



METROPOLITAN PLANNING COMMISSION MINUTES

**March 28, 2024
4:00 pm Regular Meeting**

700 President Ronald Reagan Way
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County 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.

Commissioners Present:

Greg Adkins, Chair
Jessica Farr, Vice Chair
Stewart Clifton
Leah Dundon
Edward Henley
Kathy Leslie
Dennie Marshall
Matt Smith
Brian Tibbs

Staff Present:

Lucy Kempf, Executive Director
Todd Okolichany, Deputy Executive Director
Lisa Milligan, Assistant Director of Land Development
Andi Dorlester, Land Development Manager
Abbie Rickoff, Plan Review Manager
Tara Ladd, Legal
Donald Anthony, Planner II
Dustin Shane, Planner II
Christopher Paulsen, Planner I

Commissioner Absent:

Councilmember Jennifer Gamble

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 President Ronald Reagan Way. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 3pm on the Tuesday prior to the meeting. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form. Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.

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If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:02 p.m.

B: ADOPTION OF AGENDA

Mr. Tibbs moved and Mr. Henley seconded the motion to adopt the agenda. (9-0)

C: APPROVAL OF MARCH 14, 2024 MINUTES

Vice Chair Farr moved and Mr. Marshall seconded the motion to approve the meeting minutes of March 14, 2024. (9-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Cortese spoke in favor of Item 11.

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 6, 7, 8, 9, 10, 14

Mr. Smith moved and Mr. Tibbs seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

F: CONSENT AGENDA ITEMS 24, 28

Vice Chair Farr moved and Mr. Clifton seconded the motion to approve the Consent Agenda. (9-0)

Councilmember Dundon stated she has recused herself from Item 4.

G: CONNECT DOWNTOWN PRESENTATION

Marty Sewell, NDOT Transportation Planning Director, presented an update regarding the Connect Downtown project; including the schedule and various phases of the study, goal statements, community engagement and recommendations. He explained the five big moves developed from the recommendations.

Ms. Kempf left the meeting.

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

H: ITEMS TO BE CONSIDERED

1. 2023CP-003-005

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMEND

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Cory Clark

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by studying the existing community character policy applied to properties along Buena Vista Drive to determine if a change in policy is warranted based on the current evolving residential development pattern of the immediate surrounding area for various properties located at the southeast corner of Cliff Drive and Buena Vista Pike, zoned R8 (5.55 acres), requested by the Metro Planning Department, applicant; Fed Development, LLC, owner.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2023CP-003-005 to the April 11, 2024, Planning Commission meeting. (9-0)

**2. 2009SP-005-003
10TH AVENUE SOUTH SP (AMENDMENT)**

Council District 18 (Tom Cash)
Staff Reviewer: Celina Konigstein

A request to amend a Specific Plan (SP) on property located at 2225 10th Avenue South, approximately 50 feet north of Waldkirch Avenue (0.6 acres), and located within the Waverly Belmont Neighborhood Conservation Overlay District, to permit short-term rental properties – not owner occupied, requested by Law Office of Jamie Hollin, applicant; JEM 10th Avenue Venture, LLC, owner.

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2009SP-005-003. (9-0)

**3. 2014SP-050-002
4214 CENTRAL PIKE (AMENDMENT)**

Council District 12 (Erin Evans)
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan for property located at 4214 Central Pike, at the southwest corner of N. New Hope Road and Central Pike, zoned SP (14.02 acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-050-002 to the April 11, 2024, Planning Commission meeting. (9-0)

**4. 2015SP-013-005
STEPHENS VALLEY SP (AMENDMENT)**

Council District 35 (Jason Spain)
Staff Reviewer: Donald Anthony

A request to amend a portion of a Specific Plan for properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Rochford Realty & Construction Co., Inc., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

**APPLICANT REQUEST
SP amendment to permit a mixed use development.**

SP Amendment

A request to amend a portion of a Specific Plan for properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned Specific Plan (SP) (20.93 acres), to permit a mixed use development.

