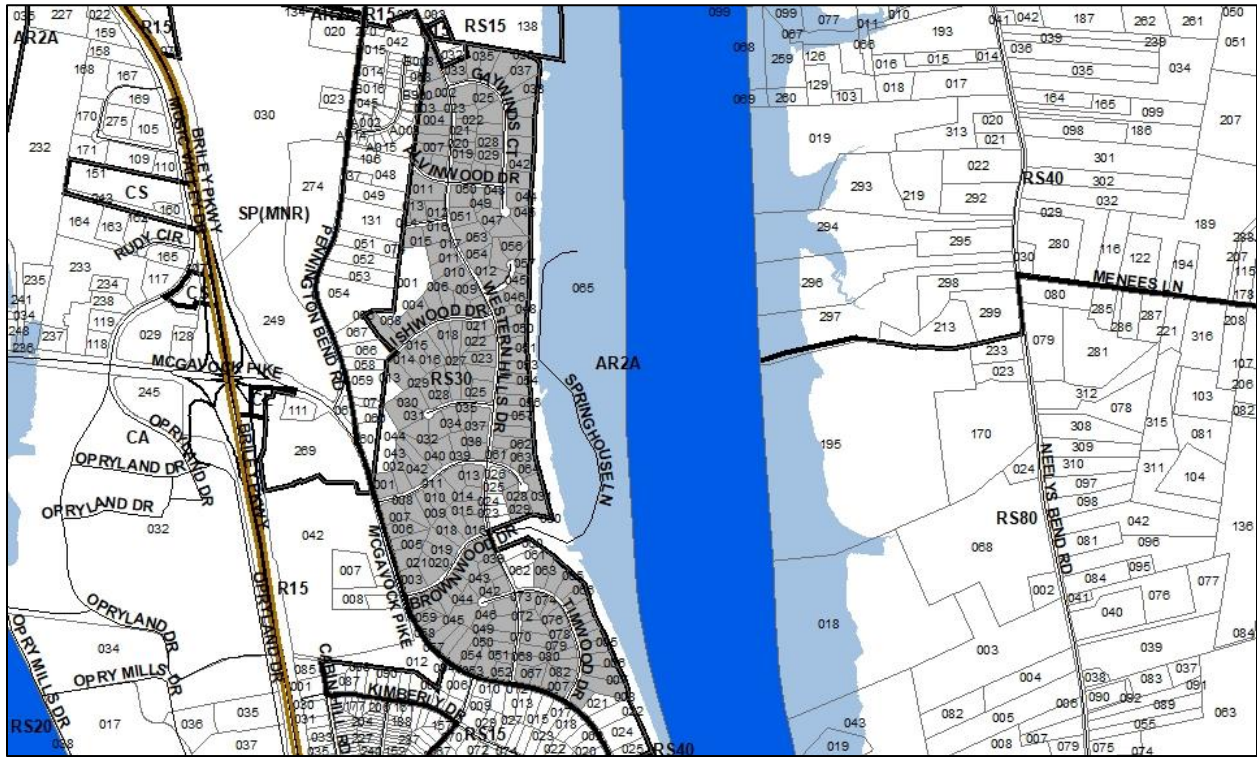
A request to amend a Specific Plan for properties located at 1201, 1203, 1205 and 1211 8th Avenue South, 809 Edgehill Ave and 1430 Hillside Avenue, approximately 75 feet east of Horton Avenue, zoned Specific Plan (SP) (7.63 acres), to amend zones 1, 2, 6, and the associated street sections.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022COD-005-001

Various Maps, Various Parcels

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



Metro Planning Commission Meeting of 12/8/22

Item #4	Contextual Overlay 2022COD-005-001
Council Bill No.	BL2022-1618
Council District	15 – Syracuse
School District	04 – Nabaa-McKinney
Requested by	Councilmember Jeff Syracuse, applicant; various property owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Establish a Contextual Overlay District.

Contextual Overlay District

A request to apply a Contextual Overlay District to various properties located east of Pennington Road and northeast of McGavock Pike, zoned Single-Family Residential (RS30), (163.39 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 12/8/22



2022CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 093-12, Parcel(s) 007, 008, 016

11, South Nashville

19, (Freddie O'Connell)



Metro Planning Commission Meeting of 12/8/22

Item #5a	Minor Plan Amendment 2022CP-011-001
Project Name	South Nashville Community Plan Amendment
Associated Case	2022SP-083-001
Council District	19 – O’Connell
School District	04 – Nabaa-McKinney
Requested by	Hawkins Partners Inc., applicant; River Partners II, LLC, owner.
Staff Reviewer	Clark
Staff Recommendation	Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

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

Major Plan Amendment

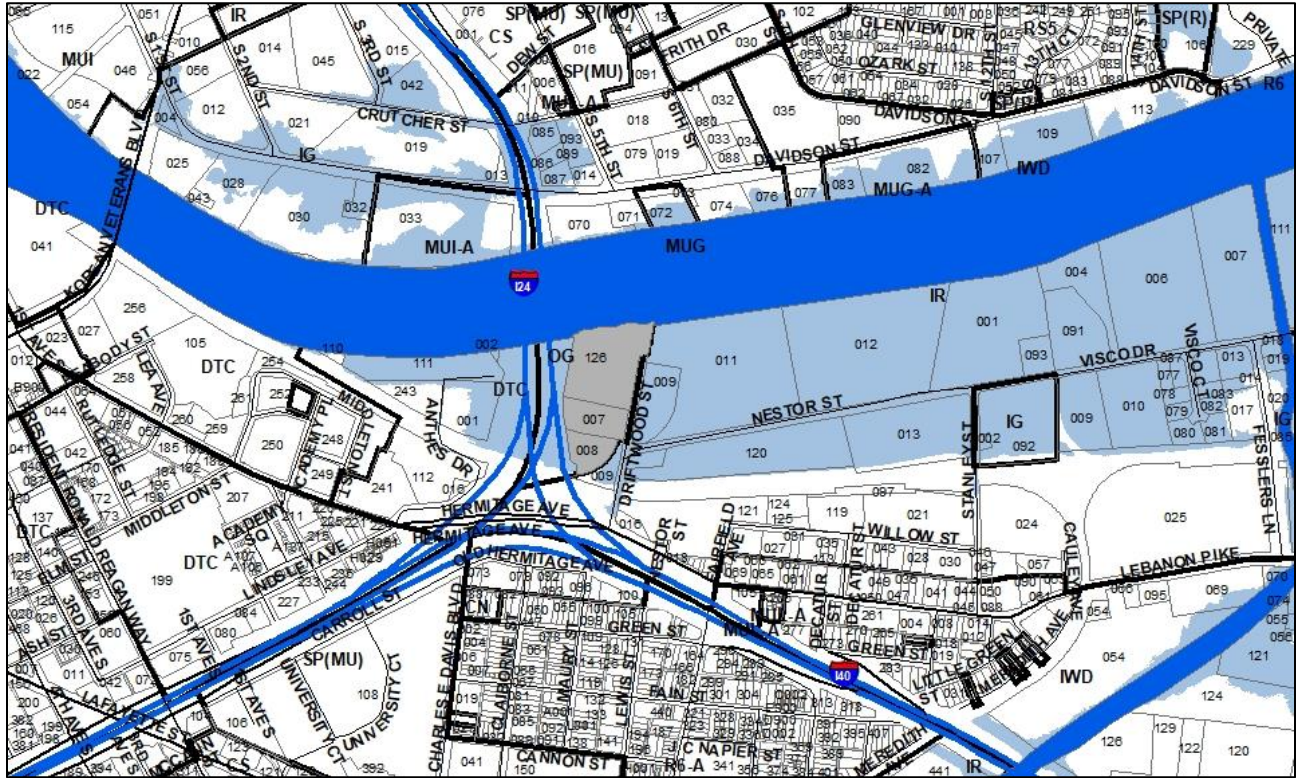
A request to amend the South Nashville Community Plan by changing from Conservation (CO) and District Industrial (D IN) community character policy to Center Mixed-Use Neighborhood (T5 MU) community character policy for properties located at 309, 401, and 407 Driftwood Street (approximately 9.39 acres) requested by Hawkins Partners Inc., River Partners II, LLC, owner.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-083-001
DRIFTWOOD SP
Map 093-12, Parcel(s) 007, 008, 126
11, South Nashville
19 (Freddie O'Connell)



Metro Planning Commission Meeting of 12/8/22

Item #5b

Project Name

Associated Case

Council District

School District

Requested by

Specific Plan 2022SP-083-001

Driftwood SP

2022CP-011-001

19 – O’Connell

04 – Nabaa-McKinney

Hawkins Partners, Inc., applicant; River Partners II, LLC, owner.

Staff Reviewer

Anthony

Staff Recommendation

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Rezone from OG to SP to permit a mixed-use development.

Preliminary SP

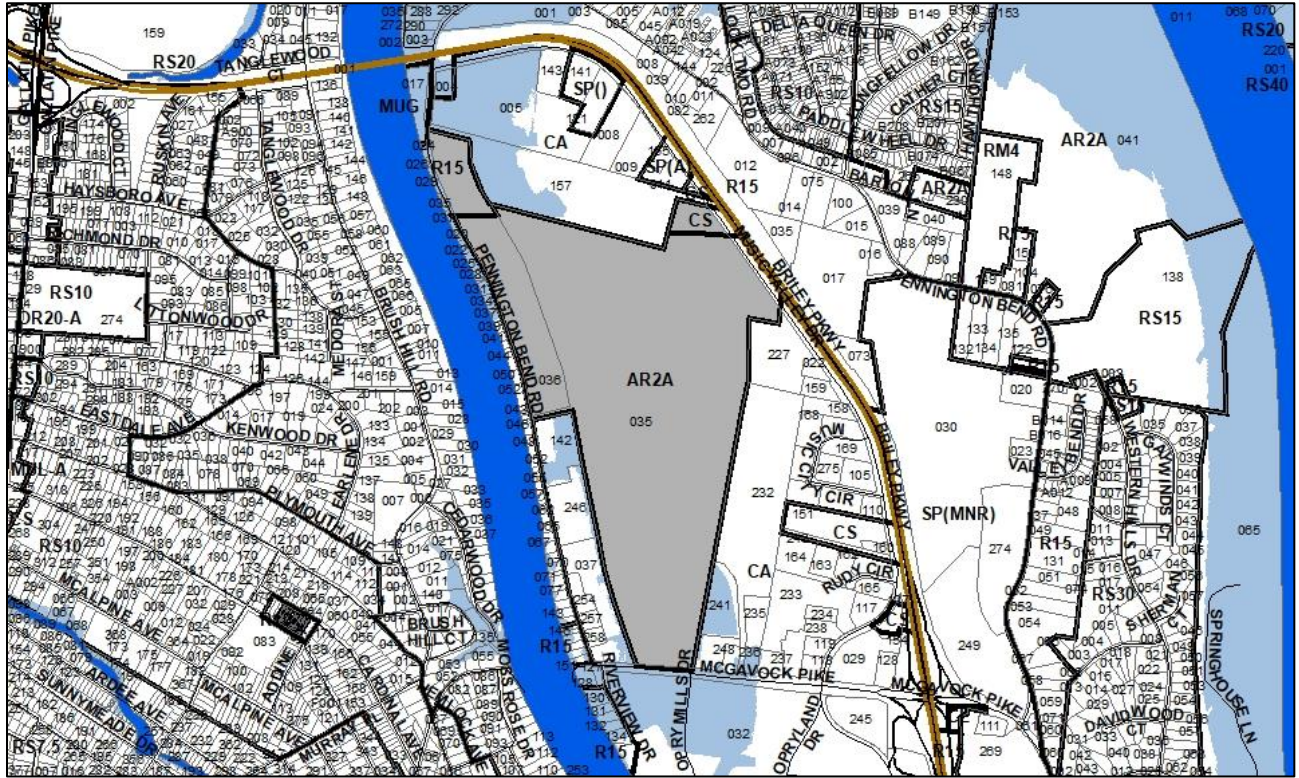
A request to rezone from Office General (OG) to Specific Plan (SP) on properties located at 309, 401, and 407 Driftwood Street, approximately 565 feet north of Hermitage Avenue (9.39 acres) to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-057-001
THE BEND – NORTHGATE GLEAVES FARM
Map 062, Parcel(s) 035-036
14, Donelson – Hermitage – Old Hickory
15 (Jeff Syracuse)



Metro Planning Commission Meeting of 12/8/22

Item #6	Specific Plan 2022SP-057-001
Project Name	The Bend – Northgate Gleaves Farm
Council District	15 – Syracuse
School District	04 – Nabaa - McKinney
Requested by	Gresham Smith, applicant; Gleaves Farm, LTD. L.P., LLC, NG Nashville LLC, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Zone Change

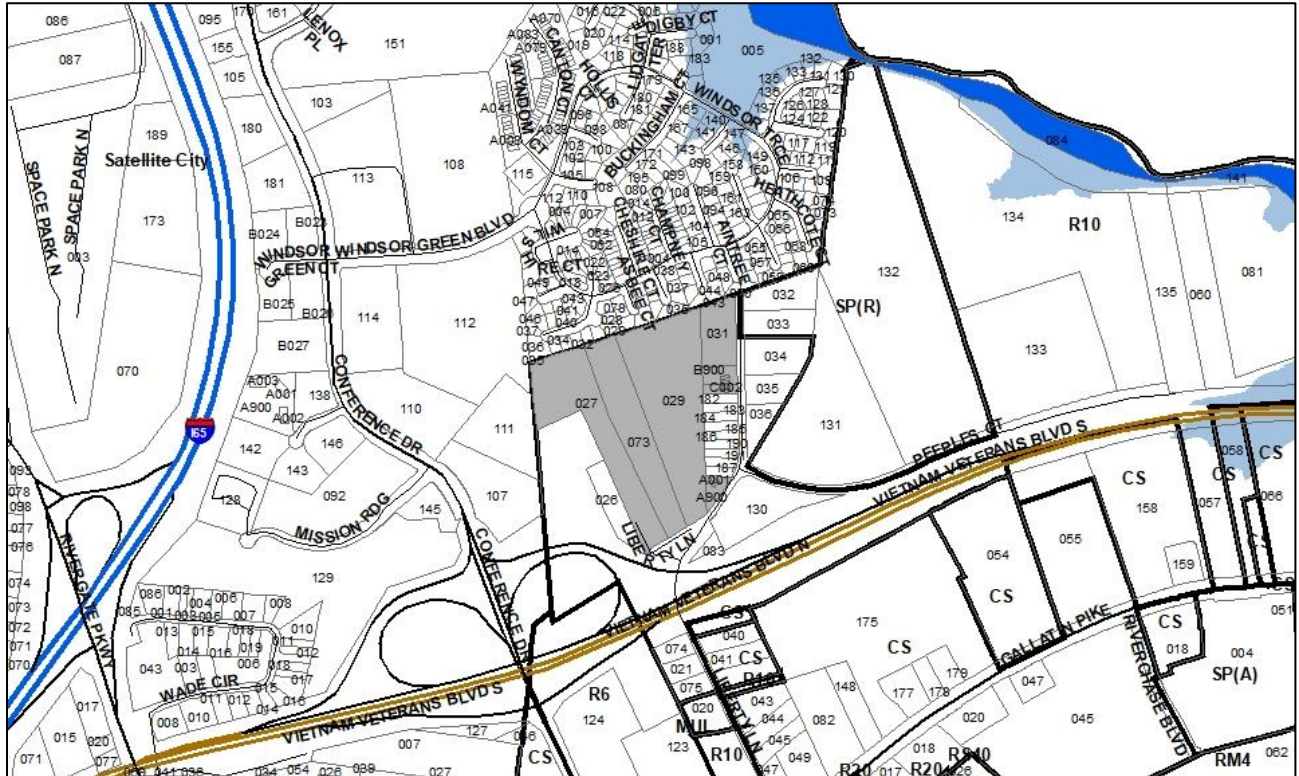
A request to rezone from Agricultural/Residential (AR2a), Commercial Services (CS), and One and Two-Family Residential (R15) to Specific Plan (SP) zoning on properties located at 2400 Pennington Bend Road (unnumbered) and McGavock Pike (unnumbered), approximately 61 feet north of Opry Mills Drive, (214.37 acres), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-071-001

LIBERTY LANE

Map 026, Parcel(s) 027, 029, 031, 073

Map 026-11-0-A, Parcel(s) 001-002, 900

Map 026-11-0-B, Parcel(s) 001-002, 900

Map 026-11-0-C, Parcel(s) 001-002, 900

04, Madison

10 (Zach Young)



Metro Planning Commission Meeting of 12/8/22

Item #7	Specific Plan 2022SP-071-001
Project Name	Liberty Lane
Council District	10 – Young
School District	03 – Masters
Requested by	Liberty Capital Development, applicant; Linda W. Highers, Revocable Trust, Liberty Capital Development, LLC, O.I.C. Townhomes at Liberty Lane, O.I.C. Townhomes at Liberty Lane I, O.I.C. Townhomes at Liberty Lane II, Bobby Eugene Rager, ETUX, Rosemary Partners, LLC , owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a residential development.

Preliminary SP

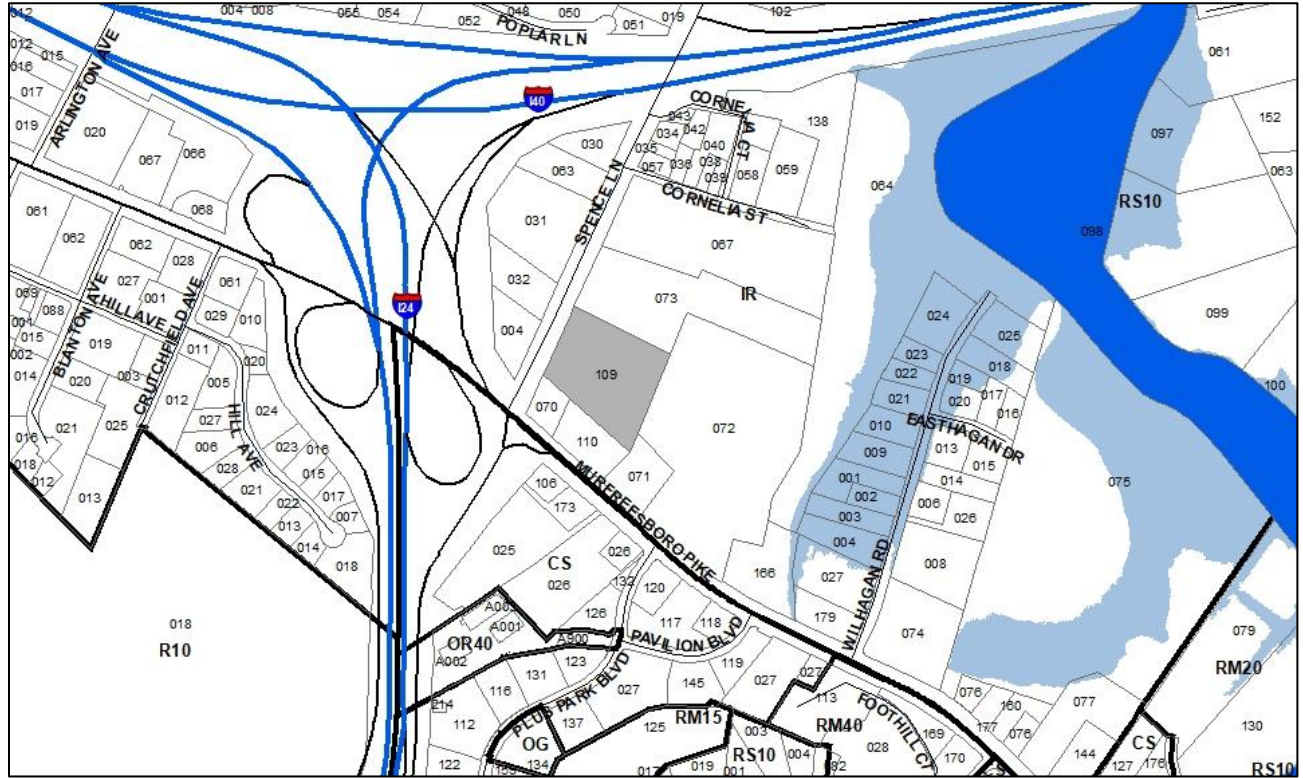
A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning on properties located at 203, 205, 209, 217, 219, 253, 255, 257, 259, and 261 Liberty Lane, 215B, 257B, and 253B Liberty Lane, approximately 251 west of Peoples Court, (26.59 acres), to permit all uses in the RM4 zoning district.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-079-001
HILLSIDE SP
Map 106, Parcel(s) 109
11, South Nashville
15 (Jeff Syracuse)



Metro Planning Commission Meeting of 12/8/22

Item #8	Specific Plan 2022SP-079-001
Project Name	Hillside SP
Council District	15 – Syracuse
School District	07 – Player
Requested by	Bradley Arant, applicant; Hillside Crossing LLC owner.
Deferrals	This item was deferred from the November 10, 2022, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Anthony
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit multi-family residential uses.

Preliminary SP

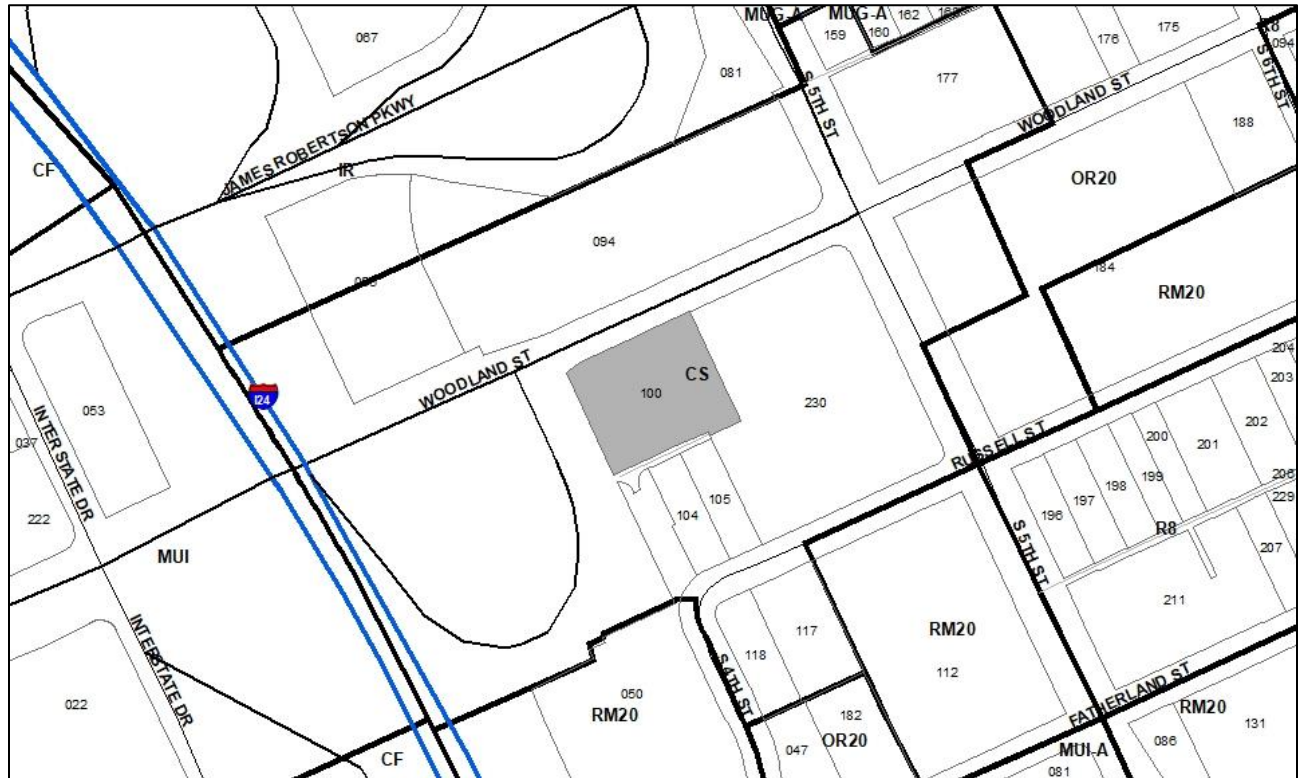
A request to rezone from Industrial Restrictive (IR) to Specific Plan-Residential (SP-R) zoning for property located at 717 Spence Lane, approximately 256 feet northeast of the corner of Murfreesboro Pike and Spence Lane (5.5 acres) to permit multi-family residential uses.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-080-001

408 WOODLAND STREET SP

Map 082-15, Parcel(s) 100

05, East Nashville

06 (Brett Withers)



Metro Planning Commission Meeting of 12/8/22

Item #9	Specific Plan 2022SP-080-001
Project Name	408 Woodland Street SP
Council District	06 – Withers
School District	01 – Gentry
Requested by	Fulmer Lucas Engineering, LLC, applicant; Jack Allinder Jr. et ux, owners.
Deferrals	This item was deferred from the November 10, 2022, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Anthony
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a hotel.

Preliminary SP

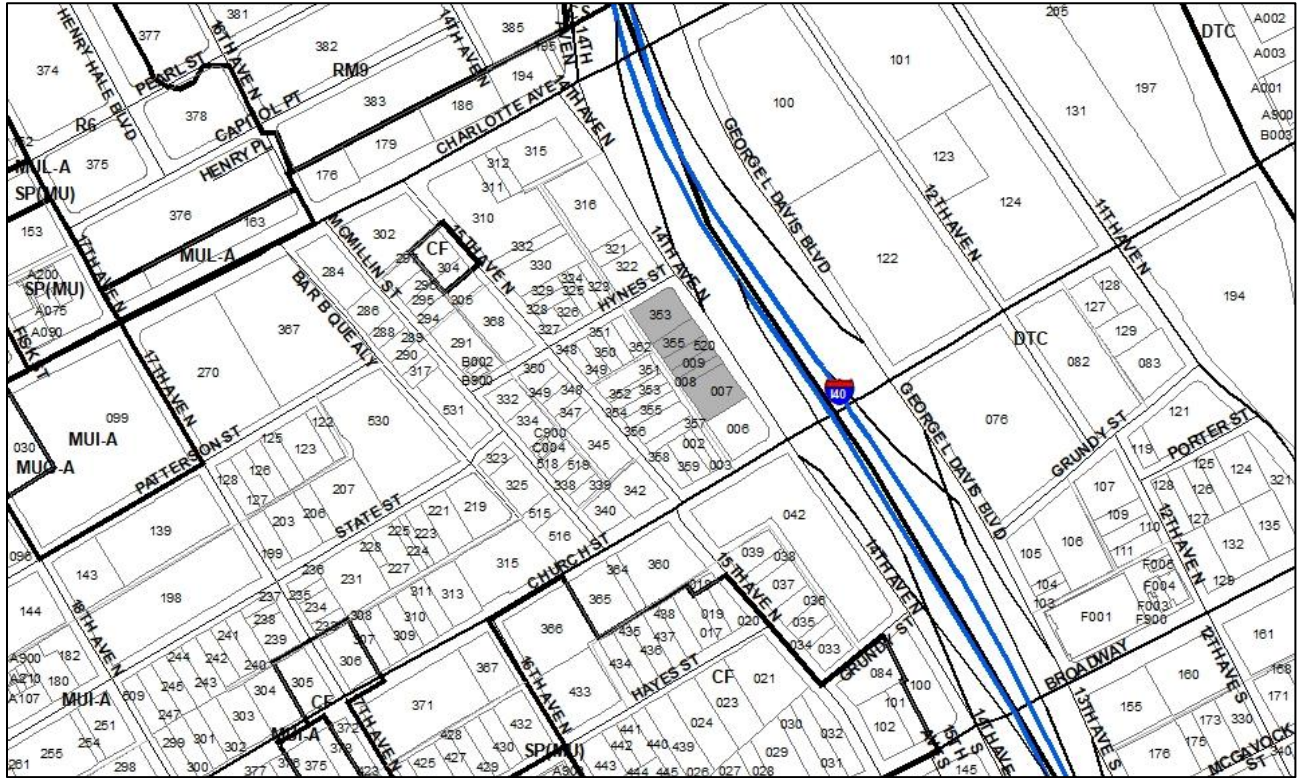
A request to rezone from Commercial Service (CS) to Specific Plan (SP) on property located at 408 Woodland Street (0.79 acres), located within the East Bank Redevelopment District, to permit a hotel use.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-086-001

14th & HYNES

Map 092-08, Parcel(s) 353, 355

Map 092-12, Parcel(s) 520

Map 093-09, Parcel(s) 007-009

10, Green Hills - Midtown

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 12/8/22

Item #10	Specific Plan 2022SP-086-001
Project Name	14th & Hynes
Council District	19 – O’Connell
School District	05 – Buggs
Requested by	Roers Capital, LLC, applicant; Aurora Enterprises, LLC, Dean Dairy Fluid, LLC owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

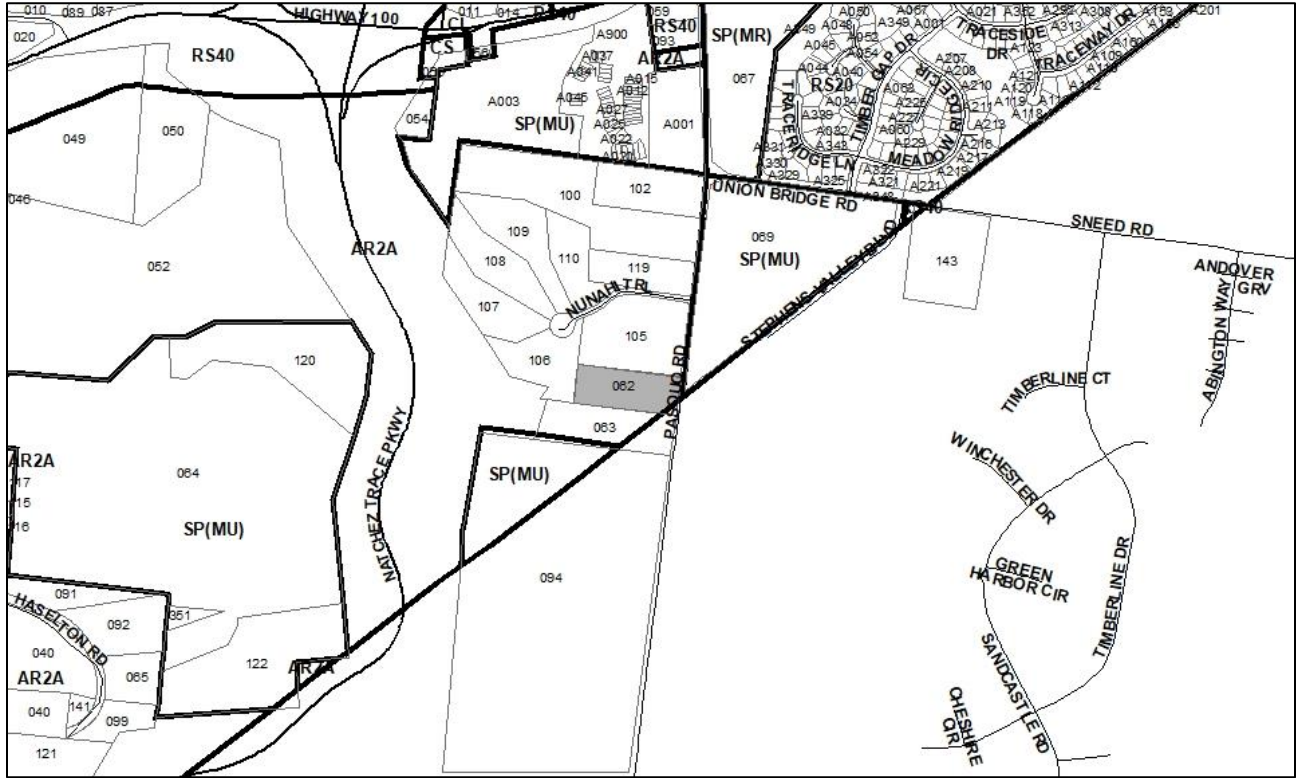
A request to rezone from Mixed Use Intensive Alternative (MUI-A) to Specific Plan (SP) zoning on properties located at 207, 215, 217, 219, 221 and 225 14th Avenue North, southwest of the corner of Hynes Street and 14th Avenue North, (1.24 acres), to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-087-001
6010 PASQUO ROAD SP
Map 169, Parcel(s) 62
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 12/8/22

Item #11	Specific Plan 2022SP-087-001
Project Name	6010 Pasquo Road SP
Council District	35 – Rosenberg
School District	09 – Tylor
Requested by	Dale and Associates, applicant; Estate of Nancy Tritschler, owner.
Staff Reviewer	Anthony
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 20 residential units.

Preliminary SP

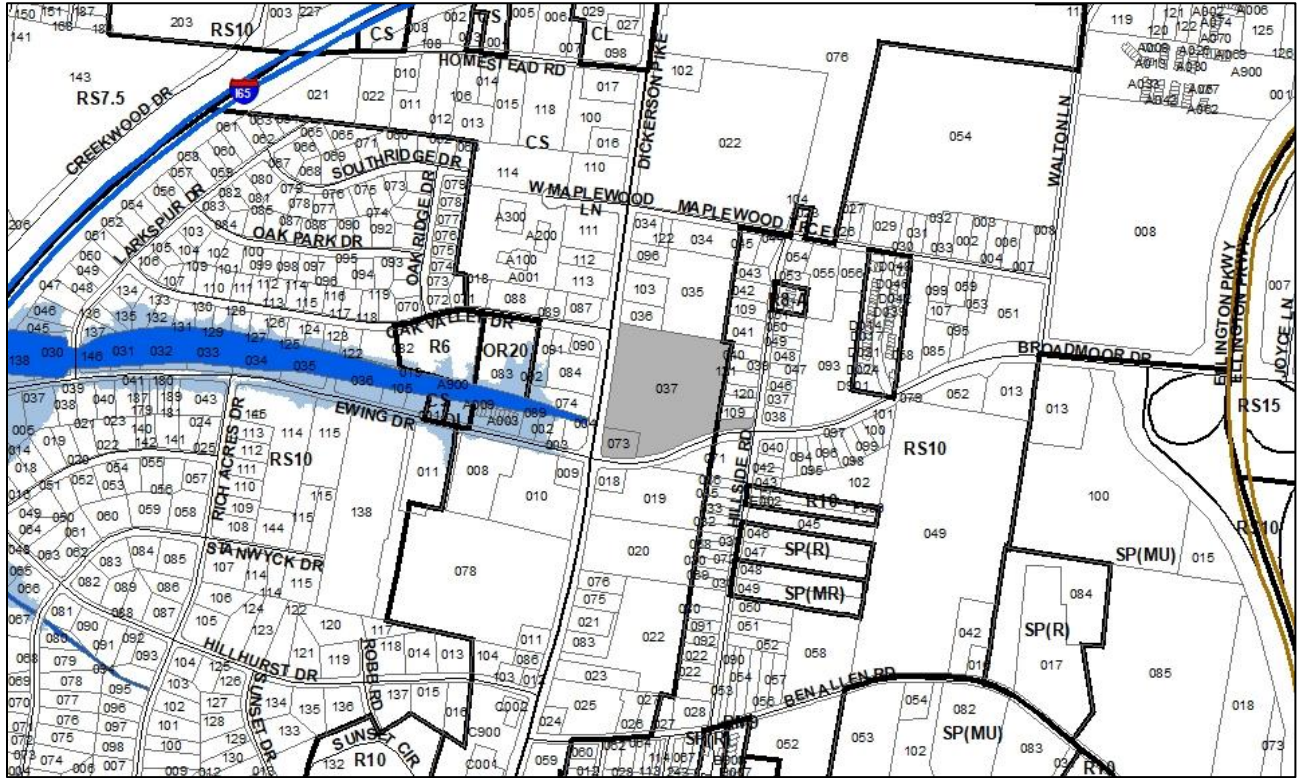
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) on property located at 6010 Pasquo Road, approximately 520 feet south of Nunahi Trail (5.3 acres), to permit 20 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022Z-098PR-001
Map 060-04, Parcel(s) 037
Map 060-08, Parcel(s) 073
05, East Nashville
08 (Nancy VanReece)



Metro Planning Commission Meeting of 12/8/22

Item #12
Council District
School District
Requested by

Zone Change 2022Z-098PR-001
08 – VanReece
03 – Masters
Councilmember Nancy VanReece, applicant; Hill
Revolver, LLC, owner.