Existing Zoning

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

Proposed Zoning

Specific Plan-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.*

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5-minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

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

SITE CONTEXT

The subject property consists of 20.93 acres located along the east side of Pasquo Road and the south side of Union Bridge Road. The property is zoned SP. The property is part of the larger Stephens Valley SP, which includes three noncontiguous sites located along the Davidson County – Williamson County boundary; the entire Stephens Valley SP consists of approximately 128 acres. The proposed SP amendment would affect only the 20.93-acre site, which is identified as *Area 1* in the original SP (approved in 2015), a subsequent SP amendment (approved in 2022), and the proposed SP amendment.

Most of the adjacent properties to the north of the subject property are zoned RS20 and PUD; these properties lie within the Traceside subdivision and are developed with single-family residential units. The adjacent property to the northwest of the subject property is zoned SP and currently includes an assisted living center. Properties to the west of the subject property are zoned AR2a and include vacant parcels, a single-family residential unit, and a religious institution. SP zoning was recently approved for the property to the southwest of the subject property; this SP permits up to 20 multi-family residential units. Adjacent properties to the south lie within Williamson County and are developed with single-family residential units.

PLAN DETAILS

The original Stephens Valley SP (BL2015-1101, Metro case # 2015SP-013-001) permitted 243 multi-family residential units and up to 88,000 square feet of specified nonresidential uses in Area 1; retail use was limited to 45,000 square feet of the permitted nonresidential floor area. In 2022, an SP amendment for Area 1 (BL2022-1059, Metro case # 2015SP-013-004) increased the number of permitted multi-family residential units to 343 and the maximum nonresidential floor area to 103,000 square feet; the amount of nonresidential floor area dedicated to retail use was increased to 52,000 square feet.

The proposed SP amendment expands the list of uses permitted in Area 1 and changes the previously-approved site layout. Proposed changes to the permitted use chart include the following:

Other proposed changes include: replacing a portion of surface-parked residential units with self-parked (garage and/or driveway) units; altering the positioning and layout of residential and non-residential buildings; enlarging and connecting buildings that were previously shown as being broken into smaller buildings; and making minor adjustments to street cross sections to meet Metro requirements. Additionally, the Meriwether Boulevard roadway cross section has been updated to show parallel—rather than diagonal—on-street parking and reduced sidewalk width (from ten feet to eight feet).

Remaining aspects of the previously approved SP are unchanged. These include: the street layout with roundabout on the north and entry plaza on the south; connections to existing streets; setbacks, maximum lot coverage, and maximum building heights; and open space requirements. The proposed SP amendment includes several updates that implement conditions of approval in the previously approved SP. These include: reduction in impervious surface ratio for mixed uses, cottages, and multi-family from 0.95 to 0.80, and changes to architectural and other notes on the plan.

ANALYSIS

Staff reviewed the proposed SP amendment for consistency with the T3 NC policy. The T3 NC policy emphasizes: a mix of building types with preference for mixed use buildings; moderate to high levels of connectivity; and building heights of up to three stories with additional height possible in some circumstances.

The proposed SP amendment does not include any major changes to building types, access, connectivity, or building heights. The amendment is primarily aimed at expanding the list of uses permitted, making minor site layout modifications, and altering the on-street parking arrangement along the primary north-south public street through

Area 1. Staff finds that these changes are consistent with the T3 NC policy; therefore, staff recommends approval of the SP amendment.

FIRE MARSHAL RECOMMENDATION

Approve

HISTORIC ZONING RECOMMENDATION

Approve with conditions

- The property at 441 Union Bridge Road contains two archaeological sites that are recommended for additional work. To rule out the possibility of a prehistoric or historic cemetery on the property, we recommend a Phase II archaeological survey of the property.

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Comply w/ previous -004 SP Amend conditions.
- Coordinate w/ NDOT roads and traffic on proposed road cross sections and classification.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- All traffic conditions from the Preliminary SP (2015SP-013-001) and all previous submittals are still applicable.
- Prior to any subsequent Final SP approvals, the applicant shall submit an updated phasing memo outlining the previously conditioned improvements that have been constructed and/or yet to be constructed. Additional Traffic analysis may be required.
- Comply with NDOT Roads conditions.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

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)	20.93	-	343 U	1,868	115	144

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)	20.93	-	52,500 SF	1,982	50	200

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)	20.93	-	52,500 SF	5,889	522	513

**Note that the proposed SP amendment does not include any additional nonresidential square footage or residential units beyond those previously entitled. Trip calculations are unchanged from the previously approved SP.*

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses within Area 1 shall be limited to 343 multi-family residential units and a maximum of 103,000 square feet of nonresidential uses as indicated on the plan. Up to 52,500 square feet of the 103,000 square feet on nonresidential uses may be general retail. Short term rental property, owner-occupied and non-owner occupied, shall be prohibited.
2. No changes are approved to Areas 2 and 3 as shown on the original SP approval.
3. All conditions of BL2015-1101 and BL2022-1059 as applicable remain in effect.
4. On the corrected set, the bulk regulations for Area 1 shall be updated to reflect the maximum ISR of 0.80 for single-family and two-family dwellings.
5. All street sections as shown in the submittal, including those on pages 20, 21, and 22 are not final and will be determined at the final SP with coordination from Planning and NDOT. The previous amendment classification does not match the current proposal.
6. With the final SP, bicycle parking shall be provided per the volume identified in Table 17.20.135 of the Zoning Code.
7. Comply with all conditions and requirements of Metro reviewing agencies.
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. In addition to the correct copy for this amendment, provide an inclusive copy for the entire SP, reflective of all amendments to date.
9. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. No master permit/HPR shall be recorded prior to final SP approval.
11. Final plat may be required prior to permitting.
12. 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
13. 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.
14. 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.
15. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
16. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (8-0-1)

Resolution No. RS2024-54

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-013-005 is approved with conditions and disapproved without all conditions. (8-0-1)

CONDITIONS

1. Permitted uses within Area 1 shall be limited to 343 multi-family residential units and a maximum of 103,000 square feet of nonresidential uses as indicated on the plan. Up to 52,500 square feet of the 103,000 square feet on nonresidential uses may be general retail. Short term rental property, owner-occupied and non-owner occupied, shall be prohibited.
2. No changes are approved to Areas 2 and 3 as shown on the original SP approval.
3. All conditions of BL2015-1101 and BL2022-1059 as applicable remain in effect.
4. On the corrected set, the bulk regulations for Area 1 shall be updated to reflect the maximum ISR of 0.80 for single-family and two-family dwellings.
5. All street sections as shown in the submittal, including those on pages 20, 21, and 22 are not final and will be determined at the final SP with coordination from Planning and NDOT. The previous amendment classification does not match the current proposal.
6. With the final SP, bicycle parking shall be provided per the volume identified in Table 17.20.135 of the Zoning Code.
7. Comply with all conditions and requirements of Metro reviewing agencies.
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. In addition to the correct copy for this amendment, provide an inclusive copy for the entire SP, reflective of all amendments to date.

9. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. No master permit/HPR shall be recorded prior to final SP approval.
11. Final plat may be required prior to permitting.
12. 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
13. 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.
14. 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.
15. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
16. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

5. 2023S-124-001

PAUL BUCCHI

Council District 34 (Sandy Ewing)

Staff Reviewer: Donald Anthony

A request for final plat approval to create two lots on property located at 1480 Georgetown Ct., approximately 395 feet east of the intersection of Mountainview Drive and Georgetown Ct., zoned R40 (4.75 acres), requested by B2L Land Surveyors, applicant; Paul Bucchi, owner.

Staff Recommendation: Approve with conditions if the Planning Commission finds that the site is suitable for development in accordance with Section 3-3.

APPLICANT REQUEST

Request for final plat approval to create two lots.