Deferrals

This item was deferred at the October 27, 2022, Planning
Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

Elliott
*Defer to the January 12, 2023, Planning Commission
meeting.*

APPLICANT REQUEST
Rezoning from CS to MUG zoning.

Zone Change

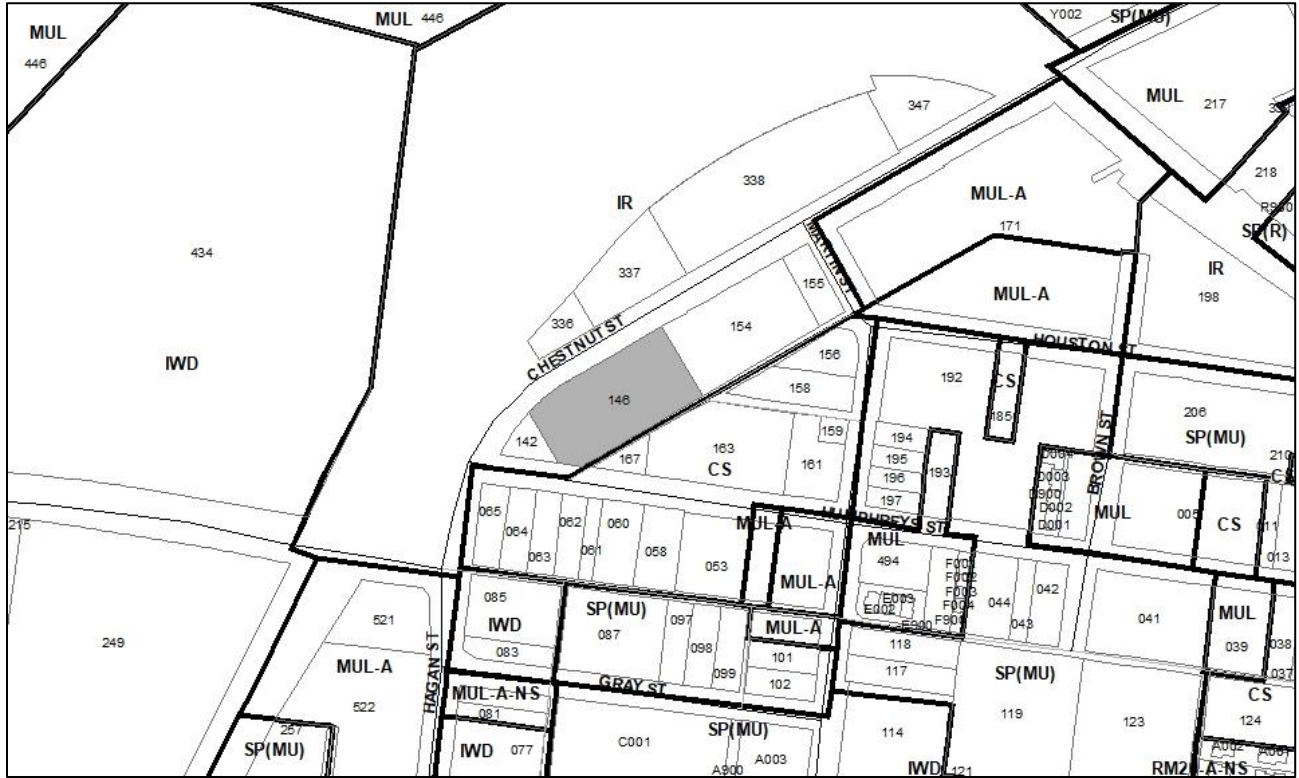
A request to rezone from Commercial Service (CS) to Mixed Use-General (MUG) zoning for
properties located at 3101 and 3105 Dickerson Pike, at the northeast corner of Dickerson Pike and
Broadmoor Drive (9.13 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting at the request of
the applicant.



Metro Planning Commission Meeting of 12/8/22



2022Z-130PR-001
Map 105-03, Parcel(s) 146
11, South Nashville
17 (Colby Sledge)



Metro Planning Commission Meeting of 12/8/22

Item #13
Council District
School District
Requested by

Zone Change 2022Z-130PR-001
17 – Sledge
05 – Buggs
Fulmer Lucas Engineering, applicant; Chestnut Street Properties, owner.

Deferrals

This request was deferred from the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

Shane
Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from IR to MUL-A-NS.

Zone Change

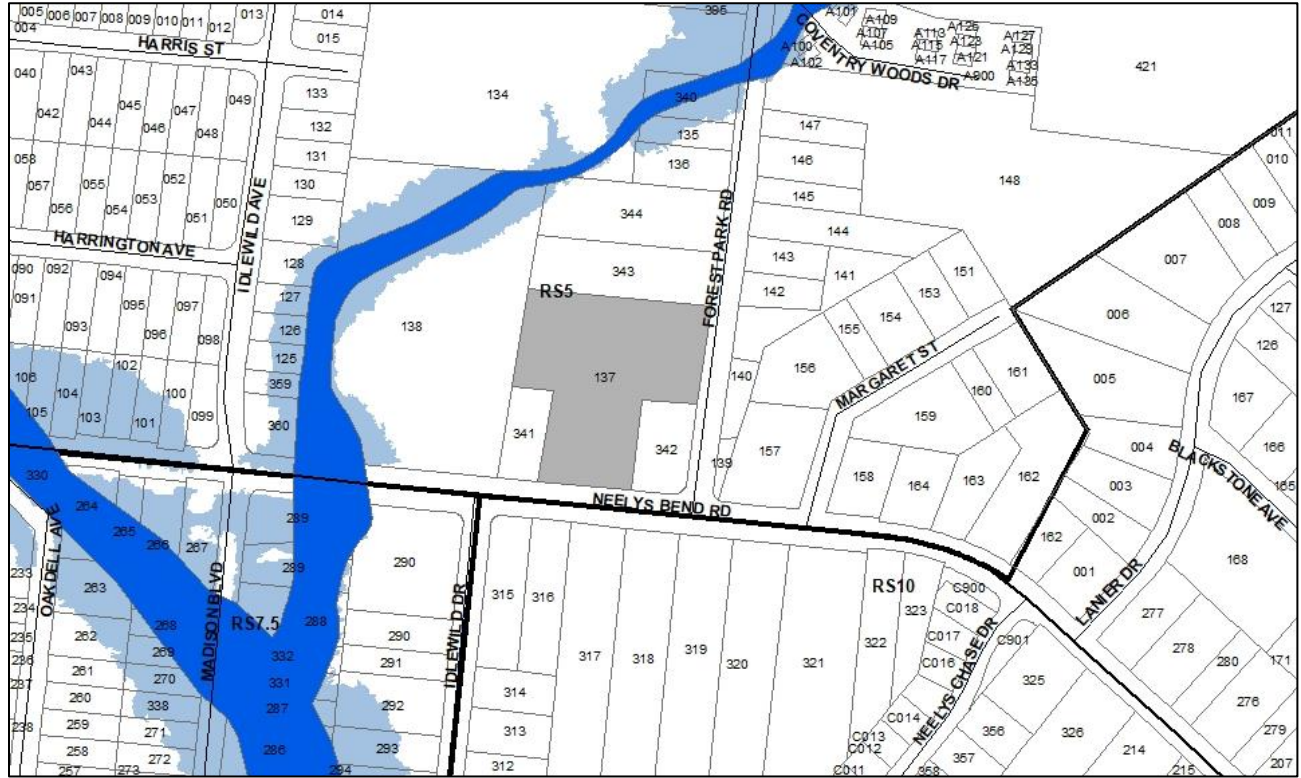
A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) zoning for property located at 469 Chestnut Avenue, approximately 69 feet north of Humphreys Street (0.94 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022S-232-001
KING'S SUBDIVISION
Map 052-01, Parcel(s) 137
04, Madison
09 (Tonya Hancock)



Metro Planning Commission Meeting of 12/8/22

Item #14
Council District
School District
Requested by

Final Plat 2022S-232-001
09 – Hancock
03 – Masters
Delle Land Surveying, applicant; Darren and Stacy King, owners.

Deferrals

This item was deferred from the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

Anthony
Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat approval to create five lots.

Final Plat

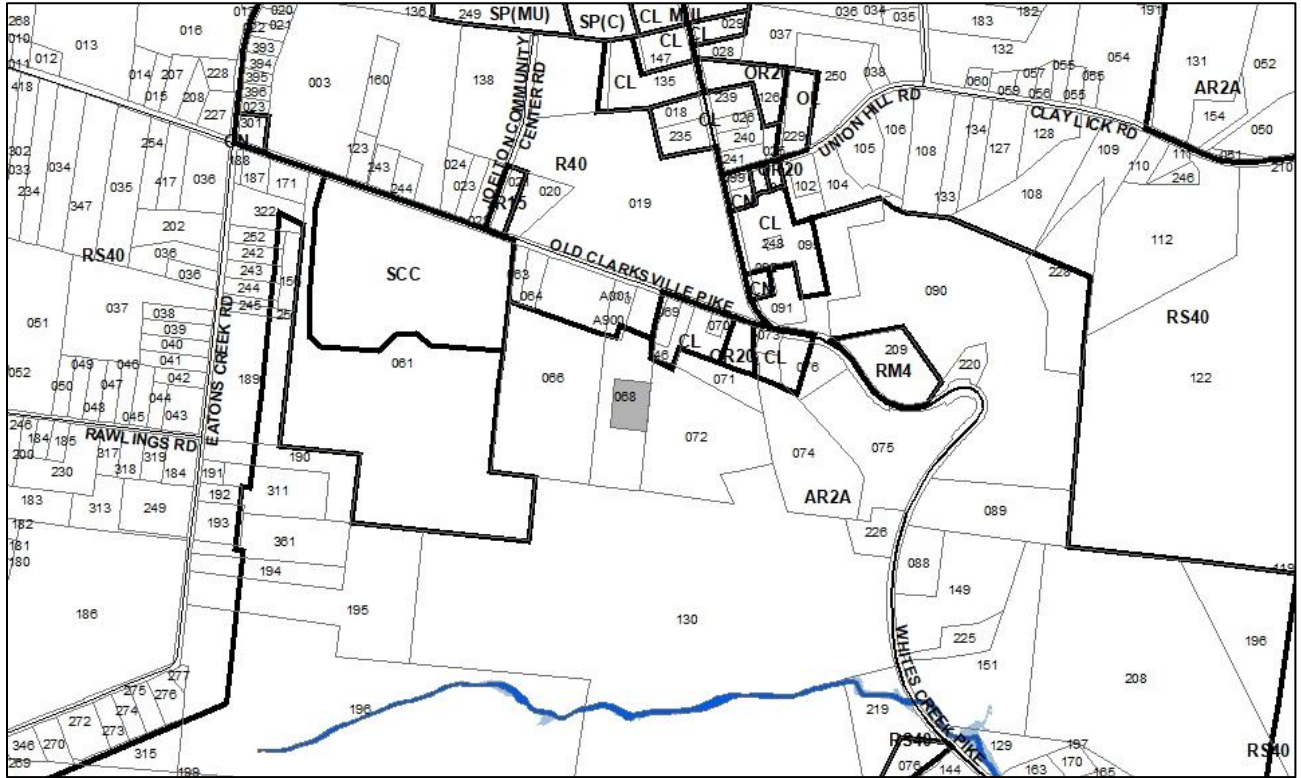
A request for final plat approval to create five lots on property located at 445 Neely's Bend Road, approximately 117 feet west of the corner of Neely's Bend Road and Forest Park Road zoned Single-Family Residential RS5 (2.01 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022S-247-001

MILLIE SWEENEY & KIRK M. SWEENEY

Map 022, P/O Parcel 068

01, Joelton

01 (Jonathan Hall)



Metro Planning Commission Meeting of 12/8/22

Item #15

Final Plat 2022S-247-001

Project Name

Millie Sweeny & Kirk M. Sweeny

Council District

01 – Hall

School District

01 – Gentry

Requested by

Chap Surveyors, applicant; Millie & Kirk M Sweeney, owners.

Deferrals

This item was deferred from the October 27, 2022, and the November 10, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Swaggart

Staff Recommendation

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat to create one residential lot.

Final Plat

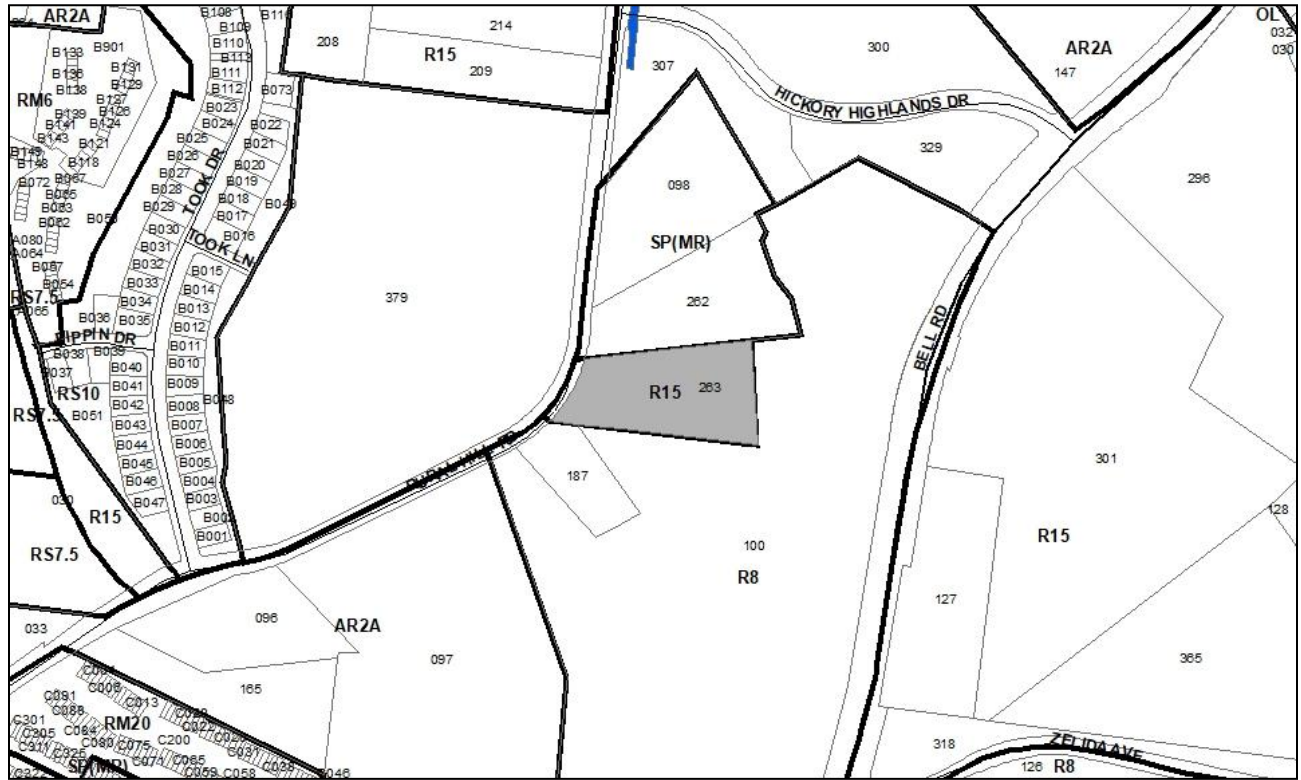
A request for final plat approval to create one lot on a portion of property located at 3525 Old Clarksville Pike, approximately 606 feet west of Whites Creek Pike, zoned Agricultural and Residential (AR2A), (2.05 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022S-259-001
RESUB LOT 2 ON PLAN OF RURAL HILLS ACRES
Map 163, Parcel(s) 263
13, Antioch – Priest Lake
32 (Joy Styles)



Metro Planning Commission Meeting of 12/8/22

Item #16

Project Name

Council District

School District

Requested by

Final Plat 2022S-259-001

Resub Lot 2 on Plan of Rural Hills Acres

32 – Styles

06 – Mayes

Dale & Associates, applicant; Yasir Mohamed, owner.

Deferrals

This item was deferred at the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Lewis

Staff Recommendation

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat approval to create three lots.

Final Plat

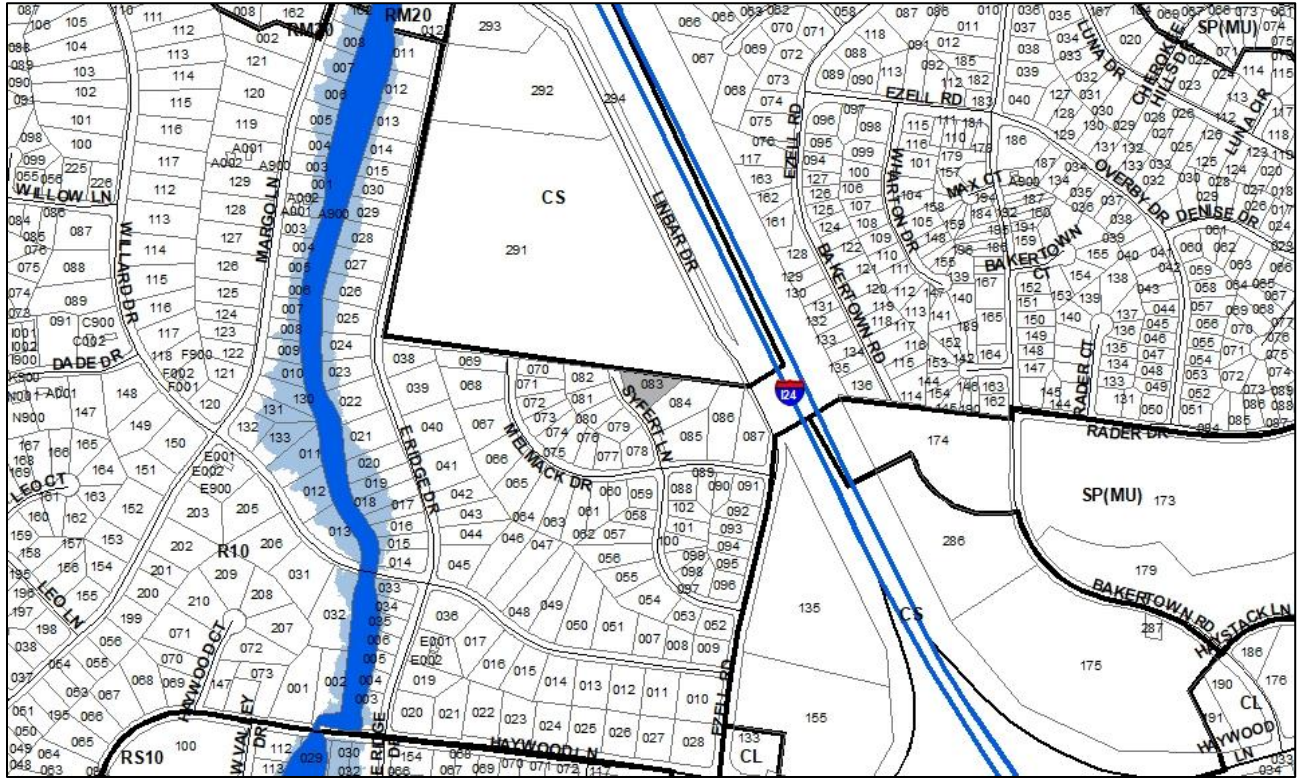
A request for final plat approval to create three lots on property located at 1306 Rural Hill Road, approximately 1,060 feet south of Hickory Highlands Drive, zoned One and Two-Family Residential (R15) (3.54 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022S-274-001
RESUBDIVISION OF LOT 86, MURRAY HEIGHTS
Map 148-06, Parcel(s) 083
12, Southeast
30 (Sandra Sepulveda)



Metro Planning Commission Meeting of 12/8/22

Item #17

Project Name

Council District

School District

Requested by

Final Plat 2022S-274-001

Resubdivision of Lot 86, Murray Heights

30 – Sepulveda

07 – Player

John Hood, applicant; Jonathan Buntin, owner.

Staff Reviewer

Matravers

Staff Recommendation

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat to create two residential lots.

Final Plat

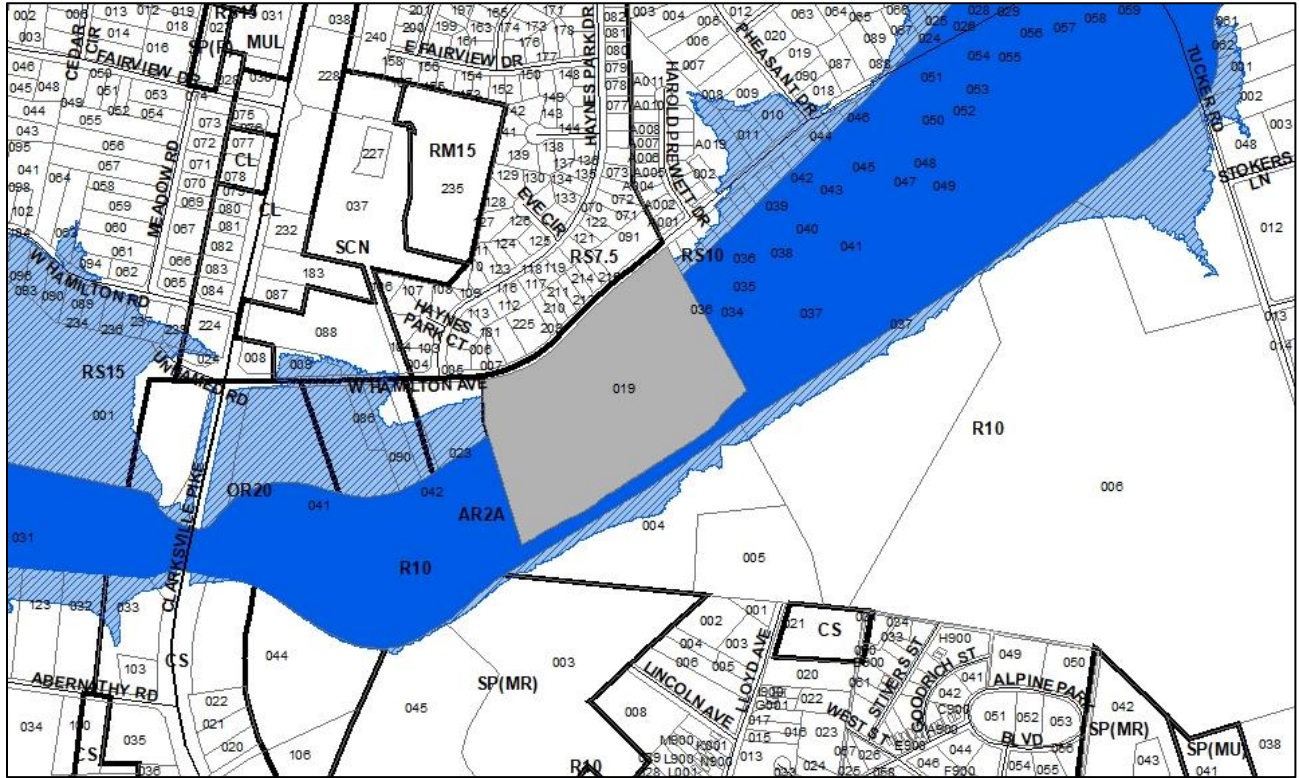
A request for final plat approval to create two lots on property located at 3804 Syfert Lane, approximately 250 feet north of Melmack Drive, zoned One and Two-Family Residential (R10) (0.57 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022S-200-001
PLAN OF HAMILTON PLACE
Map 069-08, Parcel(s) 019
03, Bordeaux-Whites Creek-Haynes Trinity
01 (Jonathan Hall)



Metro Planning Commission Meeting of 12/8/22

Item #18

Final Plat 2022S-200-001

Project Name

Plan of Hamilton Place

Council District

01 – Hall

School District

01 – Gentry

Requested by

Clint Elliott Survey, applicant; Thomas G. Williams, owner.

Deferrals

This request was deferred from the September 8, 2022, the October 27, 2022, and the November 10, 2022, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Swaggart

Staff Recommendation

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat to create 12 residential lots.

Final Plat

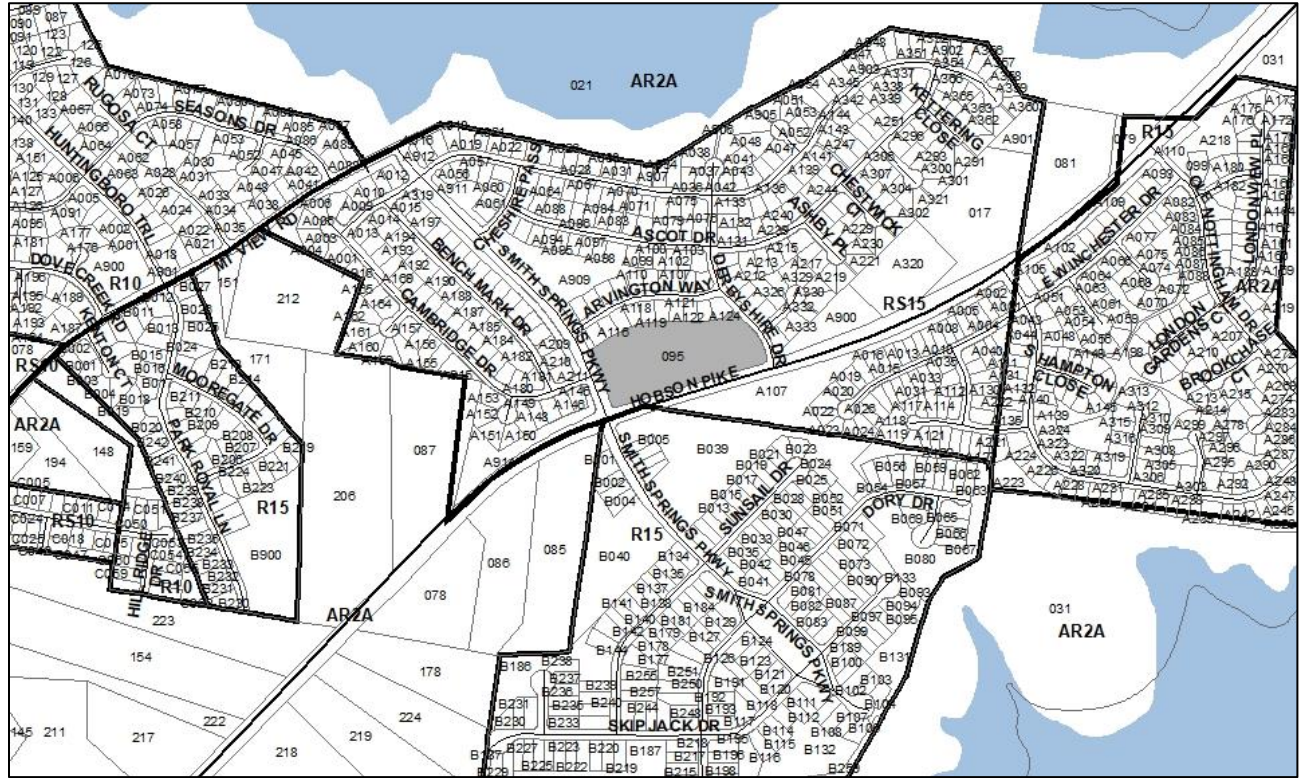
A request for final plat approval to create 12 lots on property located at 3465 W Hamilton Avenue, approximately 223 feet southeast of Haynes Park Court, zoned Single-Family Residential (RS10) (20.85 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



88P-038-001
LONG HUNTER CHASE
Map 151, Parcel(s) 095
13, Antioch - Priest Lake
33 (Antoinette Lee)



Metro Planning Commission Meeting of 12/8/22

Item #19

Project Name

Council District

School District

Requested by

PUD Amendment 88P-038-001

Long Hunter Chase

33 - Lee

7 – Player-Peters

Long Hunter Chase, applicant; Living Waters Homes LLC & TN Homes LLC & Tadros, Sam, owners.

Deferrals

This item was deferred at the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Staff Recommendation

Elliott

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Amend preliminary PUD site plan.

PUD Revision

A request to amend a Planned Unit Development located at Hobson Pike (unnumbered), at the corner of Hobson Pike and Smith Springs Pkwy (6.11 acres), zoned Single-Family Residential (RS15), to permit a non-residential development.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



NO SKETCH



Metro Planning Commission Meeting of 12/8/22

Item #20	Text Amendment 2022Z-014TX-001
Project Name	Tree Canopy Preservation
Council Bill No.	BL2022-1409
Council District	Countywide
School District	Countywide
Requested by	Councilmember Kathleen Murphy

Deferrals This item was deferred at the October 27, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer Pike and Harrison
Staff Recommendation *Defer to the January 12, 2023, Planning Commission meeting.*

APPLICANT REQUEST

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

STAKEHOLDER ENGAGEMENT

On November 28 Councilmember Murphy hosted a community meeting with tree advocates, design professionals, and members of the development community. Issues raised during the meeting included the lack of previous community meetings, concern over how tree preservation will work with TDU and design requirements, observations about the impact that full tree surveys may have on the development process, confusion about requirements for single family development and single family lots, questions about the lack of the provision of an avenue for relief from certain provisions should they become overly burdensome and needed clarification on when tree preservation and heritage tree replacement are required. The Councilmember has requested an additional deferral.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



NO SKETCH



Metro Planning Commission Meeting of 12/8/22

Item #21
Project Name
Council Bill No.
Council District
School District
Requested by

Text Amendment 2022Z-017TX-001
Definition of Family
BL2022-1471
Countywide
Countywide
Councilmember Sean Parker

Staff Reviewer
Staff Recommendation

Lewis
Approve amendments to Title 17 with a substitute.

APPLICANT REQUEST

Amend the Zoning Code as it relates to the definition of Family in the Zoning Code.

PROPOSED AMENDMENTS TO TITLE 17

The proposed text amendment includes changes to Titles 16 and 17 of the Metro Zoning Code. Planning is only required to make a recommendation on the Title 17 changes. The Planning Commission will only provide a recommendation to Metro Council for the changes to Title 17. Text in the existing code to be removed are shown in strikethrough, and new sections of the code to be added are shown in underline.

Section 1. That Section 16.24.030 of the Metropolitan Code of Laws is amended by deleting the definition of "Family" and replacing it with the following:

~~"Family" means for purposes of this chapter, an individual, or two or more persons related by blood, marriage or law, or, unless otherwise required by federal or state law, a group of not more than three unrelated persons living together in a dwelling unit.~~

"Family" means for purposes of this chapter:

1. An individual; or
2. Two or more persons related by blood, marriage or law; or
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed the limitations in 16.24.400.J.

Section 2. That Section 17.04.060 of the Metropolitan Code of Laws is amended by deleting the definition of "Family" and replacing it with the following:

"Family" means one of the following:

1. ~~An individual, or two or more persons related by blood, marriage or law, or, unless otherwise required by federal or state law, a group of not more than three unrelated persons living together in a dwelling unit. Servants and temporary nonpaying guests having common housekeeping facilities with a family are a part of the family for this code;~~
2. ~~A group of not more than eight unrelated mentally retarded, mentally handicapped, or physically handicapped persons, including two additional persons acting as houseparents or guardians, living together as a single housekeeping unit in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this subsection, 'mentally handicapped' and 'physically~~



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~~handicapped' includes persons being professionally treated for drug and/or alcohol dependency or abuse. For the purposes of this subsection, "mentally handicapped" does not include persons who are mentally ill and, because of such mental illness, pose a likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such mental illness.~~

- ~~3. A group of not more than eight unrelated persons over the age of sixty five, including two additional persons acting as houseparents or guardians, living together as a single housekeeping unit.~~
1. An individual, or
2. Two or more persons related by blood, marriage or law, or,
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed the limitations in 16.24.400.J.
4. A group of not more than eight unrelated persons with disabilities including three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities, residing together in a home in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this subsection, 'persons with disabilities' includes persons with a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, "persons with disabilities" does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.
5. A group of not more than eight unrelated persons over the age of sixty-five, including two additional persons acting as house parents or guardians, living together as a single housekeeping unit.

COUNCIL

The proposed amendment passed on first reading at the October 4th, 2022, Council hearing. The second reading for the item was deferred at the November 2nd, 2022, Council hearing and is schedule for public hearing on December 6, 2022.

BACKGROUND

Previous amendments to the definition of "Family" changed the definitions of subsections 2 and 3, while subsection 1 has remained the same since the 1998 Code. Changes to subsections 2 and 3 were modified in 2006 (BL2006-1171), 2008 (BL2008-151), and 2009 (BL2009-535) to bring definitions closer to Tennessee Code Annotated definitions.

ANALYSIS

The current definition of family includes a provision for the number of unrelated individuals to be considered as a family. For unrelated individuals living together, a maximum of three individuals shall be considered a family. If the individuals are related by blood, marriage, or law, the limitation of three does not apply. The text amendment currently filed would remove this maximum of three unrelated individuals and proposes that occupancy maximums be a function of Title 16. Under



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Property Standards, Section 16.24.400.J., occupancy limits are dependent on the square footages of the living room, dining room, kitchen, and bedrooms.

Since the introduction of this proposed amendment, Planning staff has been working with Metro Codes, Metro Council staff, and the sponsor of this legislation to make modifications. The proposed substitute is below.

The substitute would:

1. Add a new definition to the Code for “dwelling unit.”
2. Change the maximum number of unrelated individuals, from three to seven, to be considered a family.

Staff determined that these two changes were necessary for two reasons. The first is to provide a definition of dwelling unit, as each dwelling unit is intended for one family. The second change is to increase the number of unrelated individuals to be considered a family, while still providing a limitation.

Substitute

Section 1. That Section 16.24.030 of the Metropolitan Code of Laws is amended by deleting the definition of “Family” and replacing it with the following:

"Family" means for purposes of this chapter:

1. An individual; or
2. Two or more persons related by blood, marriage or law; or
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed ~~the limitations in 16.24.400.J~~ seven persons. Such group may include a combination of related and unrelated persons.

Section 2. That Section 17.04.060 of the Metropolitan Code of Laws is amended by deleting the definition of “Dwelling unit” and replacing it with the following:

"Dwelling unit" means a single unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

Section ~~2~~3. That Section 17.04.060 of the Metropolitan Code of Laws is amended by deleting the definition of “Family” and replacing it with the following:

"Family" means one of the following:

1. An individual, or
2. Two or more persons related by blood, marriage or law, or,
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed ~~the limitations in 16.24.400.J~~ seven persons. Such group may include a combination of related and unrelated persons.
4. A group of not more than eight unrelated persons with disabilities including three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities, residing together in a home in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this subsection, 'persons with



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disabilities' includes persons with a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, "persons with disabilities" does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.

5. A group of not more than eight unrelated persons over the age of sixty-five, including two additional persons acting as house parents or guardians, living together as a single housekeeping unit.

ZONING ADMINISTRATOR RECOMMENDATION

No exception taken.

FISCAL IMPACT RECOMMENDATION

The Metro Codes Department will implement this section of the Zoning Code at the time of permit review as is their current practice. The Codes Department anticipates the proposed amendment to be revenue neutral.