Final Plat

A request for final plat approval to create two lots on property located at 1480 Georgetown Court, approximately 395 feet east of the intersection of Mountainview Drive and Georgetown Court, zoned One and Two-Family Residential (R40) (4.75 acres).

SITE DATA AND CONTEXT

Location: The site consists of one existing lot located along the north side of Georgetown Court, approximately 395 feet east of the intersection of Mountainview Drive and Georgetown Court.

Street Type: The site has frontage on Georgetown Court, a local street with an existing right-of-way of 50 feet.

Approximate Acreage: 4.75 acres or approximately 207,055 square feet.

Parcel/Site History: This site consists of one existing lot, identified as Lot 1 of Seven Hills Section 8 and McKanna Resubdivision. The lot was created by plat in 2018.

Zoning History: The property has been zoned R40 since 1974.

Existing Land Use: Two cell towers and multiple associated support structures are currently located on the property.

Surrounding Land Use and Zoning:

- North: Vacant/R40
- South: Single-Family Residential/R40
- East: Vacant/R40
- West: Single-Family Residential/R40

Zoning: One and Two-Family Residential (R40)

Min. lot size: 40,000 square feet
Max. building coverage: 0.25
Min. rear setback: 20'
Min. side setback: 15'
Max. height: 3 stories
Min. street setback: 40' or contextual, whichever is greater, per Zoning Code

PROPOSAL DETAILS

Number of lots: 2

Lot sizes: Lot 1 – 2.31 acres (100,555 square feet); Lot 2 – 2.44 acres (106,500 square feet).

Access: Access to all lots is provided from Georgetown Court, a local street lying adjacent to the subject property on the south. Georgetown Court is a cul-de-sac, and the subject property lies north of its terminus. Two existing cell towers on the subject property are accessed via an existing access easement on the subject property and the adjacent property to the east.

Subdivision Variances or Exceptions Requested: None requested.

APPLICABLE SUBDIVISION REGULATIONS

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

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the Suburban Neighborhood Maintenance (T3 NM) policy. For T3 NM, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

This subdivision is required to meet the standards of Chapter 3. Staff finds that all standards are met if the Planning Commission determines that the land is suitable for development. This standard is discussed below.

3-2 Monument Requirements

Complies. Monuments will be set after plat approval.

3-3 Suitability of the Land

The subject property is covered extensively by slopes greater than 25 percent. A small portion of Lot 1 is relatively flat; however, this area is occupied by cell towers and has a recorded, perpetual ground lease. Both proposed lots are designated as critical lots and are subject to the hillside development standards found in the Zoning Code. Critical lot plans will be required prior to the issuance of any building permits.

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 R40 zoning at the time of building permit.

3-5 Infill Subdivisions

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

3-5.2 *Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists:*

- 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. Each lot has frontage on Georgetown Court, an existing public street.
- c. *The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.*
The T3 NM policy that applies to the site does not specifically identify an appropriate density; however, the policy supports the underlying R40 zoning district and its prescribed density.
- d. *The proposed lots are consistent with the community character of surrounding parcels as determined below:*
1. *Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used.*
Complies. The street frontage of the only lot that qualifies as a surrounding lot (1494 Georgetown Court) is 209.37 feet. Proposed Lot 1 would have a frontage of 250.25 feet. Proposed Lot 2 would have a frontage of 211.41 feet. Both proposed lots would have street frontages exceeding that of the surrounding property.
 2. *Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than the smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used.*
Complies. The size of the only lot that qualifies as a surrounding lot (1494 Georgetown Court) is 2.14 acres. Proposed Lot 1 would have an area of 2.31 acres (100,555 square feet). Proposed Lot 2 would have an area of 2.44 acres (106,500 square feet). Both proposed lots would have lot sizes exceeding that of the surrounding property.
 3. *Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used.*
The required street setback for a local street in the R40 zoning district is 40 feet or contextual, whichever is greater. The street setback of the only lot that qualifies as a surrounding lot is approximately 169.5 feet. To comply with this section of the Subdivision Regulations, the minimum street setback for lots in the proposed subdivision is approximately 169.5 feet. Both proposed lots have adequate depth to accommodate the anticipated 169.5-foot street setback.
 4. *Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*
Complies. The existing residential unit at 1494 Georgetown Court is oriented toward Georgetown Court. Because the proposed lots have frontage on Georgetown Court only, both lots in the proposed subdivision are oriented toward Georgetown Court.

3-6 Blocks

Not applicable. No new blocks are being created.

3-7 Improvements

Metro Water Services (MWS) has determined that sanitary sewer improvements are required for this subdivision. MWS will require that the applicant complete or bond these improvements prior to the recording of the final plat. Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

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

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

3-9 Requirements for Streets

Not applicable. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements

Not applicable. No dedication, reservations, or improvements to public infrastructure are required.

3-11 Inspections During Construction

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

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

Not applicable. No new streets are proposed.

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

Not applicable. No private streets are proposed.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed final 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 final plat for water and has recommended approval.

3-16 Sewerage Facilities

Metro Water Services has reviewed this proposed final plat for sewer and has recommended approval with conditions, contingent upon the completion or bonding of required improvements.

3-17 Underground Utilities

Not applicable. No new streets are proposed.

PLANNING STAFF COMMENTS

The proposed subdivision satisfies the standards of the Subdivision Regulations and Metro Zoning Code if the Planning Commission determines that the land is suitable for development. Section 3-3 of the Subdivision Regulations grants the Planning Commission the authority to determine whether a site with unsuitable land conditions may be subdivided. In the case of a proposed subdivision with slopes of 20 percent or greater, Sections 3-3.2 through 3-3.4 provide guidance on how lots may be developed. These sections require that lots with slopes greater than 20 percent be designated as critical lots; critical lot plans must be submitted to the Planning Department for review and approval prior to the issuance of any building permit. Additionally, Sections 3-3.6 and 3-3.7 provide specific regulations for the implementation of grade changing techniques and devices; such techniques and devices must be reviewed and approved by Metro staff prior to the issuance of any building permit.

Staff finds that the proposed subdivision is generally compatible with the surroundings and meets the requirements of the Zoning Code and Subdivision Regulations. If the Planning Commission finds that the land is suitable for development per Section 3-3 of the Subdivision Regulations, staff recommends approval with conditions, including a condition limiting each lot to a single-family residential use to minimize areas of disturbance.

POLICY CONSIDERATIONS

A recent appeals court decision (Hudson et al v. Metro) upheld a lower court decision which outlined that the Planning Commission has the authority to determine whether a subdivision complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each subdivision to determine whether it is harmonious generally but may consider policy. Policy information is provided below for consideration.

NashvilleNext includes a Community Character Manual (CCM), which establishes character areas for each property within Metro Nashville. The community character policy applied to the entirety of the subject property is Suburban Neighborhood Maintenance (T3 NM). The goal of the T3 NM policy is to maintain suburban neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T3 NM areas are anticipated to experience some change over time, and when such change occurs, efforts should be made to retain the existing character of the neighborhood. Appropriate land uses in the T3 NM policy area include single-family residential, one and two-family residential, open space, and institutional uses.

In the T3 NM policy area, density is secondary to the form of development. However, T3 NM areas are intended to be low to moderate-density. Since the T3 NM policy is applied to predominantly developed neighborhoods whose character is intended to be maintained, the appropriate density is determined by the existing character of each individual neighborhood in terms of its mix of housing types, setbacks, spacing between buildings, and block structure.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION
Approve

TRAFFIC AND PARKING RECOMMENDATION
Approve

- Traffic conditions to be set at the time of final site plan or building permit approval for individual lots. (Traffic studies, driveway distances, access sight triangles, etc.)

WATER SERVICES RECOMMENDATION
Approve with conditions

- Approved for Domestic Water Only. It is the responsibility of the applicant to contact the Fire Marshal's Office to determine if additional water main improvements are needed.
- Approval is contingent on construction and completion of MWS Project #'s 23SL0259.
- A bond amount of \$90,000.00 is assigned to 23SL0259.