STAFF RECOMMENDATION

Staff recommends approval of the proposed substitute.



SEE NEXT PAGE



NO SKETCH



Metro Planning Commission Meeting of 12/8/22

Item #22
Project Name

Text Amendment 2022Z-020TX-001
Mailed Notice of Adaptive Residential Development

Council Bill No.
Council District
School District
Requested by

BL2022-1531
Countywide
Countywide
Councilmember Kyonzte Toombs

Staff Reviewer
Staff Recommendation

Anthony
Approve.

APPLICANT REQUEST

Amend the Zoning Code to require mailed notice of proposed adaptive residential developments.

PROPOSED AMENDMENTS TO TITLE 17

The proposed text amendment would amend Section 17.16.030.F. of the Zoning Code to add a requirement that written notice of application for an adaptive residential development be mailed to property owners and condominium associations within 1,000 feet of the affected property. The applicant would be responsible for mailing the notices at least 21 days before any permits are issued for the development.

The following text shows the proposed amendment as filed. Staff recommended text to be added to the bill as filed is shown in underline. Staff recommended text to be removed from the bill as filed is shown in strikethrough.

Section 1. That Section 17.16.030 of the Metropolitan Code, Subsection F, is hereby amended by adding the following requirement as a subsequently numbered subsection:

___ Notice. Applicants seeking an adaptive residential development use shall provide mailed notice of the proposed use and the total number of dwelling units proposed, to all property owners within one thousand feet of the subject property at least twenty-one days prior to the issuance of any permit related to the proposed adaptive residential development. Properties owned by the applicant shall not be included in the distance measurement for public notice. In addition to notification of individual property owners, an incorporated condominium association registered with the metropolitan clerk as requesting notification shall also be notified.

BACKGROUND

The Zoning Code establishes standards for adaptive residential developments, which are residential units permitted by right or condition in non-residential zoning districts. Section 17.16.030.F. limits adaptive residential developments to: 1) lots or existing buildings in the urban services district having the majority of their frontage on an arterial or collector street; or 2) lots or existing buildings in the Downtown Donelson Urban Design Overlay District. A minimum of 40 percent of the existing or proposed building's gross floor area must be devoted to residential uses. For developments that qualify as adaptive residential developments, Section 17.16.030.F. further



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establishes standards for residential floor area, building orientation, driveway access, parking, and landscaping.

ANALYSIS

The proposed amendment to the Zoning Code adds a requirement that the applicant for an adaptive residential development provide written notice of the proposed use—including the number of residential units—to all property owners within 1,000 feet of the affected property at least 21 days prior to the issuance of any permits.

The Zoning Code requires that an applicant for an adaptive residential development submit a final site plan to the zoning administrator for review and approval. Upon approval of the final site plan, an applicant may begin applying for necessary permits. The Zoning Code currently does not require the applicant to notify neighboring property owners of the application for a final site plan or any necessary permits. The proposed public notice would be for informational purposes and would not entitle any party to a hearing or appeal.

ZONING ADMINISTRATOR RECOMMENDATION

No exception taken.

FISCAL IMPACT RECOMMENDATION

The Codes Department anticipates the proposed amendment to be revenue neutral.

STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 12/8/22



2022CP-011-002

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Various properties

11, South Nashville

17 (Colby Sledge)



Metro Planning Commission Meeting of 12/8/22

Item #23a	Minor Plan Amendment 2022CP-011-002
Project Name	South Nashville Community Plan Amendment
Associated Case	2022Z-141PR-001
Council District	17 – Sledge
School District	05 – Buggs
Requested by	Centric Architecture, applicant; various property owners.
Staff Reviewer	Clark
Staff Recommendation	Approve

APPLICANT REQUEST

Amend South Nashville Community Plan to change the policy.

Minor Plan Amendment

A request to amend the South Nashville Community Plan to change the policy in an area along the north side of Craighead Street, east of Interstate 65 and west of Bransford Avenue, from District Industrial (D IN) policy to Urban Mixed Use Neighborhood (T4 MU) policy, Conservation (CO) policy will remain in place.

SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

District Industrial (D IN) policy is intended to maintain, enhance, and create Districts that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. D IN areas typically have a highly connected internal street network adequate for the movement of freight traffic, which is also connected to external interstate systems and arterial boulevards.

Conservation (CO) policy recognizes the presence of sensitive environmental features, such as steep slopes and floodways/floodplains.

Requested Policy (Note: Conservation policy remains in place.)

Urban Mixed Use Neighborhood (T4 MU) policy is intended to maintain, enhance, and create urban, mixed use neighborhoods with a diverse mix of moderate to high density residential, commercial, office, and light industrial land uses. T4 MU areas have high levels of connectivity and complete street networks with sidewalks, bikeways, and existing or planned transit.

BACKGROUND

This plan amendment was requested in conjunction with Case 2021Z-141PR-001, a request to change the zoning for property located at 492 Craighead Street from Industrial Restrictive (IR) to Mixed Use Limited Alternative No STRP (MUL-A-NS) to permit mixed use development. The existing industrial-focused policy, applied to the plan amendment area, does not support residential and mixed use development. As such, the applicant has requested to amend the existing policy to Urban Mixed Use Neighborhood (T4 MU) to support mixed use development.



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The site is adjacent to an active railway and Interstate 65. In addition, the site is located east of Eighth Avenue South, a prominent, growing commercial corridor with existing and new mixed-use developments. Along Craighead Street, businesses provide mental health treatment, personal fitness, graphic design, and pet care. The neighborhood surrounding the site consists of single and two-family housing, industrial businesses, and warehouses. Lastly, social gathering and spectator sport destinations such as the Fairgrounds, Fair Park dog park, GEODIS Stadium, Nashville Flea Market, and the Nashville Superspeedway are located near the site. The properties along the south side of Craighead Street were not included in the study area as they are in the satellite city of Berry Hill.

As part of the application process and in discussing with the district Councilmember, Planning determined that the plan amendment is minor and does not require a community meeting.

ANALYSIS OF URBAN MIXED-USE NEIGHBORHOOD (T4 MU) POLICY NashvilleNext Growth and Preservation Concept Map

The Growth & Preservation Concept Map (Concept Map) is a county-wide vision and tool to shape improvements in quality of life so that new development and redevelopment align with community values. The Concept Map designates the plan amendment area as Transition & Infill and Special Impact (recognizing the current industrial policy). Transition & Infill areas are comprised of higher density housing that is appropriate along and around corridors and centers to provide a harmonious connection to surrounding neighborhoods. Several areas in South Nashville are experiencing tremendous growth and infill development such as Chestnut Hill, Wedgewood–Houston, and Nolensville Pike, creating mixed use areas that provide a diversity of commercial, residential, and retail services to the surrounding neighborhoods.

Community Character Policy

Community character policies guide zoning and development decisions. Nashville-Davidson County is divided into 14 Community Plan areas which provide history and context along with community-specific issues, strategies, and visions of how different places in the community could change over time. The South Nashville Community Plan (Community Plan) makes use of community character policies, tailored to the urban and suburban character of South Nashville neighborhoods. The Community Plan focuses on a strong asset of South Nashville which is its convenient location. South Nashville's proximity to downtown, several interstates, and other major corridors make it an ideal destination to live, work, and play for residents of the city. As previously mentioned, Eighth Avenue South, a prominent commercial corridor with existing and new mixed use developments, is located east of the site. The site is well-positioned to support the continued development and expansion of mixed use activities in South Nashville.

Transportation and Connectivity

T4 MU areas feature high levels of connectivity and complete street networks with sidewalks, bikeways, and existing or planned transit. The site is along Craighead Street which is classified as a mixed use collector-avenue by the Major and Collector Street Plan. The site is located between Eighth Avenue South, a mixed use arterial-boulevard to the west, and Bransford Avenue, a collector-avenue to the east. An interchange with Interstate 65 is located to the north along Wedgewood Avenue. Further east is Nolensville Pike, another mixed use arterial-boulevard.



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There is an existing sidewalk along a portions of Craighead street although the sidewalk is interrupted by numerous curb cuts. The applicant will be installing a sidewalk along the entire frontage of the property at 492 Craighead Street as part of the development. Bicycle access from the site is provided via an existing bikeway with its origin at the intersection of Eighth Avenue South and Craighead Street, running in front of the site along Craighead Street, and connecting to Nolensville Pike to the east. In addition, this bikeway connects with another existing bikeway traveling north and south along Bransford Avenue.

WeGo Route 8 provides local public transit service directly to downtown Nashville. One of the transit stops for this route is located near the intersection of Eighth Avenue South and Craighead Street, approximately a seven-minute walk west from the site. WeGo Route 77 provides local connector public transit service to link with Route 8. One of the transit stops for this route is located near the intersection of Bransford Avenue and Craighead Street, approximately a six-minute walk east from the site. The site is in a convenient location to utilize several mobility options for accessing various destinations throughout the city.

Relationship to Surrounding Policies

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

- Urban Neighborhood Maintenance (T4 NM) policy is applied to a neighborhood, located north of the site, that is primarily single and two-family housing. T4 NM is also applied to a neighborhood across Interstate 65.
- Several properties south of the site have a combination of District Industrial (D IN) and Conservation (CO) policies applied to them. These properties are located in Berry Hill.
- To the west, across Interstate 65, Urban Neighborhood Evolving (T4 NE) policy is applied to one property.
- West and southwest, across Interstate 65, Urban Community Center (T4 CC) policy is applied to properties near and along Eighth Avenue South.

Analysis Summary

Amending the Community Character Policy from District Industrial (D IN) to Urban Mixed Use Neighborhood (T4 MU) is appropriate for the following reasons:

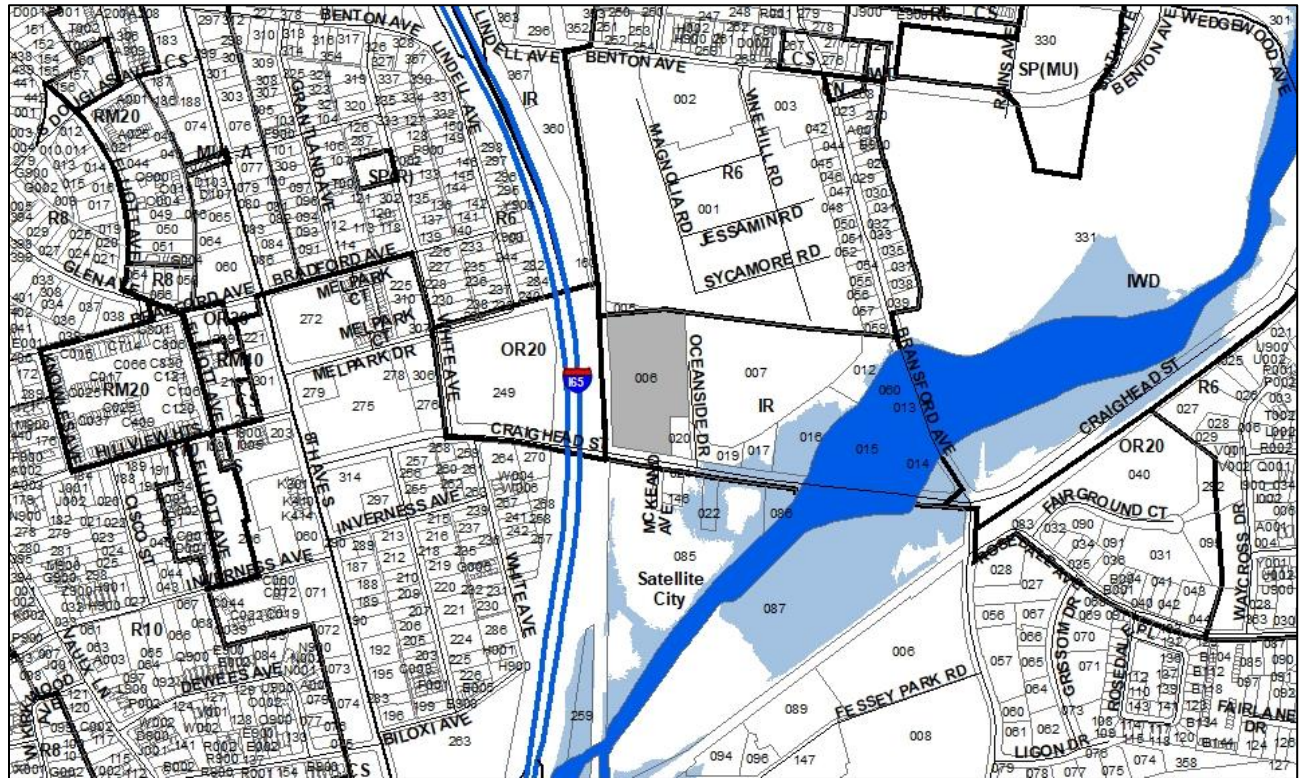
- Amending the policy to support mixed use activities is appropriate as it allows the site to align with the intent of the NashvilleNext Concept Map's Transition and Infill category.
- T4 MU policy is appropriate for the site as it supports the continued development and expansion of mixed use activities in South Nashville and provides a range of services and housing options for nearby and future residents.
- The site is appropriate for T4 MU policy due to its convenient location and adequate access, connectivity, and mobility choices to various destinations throughout South Nashville and beyond.
- Application of T4 MU policy allows for the development of mixed use activities like those seen along Eighth Avenue South, but at a less intense scale that is appropriate for this area, located between Eighth Avenue South and Nolensville Pike and nearby the Fairgrounds.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 12/8/22



2022Z-141PR-001
Map 105-15, Parcel(s) 006
11, South Nashville
17 (Colby Sledge)



Metro Planning Commission Meeting of 12/8/22

Item #23b

Associated Case

Council District

School District

Requested by

Zone Change 2022Z-141PR-001

2022CP-011-002

17 – Sledge

05 – Buggs

Centric Architecture, applicant; MSA Investors, LLC, owner.

Staff Reviewer

Lewis

Staff Recommendation

Approve if the associated plan amendment is approved.

Disapprove if the associated plan amendment is not approved.

APPLICANT REQUEST

Zone change from IR to MUL-A-NS.

Zone Change

A request to rezone from Industrial Restrict (IR) to Mixed-Use Limited – Alternative – No Short Term Rentals (MUL-A-NS) zoning for property located at 492 Craighead Street, approximately 125 feet west of Oceanside Drive (5.8 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Limited – Alternative – No Short Term Rental Properties (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

SOUTHEAST NASHVILLE COMMUNITY PLAN

Existing Policy

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

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



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Proposed Policy

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.

Note: The CO policy would remain in place on the site.

SITE AND CONTEXT

The subject property is 5.8 acres located on the north side of Craighead Street, east of Interstate 65. The properties to the north are zoned One and Two-Family Residential (R6) and have been established with residential land uses. To the east and south of the subject site, the properties are zoned IR and have been developed with a mix of land uses including industrial, commercial, and medical/office. Along the western property line is an existing rail line.

ANALYSIS

Staff finds the proposed MUL-A-NS zoning district to be consistent with the T4 MU policy being proposed with the associated Community Plan Amendment application 2022CP-011-002. The intent of the T4 MU policy is to maintain, enhance, and create urban, mixed use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses. The proposed MUL-A-NS zoning district increases the potential land uses available to be developed on the site, consistent with the goal to provide a mix of uses. The site is located along Craighead Street, a collector avenue, as classified by the Major and Collector Street Plan (MCSP), and is near the intersection of Craighead Street and Bransford Avenue, another collector avenue. The site is also adjacent to the interstate. The surrounding areas include a mix of uses and the location along prominent roadways, which can likely support a mix of uses.

The CO policy on the site is on the site to indicate the presence of slopes ranging from 15 to over 25 percent. Future development should utilize the existing slopes as a feature of the site to avoid modifying drainage patterns in the area.

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)	5.8	0.6 F	151,589 SF	285	26	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	2.9	1.0 F	126 U	685	43	56



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.45	1.0 F	63,162 SF	2,384	60	241

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)	1.45	1.0 F	63,162 SF	7,086	628	617

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+9,870	+705	+885

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A-NS district: 11 Elementary 6 Middle 5 High

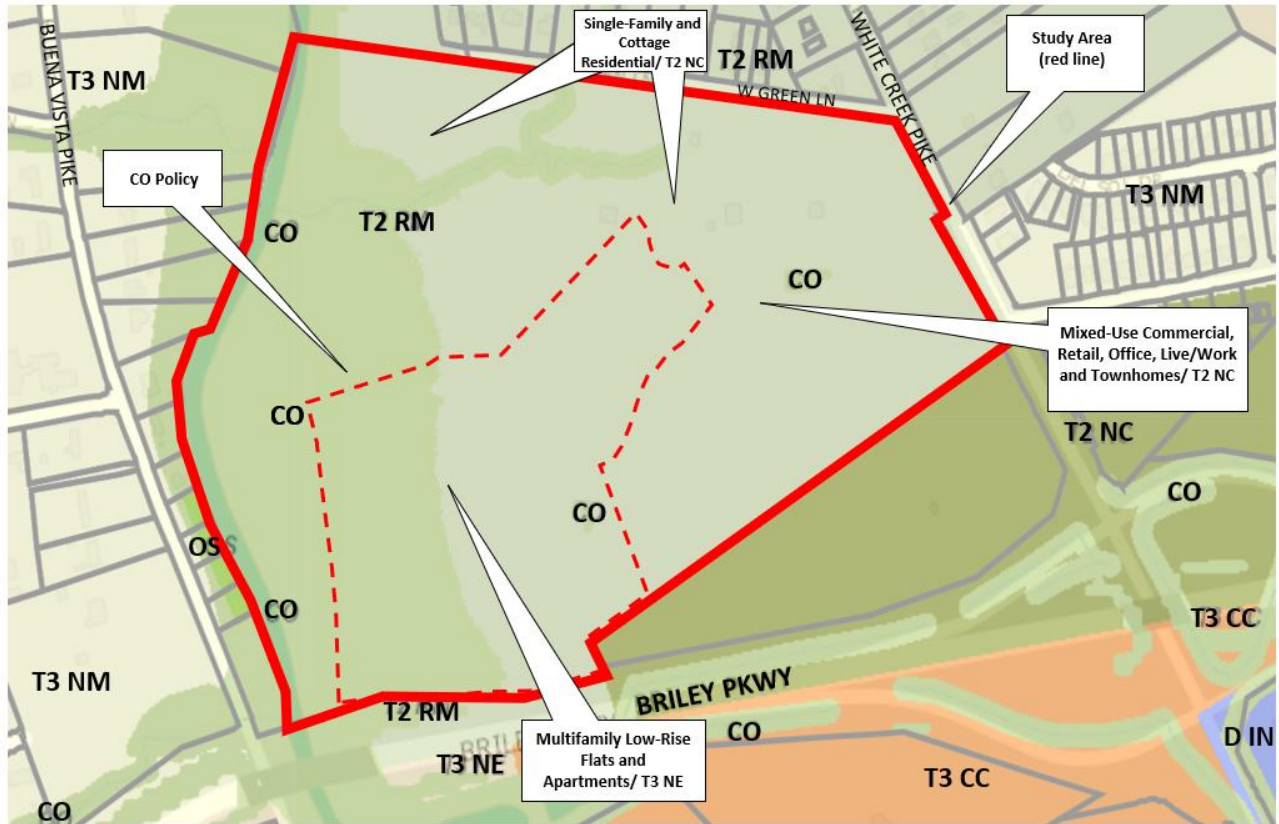
The mix of uses could vary and assumption of impact at this point is premature. Students would attend Fall Hamilton Elementary School, Cameron College Prep Middle School, and Glencliff High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021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

STAFF RECOMMENDATION

Staff recommends approval if the associated plan amendment is approved, and disapproval if the associated plan amendment is not approved.



Metro Planning Commission Meeting of 12/8/22



2022CP-003-002

BORDEAUX/WHITES CREEK/HAYNES TRINITY COMMUNITY PLAN AMENDMENT

633 West Green Lane

03 (Jennifer Gamble)



Metro Planning Commission Meeting of 12/8/22

Item # 24a
Project Name

Major Plan Amendment 2022CP-003-002
Bordeaux/Whites Creek/Haynes Trinity Community Plan Amendment

Associated Case
Council District
School District
Requested by

2022SP-043-001
03 – Gamble
01 – Gentry
West Green Land Partners, LLC, owner; Catalyst Design Group, applicant.

Deferrals

This item was deferred at the September 22, 2022, October 13, 2022, October 27, 2022, and November 10, Planning Commission meetings. A public hearing was held and closed on November 10, 2022.

Staff Reviewer
Staff Recommendation

Barbour
Approve changing the policy to Rural Neighborhood Center (T2 NC) policy along Whites Creek Pike and West Green Lane, along with Suburban Neighborhood Evolving (T3 NE) policy in an interior section of the property.

APPLICANT REQUEST

Amend Community Plan to change Community Character Policy.

Major Plan Amendment

A request to amend the Bordeaux/Whites Creek/Haynes Trinity Community Plan, by changing land use policy for property located at 633 West Green Lane, at the southwest corner of West Green Lane and Whites Creek Pike, (78.22 acres). The request would change the land use policy from Rural Maintenance (T2 RM) to Rural Neighborhood Center (T2 NC) policy and Suburban Neighborhood Evolving (T3 NE) policy. Conservation (CO) policy remains in place.

BORDEAUX/WHITES CREEK/HAYNES TRINITY COMMUNITY PLAN

Current Policy

Rural Maintenance (T2 RM) policy is intended to maintain rural character as a permanent living choice. The policy balances maintaining the rural countryside and existing rural development patterns with new residential development.

Conservation (CO) policy is intended to preserve, remediate, and enhance environmentally sensitive land. CO policy identifies land with sensitive environmental features, including, but not limited to, stream corridors, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. In this instance, CO policy is mainly applied to floodways and floodplains. CO policy would not change.

Requested Policy (Note: Conservation (CO) policy remains.)

Rural Neighborhood Center (T2 NC) policy is intended to maintain, enhance, and create rural centers that fit in with rural character and that provide consumer goods and services for surrounding



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rural areas. Rural neighborhood centers are small-scale, pedestrian friendly areas, generally at the intersection of prominent roads and have access to sewer infrastructure.

Suburban Neighborhood Evolving (T3 NE) policy is intended to create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods—greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques.

BACKGROUND

The property at 633 West Green Lane, located north of Briley Parkway and west of Whites Creek Pike, serves as the southern gateway into the Whites Creek Neighborhood. Currently, the property is farmland and pastures along with areas of tree cover. Along West Green Lane to the north are single-family homes.

In 2019, the property was the subject of a land use policy amendment request to change the policy to allow for warehousing uses. The community overwhelmingly rejected that proposal. Since that time, members of that applicant team joined together, purchased the site, and formed a new group to propose a mixed use development for the site that is more aligned with characteristics and uses they heard community members desired.

The plan amendment was requested in conjunction with zone change request 2022SP-043-001 to change the zoning from residential single-and two-family (R10) to Specific Plan (SP) zoning to permit a mixed-use development. The study area is approximately 78.22 acres. The proposed policy amendment would change the policy to allow for a rural mixed use center with a variety of housing types.

COMMUNITY PARTICIPATION

Prior to submitting applications, the applicant and Councilmember Gamble met two times with residents and other stakeholders in the Whites Creek community.

On September 1, 2022, Community Plans staff conducted an in-person community meeting to discuss the applicant's plan amendment and rezoning proposal. Notices were mailed to 200 property owners in a 1,300 foot buffer of the plan amendment site. Details of the community meeting were made readily available on the Planning Department's webpage, and Councilmember Gamble also shared details with her constituents. Approximately 23 people signed-in; however, there were additional community members present. Staff outlined the request to change policy. The applicant team presented site plans and conceptual renderings for the proposed development. Following the presentation, attendees were given the opportunity to ask questions and share comments. Several questions were asked of the applicant, development team, or staff by attendees. Comment cards were also handed out so that people could submit written questions and comments. Questions and comments mainly focused on:

- Preserving mature trees and possibly planting additional trees
- Preserving the floodplain areas
- Traffic impacts
- Housing types, especially the multifamily units
- Design characteristics of the commercial area



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- Maintaining rural character

The community meeting lasted almost two hours; however, some people still had additional questions. Post-meeting, Planning staff compiled questions from the meeting and emails and asked the applicant to answer. Responses were then shared with people who attended the meeting along with people who had emailed staff.

The Nashville Tree Conservation Corps has also attended the meetings and has worked with the applicant on preserving additional areas of tree cover within the site.

Since the community meeting was held, there have been eight letters of support and seven letters of opposition submitted to the Planning Department and shared with the Commission. Much of the opposition is focused on allowing multi-family uses as part of this development.

ANALYSIS OF T2 RURAL AND T3 SUBURBAN POLICIES

In this analysis, the subject property, currently in Rural Maintenance (T2 RM) policy, was examined to apply Rural Neighborhood Center (T2 NC) policy to the majority of the site. Staff also analyzed whether to apply Rural Neighborhood Center (T2 NC) policy or Suburban Neighborhood Evolving (T3 NE) policy to the interior portion of the study area.

The proposed policy amendment area, currently in T2 RM policy, is a suitable location for T2 NC and T3 NE policies for the following reasons:

NashvilleNext Growth & Preservation Concept Map

The Growth & Preservation Concept Map (Concept Map) is a county-wide vision and tool to shape improvements in quality of life so that new development and redevelopment align with community values. The Concept Map shows the policy amendment area situated in a location designated as a “Green Network”. Green Network areas primarily include natural and rural areas that provide natural resources, ecological services, and passive and active recreation opportunities. They also include sensitive natural features that can be disturbed or destroyed by development or that pose a health or safety risk when developed.

The area is bordered by Briley Parkway to the south which denotes a transition from the more intensely developed areas to the south from the more rural area of Whites Creek. The requested development would provide goods and services for the surrounding area along with additional housing options, much of it in a rural character. In addition, the development would preserve sensitive natural features, hillsides, and areas of tree cover. Preserving the Green Network area provides protection to the floodway/floodplain areas and provides an opportunity to connect greenways.

Key Finding

- The policy amendment area is identified on the Concept Map as Green Network, signifying its sensitive natural features and rural character and is a suitable location to allow a mix of uses and housing options while preserving natural features and keeping with rural character.



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Community Character Policy Application

There are 14 Community Plans which provide the vision and policy guidance of land uses for communities within Davidson County. The Bordeaux/Whites Creek/Haynes Trinity Community Plan makes use of Community Character Policy elements to ensure those areas continue to grow. The community plan strives to balance growth with preserving the character of established urban and suburban residential neighborhoods and rural areas. The community plan area consists primarily of older and newer suburban development in Bordeaux, more urban and suburban development in Haynes Trinity, and rural development in Whites Creek, Scottsboro, and Bells Bend. Most of Bordeaux/Whites Creek/Haynes Trinity is residential in character, with some commercial and industrial uses. With an abundance of natural resources and proximity to downtown, this area offers many residential options ranging in character from urban to suburban to rural.

The T2 Rural Transect category applies to the policy amendment area. The T2 Rural Transect provides living and working options, differentiated from suburban and urban categories, offering residents the choice of seclusion within the countryside. T2 Rural land is sparsely developed with primarily agricultural and low-density residential uses, complemented by limited, low intensity commercial uses. T2 Rural also reflects land with sensitive and unique topographic and geological characteristics, scarce prime agricultural land, or landscapes with a historic rural community character. In many cases, residents have chosen these communities largely due to the hillsides, valleys, forests, agriculture, wildlife habitats and rural character found in T2 Rural areas.

T2 Rural areas are near, and sometimes adjacent to, T3 Suburban and even T4 Urban areas. This proximity to more intensely developed areas means rural residents can enjoy convenient access to nearby retail and services while also living in a rural setting. Combined with low-density development patterns, convenient access to retail and services diminishes the market demand for, as well as the need to accommodate, extensive commercial development.

The requested T2 NC policy allows for the site to serve as a neighborhood center, providing goods and services in an area that is a gateway into Whites Creek. In rural centers, the building form complements adjacent neighborhoods served by the center and the infrastructure to which it has access. Typically, rural neighborhood centers are located on smaller properties at the intersection of prominent roads, and, as such, cover four corners. This property, however, is a unique larger property that is bounded by a creek to the west, Briley Parkway and a smaller, undeveloped property to the south, Whites Creek Pike to the east, and West Green Lane to the north.

The proposed development includes a mixed use area, providing retail and services along with live/work units, townhouses, and several open spaces, along Whites Creek Pike and West Green Lane. As one moves west along West Green Lane, the proposed development transitions into single family residential, complementing existing houses on the north side of the street.

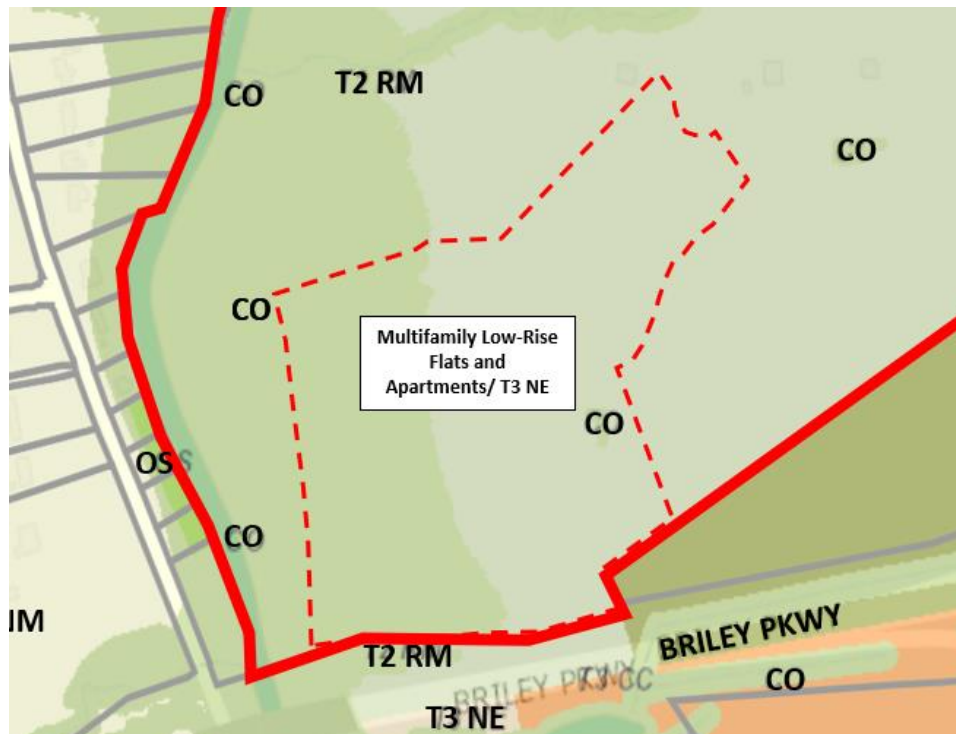
This area is considered part of the rural Whites Creek Neighborhood where residents work diligently to protect the area's rural character and rural history. In certain locations including this property, the existing zoning is more suburban in character and has resulted in several nearby residential developments also being suburban in character.



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Staff studied whether it was appropriate for T2 NC policy to apply to the entire property. Due to the property's unique location, as discussed above, staff thinks T2 NC could be applied to a portion of the property. The applicant team is proposing as part of their rezoning an area of multifamily buildings, screened from view from Whites Creek Pike. Some in the community are supportive of multifamily housing since currently this housing option is not in the area.

While multifamily structures can be found in T2 NC policy, the applicant is proposing several large apartment buildings with a layout that is more in line with design principles of T3 Suburban Transect areas. As such, and along with T3 Suburban Transect areas located nearby, staff recommends that the most appropriate policy to apply to the proposed multifamily area is T3 Suburban Neighborhood Evolving (T3 NE) policy. It should be noted, however, that some community members strongly disagree with allowing multifamily development into a low-density rural area. Staff determined that because the proposed area of multifamily is located along Briley Parkway and nearby other Suburban policies, it is appropriate to apply it to this section of the proposed development. This area is wrapped by T2 Rural policies to the north and east and Briley Parkway to the south, thereby containing the proposed T3 NE policy area.



Conservation (CO) policy is applied to the property's areas of floodway/floodplain and steep slopes and will remain in place. The development proposal preserves these areas and provides for a future greenway connection along the creek.

Key Findings

- T2 NC policy's intent of promoting rural centers that provide services and a mixture of uses for surrounding rural areas is supported by the proposed design of the commercial/retail spaces.



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- Implementation of T2 NC policy provides additional services, amenities, gathering spaces, and housing that complements the surrounding rural neighborhood.
- T3 NE policy is recommended for the multifamily area due to its proposed character; however, the area is contained by Briley Parkway to the south, the creek to the west, and Rural policies to the north and east.
- A mixture of T2 Rural and T3 Suburban Transect policies currently surrounds the proposed development.
- CO policy is implemented in the proposed development with preservation of floodplains and areas of tree canopy and steep slopes, along with creating various open spaces.

Transportation and Connectivity

Per the Community Character Manual, a rural neighborhood center is located to serve a rural neighborhood and is supported by adequate infrastructure and adequate access, such as the intersection of local and collector streets. The Major and Collector Street Plan (MCSP) is a comprehensive plan and implementation tool for guiding public and private investment in the major streets (arterial-boulevards, arterial-parkways, and collector-avenues) that make up the backbone of the city's transportation system. Whites Creek Pike is classified as an arterial-boulevard and Buena Vista Pike to the west is a collector-avenue. West Green Lane is classified as a local street. The MCSP calls for a future east-west collector to the north; however, further study is needed to see if this connection is still warranted and feasible. The development is proposing access to both Whites Creek Pike to the east and West Green Lane to the north.

Sidewalks are not required in the T2 Rural Transect along an arterial-boulevard, according to the MCSP, as sidewalks are not often found in rural areas. However, in T2 NC areas, pedestrian connectivity is high within the center area, although connectivity may be more limited in surrounding areas. Within the proposed development, buildings are arranged into pedestrian-friendly groupings. Connectivity within the center is provided through coordinated access and circulation. The development is proposing an internal network of streets and sidewalks connecting the mixed use area with the residential areas. The proposed development's various types of open spaces also provide destinations and connections for the development and for the surrounding community.

Access to public transit is provided by WeGo Route 41 with two bus stops located along Whites Creek Pike directly across the street from the site. The current block pattern includes a sidewalk where the bus stops are located along Whites Creek Pike. The neighborhood development pattern lacks crosswalks at the identified bus stops.

Key Findings

- Streets, including Whites Creek Pike (arterial-boulevard) and Buena Vista Pike (collector-avenue), along with local streets in the neighborhood area, provide connectivity.
- Public transit infrastructure surrounding the site makes it accessible, but pedestrian infrastructure needs to be improved along Whites Creek Pike to improve safety and access to the proposed development.
- The proposed development will provide a pedestrian friendly mixed use area and internal connectivity.



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- A greenway is planned along the creek at the property's western boundary that will become part of the Whites Creek Greenway network.

Relationship to Surrounding Policies

Currently, the policy amendment area is surrounded by several policies:

- Rural Maintenance (T2 RM) policy is located to the north along West Green Lane and in areas to the east.
- Rural Neighborhood Center (T2 NC) policy is located adjacent to the south of the proposed development on a smaller property that abuts Briley Parkway.
- Suburban Neighborhood Maintenance (T3 NM) policy is applied along Whites Creek Pike to the east and to the west along Buena Vista Pike.
- Suburban Neighborhood Evolving (T3 NE) policy is located on the south side of Briley Parkway to the southwest.
- Suburban Community Center (T3 CC) policy is located on the south side of Briley Parkway.
- Conservation (CO) policy is applied throughout the policy amendment site as well as to the north and south in addition to the western border of the development.
- Open Space (OS) policy is applied west of the site along the creek recognizing the future greenway.

Key Finding

Changing the policy to mostly T2 NC policy along with a smaller area of T3 NE policy fits within the larger area's context.

Analysis Summary

Amending the Community Character Policy from T2 RM to T2 NC and T3 NE is appropriate for the following reasons:

- According to the NashvilleNext Growth and Preservation Concept Map the proposed development is appropriate within the Green Network areas as it is developing with rural character and preserving sensitive environmental features, such as floodplains and areas of tree canopies.
- Implementation of T2 NC policy provides additional services, amenities, gathering spaces, and housing that complements the surrounding rural neighborhood.
- Sensitive environmental features, including floodplains and areas of tree canopy, are being preserved and various open space areas are proposed.
- T3 NE policy is recommended for the multifamily area due to its proposed character; however, the area is contained by Briley Parkway to the south, the creek to the west, and Rural policies to the north and east.
- The proposed policies support preservation of open space, a mix of housing types, and a rural mixed use center along with its small-scale commercial.
- T2 and T3 Transects currently surround the study area, and this policy change blends seamlessly with the surrounding area.
- Public transportation infrastructure is available along with street connectivity provided by Whites Creek Pike (arterial-boulevard) and Buena Vista Pike (collector-avenue).
- The proposed development offers pedestrian connectivity.



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- A greenway is planned along the creek at the property's western boundary that will become part of the Whites Creek Greenway network.
- There is community support for the development and more neighborhood amenities.

UPDATE

Since these two cases were deferred at the November 10, 2022, Planning Commission meeting, the applicant worked with staff to hold another community meeting. In addition, the applicant indicated that they wanted the multifamily area (referred to as District 3 in their Specific Plan) to meet the design principles of T2 Rural Neighborhood Center (T2 NC) policy. Staff advised the applicant to:

- Reduce the maximum building height in the multifamily area to a two-story portion fronting the primary private drive and possibly a three-story portion to the rear for some buildings.
- Have all buildings front a private drive with the longer façade of the building, consistent with the existing form of the first four multifamily buildings.
- Provide a minimum 5-foot sidewalk with a minimum 4-foot grass strip with regularly spaced trees in the grass strip for all private drives in the multifamily area to give these private drives a street character.
- Provide a public access easement on all private sidewalks and on all walking trails within the associated rezoning.
- Provide a landscaping plan for the multifamily area.

After sending these recommendations to the applicant, the applicant team met with staff to discuss this guidance in more detail. The applicant team advised staff that they were unable to reduce the height of buildings or the number of units but would work on other design elements. The applicant resubmitted their site plan on November 28, 2022, but the revised site plan does not fully reflect the guidance staff provided. Many changes were made to address comments but even with additional landscaping, pedestrian connections, and re-orienting one building, staff finds District 3 to still be Suburban in character. As such, staff continues to recommend the policy application reflected in this report.

Staff facilitated a second community meeting on December 1, 2022 held at the Minerva Cultural Center on Whites Creek Pike. Thirty-four people attended the meeting, including staff, the applicant, and Councilmember Gamble. Staff presented the applicant's revised site plan focusing on the proposed Suburban Neighborhood Evolving (T3 NE) policy change. Community members attending the meeting expressed continued concerns about the proposed T3 NE policy, particularly the density/intensity of the proposed multi-family as well as associated traffic impacts especially in the interchange area.

STAFF RECOMMENDATION

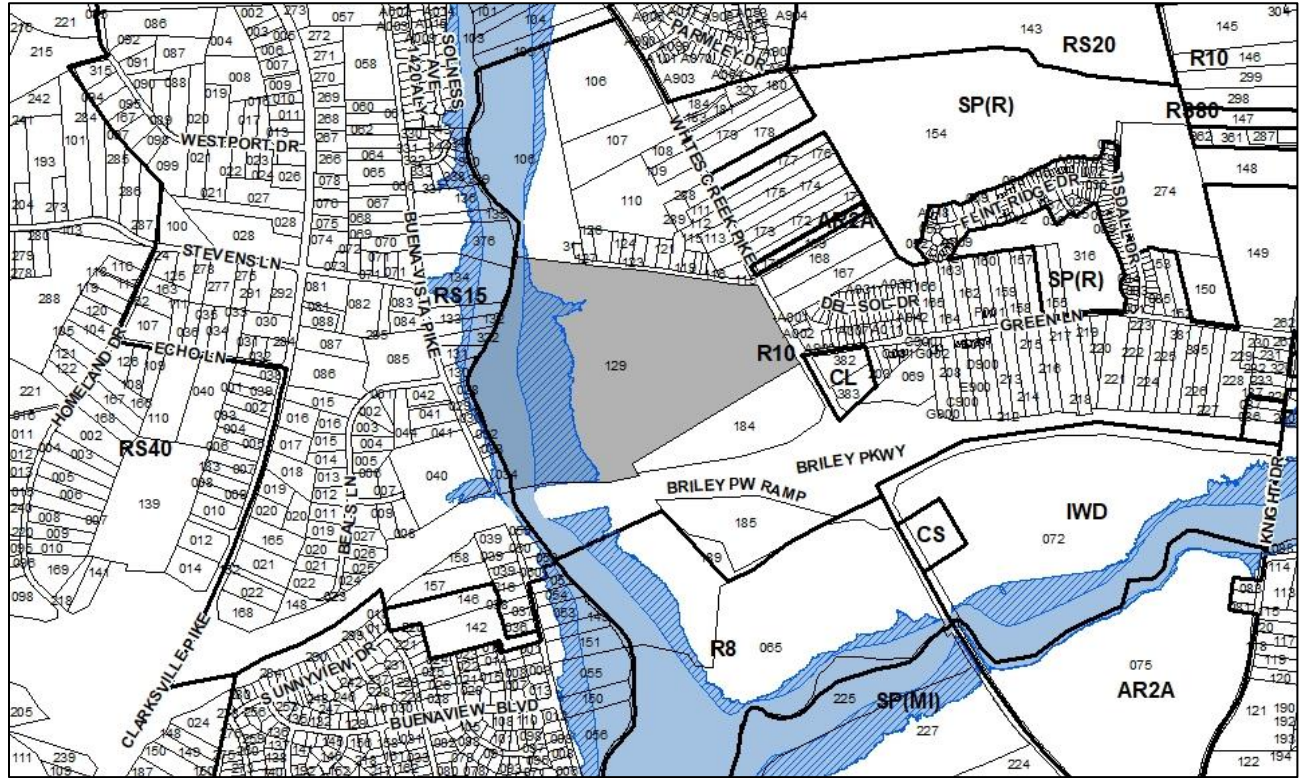
Staff recommends approval of the policy change from Rural Maintenance (T2 RM) policy to Rural Neighborhood Center (T2 NC) policy along Whites Creek Pike and West Green Lane in addition to a smaller area of Suburban Neighborhood Evolving (T3 NE) policy interior in the development.



SEE NEXT PAGE



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2022SP-043-001

633 W. GREEN LANE SP

Map 049, Parcel(s) 129

03, Bordeaux - Whites Creek - Haynes Trinity

03 (Jennifer Gamble)



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Item #24b	Specific Plan 2022SP-043-001
Project Name	633 W. Green SP
Associated Cases	2022CP-003-002
Council District	03 - Gamble
School District	1 – Gentry
Requested by	Catalyst Design Group, applicant; West Green Land Partners LLC, owner.

Deferrals This item was deferred at the September 22, 2022, October 13, 2022, October 27, 2022, and November 10, Planning Commission meetings. A public hearing was held and closed on November 10, 2022.

Staff Reviewer Elliott

Staff Recommendation *Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.*

APPLICANT REQUEST

Rezone from R10 to Specific Plan to permit a mixed-use development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning for property located 633 W. Green Lane, at the southwest corner of W. Green Lane and Whites Creek Pike, (78.22 acres), to permit a mixed-use development.

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 289 lots with 71 duplex lots for a total of 360 units, based on acreage only. Application of the Subdivision Regulations may result in fewer lots.*

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 commercial uses.

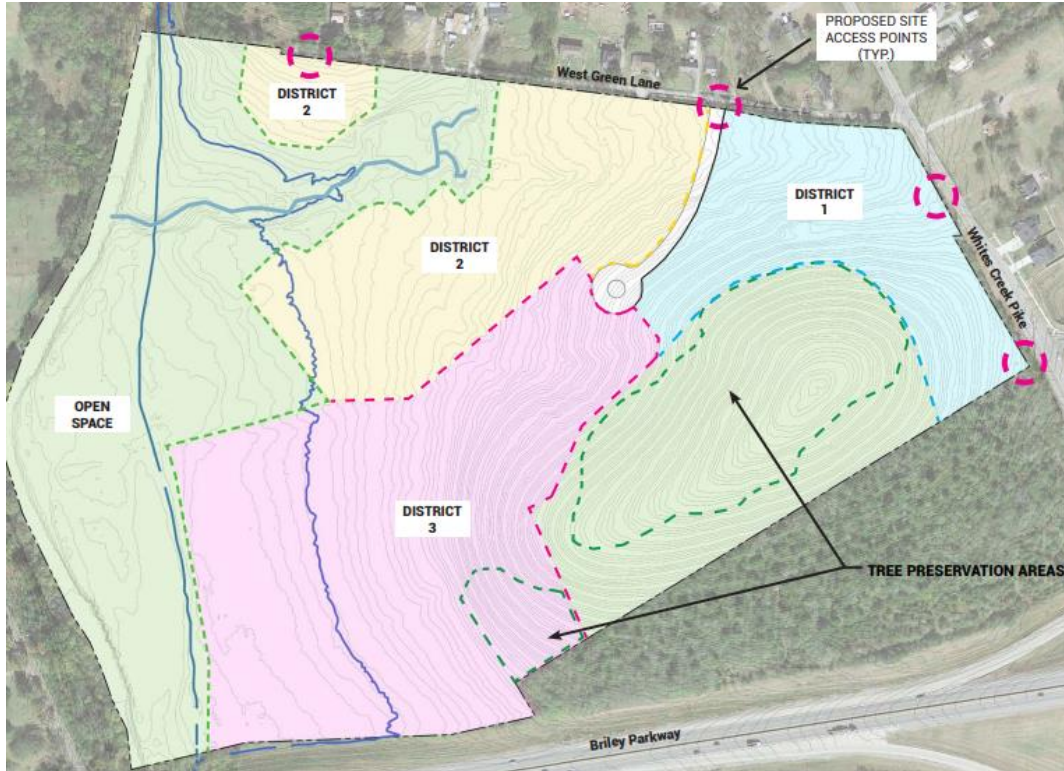
BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

Existing Policy

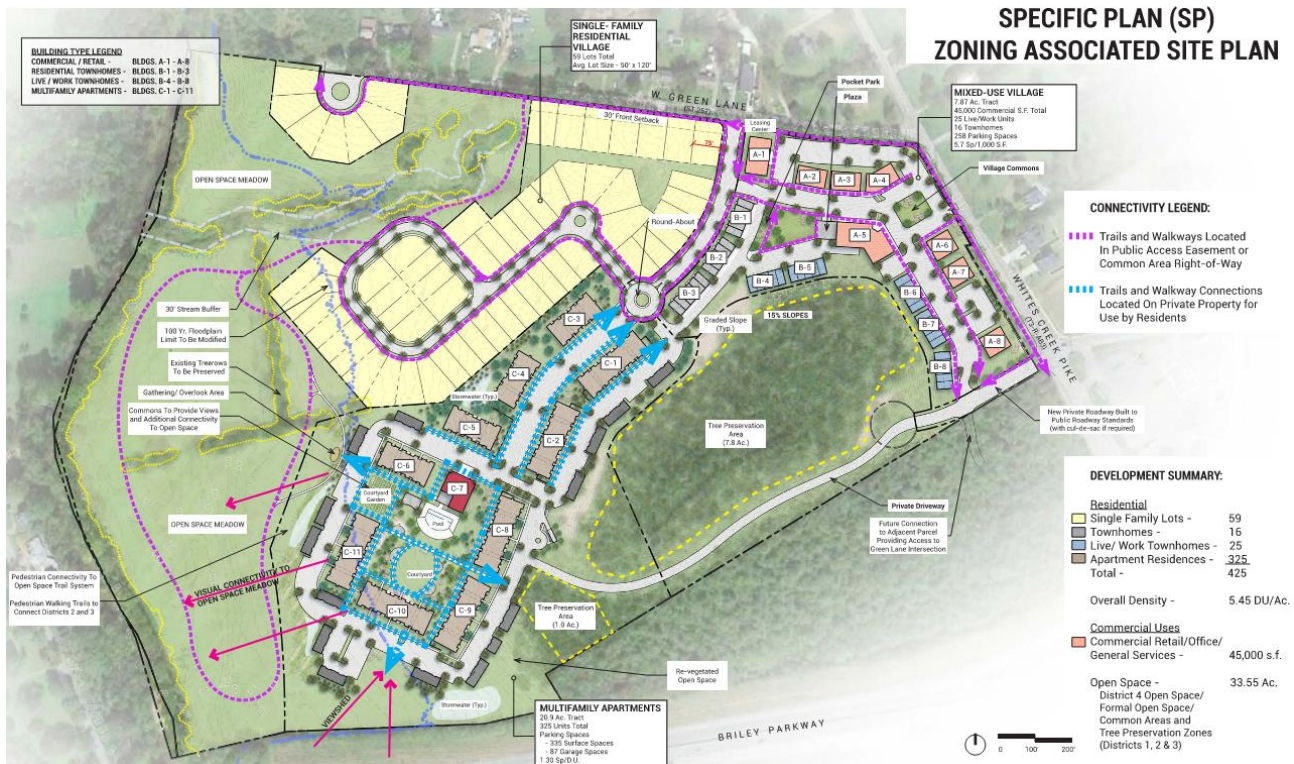
T2 Rural Maintenance (T2 RM) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns.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



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Proposed Subdistricts



Proposed Site Plan

- CONNECTIVITY LEGEND:**
- Trails and Walkways Located In Public Access Easement or Common Area Right-of-Way
 - Trails and Walkway Connections Located On Private Property for Use by Residents

DEVELOPMENT SUMMARY:

Residential	
Single Family Lots -	59
Townhomes -	16
Live/ Work Townhomes -	25
Apartment Residences -	325
Total -	425
Overall Density -	5.45 DU/Ac.
Commercial Uses	
Commercial Retail/Office/General Services -	45,000 s.f.
Open Space -	33.55 Ac.
District 4 Open Space/ Formal Open Space/ Common Areas and Tree Preservation Zones (Districts 1, 2 & 3)	



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developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded.

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

Proposed Policy (Note: CO policy is to remain)

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.

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

SITE

The approximately 78.22-acre site is located on Whites Creek Pike, an Arterial Boulevard, and is located just north of Briley Parkway and directly across from where Green Lane intersects with Whites Creek Pike. The property has the entire southern frontage of West Green Lane, a local street. Whites Creek forms the western border of the site and floodway and floodplain exist on the western portion of the site. A stream with associated stream buffers also extends into the site. A hill is present on the site and steep slopes, as defined in the Metro Zoning Code, are found around this hill. A gas station with a convenience store was recently constructed directly across Whites Creek Pike and otherwise the surrounding area is a mixture of single and two-family land uses.

PLAN DETAILS

The application proposes a Specific Plan zoning district that includes four subdistricts. The associated Community Plan Amendment application, 2022CP-003-002, recommends T2 NC policy be applied to Subdistrict 1, 2, and 4 and that T3 NE policy be applied to Subdistrict 3. The SP includes visioning imagery for the various building types and the images identify specific features that will be incorporated into this project with the final site plan application.



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Subdistrict 1

Subdistrict 1 is located along Whites Creek Pike and W. Green Lane and contains non-residential land use immediately along Whites Creek Pike and W. Green Lane with multi-family residential units (townhouses and live/work townhouses) more interior to the site. Buildings in this subdistrict are generally limited to 2 stories with the townhomes on the hillside being able to use a 2/3 story split condition to work with the grade. This subdistrict includes two privately maintained common areas that will include pedestrian scale amenities that aim to foster a sense of place. The SP also includes architectural, access and parking, and landscape standards that ensure the final site plan application will provide a site layout and overall development that is consistent with the T2 NC Policy applied to this portion of the site.

Subdistrict 1 includes all three access points to the site. An access point is proposed on Whites Creek Pike and aligned with the intersection of Green Lane on Whites Creek Pike. This intersection is planned to be signalized. Also on Whites creek pike is a right in/right out access location. The third access point is located on W. Green Lane and provides access to all three development subdistricts.

Subdistrict 2

Subdistrict 2 makes up the remainder of the frontage on W. Green Lane, outside of the stream buffer areas, and this area contains 59 single-family residential lots. This subdistrict includes a cul-de-sac at the terminus of W. Green Lane and otherwise, the single-family lots are accessed via private streets.

The SP also includes architectural, access & parking, and landscape standards that ensure the final site plan application will provide a site layout and overall development that is consistent with the T2 NC Policy applied to this portion of the site.

Subdistrict 3

Subdistrict 3 is the most interior subdistrict to the site, is adjacent to Briley Parkway, and contains up to 325 multi-family residential units in 3 story buildings that are oriented to private drives. This portion of the SP is proposed to be located within the T3 NE policy. This subdistrict includes architectural, access & parking, and landscape standards that ensure the final site plan application will provide a site layout and overall development that is consistent with the T3 NE Policy applied to this portion of the site.

Subdistrict 4

Subdistrict 4 provides open space and preservation of natural areas and does not permit any buildings other than roads, drives, utilities, and pedestrian pathways that are necessary to serve the other subdistricts. Subdistrict 4 identifies approximately 8.8 acres of tree preservation area. The plan also proposes to replant trees at a 50% replacement rate of the trees that are removed during grading operations. Pedestrian walking trails are provided in this subdistrict and these trails provide pedestrian interconnectivity with Subdistricts 2 and 3 of this SP. Additionally, a Greenway Easement is proposed along Whites Creek in accordance with the Metro Greenways Master Plan.



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ANALYSIS

Staff finds the proposed SP zoning district to be consistent with the policy being proposed with the associated Community Plan Amendment application 2022CP-003-002. The land uses, development pattern, and standards included in Subdistricts 1, 2, and 4, are consistent with the guidance provided in the Community Character Manual for the T2 NC policy. The building heights, relationship to the street frontages, location of the associated parking, building massing, and landscaping standards of subdistricts 1, 2, and 4 all aim to provide a rural neighborhood scale development, that is consistent with the intent of the T2 NC policy. Subdistrict 3 is proposed to be within T3 NE policy and staff finds the proposed land use and development form to be consistent with this policy intent. Multi-family development is supported by the T2 NC policy; however, the proposed site plan while meeting some of the criteria of T2 is more in line with the guidance of T3 in the CCM.

The proposed SP zoning appropriately preserves the environmental features that are found within the CO policy area. The steep slopes are shown to remain, approximately 8.8 acres of tree canopy is proposed to remain on site, and the floodway and floodplain are largely preserved with some floodplain modification being proposed, subject to Metro Water Services review and approval with final site plan application.

UPDATE

Since these two cases were deferred at the November 10, 2022, Planning Commission meeting, the applicant worked with staff to hold another community meeting. In addition, the applicant indicated that they wanted the multifamily area (referred to as District 3 in their Specific Plan) to meet the design principles of T2 Rural Neighborhood Center (T2 NC) policy. Staff advised the applicant to:

- Reduce the maximum building height in the multifamily area to a two-story portion fronting the primary private drive and possibly a three-story portion to the rear for some buildings.
- Have all buildings front a private drive with the longer façade of the building, consistent with the existing form of the first four multifamily buildings.
- Provide a minimum 5-foot sidewalk with a minimum 4-foot grass strip with regularly spaced trees in the grass strip for all private drives in the multifamily area to give these private drives a street character.
- Provide a public access easement on all private sidewalks and on all walking trails within the associated rezoning.
- Provide a landscaping plan for the multifamily area.

After sending these recommendations to the applicant, the applicant team met with staff to discuss this guidance in more detail. The applicant team advised staff that they were unable to reduce the height of buildings or the number of units but would work on other design elements. The applicant resubmitted their site plan on November 28, 2022, but the revised site plan does not fully reflect the guidance staff provided. Many changes were made to address comments but even with additional landscaping, pedestrian connections, and re-orienting one building, staff finds District 3 to still be Suburban in character. As such, staff continues to recommend the policy application reflected in this report.



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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

WATER SERVICES RECOMMENDATION

Approve with conditions

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

NASHVILLE DOT RECOMMENDATION

- Final construction plans and road grades shall comply with the design regulations established by the Nashville Department of Transportation, NDOT.
- Remove the proposed right-in/ right-out access onto Whites Creek Pike.
- At the Green Lane / Whites Creek Pike / Private Street intersection. On the private street at the Whites Creek Pike intersection, provide a driveway ramp per Detail ST-324. Public sidewalk to continue across ramp.
- Whites Creek Pike per the Major and Collector Street plan, MCSP - From review of the MCSP, <https://maps.nashville.gov/MCSP/>, Whites Creek Pike identifies a six (6') bikeway width; a twelve (12') foot Planting Strip Width; and a twelve (12') foot Sidewalk Width.
- At the intersection of West Green Lane and Whites Creek Pike, at the street intersection, provide West Green Lane with a 90-degree centerline angle, wherever possible.
- On the private street at the West Green Lane intersection, provide a driveway ramp per Detail ST-324. Public sidewalk to continue across ramp.
- West Green Lane at Lots 8-14: Provide a circular turnaround at the terminus of West Green Lane. Dedicate right-of-way. See NDOT detail ST-331 for an illustrative example.

TRAFFIC AND PARKING RECOMMENDATION

- The applicant shall coordinate further with NDOT to address additional improvements along Green Lane.
- Per the TIS, restripe the two-way left-turn lane to provide a northbound left-turn lane at the intersection of Whites Creek Pike and Green Lane/Driveway A with a minimum of 100' storage length.
- The applicant shall coordinate further with NDOT on additional traffic control improvements at the intersection of Whites Creek Pike & Green Lane. If it is identified that



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further improvements are necessary at this intersection, the developer shall coordinate with NDOT to determine the appropriate pro-rata share contribution for said improvements.

- The applicant shall coordinate with NDOT to determine appropriate pro-rata share to the construction of signals at Briley Parkway ramps.
- Remove proposed right-in/right-out access onto Whites Creek Pike.
- Ensure MCSP requirements are being met and appropriate ROW is dedicated – see NDOT comments
- Modifications to the above conditions may be required as this development’s phase(s) progress but further analysis will need to be conducted to justify said modifications.

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)	78.22	4.356 D	360 U	3,379	260	348

*Based on two-family lots

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	78.22	-	59 U	640	47	62

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)	78.22	-	366 U	1,993	122	154

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)	78.22	-	22,500 SF	849	21	86

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)	78.22	-	22,500 SF	2,524	224	220

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
-	-	-	-	+2,627	+154	+174



Metro Planning Commission Meeting of 12/8/22

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 53 Elementary 38 Middle 48 High

Projected student generation proposed SP-MU district: 113 Elementary 63 Middle 59 High

The proposed SP-MU zoning is expected to generate 96 more students than the existing R10 zoning district. Students would attend Alex Green Elementary School, Brick Church College Preparatory School, and Whites Creek High School. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 425 residential dwelling units and a maximum of 45,000 square feet of non-residential uses, as specified on the Specific Plan. Short term rental property, owner occupied, and short term rental property, not owner occupied shall be prohibited in the entire SP.
2. Permitted uses of district 2 shall be limited to single-family residential lots.
3. Permitted uses of district 3 shall be limited to a maximum of 325 multi-family residential dwelling units.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUN zoning district for Subdistrict 1, of the RS10 zoning district for Subdistrict 2, and of the RM15 zoning district for Subdistrict 3, as of the date of the applicable request or application.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



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Metro Planning Commission Meeting of 12/8/22



2021SP-013-003

1803 5TH AVENUE NORTH (AMENDMENT)

Map 081-08, Parcel(s) 253

08, North Nashville

19 (Freddie O'Connell)



Metro Planning Commission Meeting of 12/8/22

Item No.#25	Specific Plan 2021SP-013-003
Project Name	1803 5th Avenue North (Amendment)
Council District	19– O’Connell
School District	1 – Gentry
Requested by	Dale & Associates, applicant; O.I.C. Salemtown Court and Martin Construction Company owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Amend an SP to permit 3 multi-family units and 2,900 square feet of non-residential uses.

Rezoning

A request to amend a Specific Plan for properties located at 1801, 1803 A, and 1803 B 5th Avenue North and 502 A, 502 B, and 502 C Buchanan street, at the northwest corner of Buchanan Street and 5th Avenue North, zoned Specific Plan (SP) (0.28 acres), and located in the Salemtown Neighborhood Conservation Overlay District, to permit three multi-family residential units and 2,900 square feet of nonresidential uses.

Existing Zoning

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

Salemtown Neighborhood Conservation Overlay

Neighborhood Conservation Overlay Districts (NHC) 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. This NHC is intended to preserve historic structures within the Salemtown neighborhood through the implementation of development guidelines by the Metro Historic Zoning Commission and staff.

Proposed Zoning

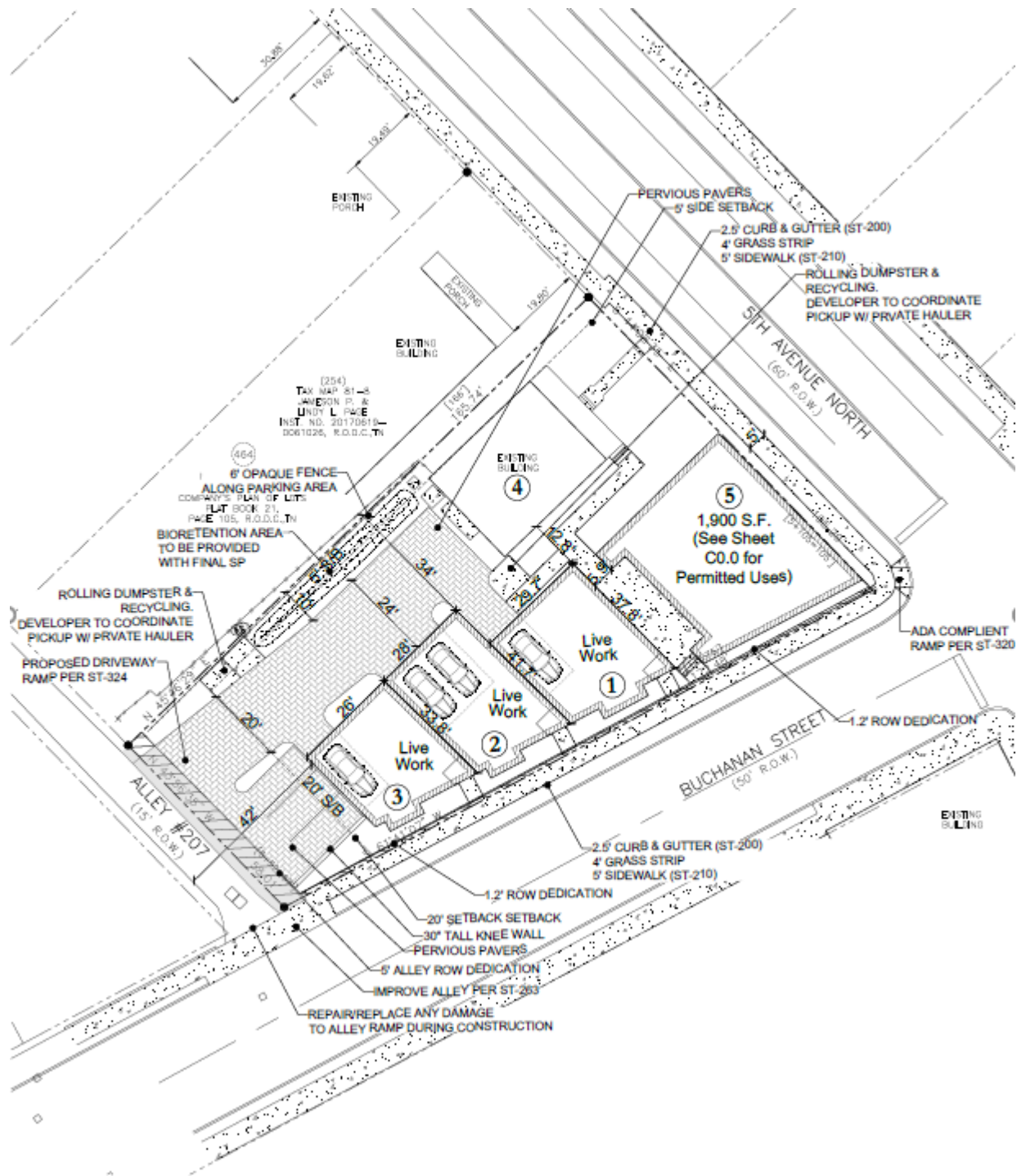
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Center (T4 NC) is intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.



Metro Planning Commission Meeting of 12/8/22



Proposed Site Plan





Metro Planning Commission Meeting of 12/8/22

SITE CONTEXT AND PLAN DETAILS

The site is approximately 0.28 acres and is located at the north-west quadrant of the intersection of 5th Avenue North and Buchanan Street. The site currently contains one residential unit and an accessory structure. The intersection of 5th Avenue North and Buchanan Street currently has commercial uses and the remainder of the surrounding area is comprised of single family and two-family residential land uses. Both 5th Avenue North and Buchanan Street are local streets at this location and both streets have on-street parking on both sides of the street.

Site Plan

This application proposes amendments to the previously approved preliminary site plan and proposes to modify the permitted land uses. The application proposes to amend the permitted land uses for the existing residential structure to allow a 1,000 square foot restaurant use within the existing structure. The currently approved plan permits back of house type activities related to the commercial use in the new commercial building included in the application as well as a residential unit within the existing structure.

The site plan changes include removing the driveway on 5th Avenue North and replacing this area with sidewalks and pervious surface. Otherwise, the previously approved site plan that is proposed to remain with this amendment is described below.

The site plan proposes to preserve the existing residential structure and to retrofit it with a commercial use and to demolish the detached accessory structure. A one-story commercial structure is proposed at the intersection. Three, 3-story multi-family units are proposed to front onto Buchanan Street with rear-loaded parking on the ground floor of the units. Parking is also provided to the rear of the site off the alleyway. This parking area is screened to the north by a site wall and with landscaping.

The plan proposes for the three multi-family units to have live/work as an accessory use. The plan defines the live/work permitted uses consistently with the home occupation ordinance in the zoning code. The plan proposes for the multi-family and commercial use to be accessed via the alleyway. A dumpster is being provided to serve the commercial uses and is located to the rear of the site near the alleyway.

ANALYSIS

The proposed Specific Plan is appropriate for the Urban Neighborhood Center land use policy given the proposed form of the residential units and the scale of the commercial uses. The plan proposes an urban form that engages the street with the location of the buildings and appropriately places the parking to side and rear of the development with screening features also being provided. The commercial uses are within structures with a neighborhood and pedestrian scale. The plan has also been reviewed by Metro Historic Zoning staff and the Metro Historic Zoning Commission considered the plan at its March 17, 2021, meeting and approved of the plan with conditions. Staff recommends approval as the plan is consistent with the T4 NC land use policy and is consistent with the Salemtown Neighborhood Conservation Overlay district.



Metro Planning Commission Meeting of 12/8/22

HISTORIC ZONING COMMISSION RECOMMENDATION

The request does not require change to the historic building; therefore, MHZC takes no exception. The design of the entire project was approved by the MHZC in 2021.

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.

WATER SERVICES RECOMMENDATION

Approve with conditions

- MWS recommends approval, on the following conditions: Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits before their construction may begin.

STORMWATER RECOMMENDATION

Approve with conditions

- Final SP must match approved SWGR 2021050080 or a revision must be submitted.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

Approval of Amendment

- 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. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal.
- Provide a ST-322 drive off 5th.
- Provide ADA compliant ramp at intersection of 5th and Buchanan.
- Provide call out 'Repair/replace any damage to alley ramp during construction'.
- See traffic comments in regards to intersection at final

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Show curb extensions on all corners of the intersection of Buchanan Street and 5th Ave N per NACTO guidelines. Curb extension should be 35 feet in length so account for appropriate site distance. Show this with Final SP submittal.

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)	-	-	4 U	20	1	2



Metro Planning Commission Meeting of 12/8/22

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)	-	-	2,000 SF	76	2	8

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 U	15	1	2

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)	-	-	1,900 SF	72	2	7

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)	-	-	1,000 SF	112	9	10

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
-	-	-	-	+103	+9	+9

METRO SCHOOL BOARD REPORT

**Projected student generation existing SP-MU district: 0 Elementary 0 Middle 0 High
 Projected student generation proposed SP-MU district: 0 Elementary 0 Middle 0 High**

The proposed SP is anticipated to generate no additional students beyond what is generated under the current zoning. Students would attend Jones Paideia Magnet School, John Early Museum Magnet Middle School, and Pearl-Cohens Magnet High School. All three schools been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 3 multi-family residential units which permit live/work as an accessory use and 2,900 square feet of retail and restaurant. Live/work uses are limited as per the allowance of Home Occupation in the Zoning Code. Short term rental



Metro Planning Commission Meeting of 12/8/22

property – owner occupied and short term rental property – not owner occupied shall be prohibited in the SP.

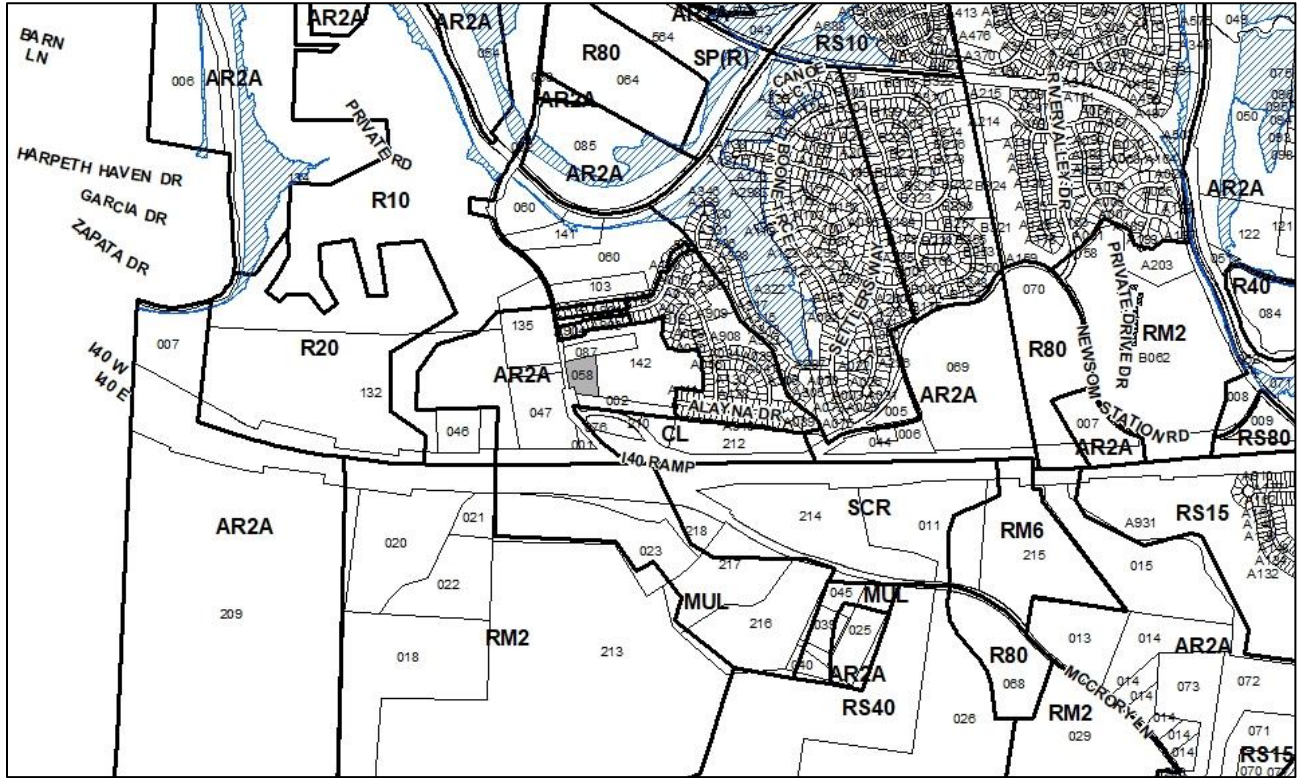
2. A final site plan application shall be submitted and approved for the site plan modifications associated with this application, specifically the removal of the driveway previously approved on 5th Avenue North, prior to the existing house being permitted for any non-residential land use.
3. The proposed right-of-way dedication shall be dedicated by Final Plat prior to the approval of the first building permit, or as determined by the Executive Director of Planning.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application.
7. 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.
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. 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 12/8/22



2022SP-036-001
HARPETH RESERVE
Map 126, Parcel(s) 058
06, Bellevue
35 (Dave Rosenberg)



Metro Planning Commission Meeting of 12/8/22

Item #26

Project Name

Council District

School District

Requested by

Specific Plan 2022SP-036-001

Harpeth Reserve

35 – Rosenberg

09 – Tylor

Civil Design Consultants, LLC, applicant; Pointe Hialeah 3, LLC, owner.