STAFF RECOMMENDATION

Staff recommends approval with conditions if the Planning Commission finds that the site is suitable for development in accordance with Section 3-3.

CONDITIONS

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.
3. All public infrastructure shall be constructed and accepted by Metro or infrastructure shall be bonded according to Metro standards.
4. As noted by Water Services, it is the responsibility of the applicant to contact the Fire Marshal's office regarding Fire requirements. Future building permits are dependent on meeting all Metro requirements, including requirements of the Fire Marshal's office.
5. Add the following note to the plat: Each lot shall be limited to one single-family residential unit.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2023S-124-001 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances, and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

Mr. Anthony presented the staff recommendation to approve with conditions if the Planning Commission finds that the site is suitable for development in accordance with Section 3-3.

Chair Adkins closed the Public Hearing.

Vice Chair Farr said she is going to support staff's recommendation.

Mr. Clifton asked for a reminder of what the critical lot means and why it was significant to mention.

Mr. Anthony advised a critical lot is any lot that has significant environmental features such as hillside, floodplain, etc. This particular lot is the hillside and this area has a number of lots completely covered in steep slopes. He explained that with a critical lot there are different steps needed to go through before a building permit could be pulled on these lots. They cannot require the strict hillside development standards because these lots are larger than one acre and they cannot not require the strict conservation development standards because this entire site is smaller than 400,000 square feet. Mr. Anthony stated they are in the middle territory where when the applicant comes in for a building permit, for each of these lots, they have to submit a critical lot plan, and staff would look at the plan, and any grading proposed, and make sure any disturbances would be minimal and grading techniques comply with Metro standards.

Vice Chair Farr moved and Mr. Clifton seconded the motion to approve with conditions finding that the site is suitable for development in accordance with Section 3-3. (9-0)

Resolution No. RS2024-55

"BE IT RESOLVED by The Metropolitan Planning Commission that 2023S-124-001 is approved with conditions, finding that the site suitable for development in accordance with Section 3-3. (9-0)

CONDITIONS

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

2. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.
3. All public infrastructure shall be constructed and accepted by Metro or infrastructure shall be bonded according to Metro standards.
4. As noted by Water Services, it is the responsibility of the applicant to contact the Fire Marshal's office regarding Fire requirements. Future building permits are dependent on meeting all Metro requirements, including requirements of the Fire Marshal's office.
5. Add the following note to the plat: Each lot shall be limited to one single-family residential unit.

6. 2023S-197-001

VAUGHN SUBDIVISION

Council District 11 (Jeff Eslick)

Staff Reviewer: Donald Anthony

A request for final plat approval to create two lots on properties located at 100 McArthur Drive and 114 Teresa Drive, approximately 175 feet southwest of Park Circle, zoned R15 and RS15 (11.74 acres), requested by Delle Land Surveying, applicant; Paul M. & Ruby Vaughn and Adrian T. & Robbie M. Dukes, Trs., owners.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2023S-197-001 to the April 11, 2024, Planning Commission meeting. (9-0)

7. 2024S-016-001

RESUBDIVISION OF GUILL HEIGHTS

Council District 14 (Jordan Huffman)

Staff Reviewer: Laszlo Marton

A request for final plat approval to create four lots on property located at 2918 Lebanon Pike, at the northwestern corner of Lebanon Pike and Guill Ct., zoned R10 (1.40 acres), requested by Crawford & Cummings, P.C., applicant; Shady Grove Road Trust, owner.

Staff Recommendation: Defer to the April 25, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-016-001 to the April 25, 2024, Planning Commission meeting. (9-0)

8. 2024S-025-001

MADISON STATION

Council District 09 (Tonya Hancock)

Staff Reviewer: Laszlo Marton

A request for concept plan approval to create ten lots on property located at 721 Madison Square, approximately 135 feet south of Neelys Bend Road, zoned MUG-A (31.72 acres), and located within a Corridor Design Overlay District, requested by BCA Civil, applicant; 721 Madison Square LLC, owner.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-025-001 to the April 11, 2024, Planning Commission meeting. (9-0)

9. 2024S-033-001

BATSON SELMA

Council District 15 (Jeff Gregg)
Staff Reviewer: Andrea Dorlester

A request for final plat approval to create three lots on property located at 84 Fairway Drive, at the southwest corner of Fairway Drive and Selma Ave., zoned RS20 (4.49 acres), requested by Clint Elliott Survey, applicant; Donelson Heights United Methodist Church, Trs., owner.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-033-001 to the April 11, 2024, Planning Commission meeting. (9-0)

10. 145-70P-001

BELLEVUE RETAIL (AMENDMENT)

Council District 34 (Sandy Ewing)
Staff Reviewer: Laszlo Marton

A request to amend a Planned Unit Development Overlay District to permit automobile services uses on property located at 7075 Old Harding Pike, approximately 597 feet west of Old Hickory Blvd., zoned SCC (0.67 acres), JPD Consulting, applicant; Mehran Mozaffari & Roushanak Pazouki, owners.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 145-70P-001 to the April 11, 2024, Planning Commission meeting. (9-0)

11. 2024Z-015PR-001

BL2024-229

Council District 04 (Mike Cortese)
Staff Reviewer: Dustin Shane

A request to rezone from R40 to RS40 zoning for various properties along Cloverland Drive, west of Cloverland Park Drive (112.76 acres), requested by Councilmember Mike Cortese, applicant; various owners.

Staff Recommendation: Disapprove as submitted. Approve with substitute ordinance.

APPLICANT REQUEST

Zone change from R40 to RS40.

Zone Change

A request to rezone from One and Two-Family Residential (R40) to Single-Family Residential (RS40) zoning for various properties along Cloverland Drive, west of Cloverland Park Drive (112.76 acres).

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots.

Proposed Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre.

SOUTHEAST COMMUNITY PLAN

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

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

CO policy at this site recognizes pockets of steep slopes and streams.

CASE HISTORY

At the February 22, 2024, Planning Commission public hearing for this case, Commissioners and community members raised concerns about the substitute ordinance recommended by staff, which sought to exclude from the downzoning effort those lots along arterials, larger lots, lots adjacent to higher intensity uses, and lots on corners that could likely accommodate the construction of a duplex or two-family unit without disrupting the surrounding development pattern.

Concern was expressed that the resulting zoning pattern would not feel consistent across the neighborhood. At the direction of the MPC, staff consulted with the Councilmember and the community and a new substitute map was produced that only removes those lots from the downzoning effort that are located along or close to an arterial and those lots that are transitional to more intense uses. This new substitute will help address the goal of maintaining some potential for housing diversity within the neighborhood while also increasing consistency in the zoning pattern.

SITE AND CONTEXT

The rezone boundary area as currently filed includes approximately 112 acres located north and south of Cloverland Drive, east of Jones Parkway and west of Cloverland Park Drive in Brentwood. The properties represent the majority of the Cloverland Acres Subdivision. The surrounding areas are almost entirely one- and two-family residentially zoned neighborhoods (R20 and R40), with the exception of an area of multi-family housing adjacent to the north, zoned RM4. The southern boundary of the area is the Davidson and Williamson County line.

ANALYSIS

The proposed RS40 zoning district would limit development in the area to single-family uses. The area currently contains primarily single-family uses with one duplex lot on Cloverland Drive. This two-family parcel is excluded from the rezone, with the existing R40 zoning designation proposed to be retained. Additional parcels interspersed throughout the area, primarily along and south of Cloverland Drive, are excluded from the rezone application as originally filed.