Deferrals

This item was deferred at the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Staff Recommendation

Elliott

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP to permit 28 single-family units.

Preliminary SP

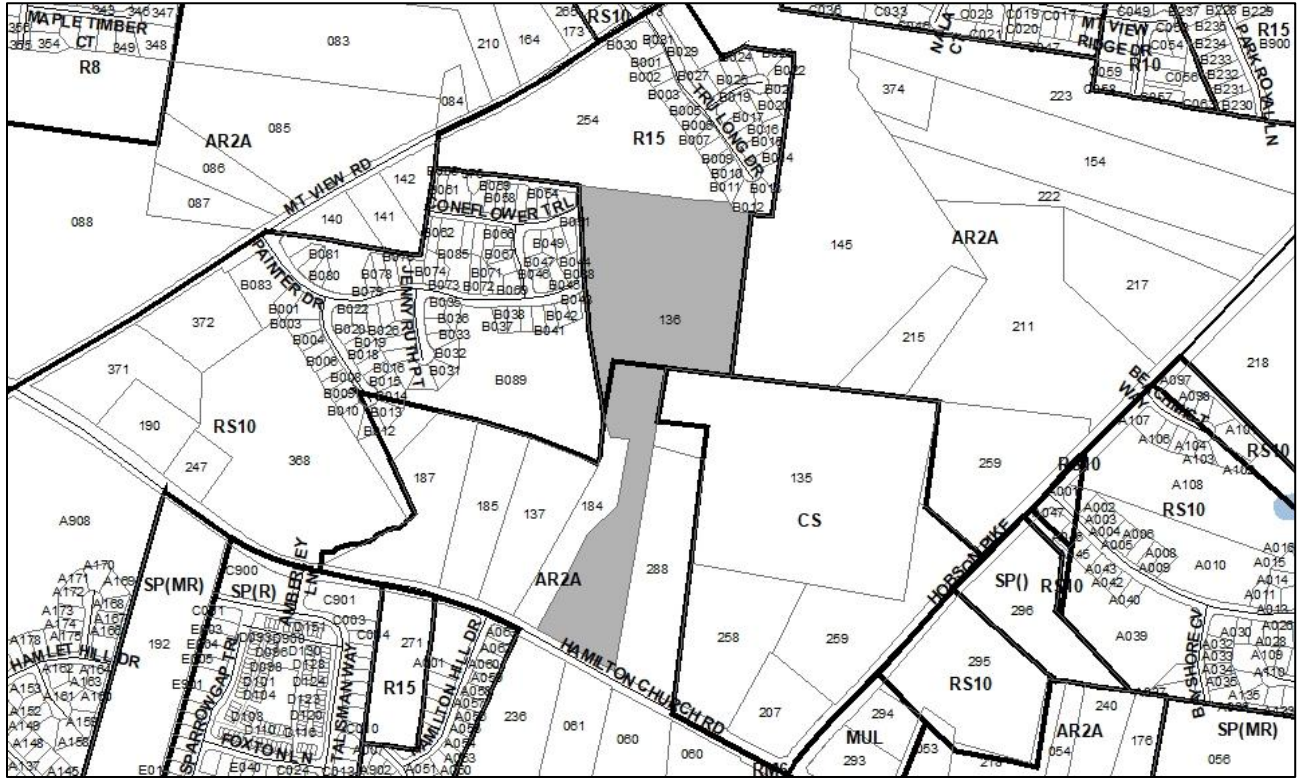
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning on property located at McCrory Ln (unnumbered), approximately 474 feet south of Beautiful Valley Dr., (3 acres), to permit 28 single-family units.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-078-001
HAMILTON CHURCH PIKE RESIDENTIAL
Map 150, Parcel(s) 136
13, Antioch – Priest Lake
33 (Antoinette Lee)



Metro Planning Commission Meeting of 12/8/22

Item #27	Specific Plan 2022SP-078-001
Project Name	Hamilton Church Pike Residential
Council District	33 - Lee
School District	06 – Mayes
Requested by	Catalyst Design Group, applicant; Shams Properties, LLC, owner.
Staff Reviewer	Shane
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Rezone from AR2a and R15 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) and One and Two-Family Residential (R15) to Specific Plan (SP) zoning for property located at 3490 Hamilton Church Road, approximately 47 feet east of Painter Drive (13.32 acres), to permit 111 multi-family residential units.

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 2 lots with 2 duplex lots for a total of 4 units.*

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 20 lots with 5 duplex lots for a total of 25 units.*

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.

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 12/8/22

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.

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.





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PLAN DETAILS

The 13.32-acre site is located on the north side of Hamilton Church Road approximately 800 feet northwest of the intersection with Hobson Pike. The property is heavily wooded and contains a single-family home near the road. To the west are single-family homes zoned AR2a and a residential subdivision zoned RS10. To the east are more single-family homes zoned AR2a, a church zoned CS, and vacant residential land zoned AR2a. A residential PUD subdivision and the Mount View Glad State Natural Area (zoned R15) lie to the north. To the south across Hamilton Church Road are single-family homes zoned AR2a and a mixed residential SP (Case No. 2006SP-077-001).

Site Plan

The plan calls for a multi-family residential development consisting of a maximum of 111 attached and detached units at a density of 8.33 units per acre. Parking will be provided by 222 garage parking spaces and 45 surface spaces (a total of 267 parking stalls, which exceeds Code requirements). The units will feature a maximum height of 3 stories with basements in 45 feet (measured per Code).

The plan calls for two public roads traversing the site: one north-south from Hamilton Church Road, which will make a T-intersection with an east-west extension of Painter Road, which in turn will stub out to the east. The MCSP calls for east-west and north-south connections between Mt. View Road, Hamilton Church Road, and Hobson Pike. The roads proposed will advance these connectivity goals. The majority of the units will have frontage on these two roads, with some townhome units in the northern half of the property fronting onto open space. An extension of Coneflower Trail from the neighboring subdivision to the west is proposed for the northwestern corner of the property. Because of space constraints, this road will terminate in a cul-de-sac with cottage units fronting it. ROW will be dedicated along Hamilton Church Road in accordance with the MCSP.

Stormwater facilities will be located within the open space at various places across the site. A note indicates that landscaping and tree density units (TDU) will meet all Code landscaping requirements. The cemetery on site near Hamilton Church Road is labeled on the plans and will remain undisturbed.

For development standards not specified in the SP Plan, the property will be subject to the standards of the RM20 zoning district.

ANALYSIS

The proposed plan meets many of the goals of the T3 NE policy, such as featuring higher densities, 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. The detached units feature driveways with room for parking in front while the townhomes relegate parking to the rear or side. The stream running through the site (Savage Branch) will be protected in accordance with stormwater best practices and crossed by the installation of an open bottom box culvert bridge.



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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 that is appropriate to a suburban context while bringing focus to pedestrian spaces. These include providing sidewalks and activating streets with pedestrian entryways, along with planting street trees. Substantially similar SP multi-family developments have been approved to the north and south (Case Nos. 2006SP-070G-13, 2017SP-019-001, and 2006SP-077-001) 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 Antioch.

Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

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

WATER SERVICES RECOMMENDATION

Approve with conditions

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

NASHVILLE DOT RECOMMENDATION

Approve with conditions

With final:

- Include proposed public roadway construction drawings(profiles, grades, drainage).
- Roadway construction drawings(profiles, grades, curvature) shall comply with NDOT Subdivision Street Design Standards and/or AASHTO 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 intersections.
- Provide additional signage at median road section.
- Provide stopping sight distance exhibits at any relevant intersections and accesses.
- Provide ADA ramps at corners of public road intersections.



Metro Planning Commission Meeting of 12/8/22

- Provide bridge and culvert plans. Bridge and culvert plans will be reviewed through NDOT's bridge program.
- Dimension ROW pavement widths for clarity.
- Note: A private hauler will be required for waste/recycle disposal.
- Comply w/ additional NDOT traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- The sight distance at the Painter Dr & Mt. View Rd intersection for vehicles egressing appears to be inadequate. At Final SP submit a stamped sight distance exhibit that illustrates the requirements for SSD and ISD per AASHTO guidance.
- From the TIS, If NDOT determines that a roundabout/mini-roundabout can be accommodated at the intersection of Hamilton Church & Mt. View Rd the applicant shall construct or contribute to this intersection improvement. Further coordination with NDOT will be required to determine a final design.
- On the median section of the new public road taper/transition striping that is per MUTCD guidance will be required.
- At the intersection of the Painter drive extension and the New Public Rd, appropriate traffic control that is per MUTCD guidance shall be installed.
- Comply with 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)	5.37	0.50 D	4 U	54	8	5

*Based on two-family lots

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)	7.95	2.904 D	19 U	226	19	21

*Based on two-family lots

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	13.32	-	111 U	603	38	49

Traffic changes between maximum: CS/RS10 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+323	+11	+23



Metro Planning Commission Meeting of 12/8/22

METRO SCHOOL BOARD REPORT

**Projected student generation existing AR2a and R15 districts: 7 Elementary 6 Middle 4 High
Projected student generation proposed SP-MR district: 18 Elementary 12 Middle 11 High**

The proposed SP-R zoning is expected to generate 24 more students than the existing AR2a and R15 zoning districts. Students would attend Edison Elementary School, J.F. Kennedy Middle School, and Antioch High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

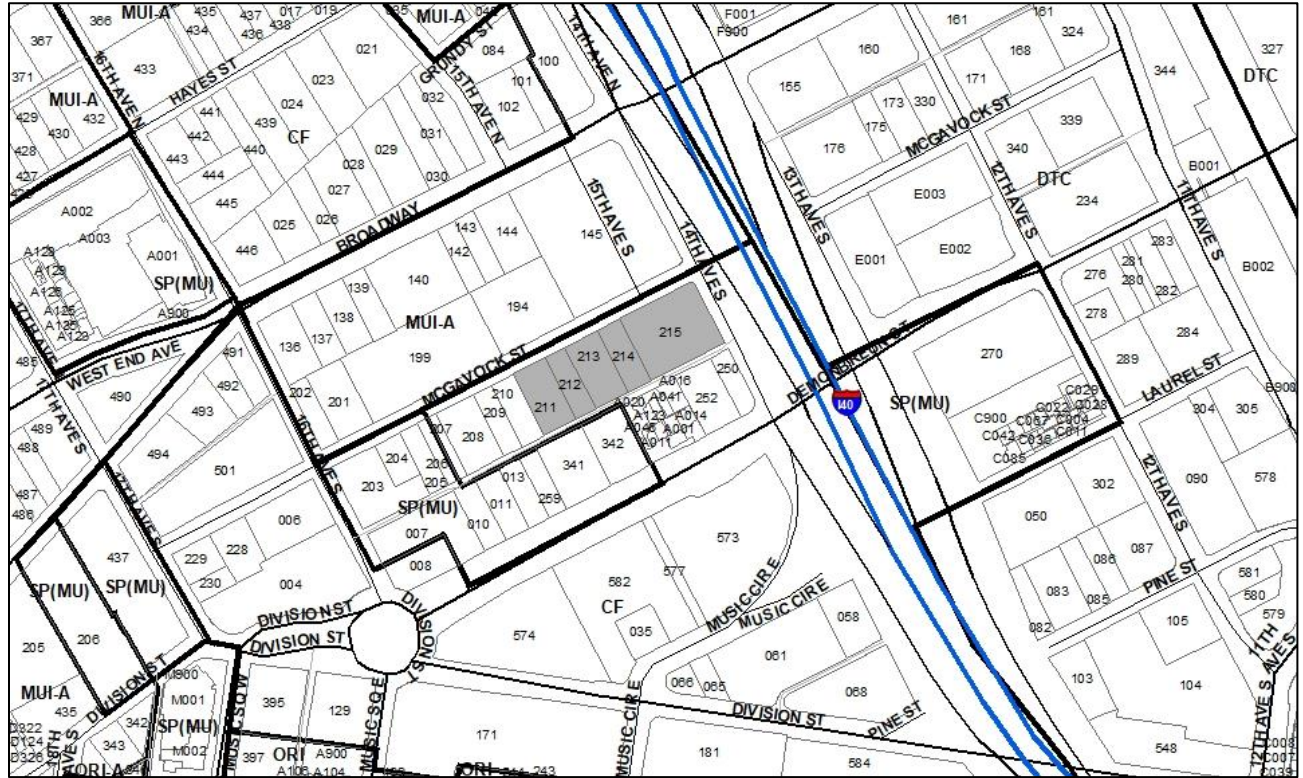
1. Permitted uses shall be limited to a maximum of 111 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. Change purpose note to read: "The purpose of this SP is to receive preliminary approval to permit the development of a 111-unit multi-family development as shown."
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 RM20 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



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2022SP-081-001
ALBION MUSIC ROW
Map 093-09, Parcel(s) 211-215
10, Green Hills - Midtown
19 (Freddie O'Connell)



Metro Planning Commission Meeting of 12/8/22

Item #28

Specific Plan 2022SP-081-001

Project Name

Albion Music Row

Council District

19 – O’Connell

School District

05 – Buggs

Requested by

Albion Residential, applicant; Lee A. Beaman, owner.

Deferrals

This item was deferred at the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer

Elliott

Staff Recommendation

Approve with conditions disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Core Frame (CF) to Specific Plan (SP) zoning for properties located at 1503, 1509, 1511, 1515, and 1517 McGavock Street, (1.87 acres), located at the southwest corner of 14th Avenue South and McGavock Street and located within the Arts Center Redevelopment District and the Music Row Urban Design Overlay District, to permit a mixed-use development.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business District.

Proposed Zoning

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

GREEN HILLS - MIDTOWN COMMUNITY PLAN

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

MUSIC ROW VISION PLAN

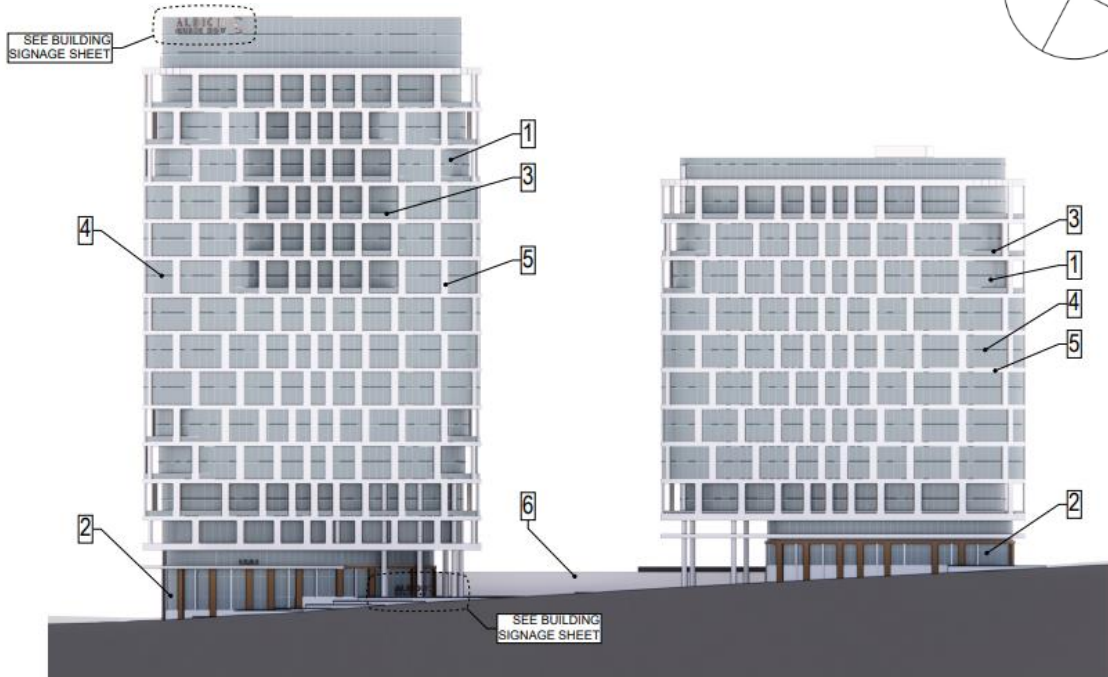
The Music Row Vision Plan, adopted in December 2017, identifies the significance of and pressures facing Music Row. It contains a broad range of recommendations and action steps to pursue. The overarching theme of the Vision Plan is to ensure that Music Row continues to be a



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Proposed Site Plan



NORTH BUILDING ELEVATION

Proposed Elevations (as viewed from McGavock Street)



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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 in the Music Row North character area of the Vision Plan, which is intended to serve as a gateway to the Gulch, Midtown, and Downtown. It is intended to promote growth with high-rise development containing a mixture of uses and commercial activity. The area offers a high-energy urban experience, with towers activated by engaging and inviting ground-floor retail. A diverse mix of office, residential, retail, hotel, restaurants, and bars makes this area a center of activity around the clock.

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

The project is located at the southwestern corner of the intersection of 14th Avenue South and McGavock Street. Both streets are local streets in this location. An alleyway exists to the rear of the site and extends from 14th Avenue South to 16th Avenue South. The site currently contains office and vehicle parking land uses and the surrounding area contains a variety of residential and non-residential land uses including vehicle parking, retail, restaurant, and office.

PLAN DETAILS

The project proposes two towers consisting of a maximum of 832 residential units and a maximum of 10,720 square feet of non-residential uses on the ground floors of the buildings. The building adjacent to 14th Avenue S is proposed to be a maximum of 29 stories and a maximum of 322 feet tall. The second tower to the west mirrors the eastern tower in its footprint and is proposed to be a maximum of 20 stories and 222 feet tall. Architectural elevations are provided with the application and show the massing and architecture of the proposed buildings. All loading and vehicle access points are drawn from the existing alley at the rear of the site.

The two towers are separated by approximately 100 feet and the ground level of the site, outside of the building footprints, is a publicly accessible open space. The ground floor of the buildings address the open space with amenity space and retail/restaurant space. Beneath the ground level open space is a 583 vehicle parking garage that is not visible from either 14th Avenue S or McGavock Street as demonstrated in the architectural elevations and renderings included with the application. 14th Avenue S and McGavock Street are primarily addressed with active uses. A portion of the 14th Avenue S frontage is addressed with a back-of-house portion of the building and the elevations show a mural installation being provided on this portion of the building that fronts 14th Avenue S.

ANALYSIS

The application proposes a development that is consistent with the T5 MU policy guidance. The plan proposes a high intensity development with a mixture of uses in a form that properly addresses the public street frontages with active uses and appropriate building setbacks and streetscapes. The plan provides all vehicle parking within an underground parking structure that is accessed via a



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public alley, consistent with T5 MU policy guidance. While the building height of the tower adjacent to I-40 exceeds the building height guidance provided in the Music Row Vision Plan, the location of this height adjacent to the interstate where other similar or taller building heights have recently been approved, in combination with the amenity open space that is provided on site between the towers meets the intent of the Music Row Vision Plan. The Music Row Vision Plan describes that subdistrict 1B projects are encouraged to maximize activity, including activity on the weekends and evenings and staff finds the proposed open space with retail/restaurant uses fronting onto this space to be consistent with this goal for the area. Additionally, the entire block north of McGavock Street is within the 1A subdistrict of the Music Row Vision Plan and the Planning Commission recently supported additional building height for this property and the subject application would provide a transition in building height from the boundary of the 1B subdistrict to the more internal portions of this subdistrict. The application also includes a Traffic Impact Study that has been reviewed by NDOT and identifies roadway improvements to be required with this development.

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. 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.

MDHA RECOMMENDATION

- MDHA DRC approval required prior to submittal of the final site plan.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- See NDOT traffic comments. Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual



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field conditions. In general, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal. Proposed public sidewalks, per MCSP and along frontages, shall be in public ROW in lieu of pedestrian easements. Provide loading/unloading BOH exhibit with final. Provide adequate public alley ROW dedication to meet NDOT ST-263 and accommodate 2-way vehicular travel.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- The final cross-sections for this SP are to be determined at Final SP and shall conform with the most current MCSP.
- Total parking count for this development is to be determined at Final SP, otherwise the parking shall be developed per metro code.
- All proposed access points for this development shall be from the alley. Sufficient width shall be dedicated to widening the alley to support two-way vehicular flow.
- The applicant shall either construct or contribute to pedestrian/bike improvements over the I40/I65 interstate within the vicinity of the development. Further coordination with NDOT & TDOT will be required.
- Provide and/or improve the crosswalks, detectable warning mats, and curb ramps at all study intersections.
- The applicant shall coordinate with WeGo and NDOT on any necessary transit improvements that may be required within the study area
- The applicant shall coordinate with NDOT's Walk & Bike manager Anna Dearman (anna.dearman@nashville.gov) on any necessary walk & bike improvements that may be required within the study area.
- At the intersection of Demonbreun St & 14th Ave S the applicant shall;
 - Replace the existing brick crosswalk with a continental style crosswalk to increase visibility.
 - Install a “Turning Vehicles Yield to Peds” sign on the southwest signal pole.
 - Install green pavement markings within the bicycle lanes to better delineate dedicated bicycle space and to increase visibility.
- At the intersection of 16th Avenue S and McGavock Street the applicant shall install a crosswalk and a rectangular rapid flashing beacon across the northbound approach. Further coordination with NDOT will be required on the timeline of installation for this improvement due to the findings of the surroundings Mid-town development's TIS.
- At the intersection of 16th Avenue S, Music Square E, Division Street, and Demonbreun Street (Buddy Killen Circle) the applicant shall install pavement markings and striping through the roundabout.
- Signal timings at all the signalized study intersections should be evaluated after each phase of development and optimized as needed. Leading pedestrian intervals (LPI) should be taken into consideration at the signalized study intersections.
- Off-peak loading and deliveries for the retail development shall be a requirement to minimize impacts to traffic operations.
- It shall be a requirement that the development provide employees, residents, and customers extensive information about area transit service including routes, nearby stops, and schedules.



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This information may be provided by an informational kiosk, maps, or posters at prominent locations. Parking/storage options should be provided for bicycle and scooters on-site.

- Publicize B-cycle services, stop locations, and bike routes. Further coordination with NDOT's Meghan Mathson (meghan.mathson@nashville.gov) will be required to develop a TDM plan prior to Final SP approval.
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Aside from the improvements mentioned above, it is understood that the applicant may be required to make appropriate contributions to the improvements that have been identified from the surrounding Mid-town development's TIS.
- Modifications to the above conditions may be required as this development's phase(s) progress but further analysis will need to be conducted to justify said modifications.

Maximum Uses in Existing Zoning District: CF

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.87	5.0 F	407,286 SF	15,375	382	1,552

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	1.4	-	832 U	4,553	273	339

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)	0.47	-	10,720 SF	405	10	41

Traffic changes between maximum: CF and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-10,437	-99	-1,172

METRO SCHOOL BOARD REPORT

Projected student generation existing CF district: 5 Elementary 4 Middle 3 High

Projected student generation proposed SP district: 11 Elementary 7 Middle 7 High

The proposed SP zoning is expected to generate 13 additional students than what is typically generated under the existing CF zoning. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools are identified as having additional



Metro Planning Commission Meeting of 12/8/22

capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

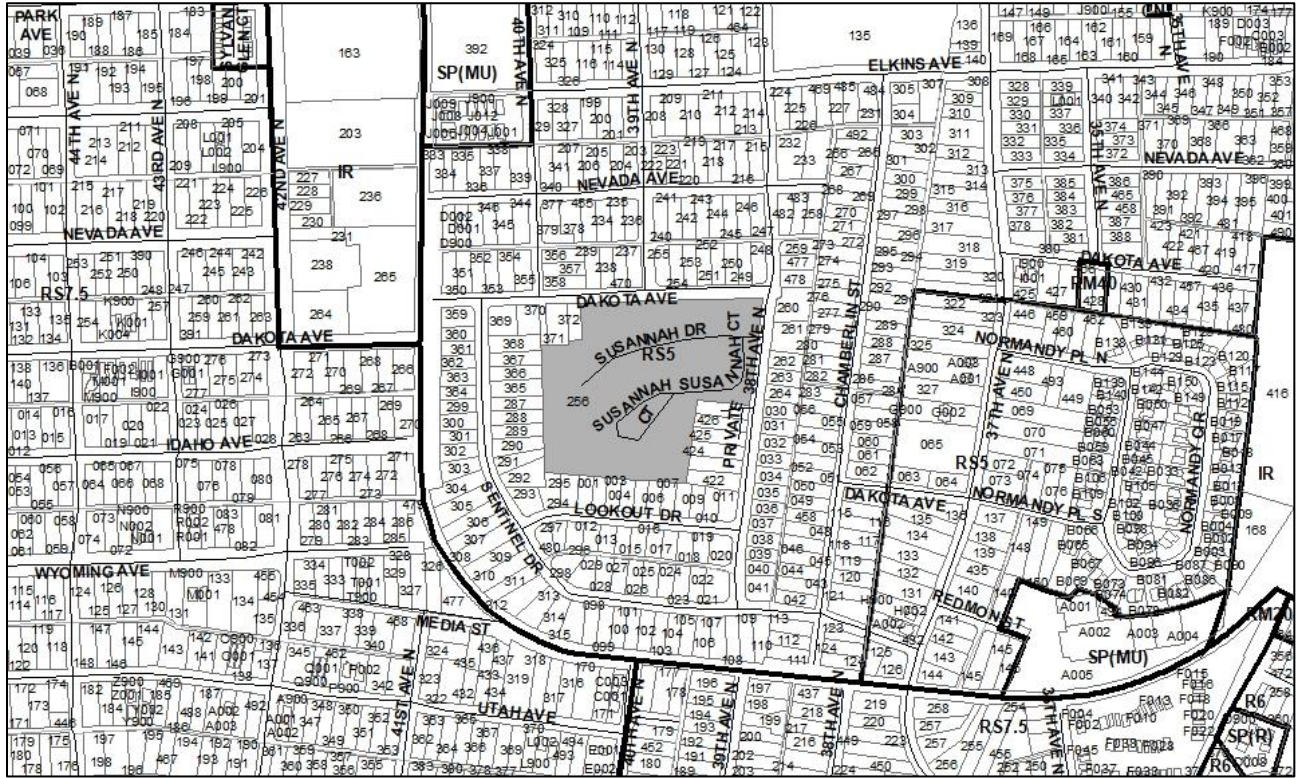
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be a maximum of 832 multi-family residential units and 10,720 square feet of non-residential land uses as permitted by the MUI-A zoning district. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited.
2. The Music Row Urban Design Overlay (2001UD-001-10/BL2001-685) shall be canceled on the subject property prior to the final site plan application approval.
3. A mural or art installation shall be provided on any portion of the 14th Avenue ground level façade that is not glazing consistent with the remainder of the ground floor, as shown on the preliminary SP drawings.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The 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. 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. 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. Uses are limited as described in the Council ordinance.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



Metro Planning Commission Meeting of 12/8/22



2022SP-082-001
SKYVIEW
Map 092-13, Parcel(s) 256
07, West Nashville
24 (Kathleen Murphy)



Metro Planning Commission Meeting of 12/8/22

Item #29a	Specific Plan 2022SP-082-001
Project Name	Skyview SP
Associated Case	8-78P-001
Council District	24 – Murphy
School District	08 – Block
Requested by	Ragan Smith Associates, applicant; Skyview Apartments, L.P., owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 187 multi-family units.

Zone Change

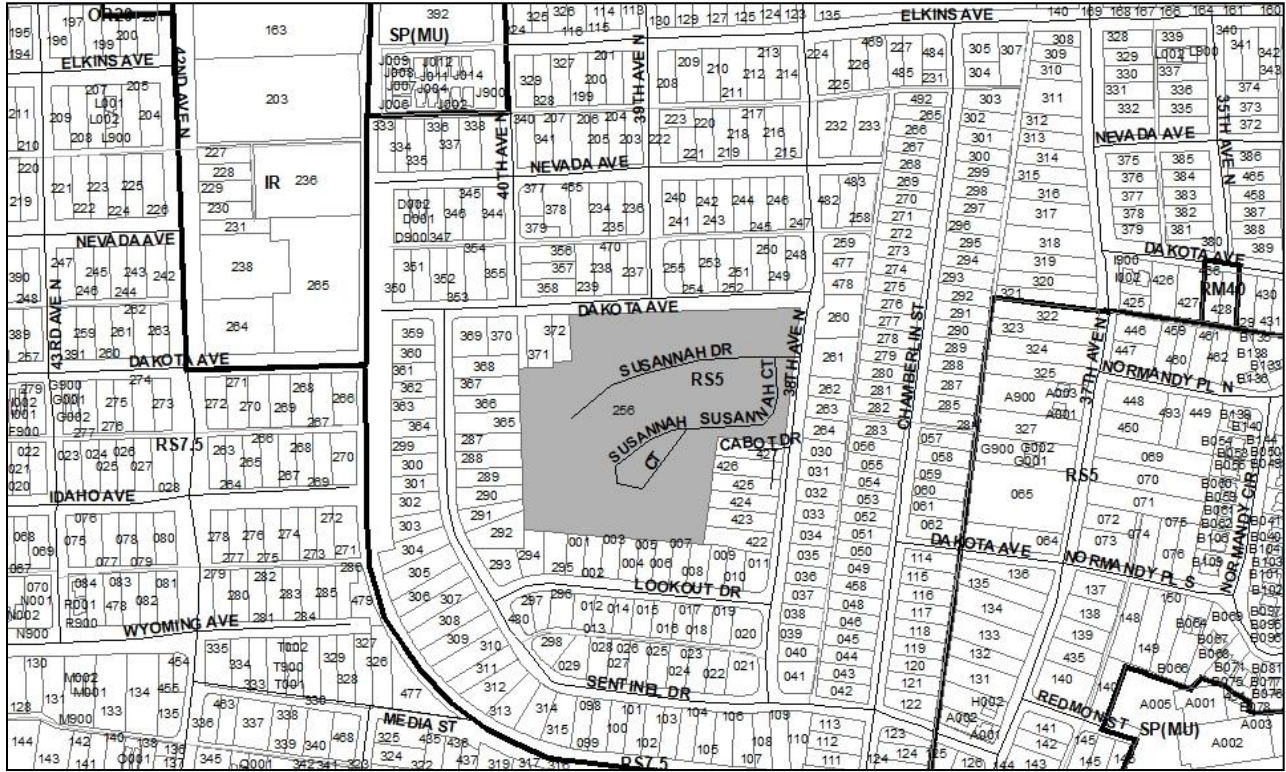
A request to rezone from Single-Family Residential (RS5) to Specific Plan (SP) zoning on property located at 307 Susannah Court, at the corner of Dakota Avenue and 38th Ave N, located within a Planned Unit Overlay District, (9.44 acres), to permit 187 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



89P-030-001

SKYVIEW APARTMENTS PUD (CANCELTION)

Map 092-13, Parcel(s) 256

07, West Nashville

24 (Kathleen Murphy)



Metro Planning Commission Meeting of 12/8/22

Item #29b

Project Name

Associated Case

Council District

School District

Requested by

Planned Unit Development 8-78P-001

Skyview Apartments PUD (Cancelation)

2022SP-082-001

24 – Murphy

08 – Block

Ragan Smith Associates, applicant; Skyview Apartments, L.P., owner.

Staff Reviewer

Lewis

Staff Recommendation

Defer to the January 12, 2023, Planning Commission meeting.

APPLICANT REQUEST

Cancel a Planned Unit Development.

PUD Cancellation

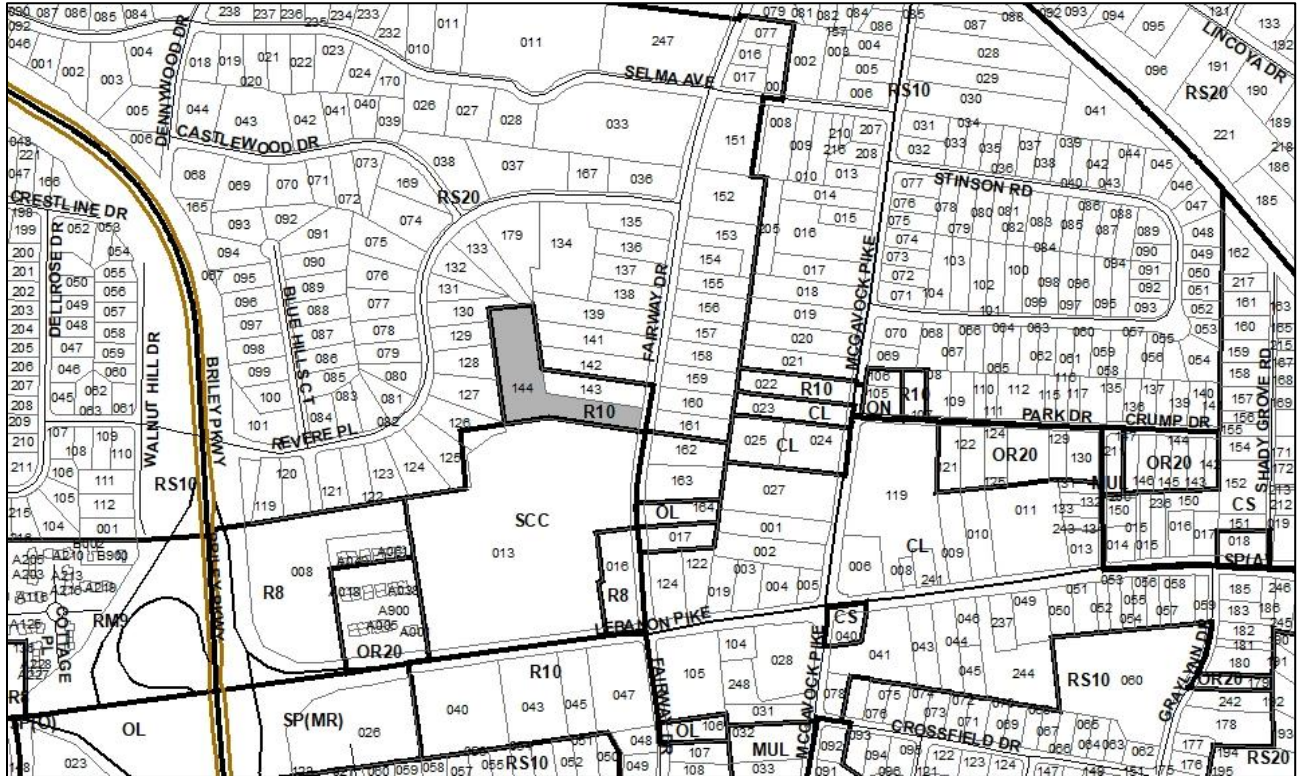
A request to cancel a Planned Unit Development (PUD) Overlay District on property located at 307 Susannah Court, at the southwest corner of Dakota Avenue and 38th Avenue North (9.44 acres), zoned Single-Family Residential (RS5).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 12/8/22



2022SP-085-001

110 FAIRWAY

Map 084-15, Parcel(s) 144

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



Metro Planning Commission Meeting of 12/8/22

Item #30	Specific Plan 2022SP-085-001
Project Name	110 Fairway
Council District	15 - Syracuse
School District	04 – Nabaa-McKinney
Requested by	Centric Architecture, applicant; HJL LP, owner.
Staff Reviewer	Shane
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Rezone from R10 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning for property located at 110 Fairway Drive, approximately 800 feet north of Lebanon Pike (3.16 acres), to permit 19 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 14 lots with 3 duplex lots for a total of 17 units.*

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 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.

PLAN DETAILS

The 3.16-acre site is located on the west side of Fairway Drive, approximately 800 feet north of the intersection with Lebanon Pike. The L-shaped property currently features a National Historic Register-eligible Cape Cod-style single-family home built in 1947. The rest of the property features a small accessory building and grassy lawn interspersed with trees. The surrounding properties to the west, north, and east are all single-family homes zoned RS20. To the south is The Crossings strip shopping center, anchored by a Publix, zoned SCC Commercial PUD.



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THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO

0' 30' 60' 120'



Site Plan

The plan calls for 19 detached multi-family residential units at a density of six units per acre. The historic home is included in this count and is intended to be preserved. The units will be no taller than two stories and feature a cottage aesthetic. Units will front a central greenspace in the western half of the property and a private drive in the eastern half. The private drive will feature parallel and head-in parking and terminate in a Fire Marshal-approved T-turn. Notes are included indicating that automobile and bicycle parking will be provided per the UZO standard and landscaping buffers will meet the requirements of Code. Private sidewalks will extend down the southern edge of the private drive and connect to the public sidewalks along Fairway Drive and provide pedestrian access to adjacent Downtown Donelson. Stormwater facilities will be located at the northern edge of the site. For development standards not specified in the SP Plan, the property will be subject to the standards of the RM6 zoning district.

ANALYSIS

The site is within a T3 NM policy area, which generally calls for maintaining the established character of suburban areas while allowing some change over time. These areas are characterized by low- to moderate-density residential development and institutional land uses with moderate to deep building setbacks and moderate spacing between buildings. The plan as drawn represents a step up in intensity from the existing neighborhood pattern. However, directly adjacent to the south is a T4 Urban Community Center, part of the Downtown Donelson Urban Design Overlay (UDO). Increased housing choices and walkability are goals of this UDO. The area is also a First Tier



Metro Planning Commission Meeting of 12/8/22

Center according to the Nashville Next Concept map. The commercial uses within this center would be directly accessible by pedestrians from the proposed homes.

T3 NM policy allows greater intensity and mixes of housing types within infill areas and where a transition is necessary from more intense uses. The subject property is oddly shaped and unsuited to the type of conventional single-family development mostly found in the neighborhood. The applicant is proposing to utilize the property in a transitional way between the First Tier Center to the south and the established neighborhood to the north and west: though denser than the existing development pattern, the homes will be detached and limited to two stories in height, with pitched roofs and a pronounced cottage-type architectural style. This will allow the buildings to fit with what currently exists and still provide a true transition between the two vastly different policy areas.

The SP includes design standards that are intended to provide for development that is appropriate to a suburban context while bringing focus to pedestrian spaces and infrastructure. The proposed infill development will fit with the existing neighborhood and provide an appropriate transition to the adjacent rapidly developing Downtown Donelson commercial area. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

- Applicant to ensure all necessary easements for downstream storm connection have been granted prior to Final SP approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. In general, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW half section and pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal.



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TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide bedroom count per unit to confirm parking requirements are being met.
- Park per code.

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)	3.16	4.356 D	16 U	193	16	17

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	-	-	19 U	102	7	9

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
-	-	-	+3 U	-91	-9	-8

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 districts: 1 Elementary 1 Middle 1 High

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

The proposed SP-MR zoning is expected to generate no more students than the existing R10 zoning district. Students would attend Pennington Elementary School, Two Rivers Middle School, and McGavock High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 19 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. Provide landscape buffers per Code requirements.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
5. 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.

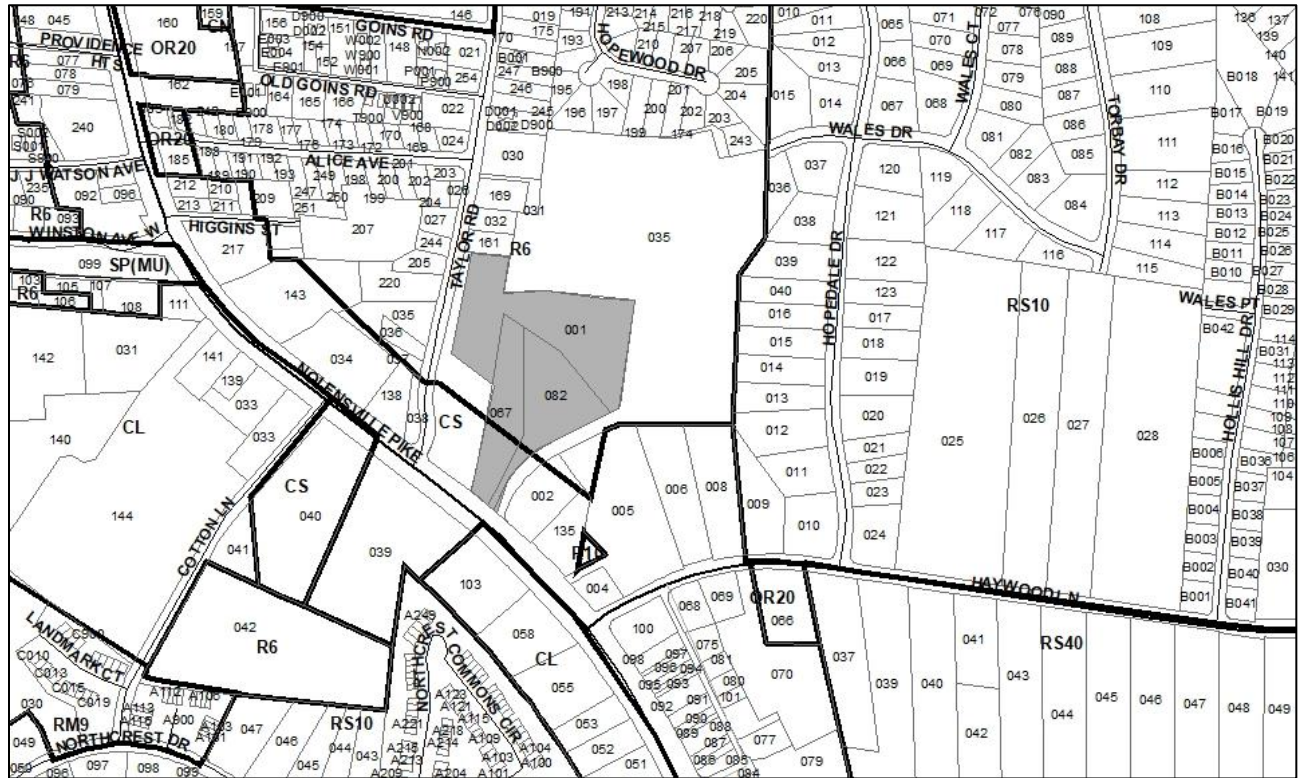


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6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable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



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2022SP-088-001
NOLENVILLE ROAD APARTMENTS
Map 147-12, Parcel(s) 067, 082, part of parcel 001
12, Southeast
30 (Sandra Sepulveda)



Metro Planning Commission Meeting of 12/8/22

Item #31	Specific Plan 2022SP-088-001
Project Name	Nolensville Road Apartments SP
Council District	30 – Sepulveda
School District	07 – Player
Requested by	CSDG, applicant; Mahsa & Mahnoosh Sharifi and Jamshid & Parvin Trust, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit 180 multi-family units.

Zone Change

A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R6) to Specific Plan (SP) zoning for properties located at 4612 Nolensville Pike and Nolensville Pike (unnumbered) and a portion of property located at 4608 Nolensville Pike, approximately 235 feet east of Taylor Road, (7.15 acres), and located within a Corridor Design Overlay District, to permit 180 multi-family residential units.

Existing Zoning

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

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *The approximate acreage of R6 on the property, 6.6 acres, would permit a maximum of 40 lots with 10 duplex lots for a total of 50 units. This does not account for compliance with all Metro Subdivision Regulations and the lot count may vary.*

Proposed Zoning

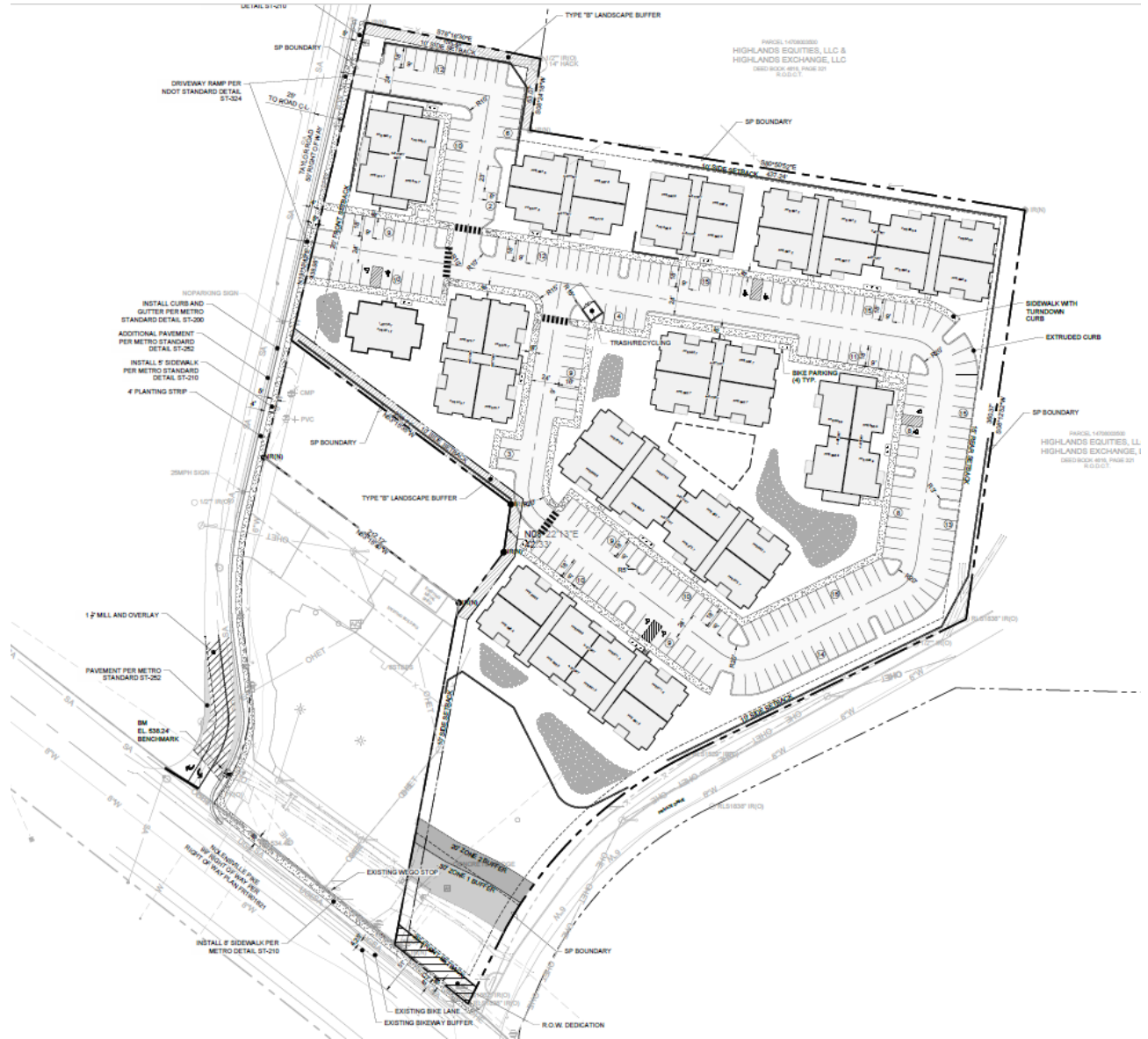
Specific Plan – Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan.

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



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Proposed Preliminary SP





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

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 7.15 acre site is located on the east side of Taylor Road, northeast of the intersection of Nolensville Pike and Taylor Road. The site has limited frontage along Nolensville Pike. The surrounding properties along the Nolensville Pike corridor are zoned CS and Commercial Limited (CL) and have primarily been established with commercial land uses. The properties along Taylor Road are zoned R6 and have been developed with one and two-family residential uses in addition to several vacant properties. To the northeast of the site is an existing multi-family development zoned R6.

The proposed plan includes a maximum of 180 multi-family units in several multi-family structures throughout the site. Vehicular access to the site is proposed from Taylor Road. No vehicular access is proposed along Nolensville Pike. Along Taylor Road is a proposed 1 story amenity and office structure and one 3 story multi-family structure. The other buildings on the site are 3 story - 4 story building splits or 4 story buildings. Internal private drives and surface parking serve the site. The site plan shows new sidewalks along the Nolensville Pike and Taylor Road frontages. Landscape buffers against the existing neighborhoods and commercial corridors are shown on the site plan.

ANALYSIS

There are three policies on the site. The Conservation (CO) policy is in place due to a stream buffer along the southeast portion of the site, near Nolensville Pike. This portion of the site is proposed to be undeveloped, consistent with the CO policy guidance. The Suburban Mixed Use (T3 CM) Policy is applied to the southern portion of the site with frontage along Nolensville Pike. Given that this part remains largely undeveloped due to the environmental features, this policy was not used in the analysis.

The primary policy on the proposed development area of the site is Suburban Neighborhood Evolving (T3 NE). The intent of the T3 NE policy is to create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved



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connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy 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 site is located north of the Nolensville Pike Corridor and south of an existing residential neighborhood. The proposed plan includes moderate density residential development which can benefit from the access and employment opportunities along a corridor. The proposed residential development is consistent with the existing land use to the north, with more intensity.

According to the policy, allowing for higher-density residential building types placed in relation to corridors and centers adds value to neighborhoods by growing the market and demand for consumer services and the demand for transit. Buildings at the edges of the T3 NE area form transitions in scale and massing where it adjoins lower-density policy areas, with thoughtful attention given to the placement and orientation of buildings within these edges as they relate to their surroundings. The applicant has been coordinating with WeGo and Nashville Department of Transportation (NDOT) regarding opportunities for improving transit adjacent to the site. The buildings internal to the site are proposed at 4 stories, with buildings along Taylor Avenue limited in height to 3 stories, and buildings along the northern property line stepping down to 3 stories adjacent the existing residential development. The proposed development increases intensity off a corridor in a building form supported by the policy. Additional improvements such as new sidewalks are included with the site plan.

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:

- Update C/D Note to plans: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' RCP).

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

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



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final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal.

- On final, confirm(dimension) pavement widening, 22 ft. minimum is being met, through curvature, down to Taylor-Nolensville intersection. (cont.) 1-1/2' Mill and overlay will be required to tie-in extents of widening and utility work.
- New public sidewalks are to be in public ROW. Dedicate ROW to accommodate new public sidewalks along Taylor and Nolensville.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Per MCSP requirements, the bike lane needs to be 6 feet wide. This does not include the gutter. Move the curb line back and add pavement along Nolensville Pike where the new sidewalk will be placed to widen the bike lane to 6 feet.
- ADA ramps and detectable warning mats need to be added to the corners of the sidewalk along Nolensville Pike where the new sidewalk is being placed.
- The off-site improvements to the bus stops in the area and the mid-block crossing to the stop across the street need to be shown on the site plan. Reference WeGo's standard transit stop design drawing for the bus stop improvements and FHWA's Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations for the mid-block crossing requirements.
- See roads comments.
- Parking: The current parking as proposed in the site plan is not adequate. This preliminary SP is approved with the condition that the parking will be adjusted to provide a minimum of 2 spaces per unit. Anything that deviates from this requirement in the Final SP will need to be approved by NDOT and supported with a parking study to justify a reduced number of parking spaces.

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)	0.54	0.6 F	14,133 SF	534	13	54

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	6.61	7.260 D	50 U	366	25	32

*Based on two-family lots

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	-	-	180 U	979	61	78



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Traffic changes between maximum: CS/R6 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+79	+23	-8

METRO SCHOOL BOARD REPORT

Projected student generation existing CS and R6 districts: 12 Elementary 11 Middle 11 High
Projected student generation proposed SP district: 31 Elementary 24 Middle 17 High

The proposed zoning expected to generate 38 additional students than the existing CS and R6 zoning district. Students would attend Haywood Elementary School, McMurray Middle School, and John Overton High School. Haywood Elementary and McMurray Middle are identified as having capacity for additional students. Overton High School has been identified as being at 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 180 multi-family units. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.
2. On the final site plan, retaining walls should be removed from proposed landscape buffers.
3. On the final site plan, the multi-family structure fronting Taylor Road shall have sidewalk from street to building.
4. Enhanced landscaping may be required adjacent to Taylor Road to screen surface parking from the right-of-way.
5. The proposed multi-family structure fronting Taylor Road may require additional architectural features including a sidewalk connection to Taylor Road to provide a relationship between the structure and the sidewalk along Taylor Road.
6. On the corrected plan set, update the purpose note on the coversheet to include prohibited uses.
7. On the corrected plan set, on page C2.00, remove "bicycle parking per Code."
8. With the submittal of the final site plan, submit elevations similar to the elevations provided with the preliminary SP.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
11. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
12. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required



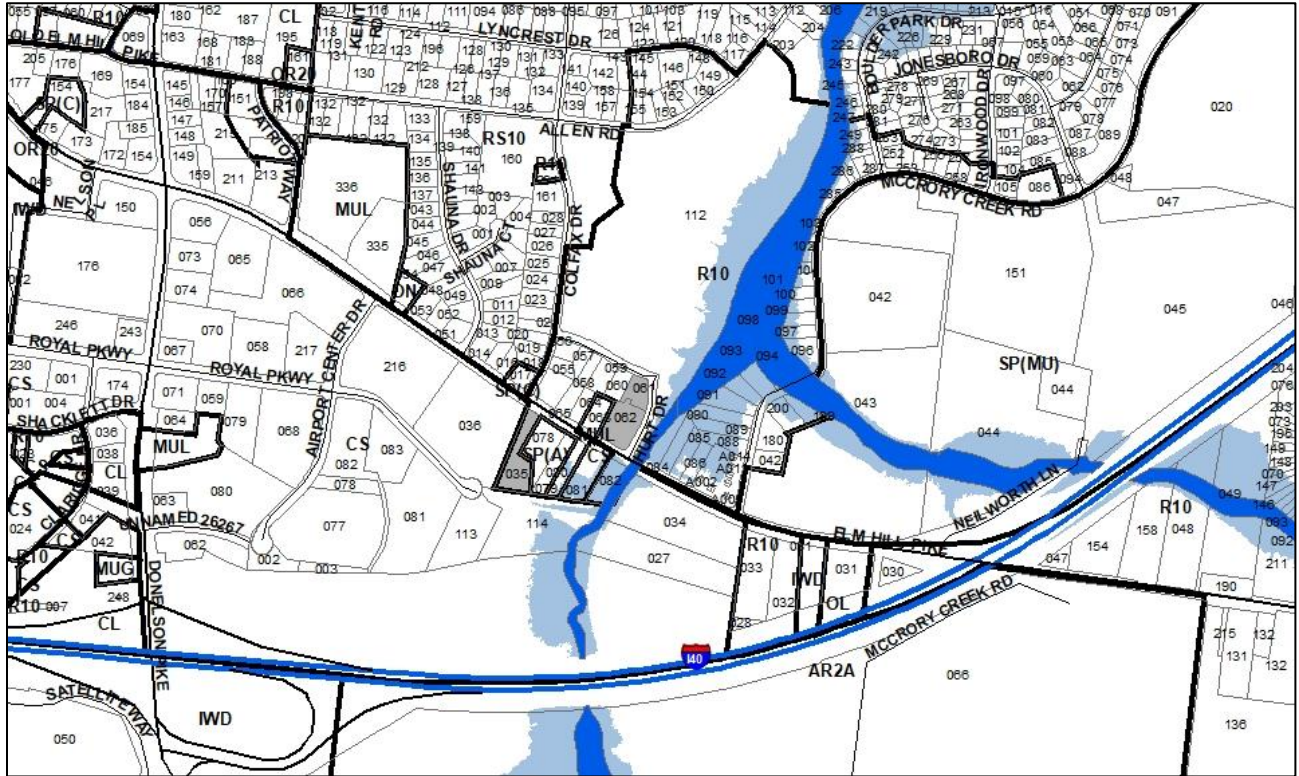
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sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

13. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
14. 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.
15. 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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2017HL-007-001

**BUCHANAN LOG HOUSE AND CEMETERY HISTORIC LANDMARK
OVERLAY**

Map 108, Parcel(s) 35; Map 108-02, Parcel(s) 61, 62

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten), 15 (Jeff Syracuse)



Metro Planning Commission Meeting of 12/8/22

Item #32	Historic Landmark 2022HL-007-001
Project Name	Buchanan Log House and Cemetery
Council Bill No.	BL2022-1626
Council District	14 – Rhoten; 15 – Syracuse
School District	04 – Nabaa-McKinney
Requested by	Councilmembers Kevin Rhoten and Jeff Syracuse, applicants; Association for the Preservation of Tennessee Antiquities and Buchanan Cemetery, owners.
Staff Reviewer	Anthony
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply a Historic Landmark Overlay District.

Historic Landmark Overlay

A request to apply a Historic Landmark Overlay District for property located at 2901 and 2910 Elm Hill Pike (at the corner of Elm Hill Pike and Hurt Drive) and 2913 Harper Place (approximately 75 feet east of Colfax Drive), zoned Single-Family Residential (R10) (3.04 acres).

Existing Zoning

Single-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.

Proposed Overlay

Historic Landmark Overlay District (HL) is applied to a building, structure, site, or object, its appurtenances, and the property it is located on, of high historical, cultural, architectural, or archaeological importance, whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County.

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity. *The T3 CC policy applies to the Buchanan Cemetery property.*

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. *The CO policy applies to a portion of the Buchanan Cemetery property.*

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. The OS Policy is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals. *The OS policy applies to the Buchanan Log House property.*

REQUEST DETAILS

The Metro Historic Zoning Commission (MHZC) considered this application at its November 16, 2022, meeting. MHZC staff recommended approval of this application. MHZC staff provided the following background information:

The Buchanan Log House is significant because of its association with James and Lucinda Buchanan, early settlers of the area, and Judge Thomas N. Frazier, an important figure in Reconstruction politics and his son James B. Frazier, Governor of Tennessee from 1903-1905. The primary log house is also significant as one of the oldest examples of a two-story log house in Davidson County. The half-dovetail notched construction with a dovetail purlin in the roof framing is an unusual feature not typically found in Tennessee. The Buchanan Log House is listed in the National Register of Historic Places (1984) and so meets criteria 1 and 5 of section 17.36.120.B. of the ordinance.

The cemetery is not listed on the NRHP, but the site has high historical and archaeological importance because of its association with James and Lucinda Buchanan and other early prominent Nashville residents. The James Buchanan Cemetery is eligible for Historic Landmark designation under criteria 2 and 4 of section 17.36.120.B. of the ordinance.

Recommendation: Staff suggests the Commission recommend to Council that the Buchanan Log House and the James Buchanan Cemetery be adopted as Historic Landmarks and that the existing design guidelines for Historic Landmarks be used to guide future changes.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

The Metro Historic Zoning Commission reviewed the request at its November 16, 2022, meeting and recommended that the Buchanan Log House and the James Buchanan Cemetery be adopted as Historic Landmarks and that the existing design guidelines for Historic Landmarks be used to guide future changes.

STAFF RECOMMENDATION

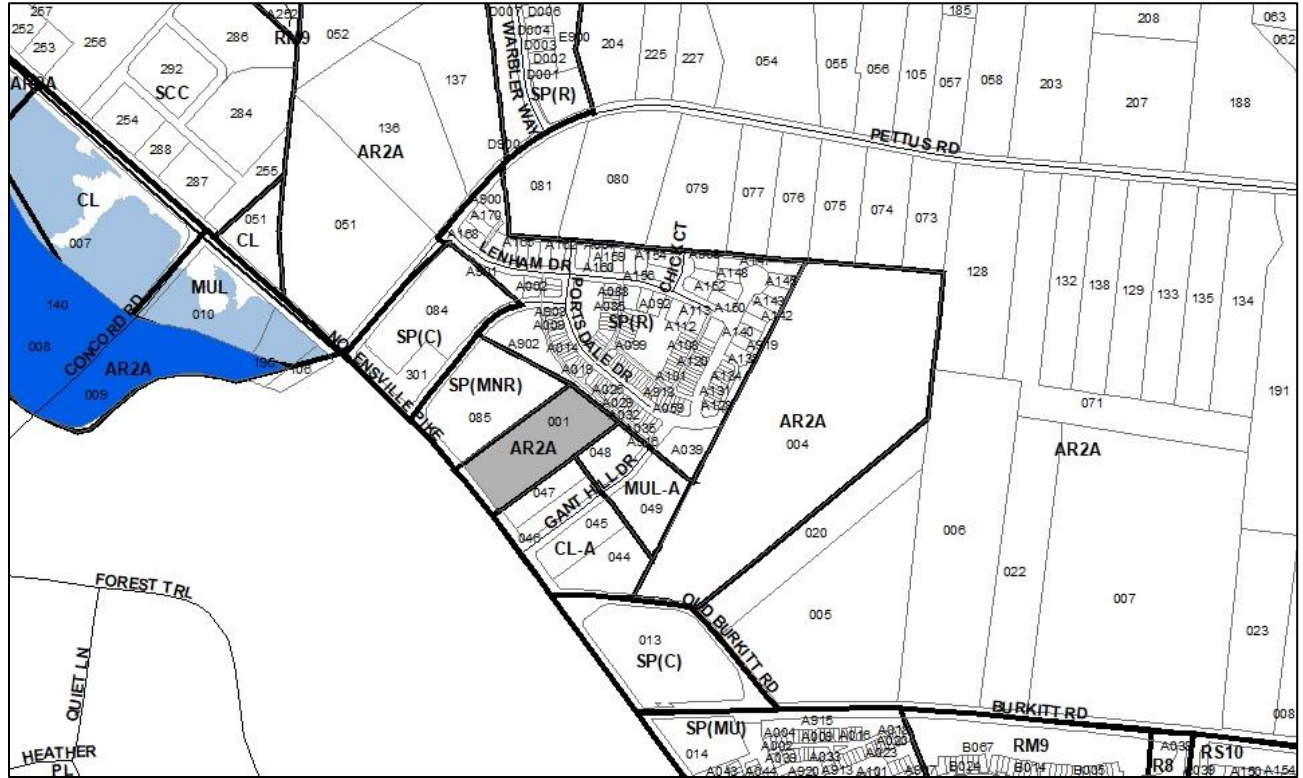
The proposed Historic Landmark Overlay District is intended to preserve the historic structure and site through the implementation of development guidelines by the Metro Historic Zoning Commission and staff. The applicable policies encourage the protection and preservation of historic structures and sites in the policy areas. Staff recommends approval of the Historic Landmark Overlay District.



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2022Z-054PR-001
Map 186, Parcel(s) 001
12, Southeast
31 (John Rutherford)



Metro Planning Commission Meeting of 12/8/22

Item #33
Council District
School District
Requested by

Zone Change 2022Z-054PR-001
31 – Rutherford
02 - Elrod
Jason Morelock, applicant; Zadik Holdings, LLC, owner.

Staff Reviewer
Staff Recommendation

Matravers
Approve.

APPLICANT REQUEST

Zone change from AR2A to MUL-A.

Zone Change

A request to rezone from Agricultural/Residential (AR2A) to Mixed Use Limited-Alternative (MUL-A) zoning for property located at 6930 Nolensville Pike, approximately 422 feet north of Old Burkitt Road (3.69 acres).

Existing Zoning

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

Proposed Zoning

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

SOUTHEAST COMMUNITY PLAN

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods and provide consumer goods and services for surrounding suburban communities. T3-NC areas are pedestrian-friendly areas, generally located at intersections of suburban streets and consist of mixed use, commercial, office, residential, and institutional land uses.

SITE AND CONTEXT

The 3.69 acre site is located on the east side of Nolensville Pike approximately 442 feet north of Old Burkitt Road. The site is developed and includes two vacant buildings. The property abutting the northwestern property line is zoned SP and is occupied by a nursing home. The property along the southeastern property line is zoned CL-A and MUL-A at the front and rear portions, respectively. The properties abutting the northeastern property line are zoned SP and are occupied by a mixture of single-family and multi-family residential uses.

ANALYSIS

The proposed MUL-A zoning district is consistent with the T3 NC policy, at this location. The proposed MUL-A district supports residential and non-residential uses. As MUL-A permits



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residential, it can provide for a transition between the residential uses to the northwest and northeast and the commercial uses to the south. The proposed MUL-A zoning district also includes design standards intended to implement the goals of the T3 NC policy.

FIRE MARSHAL 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)	3.69	0.50 D	2 U	28	7	2

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **MUL-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)	1.85	1.0 F	81 U	440	28	36

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.92	1.0 F	40,075 SF	1,513	37	152

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.92	1.0 F	40,075 SF	4,496	398	392

Traffic changes between maximum: **AR2a and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6,421	+456	+578

METRO SCHOOL BOARD REPORT

The mix of uses could vary and assumption of impact at this point is premature. Students would attend Henry C. Maxwell Elementary School, Thurgood Marshall Middle School, and Cane Ridge High School. Henry C. Maxwell and Thurgood Marshall are identified as having additional capacity. 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

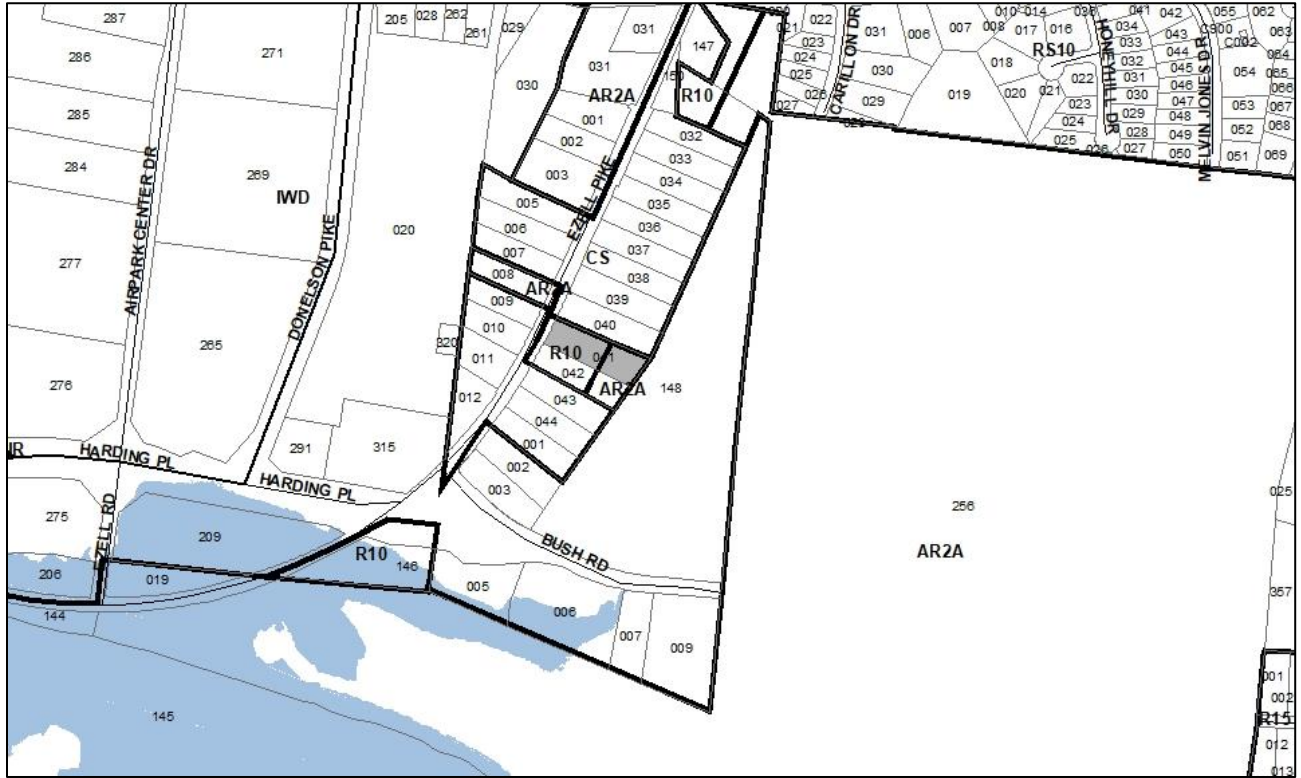
Staff recommends approval.



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2022Z-081PR-001

Map 134-08, Parcel(s) 041

13, Antioch - Priest Lake

28 (Tanaka Vercher)



Metro Planning Commission Meeting of 12/8/22

Item #34
Council District
School District
Requested by

Zone Change 2022Z-081PR-001
28 – Vercher
07 – Player
Tony L. Carlew, applicant and owner.

Deferrals

This item was deferred at the September 8, 2022, October 13, 2022, and November 10, 2022, Planning Commission meetings. A public hearing was held and remains open.

Staff Reviewer
Staff Recommendation

Shane
Approve.

APPLICANT REQUEST

Zone change from AR2a and R10 to CL

Zone Change

A request to rezone from Agricultural/Residential (AR2A) and One and Two-Family Residential (R10) to Commercial Limited (CL) zoning for property located at 436 Ezell Pike, approximately 627 feet east of Bush Road (1.17 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. Metro Codes provides final determinations on duplex eligibility.*

One and Two-Family Residential Districts (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 5 lots with 1 duplex lots for a total of 6 units. Metro Codes provides final determinations on duplex eligibility.*

Proposed Zoning

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

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

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



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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 134-08, Parcel 041) totaling 1.17 acres in size located approximately 600 feet north of the intersection with Bush Road. The property contains a single-family home and a wet weather conveyance near the center toward which both ends slope. Surrounding land uses are mostly single-family but variously zoned AR2a, CS, and R10. An office use zoned IWD is adjacent to the rear.

The application proposes to rezone the property from AR2a and R10 to CL. The property is within the District Industrial (D-IN) policy area. D-IN policy is intended for non-hazardous manufacturing, distribution centers, and mixed business parks containing compatible industrial and nonindustrial uses. In general, permanent residential activities are not found in D-IN areas. An exception may be the edge of a D-IN area along the interface with an area containing or planned to contain residential activities.

The area shows characteristics of being in transition. Land use along the street is still heavily residential:



Ezell Pike Current Land Uses



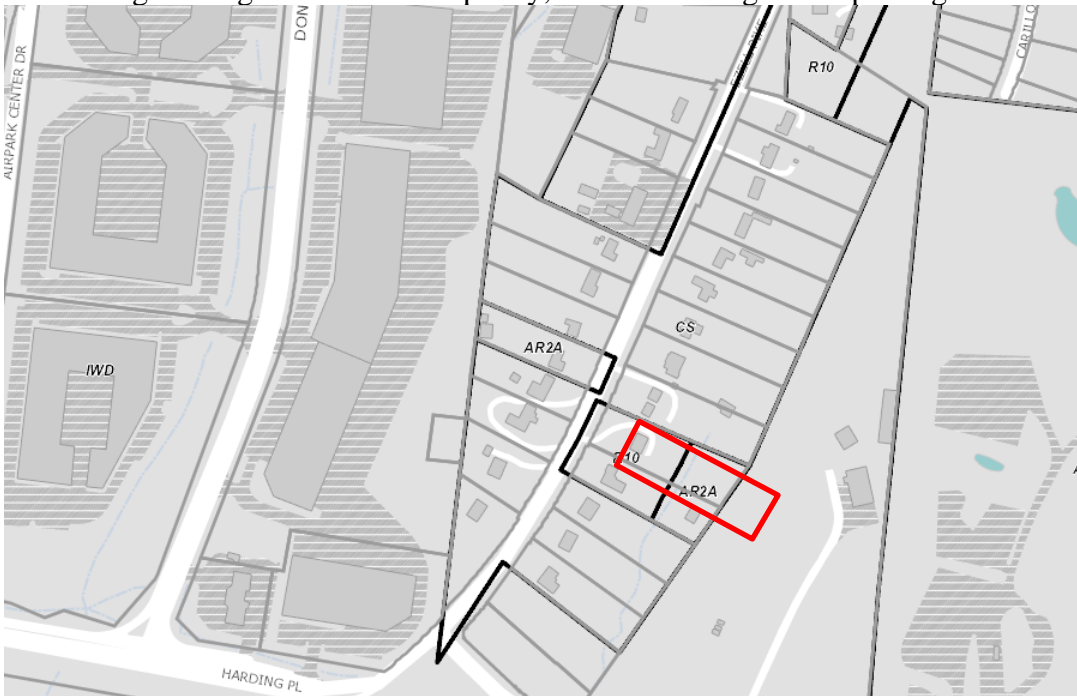
Metro Planning Commission Meeting of 12/8/22

However, the policy calls for the area to transition to an industrial corridor:



Ezell Pike District Industrial Policy

The zoning has begun to reflect the policy, with CS zoning encompassing most of the street:



Ezell Pike Current Zoning



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The Community Character Manual lists CS as an appropriate zoning district under D-IN policy. CL would also be considered appropriate because it is a less intense version of CS zoning. The applicant wants to develop this property as a parking and shuttle service for the nearby international airport. Commercial land uses that support larger industrial and transportation uses are a desired development pattern for D-IN policy areas, and the current zonings, AR2a and R10, do not support this policy goal. Despite the existing residential character, the property’s proximity to CS zoning to the north makes the extension of such zoning to this property suitable as well. For these reasons, 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)	0.46	0.5 D	0 U	0	0	0

*Based on two-family lots

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.71	4.365 D	6 U	78	9	7

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.17	0.6 F	30,579 SF	1,154	29	117

Traffic changes between maximum: **AR2a/R10 and CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,079	+20	+110

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a and R10 districts: 1 Elementary 1 Middle 1 High
Projected student generation proposed CL district: 0 Elementary 0 Middle 0 High

The proposed CL zoning is expected to generate three fewer students than the existing AR2a and R10 zoning districts. Students would attend Una Elementary School, Margaret Allen Middle School, and Antioch High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.



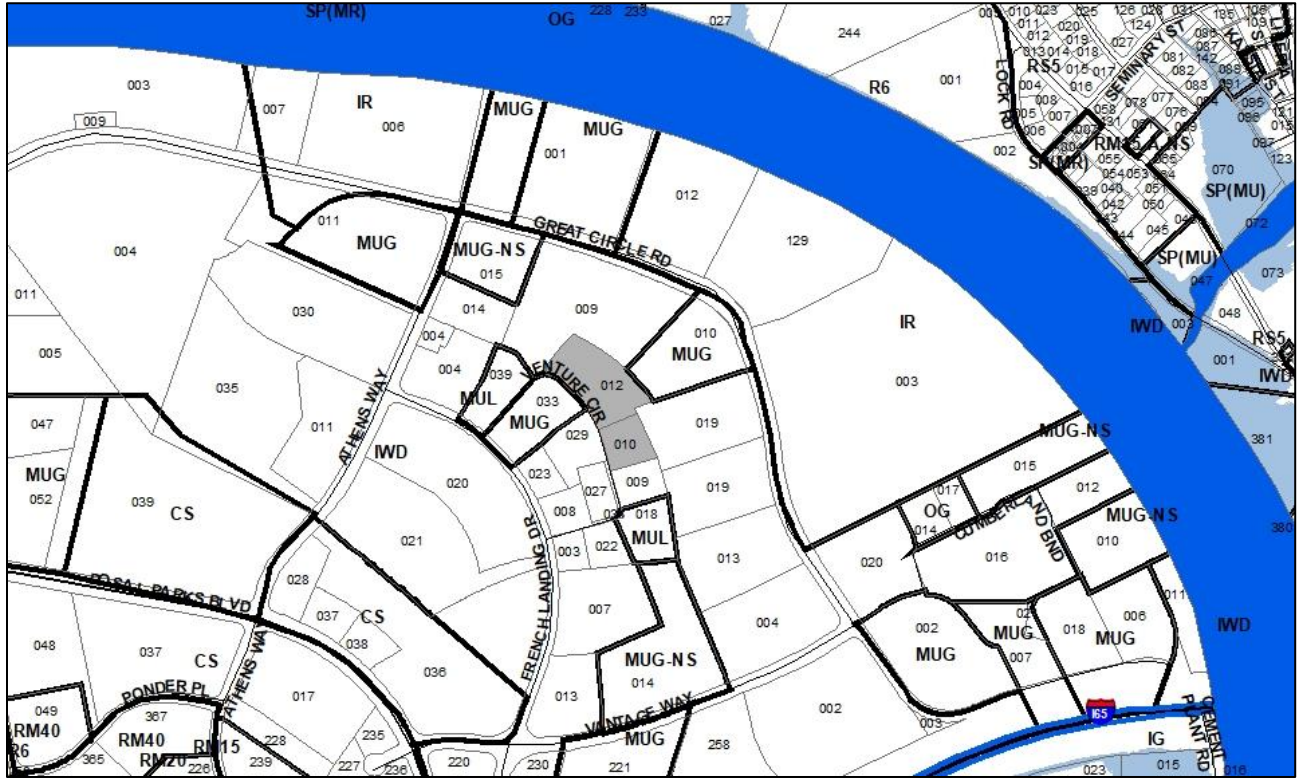
Metro Planning Commission Meeting of 12/8/22

STAFF RECOMMENDATION

Staff recommends approval.



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2022Z-132PR-001

Map 070-16, Parcel(s) 010, 012

08, North Nashville

02 (Kyontze Toombs)



Metro Planning Commission Meeting of 12/8/22

Item #35**Council District****School District****Requested by****Zone Change 2022Z-132PR-001**

02 – Toombs

05 – Buggs

United Way of Nashville, applicant; Delta Dental Plan of Tennessee, Nashville Area United Way, owners.

Staff Reviewer

Lewis

Staff Recommendation*Disapprove MUG-A and approve MUG-A-NS.***APPLICANT REQUEST****Zone change from IWD to MUG-A.**Zone Change

A request to rezone from Industrial/Warehousing/Distribution (IWD) to Mixed-Use General – Alternative (MUG-A) for properties located at 240 and 250 Venture Circle, approximately 532 feet east of French Landing Drive (4.8 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

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

NORTH NASHVILLE COMMUNITY PLAN

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design, and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium- to high-density residential are also present.

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 AND CONTEXT

The site is comprised of two adjacent parcels for a combined acreage of 4.8 acres. The site is access via Venture Circle, east of French Landing Drive. Each parcel has been developed with office buildings and associated surface parking. Surrounding zoning districts include Mixed-Use General



Metro Planning Commission Meeting of 12/8/22

(MUG), Mixed-Use Limited (MUL) and IWD. The surrounding properties include a mix of uses including multi-family, office, medical, and commercial.

ANALYSIS

The primary policy on the site is District Employment Center Policy (D-EC) policy. The intent of this policy is to provide a mix of commercial and industrial uses with residential as a supportive use, for housing options near employment opportunities. MUG-A allows for a variety of commercial uses, as well as residential. The proposed zoning is consistent with the D EC Policy. However, due to the number of recent rezonings in this area and the subsequent residential development, a careful review of the area and land use mix is needed prior to undertaking future rezonings. There is a balance that must be struck in Employment Centers between employment and supporting residential, and it is critical to ensure that the balance is not tipping too heavily to residential uses.

Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.8	0.8 F	167,270 SF	310	29	32

Maximum Uses in Proposed Zoning District: MUG-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)	2.4	3.0 F	314 U	1,710	105	133

Maximum Uses in Proposed Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.2	3.0 F	156,816 SF	5,920	147	598

Maximum Uses in Proposed Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	1.2	3.0 F	156,816 SF	17,592	1,558	1,532

Traffic changes between maximum: IWD and MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+24,912	+1,781	+2,231



Metro Planning Commission Meeting of 12/8/22

METRO SCHOOL BOARD REPORT

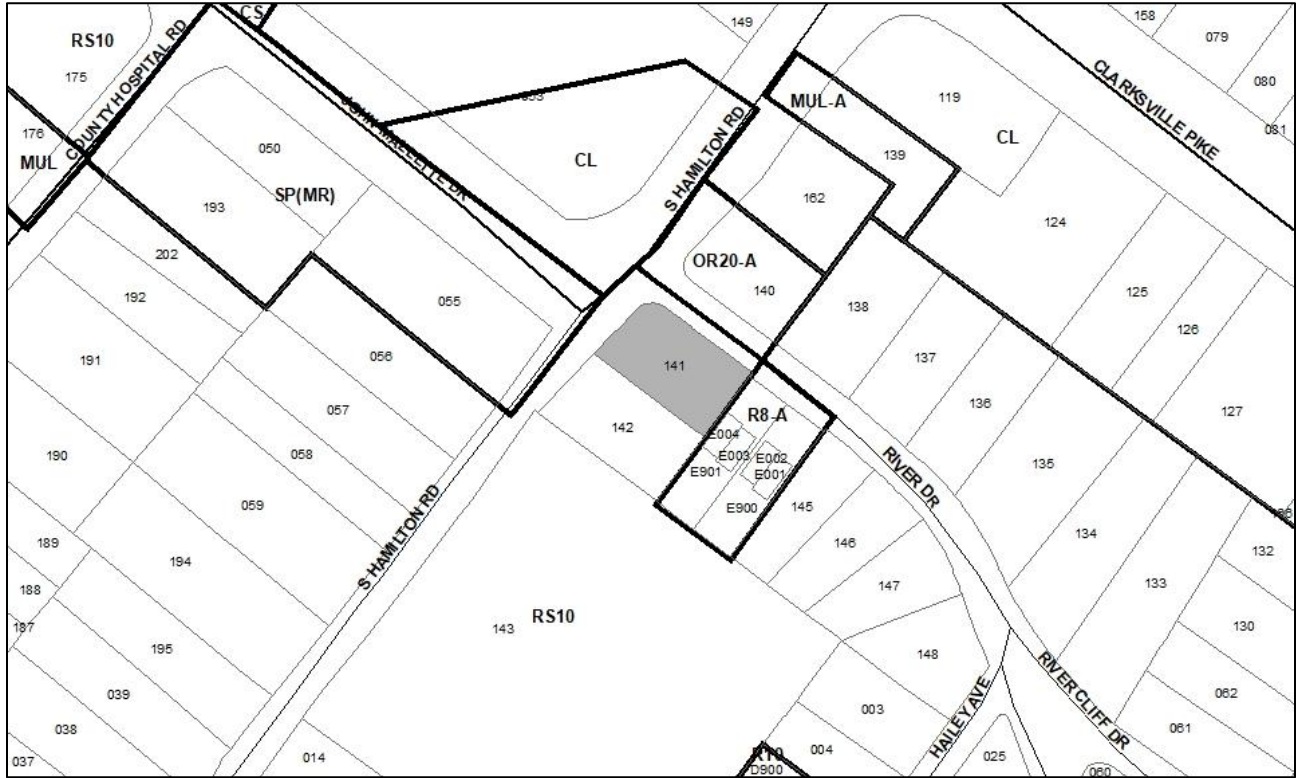
The mix of uses could vary and assumption of impact at this point is premature. Students would attend Jones Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School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

STAFF RECOMMENDATION

Staff recommends disapproval of MUG-A and approval of MUG-A-NS.



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2022Z-133PR-001

Map 070-13, Parcel(s) 141

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 12/8/22

Item #36**Council District****School District****Requested by****Zone Change 2022Z-133PR-001**

02 – Toombs

01 – Gentry

Pete Prosser, applicant; Mattie Edwards, owner.

Staff Reviewer

Anthony

Staff Recommendation*Approve.***APPLICANT REQUEST****Zone change from RS10 to RM15-A-NS.**Zone Change

A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential-Alternative-No Short Term Rentals (RM15-A-NS) for property located at 1918 South Hamilton Road, at the southeast corner of River Drive and South Hamilton Road (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 1 unit.*

Proposed Zoning

Multi-Family Residential-Alternative-No Short Term Rentals (RM15-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A-NS would permit a maximum of 4 units. Owner occupied and not-owner occupied short term rentals would be prohibited uses.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially underdeveloped “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in 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 rezoning application is for a 0.3-acre parcel (Map 070-13, Parcel 141) located at 1918 South Hamilton Road. The property lies at the southeast corner of the intersection of South Hamilton Road and River Drive. The property is currently zoned RS10 and contains a single-family residential unit, which is designated worthy of conservation. Before any demolition or



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redevelopment can occur on the site, the applicant will be required to verify the historic status of the property and take any steps deemed necessary by the Metro Historic Zoning Commission. Adjacent zoning includes: CL on the northeast; OR20-A on the northwest; R8-A on the west; RS10 on the south; and SP on the east. The SP approved to the east of the subject property would include 15 multi-family dwellings on 1.53 acres; this development has not yet been constructed. Adjacent land uses currently include: commercial on the northwest; vacant property on the northeast; two-family residential on the east; single-family residential on the south; and single-family residential on the west.

ANALYSIS

The applicant proposes rezoning the subject property from RS10 to RM15-A-NS. The requested RM15-A-NS zoning is consistent with the Community Character Manual’s guidance for the T3 NE policy area. The T3 NE policy is characterized in part by moderate-density residential development, a diverse housing mix, and moderate to high levels of connectivity. Recommended building types include a range of housing choices including single-family residential units, low and mid-rise townhouses, and low and mid-rise flats. The proposed RM15-A-NS zoning would allow up to four attached residential units on the property, which would increase density and contribute to diversity of housing types in the area.

The subject property lies approximately 500 feet southeast of the intersection of South Hamilton Road and Clarksville Pike. Properties along and near Clarksville Pike lie within the T3 Suburban Community Center (T3 CC) policy area, which supports more intense land uses, including mixed use and commercial. A variety of businesses including convenience stores with fuel pumps, restaurants, and retailers are centered around the intersection and along the Clarksville Pike corridor. River Drive along the north and east of the subject property includes a mix of single-family and two-family residential units. South Hamilton Road southwest of the subject property is lined with single-family residential units and institutional uses, including a school and a church. Multi-family residential units on the subject property would serve as a transition between the auto-oriented commercial uses along Clarksville Pike to the north and the residential areas along River Drive and South Hamilton Road to the east and southeast.

FIRE 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)	0.3	4.356 D	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **RM15-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)	0.3	15 D	5 U	26	1	3



Metro Planning Commission Meeting of 12/8/22

Traffic changes between maximum: **RS10 and RM15-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+11	-4	+2

METRO SCHOOL BOARD REPORT

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

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

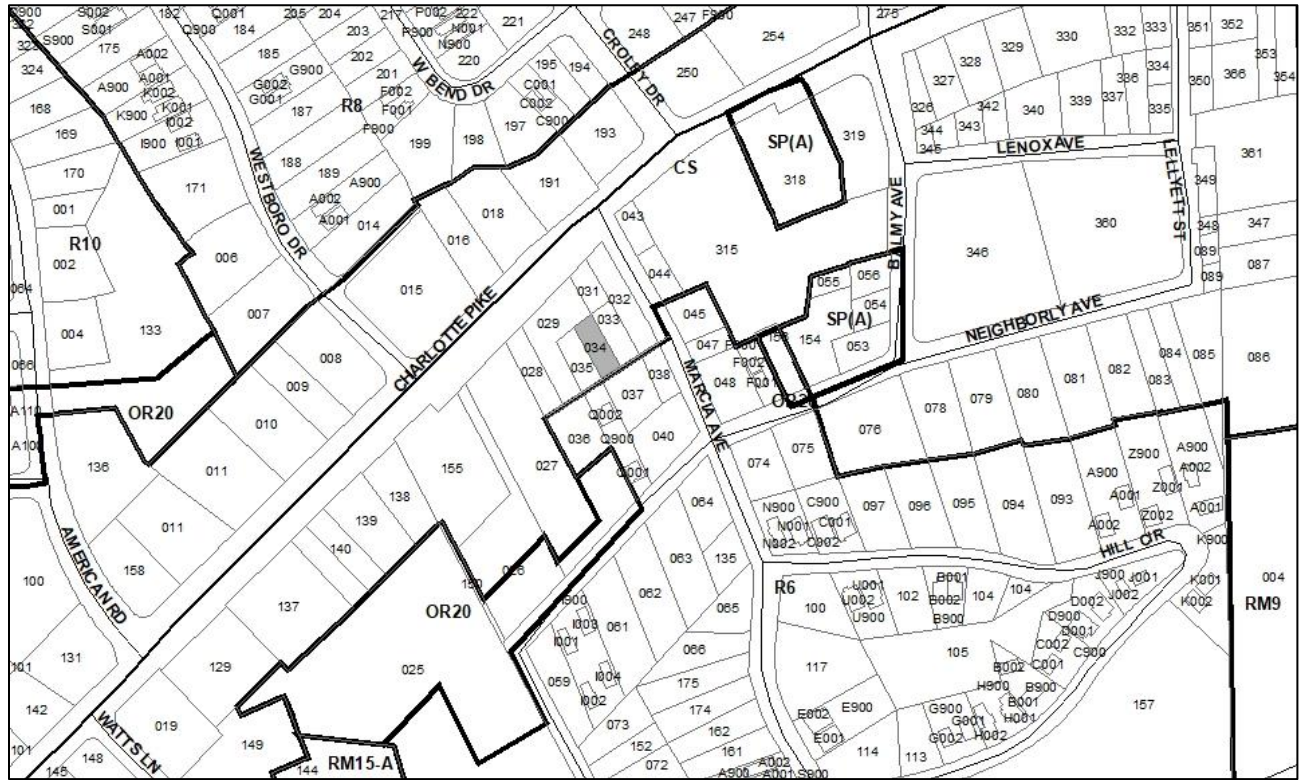
The proposed RM15-A-NS zoning district is expected to generate one more student than the existing RS10 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 12/8/22



2022Z-134PR-001
Map 103-01, Parcel(s) 034
07, West Nashville
20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 12/8/22

Item #37
Council District
School District
Requested by

Zone Change 2022Z-134PR-001
20 – Roberts
09 – Taylor
Williams Engineering, LLC, applicant; JML Holdings, LLC, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve.

APPLICANT REQUEST

Zone change from CS to OR20-A.

Zone Change

A request to rezone from Commercial Services (CS) to Office and Residential-Alternative (OR20-A) zoning for property located at 6104 Cowden Avenue, approximately 96 feet west of Marcia Avenue (0.14 acres).

Existing Zoning

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

Proposed Zoning

Office/Residential-Alternative (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A would permit a maximum of three residential units.*

WEST NASHVILLE 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.

ANALYSIS

The approximately 0.14-acre property proposed to be rezoned to OR20-A is located on the north side of Cowden Avenue, approximately 96 feet west of Marcia Avenue. Current records indicates that there is an existing home on the property. The adjacent properties located to the north, east and west of the subject property are zoned CS. The zoning on the opposite side of Cowden Avenue is one and two-family residential (R6). The adjacent property to the north is developed and is classified as a strip shopping center. The adjacent property to the east is vacant. The properties on the opposite side of Cowden Avenue and abutting the wester property line is residential.



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Staff finds that the proposed OR20-A zoning district is appropriate at this location. The proposed OR20-A zoning district will allow for residential as well as office which can provide a transition from the CS zoning district abutting the northern property line and adjacent to Charlotte Pike to the residential neighborhood zoned R6, on the opposite side of Cowden Avenue. The slight increase in density also supports commercial uses along Charlotte Pike. Charlotte Pike is served with bus service further making additional density appropriate at this location.

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)	0.14	0.6 F	3,659 SF	138	3	14

Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.07	20 D	3 U	4	-	-

Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.07	0.8 F	2,439 SF	29	29	4

Traffic changes between maximum: **CS and OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-105	+26	-10

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed OR20-A district: 0 Elementary 0 Middle 0 High

The proposed OR20-A zoning is expected to generate no more students than the existing CS zoning district. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. There is additional capacity for elementary and high school students. There is no additional capacity for middle school students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

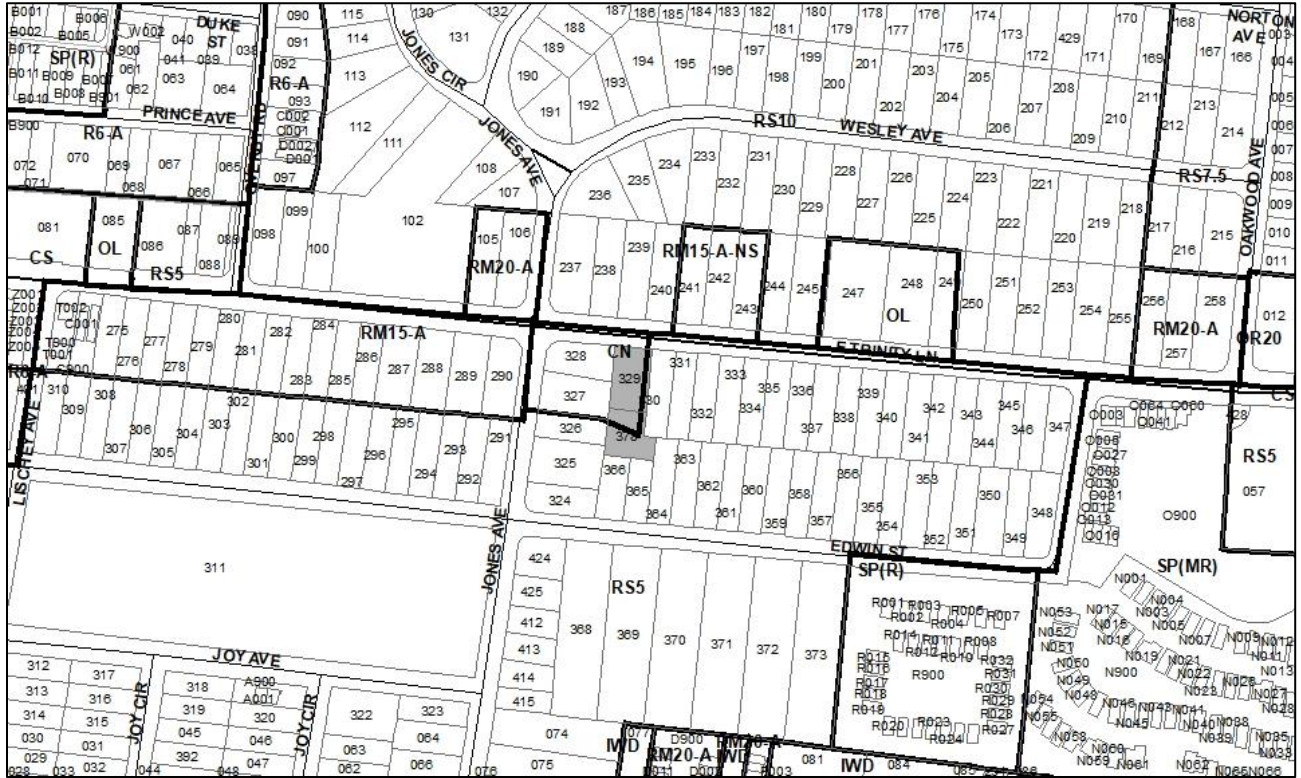
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 12/8/22



2022Z-137PR-001
Map 071-08, Parcel(s) 329, 378
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 12/8/22

Item #38**Council District****School District****Requested by****Zone Change 2022Z-137PR-001**

05 – Parker

01 – Gentry

Dale & Associates, applicant; 500ET Holdings, LLC, owner.

Staff Reviewer

Lewis

Staff Recommendation*Approve.***APPLICANT REQUEST****Zone change from CN and RS5 to MUN-A-NS.**Zone Change

A request to rezone from Commercial Neighborhood (CN) and Single-Family Residential (RS5) to Mixed-Use Neighborhood – Alternative – No Short Term Rentals (MUN-A-NS) zoning for properties located at 500 E Trinity Lane and property located at Edwin Street (unnumbered), approximately 230 feet east of Jones Avenue (0.44 acres).

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.

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.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Center (T4 NC) is intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Supplemental Policy

The site is located within the Highland Heights Small Area Plan. The Highland Heights Plan was completed after an extensive community engagement process and resulted in updates to the community character policies for the area, as well as establishment of a supplementary Building Regulating Plan and Mobility Plan for the area. The Building Regulating Plan established subdistricts to provide specific guidance on the type of development for each subdistrict.

SITE AND CONTEXT

The subject property is comprised of two adjacent parcels located east of the intersection of E Trinity Lane and Jones Avenue. The site has frontage along E Trinity Lane. The properties to the west are zoned CN and to the east and south the properties are zoned Single-Family Residential (RS5). The properties to the north, across E Trinity Lane are zoned Single-Family Residential



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(RS10) and Multi-Family Residential (RM15-A-NS). The surrounding properties include a mix of uses including single-family residential and non-residential land uses.

ANALYSIS

The site is located within the Urban Neighborhood Center (T4 NC) Policy and the M1 Subdistrict of the Highland Heights Supplemental Policy area. The T4 NC policy and M1 policies have many similar characteristics and goals, including: Enhance and create urban neighborhood centers that provide daily needs and services for surrounding urban neighborhoods, generally located at the intersection of two prominent roads, and areas are envisioned to occur at a neighborhood-scale. The site is located just off the corner of the intersection of Jones Avenue and E Trinity Lane. Jones Avenue is classified in the Major and Collector Street Plan (MCSP) as a local street with a planned bike boulevard, and E Trinity Avenue is classified as an Arterial – Boulevard in the MCSP. The proposed zoning district would permit a range of land uses consistent with the intent of the policy to provide needs and services for the surrounding neighborhood. As the site is immediately adjacent to residential zoning and polices to the east and south, the neighborhood scale of the proposed zoning district is essential to maintain to ensure an appropriate transition between the center policy at the intersection and the residential properties and policies surrounding the site. The proposed MUN-A-NS zoning district is consistent with the intent of the T4 NC Policy and the M1 Subdistrict guidance.

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)	0.17	8.712 D	1 U	15	5	1

Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.27	0.25 F	2,940 SF	111	3	11

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 (221)	0.22	0.6 F	6 U	31	3	3

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)	0.11	0.6 F	2,875 SF	109	3	11



Metro Planning Commission Meeting of 12/8/22

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)	0.11	0.6 F	2,875 SF	323	29	28

Traffic changes between maximum: **RS5/CN 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
-	-	-	-	+337	+27	+30

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 and CN districts: 1 Elementary 1 Middle 1 High
Projected student generation proposed MUN-A-NS district: 4 Elementary 2 Middle 2 High

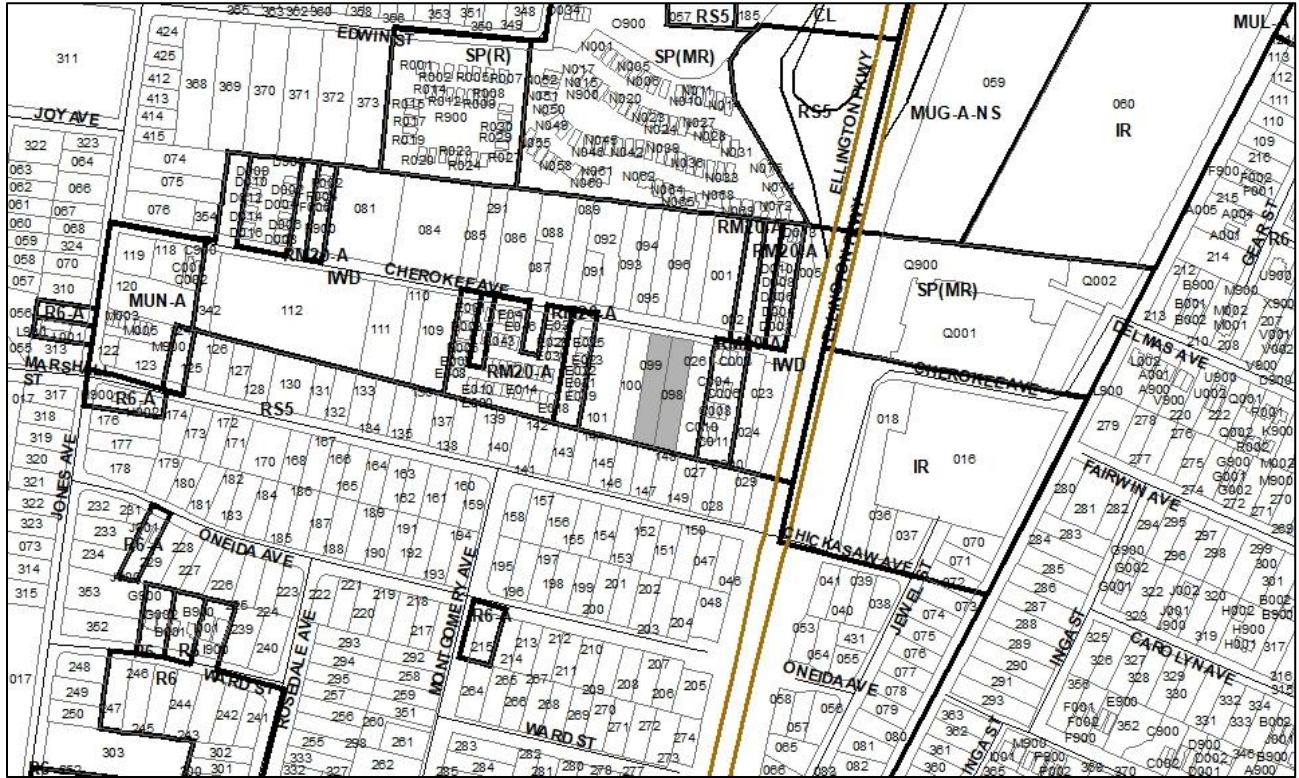
The proposed MUN-A-NS zoning is expected to generate five additional students than the existing RS10 zoning. Students would attend Tom Joy Elementary School, Baxter Middle School, and Maplewood High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 12/8/22



2022Z-138PR-001
Map 071-12, Parcel(s) 098-099
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 12/8/22

Item #39

Council District

School District

Requested by

Zone Change 2022Z-138PR-001

05 – Parker

01 – Gentry

Fulmer Lucas Engineering, applicant; Luma Systems LLC, owner.

Staff Reviewer

Shane

Staff Recommendation

Approve.

APPLICANT REQUEST

Zone change from IWD to RM20-A-NS.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Multi-Family Residential-Alternative-No Short Term Rental (RM20-A-NS) zoning for properties located at 836 and 838 Cherokee Avenue, approximately 150 feet north of Chickasaw Avenue (0.95 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

Multi-Family Residential-Alternative-No Short Term Rental (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-NS would permit a maximum of 19 units based on acreage alone. Short term rental properties are prohibited.*

EAST NASHVILLE COMMUNITY PLAN

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

Highland Heights Study Supplemental Policy

The site is within the Highland Heights Study Supplemental Policy which was approved and adopted by the Planning Commission on June 14, 2018. The Highland Heights Study was completed after an extensive community engagement process and resulted in updates to the community character policies for the area, as well as establishment of a supplementary Building Regulating Plan and Mobility Plan for the area. The community character policy for this site, T4



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NE, did not change with adoption of the Highland Heights plan.

This site is within the R5 Subdistrict of the Building Regulating Plan, which is intended to create and enhance neighborhoods with greater housing choice and improved connectivity to form a transition from the edge of the neighborhood’s higher density mixed use. Specific to Cherokee Avenue, this would involve establishing a framework of public infrastructure that would accommodate the increased capacity of residential units over time. The R5 Subdistrict supports a range of residential uses, from two-family dwellings up to mid-rise flats, at varying intensities depending on the location and context.

The Mobility Plan component of the Highland Heights Study, which was incorporated into the Major and Collector Street Plan (MCSP) shows a new alley connection planned for the rear of this property. However, development has occurred on adjacent parcels that has precluded the possibility of making these connections.

ANALYSIS

The application consists of two parcels (Map 071-12, Parcels 098 and 099) totaling 0.95 acres in size, located on the south side of Cherokee Avenue, approximately 285 feet west of the terminus of the street. The property currently contains a single-family home and an accessory dwelling unit. Surrounding uses include a single-family home and vacant commercial land zoned IWD and single-family homes to the south zoned RS5.

The application proposes to rezone the property from IWD to RM20-A-NS. Rezoning to RM20-A have taken place at numerous locations along this block on both sides of the street. The property is within the T4 Neighborhood Evolving policy, which encourages moderate- to high-density residential development along highly connected streets. The CCM lists RM20–A, which would permit up to 20 units per acre, as an appropriate zoning under T4 NE policy. The original vision for an alley along the rear of this property is no longer possible, but the site maintains good connections to the wider street network. The proposal also fits the more intense vision for the area offered by the R5 Subdistrict of the Highland Heights Study Supplemental Policy. For these reasons, staff recommends approval of the rezoning.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.95	0.8 F	33,106 SF	98	5	7

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 (221)	0.95	20 D	19 U	102	7	9



Metro Planning Commission Meeting of 12/8/22

Traffic changes between maximum: IWD 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
-	-	-	-	+4	+2	+2

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20-A-NS district: 6 Elementary 4 Middle 4 High

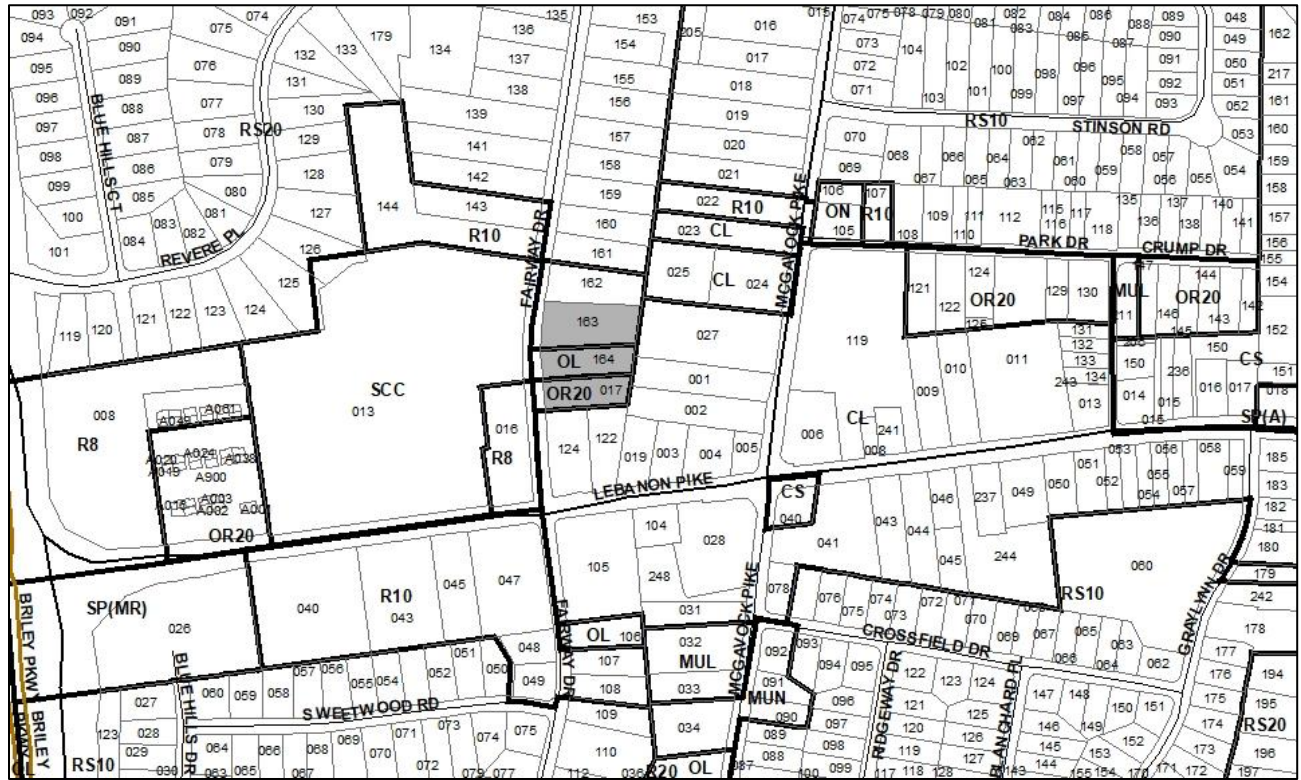
The proposed RM20-A-NS zoning is expected to generate 14 more students than the existing IWD zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 12/8/22



2022Z-142PR-001

Map 084-15, Parcel(s) 163-164

Map 095-03, Parcel(s) 017

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



Metro Planning Commission Meeting of 12/8/22

Item #40
Council District
School District
Requested by

Zone Change 2022Z-142PR-001
15 – Syracuse
04 – Nabaa-McKinney
Centric Architecture, applicant; HJL LP, owner.

Staff Reviewer
Staff Recommendation

Shane
Approve.

APPLICANT REQUEST

Zone change from OL, OR20, and R10 to MUL-A-NS.

Zone Change

A request to rezone from Office Limited (OL), Office/Residential (OR20), and Single-Family Residential (R10) to Mixed Use Limited-Alternative-No Short Term Rental (MUL-A-NS) zoning for properties located at 117, 119, and 121 Fairway Drive, approximately 325 feet north of Lebanon Pike (2.49 acres) and located within the Downtown Donelson Urban Design Overlay.

Existing Zoning

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

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. OR20 would permit a maximum of 13 units.

Single-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 5 lots with 1 duplex lot for a total of 6 units.*

Proposed Zoning

Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *Owner occupied, short term rentals and not owner occupied, short term rentals would be prohibited uses.*

DONELSON – HERMITAGE – OLD HICKORY 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 three parcels (Map 084-15, Parcel(s) 163 and 164 and Map 095-03, Parcel 017) totaling 2.49 acres in size and located on the east side of Fairway Drive, approximately



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290 feet north of the intersection with Lebanon Pike. The property currently contains a one-story office building (converted from a residential use), vacant commercial land, and a single-family home. Surrounding uses include retail and office commercial uses to the south and east zoned CL, a fire station zoned R8 and a Publix-anchored shopping center zoned SCC to the west, and a single-family home to the north zoned R10.

The application proposes to rezone the property from OL, OR20, and R10 to MUL-A-NS. The property is within the T4 Urban Community Center (T4 CC) policy area. T4 CC policy is intended to create mixed-use urban community centers with high levels of connectivity. The CCM lists MUL-A as an appropriate zoning under T4 CC policy. One of the stated goals of the policy is to provide for a mix of uses in proximity to residents, with intensity placed within a quarter mile of intersections. The property lies within this quarter-mile radius and is a short walk from Lebanon Pike, a major commercial and transit corridor.

The property is within Subdistrict 2 of the Downtown Donelson Urban Design Overlay (UDO). The UDO calls for development here to “enhance the suburban character of Lebanon Pike while promoting sustainable development and design through landscaping, access management and transit, signage, and mixed use development standards and an enhanced pedestrian environment.” MUL-A-NS zoning would support these goals of the UDO. MUL-A bulk standards also mirror most closely the bulk standards included in Subdistrict 2.

Allowing a more intense mix of uses at this location would support the adopted policy and overlay goals for the site and give residents more options for meeting daily needs. 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.

Maximum Uses in Existing Zoning District: OL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.7	0.75 F	22,869 SF	254	48	28

Maximum Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	0.32	20 D	6 U	31	3	3



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Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.32	0.8 F	11,151 SF	126	37	14

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)	1.15	4.356 D	6 U	78	9	7

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **MUL-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 (221)	1.25	1.0 F	54 U	293	19	25

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.62	1.0 F	27,007 SF	1,020	26	103

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.62	1.0 F	27,007 SF	3,030	269	264

Traffic changes between maximum: **OL/OR20/R10 to MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3,854	+217	+340

METRO SCHOOL BOARD REPORT

Projected student generation existing **OL, OR20, R10** districts: **1** Elementary **0** Middle **0** High

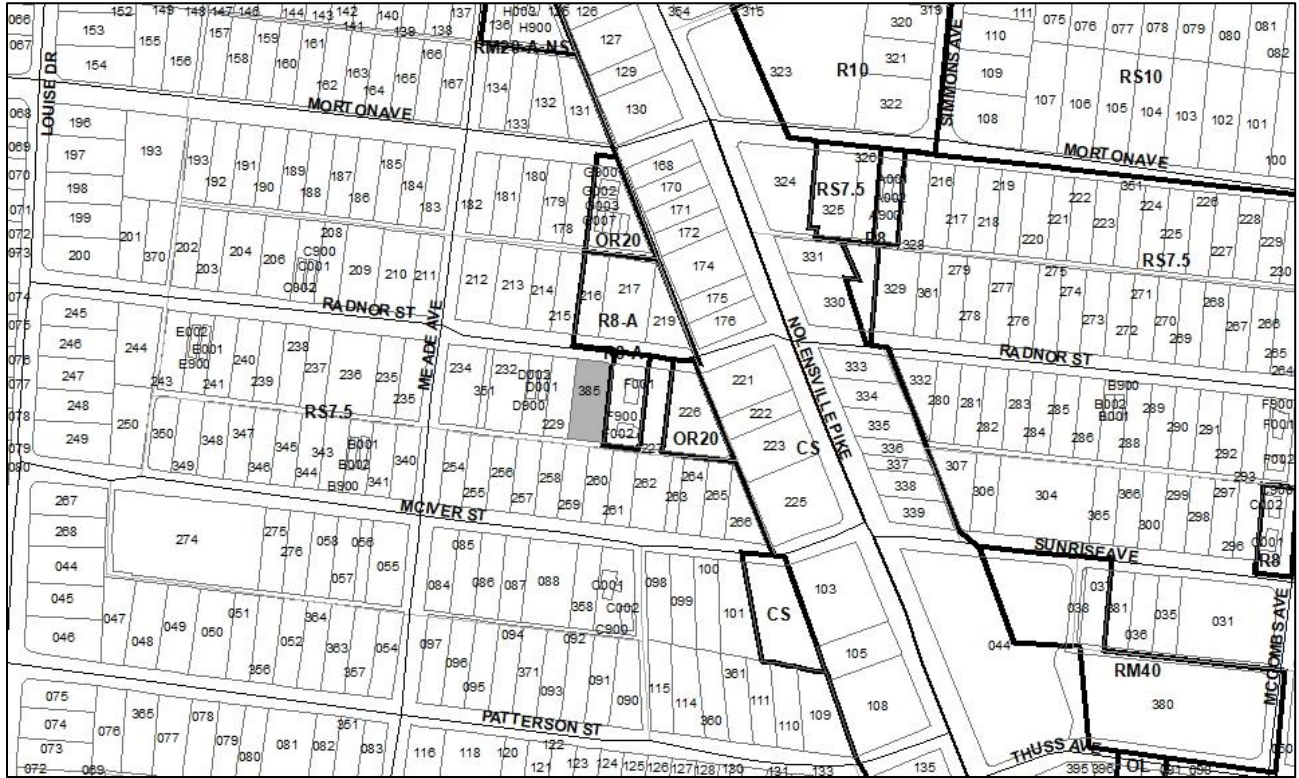
Given the mix of uses permitted by the MUL-A-NS zoning district, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature. School students generated by future development would attend Pennington Elementary School, Two Rivers Middle School, and McGavock High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



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2022Z-144PR-001
Map 119-13, Parcel(s) 385
11, South Nashville
16 (Ginny Welsch)



Metro Planning Commission Meeting of 12/8/22

Item #41**Council District****School District****Requested by****Zone Change 2022Z-144PR-001**

16 – Welsch

07 - Player

Brian Neihoff, applicant; Mara & Dan Thompson, owners.

Staff Reviewer

Matravers

Staff Recommendation*Approve.***APPLICANT REQUEST****Zone change from RS7.5 to R8-A.**Zone Change

A request to rezone from Single Family Residential (RS7.5) to One and Two-Family Residential-Alternative (R8-A) for property located at 465 Radnor Street, approximately 317 feet west of Nolensville Pike (0.3 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. RS7.5 would permit a maximum of 1 unit.

Proposed Zoning

One and Two-Family Residential - Alternative (R8-A) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. R8-A would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units. *Metro Codes makes final determination on duplex eligibility.*

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance neighborhoods—to include greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques.

SITE AND CONTEXT

The 0.3-acre site is located on the south side of Radnor Street approximately 317 feet west of Nolensville Pike. The site is developed and includes one single-family home. The properties abutting the western and southern property lines are zoned RS7.5 and each is occupied by a single-family home. The property abutting the eastern property line is zoned R8-A and is occupied by a single-family home and a detached accessory dwelling unit.

ANALYSIS

Staff finds that the proposed R8-A zoning district is appropriate at this location and is supported by the T4 NE land use policy. The proposed R8-A zoning district will allow for one and two-family residential and is an appropriate transition from the OR20 zoning district to the east and CS zoning district on Nolensville Pike. The slight increase in density also supports commercial uses along



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Nolensville Pike. Nolensville Pike is served with transit service further making additional density appropriate at this location. The A district will limit access to the alley.

Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.3	5.808 D	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **R8-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)	0.3	5.445 D	2 U	28	7	2

*Based on two-family lots

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

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

METRO SCHOOL BOARD REPORT

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

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

Students would attend Glencliff Elementary School, Wright Middle School, and Glencliff High School. All three schools are identified as having additional capacity. Information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

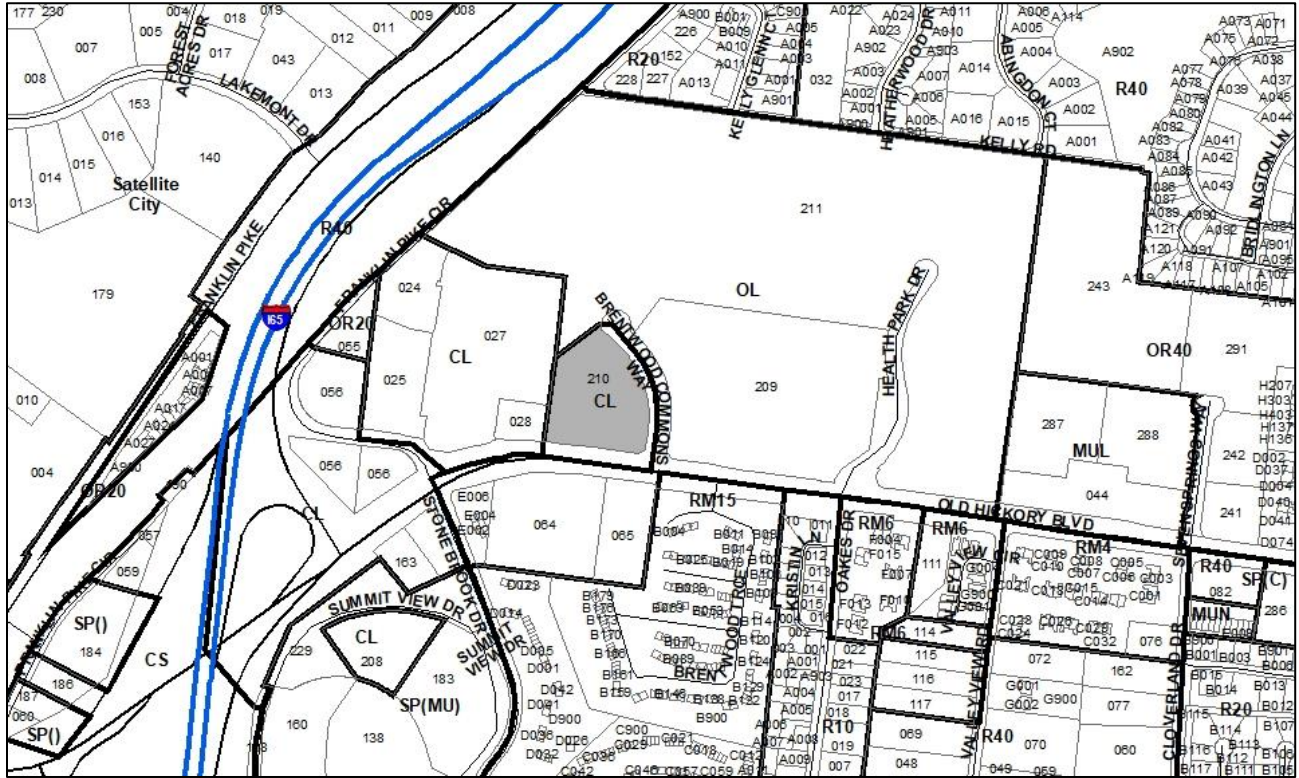
Staff recommends approval.



SEE NEXT PAGE



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85-85P-007
BRENTWOOD COMMONS PUD (AMEND)
Map 160, Parcel(s) 210
12, Southeast
04 (Swope)



Metro Planning Commission Meeting of 12/8/22

Project #42	Planned Unit Development 85-85P-007
Project Name	Brentwood Commons PUD (Amendment)
Council District	04 – Swope
School District	02 - Elrod
Requested by	Ingram Civil Engineering Groups, applicant; Eagle Hospitality, Inc.

Deferrals This item was deferred at the November 10, 2022, Planning Commission meeting. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST
Amend a portion of the PUD.

PUD Amend

A request to amend a portion of a Planned Unit Development Overlay District (PUD) for property located at 760 Old Hickory Boulevard, at the northwest corner of Brentwood Commons Way and Old Hickory Boulevard (4.28 acres), to permit a new hotel.

Existing Zoning

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

SOUTHEAST COMMUNITY PLAN

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design, and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium- to high-density residential are also present.



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PUD HISTORY

The existing PUD covers approximately 71 acres, including the subject site and additional property at the northeast corner of Brentwood Commons Way and Old Hickory Boulevard. Council approved a site plan in 1985 for a total of 1,307,553 square feet for a mix of uses. In 2011, a final site plan was approved administratively for a hotel with 250 hotel rooms on the site. In 2016, a portion of the PUD was revised which brought the total floor area up to 1,437,574 in the PUD, an increase permitted by the Code. Today, a total of approximately 734 square feet remain as buildable square footage in the PUD. A PUD amendment is required as the proposed plan includes increasing the number of hotel rooms beyond the 250 originally permitted and constructed on the site, as well as increasing the area of developable square footage.

SITE CONTEXT AND PLAN DETAILS

The site is 4.28 acres located at the northeast intersection of Old Hickory Boulevard and Brentwood Commons Way. The surrounding properties are zoned Office Limited (OL) and Commercial Limited (CL) and have been established with a mix of office and commercial uses. The properties to the north and east of the subject site are also within the same PUD as the subject site.

Site Plan

The site has been developed with an existing 8 story hotel with 250 rooms, as approved by the preliminary PUD. The proposed site plan includes a new 5 story hotel with 137 rooms located south of the existing hotel structure. The ground floor of the new hotel structure includes lobby area, meeting rooms, and amenity areas. Floors two through fives are hotel rooms. A new five story parking structure is proposed north of the existing hotel.

The site currently has three curb cuts. The first is along the Old Hickory Boulevard at the southwest corner of the site, and two located on Brentwood Commons Way, along the eastern property line. The proposed plan includes to retain all the existing curb cuts, and to provide one additional curb cut along Brentwood Commons Way. A proposed five foot sidewalk is shown along Brentwood Commons Way. An existing 5 foot wide sidewalk is located along Old Hickory Boulevard. The Major and Collector Site Plan (MCSP) calls for a 10 foot wide sidewalk, a 4 foot wide planting strip, and a six foot wide bike lane, and two foot wide bike buffer. At the time of final, this shall be met.

ANALYSIS

The site is within the D-EC Policy which is intended to maintain, create, and enhance districts where a mixture of office and commercial uses are predominant. Commercial uses such as hotels are considered appropriate land uses within the policy to support the surrounding land uses.

The site currently contains a single hotel structure and associated surface parking. With the addition of the new hotel structure, a significant portion of the existing surface parking is being relocated to new structured parking on the northern portion of the site. The new development on the site would be required to meet current Metro Code parking requirements. With the proposed plan, parking is proposed to be provided at a rate higher than required by the Zoning Code. The D-EC Policy guidance states that “buildings, including the main pedestrian entrance, are oriented to the street or open space.” Staff has concerns that the proposed design of the structure favors a building design that is internal facing, as opposed to having a relationship to Old Hickory Boulevard. At the time of



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Final, staff will need to approve a building design that is able to meet the intent of this policy goal. Staff conditions below include the removal of the seven surface spaces along the access drive, a reduction of one vehicular access drive on Brentwood Commons Way, conditions related to landscaping and the screening of the proposed garage and surface parking spaces, in addition to architectural design to be approved by staff at Final.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

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

WATER SERVICES RECOMMENDATION

Approve with conditions

- MWS recommends approval, on the following condition: Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits before their construction may begin. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- The proposed sidewalk along Old Hickory Boulevard shall conform to the MCSP requirements. The sidewalk is to be located within the public right-of-way / dedication of public right-of-way.
- Brentwood Commons Way is listed as a local street. The local street standard is a four (4') foot Planting Strip Width; and a five (5') foot Sidewalk Width. The sidewalk is to be located within the public right-of-way / dedication of public right-of-way.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- All sidewalks and MCSP requirements are to be shown in the ROW.
- Call out any/all utility relocations.
- Re-stripe Brentwood commons to its existing lane configurations on both directions from Old Hickory Blvd all the way back to the Cul-de-sac.
- Parking is to be per Metro Code.
- Relocate monument sign onto private property.
- Comply with Roads comments.



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Maximum Uses in Existing Zoning District: **CL (PUD)**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	-	-	250 R	2,396	120	161

Maximum Uses in Proposed Zoning District: **CL (PUD)**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	-	-	390 R	3,976	190	267

Traffic changes between maximum: **CL (PUD) and CL (PUD)**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+140 R	+1,580	+70	+106

STAFF RECOMMENDATION

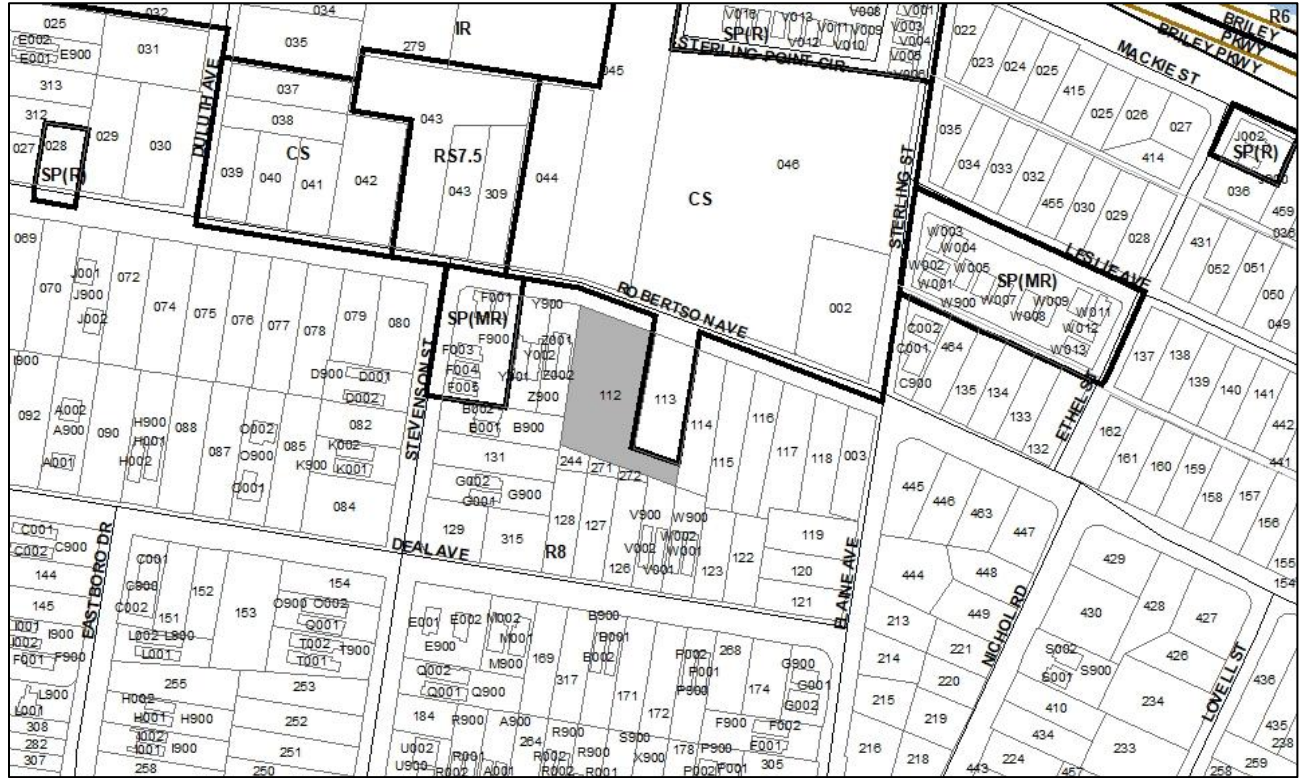
Staff recommends approval with conditions.

CONDITIONS

1. Permitted uses are limited to an additional 140 hotel rooms, in addition to the existing 250 hotel rooms on site.
2. The seven surface parking spaces located along the access drive shall be removed.
3. A landscaping plan provided with the final site plan shall provide landscaping to screen proposed surface parking and the garage structure.
4. Final building design shall be subject to Planning Staff review. Building facades fronting public streets shall have glazing and architectural features to ensure a building design that addresses Old Hickory Boulevard.
5. The requirements of the Major and Collector Street Plan (MCSP) shall be met.
6. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
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. Prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan



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2022S-255-001
5915 ROBERTSON AVENUE
Map 091-09, Parcel(s) 112
07, West Nashville
20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 12/8/22

Item #43	Final Plat 2022S-255-001
Project Name	5915 Robertson Avenue
Council District	20 – Roberts
School District	09 – Tylor
Requested by	Doyle Elkins, applicant; 5915 Robertson, LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Request for final plat to create three residential lots.

Final Plat

A request for final plat approval to create three lots on property located at 5917 Robertson Avenue, approximately 228 feet east of Stevenson Street, zoned One and Two-Family Residential (R8), (0.67 acres).

SITE DATA AND CONTEXT

Location: The property is located on the south side Robertson Avenue between Elaine Avenue and Stevenson Street.

Street type: The property has frontage on Robertson Avenue. The Major and Collector Street Plan (MCSP) identifies this section of Robertson Avenue as an urban residential collector (T4-R-CA2).

Approximate Acreage: 0.67 acres or approximately 29,375 square feet.

Parcel/Site History: The parcel consists of Lot 5 and part of Lot 4, Nall Subdivision of Cockrill. The parcel was created in 1974.

Zoning History: The property has been zoned R8, One and Two-Family Residential since 1974. The property is also with in the Urban Zoning Overlay (UZO) which was adopted in 2017.

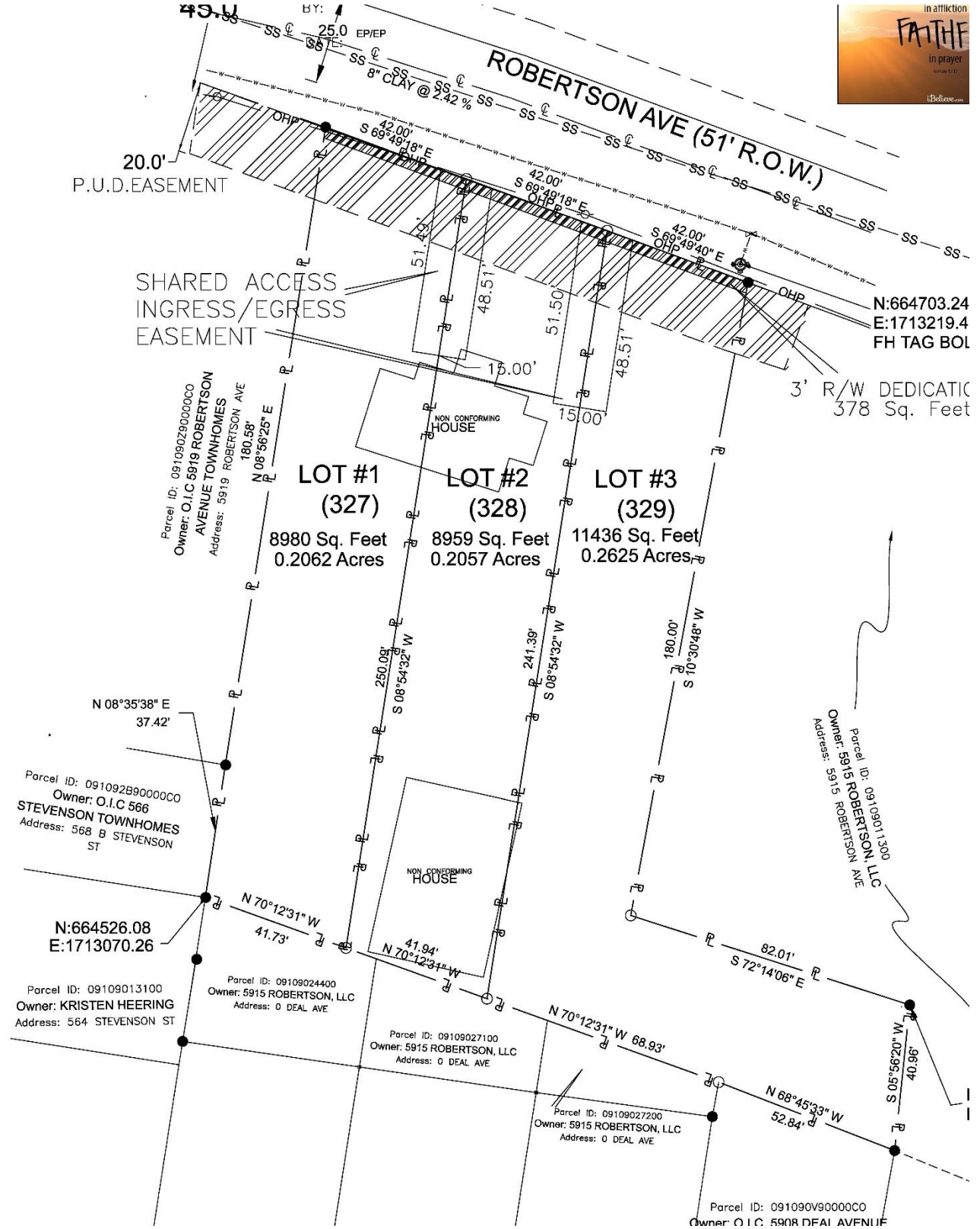
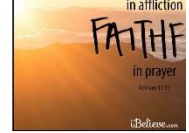
Existing land use and configuration: The parcel is occupied with two homes.

Surrounding land use and zoning:

- North: Commercial Services (CS)
- South: One and Two-Family Residential (R8)
- East: Commercial Services (CS)
- West: One and Two-Family Residential (R8)



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Proposed Final Plat



Metro Planning Commission Meeting of 12/8/22

Zoning: One and Two-Family Residential (R8)

Min. lot size: 8,000 square feet

Max. building coverage: 0.45

Min. rear setback: 20'

Min. side setback: 5'

Max. height: 3 stories

Min. street setback: contextual

PROPOSAL DETAILS

Number of lots: 3.

Lot sizes: Lot 1 is 8,980 sq. ft. (0.20 acres). Lot 2 is 8,959 sq. ft. (0.20 acres). Lot 3 is 11,436 sq. ft. (0.26 acres).

Access: All three lots are oriented to Roberson Avenue. Two access easements are provided to Robertson Avenue. The easements straddle the shared property lines.

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. 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 property is within the T4 NE policy. For sites within the T4 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

Complies. Monuments will be set after plat approval.

3-3 Suitability of the Land

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

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 R8 zoning at the time of building permit.



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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.

3-5.3 *Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts:*

- 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 have frontage on Robertson Avenue.

- c. *Each lot oriented to an existing street shall meet minimum lot frontage requirements as follows:*

1. *Within T4 Urban Neighborhood Evolving policy areas, each lot oriented to an existing street shall have a minimum frontage of 40 feet. Lots oriented to the terminus of an existing permanent dead-end shall have a minimum frontage of 35 feet.*

Complies. All three lots have frontage more than 40 feet.

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

All agencies have recommended approval or approval with conditions.

- e. *The proposed lots comply with any applicable special policy. If the property is also within Neighborhood Maintenance policy and the special policy was adopted to preserve community character, not create infill opportunities, then the standards of Section 3-5.2 also apply.*

Not applicable.

3-6 Blocks

This application does not propose to create any new blocks.

3-7 Improvements

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



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- 3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities**
Sidewalks will be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.
- 3-9 Requirements for Streets**
This application does not propose to create any new streets,
- 3-10 Requirements for Dedication, Reservations, or Improvements**
The application proposes a right-of-way dedication to meet the requirements of the Major and Collector Street Plan.
- 3-11 Inspections During Construction**
This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.
- 3-12 Street Name, Regulatory and Warning Signs for Public Streets**
Nashville Department of Transportation (NDOT) reviews street names and signage requirements for public roads and has recommended approval of this plat. See comments in the recommendations from all agencies section below.
- 3-13 Street Names, Regulatory and Warning Signs for Private Streets**
Not applicable to this case. The proposal does not include private streets.
- 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**
Metro Water Services has reviewed this proposed plat for water and has recommended approval with conditions.
- 3-16 Sewerage Facilities**
Metro Water Services has reviewed this proposed plat for sewer and has recommended approval with conditions.
- 3-17 Underground Utilities**
Utilities are required to be located underground whenever a new street is proposed, and the application does not include any new streets.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations and the standards of the Metro Zoning Code for a final plat. Staff recommends approval with conditions.



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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.

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Water & Sanitary Sewer Capacity fees must be paid before issuance of building permits for new lots.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

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

RECOMMENDED ACTION

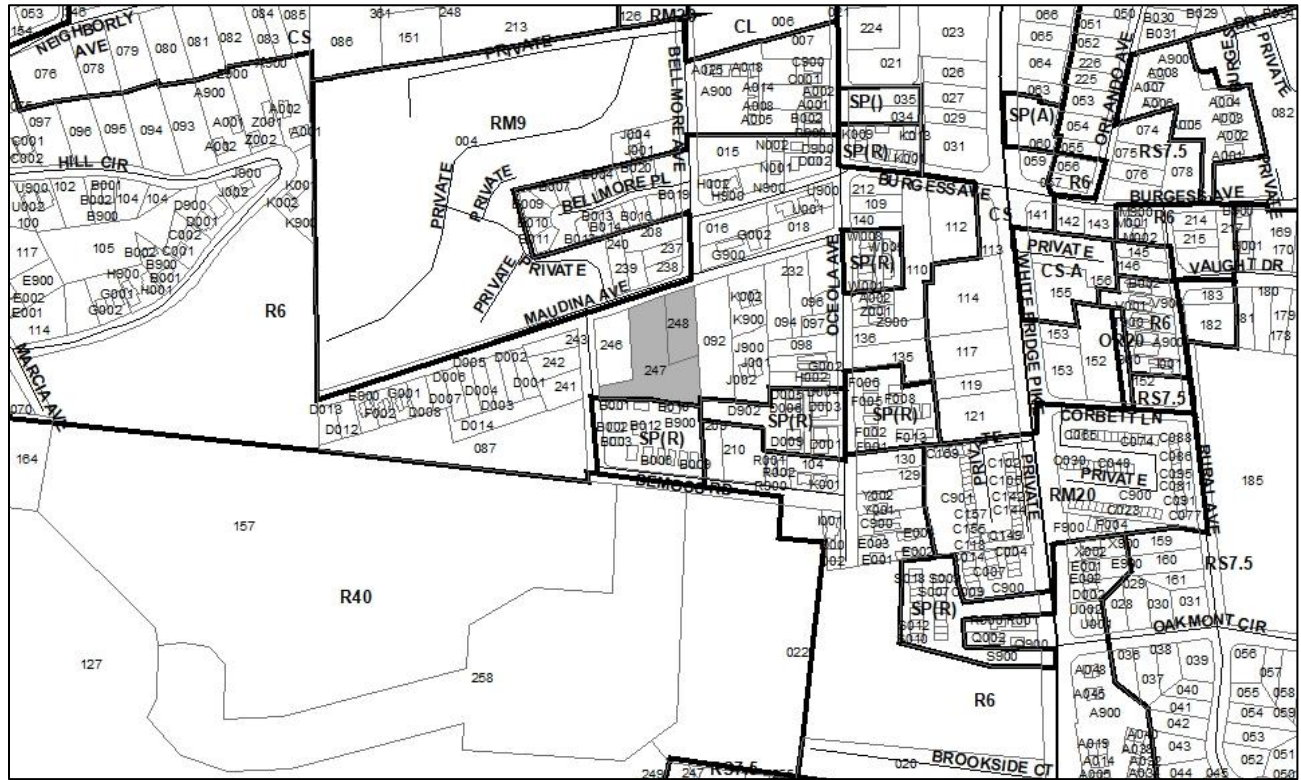
Motion to approve proposed subdivision Case No. 2022S-255-001 with conditions.



SEE NEXT PAGE



Metro Planning Commission Meeting of 12/8/22



2022S-264-001
5713-5715 MAUDINA AVENUE
Map 132-02, Parcel(s) 247-248
07, West Nashville
20 (Mary Carolyn Roberts)



Metro Planning Commission Meeting of 12/8/22

Item #44	Concept Plan 2022S-264-001
Project Name	5713-5715 Maudina Avenue
Council District	20 – Roberts
School District	09 – Tylor
Requested by	Dale & Associates, applicant; Henry. & Sarah. Hood owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Defer to the January 12, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Concept plan approval to permit 6 residential lots.

Concept Plan

A request for concept plan approval to create six lots on properties located at 5713 and 5715 Maudina Avenue, at the southern terminus of Bellmore Avenue, zoned One and Two-Family Residential (R6) (1.44 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the January 12, 2023, Planning Commission meeting.