NashvilleNext calls for the integration of more diverse housing types into neighborhoods to allow for aging in place, to address the overall affordability of housing, and to respond to demographic changes that are driving changes in housing preferences. The existing duplex in the area promotes a diversity of housing options and retaining the R40 zoning on that parcel allows the two-family unit to continue, providing some housing variety in the neighborhood. Existing two-family units make up less than one percent of the rezone area. Given the relatively low presence of two-family uses in the area, though, staff recommends approval of a substitute ordinance to remove certain parcels from the zone change area which could increase opportunities for housing diversity in the future.

After working with the Councilmember and community, staff recommends removing lots that are located along or close to an arterial and those lots that are transitional to more intense uses (along with additional parcels requested to be removed by the Councilmember and community). The T3 NM policy recognizes that some change will occur over time, but any change should not disrupt the overall established development pattern. Staff's recommendation is intended to provide a balance between maintaining the existing residential character and the General Plan goals for housing diversity, consistent with the land use policy.

Substitute Ordinance Bill No. 2024-229

Staff recommends disapproval as submitted and approval with a substitute to remove the following parcels from the downzoning.

Parcels to be removed:

Map 171, Parcel(s) 092, 085, 087, and 075

Map 171-04, Parcel(s) 002, 004, 016, 017, 018, and 030

Map 171-07, Parcel(s) 001, 003, 005, 006, 008, 024, 050, and 051

Map 171-08, Parcel(s) 004, 040, and 041

Map 171-11, Parcel(s) 003

STAFF RECOMMENDATION

Staff recommends disapproval as submitted and approval of the substitute ordinance.

Mr. Shane presented staff recommendation to disapprove as submitted and approve with substitute ordinance.

Chair Adkins asked Councilmember Cortese if he feels he has worked out the community concerns and that this is a compromise with the department.

Councilmember Cortese responded in the affirmative.

Chair Adkins advised this Item has already been considered and Public Hearing has been closed.

Mr. Tibbs moved and Mr. Henley seconded the motion to approve with the revised final substitute, as submitted in the memo. (9-0)

Resolution No. RS2024-56

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-015PR-001 is approved with the revised final substitute, as submitted in the memo. (9-0)

12. 2024SP-009-001

928 DELMAS AVE SP

Council District 05 (Sean Parker)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP zoning for property located at 928 Delmas Ave., approximately 1,180 feet west of Gallatin Pike (0.34 acres), to permit two multi-family residential units, requested by HR Properties of Tennessee, applicant; Nancy Jorgensen and David Presley, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit two multi-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan (SP) zoning for property located at 928 Delmas Ave., approximately 1,180 feet west of Gallatin Pike (0.34 acres), to permit two multi-family residential units.

Existing Zoning

One and Two Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *Based on acreage only, R6 would permit a maximum of two duplex lots for a maximum of four units. Duplex eligibility would be determined by Metro Codes.*

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE

The approximately 0.34-acre site is comprised of one parcel located on the south side of Delmas Ave, a local street, and about a quarter mile to the west of Gallatin Pike, an arterial boulevard. The site currently contains a single-family home. The surrounding property is primarily zoned R6 and is comprised of single-family and one-and-two family land uses on Delmas Ave.

PLAN DETAILS

The application proposes a Specific Plan (SP) zoning district that permits a maximum of two multi-family residential units accessed via a shared driveway. These detached units are 6' apart from each other, and each has its own

garage. Architectural requirements include a minimum of 20 percent glazing, primary entrances along the façade, and a maximum height of three stories in 35 feet.

ANALYSIS

Due to duplex eligibility requirements, the existing parcel is limited to single-family uses, as previously determined by Metro Codes. This property falls under T4 NM policy, which supports moderate to high density uses and a variety of housing types. Additionally, it is within walking distance (.4 miles) from a high-capacity bus stop on Gallatin Pike and close to several amenities along Gallatin Pike. Given the greater intensity supported by T4 NM in this area, the site's proximity to Gallatin Pike, and surrounding two-family land uses along Delmas Ave., an additional unit is appropriate on this site, and staff recommends approval of the Specific Plan zoning district.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Units shown with 3' fire-separation-distance (6' between buildings). Fire-rated construction in accordance with IRC R302.1 will be required.
- Overhead utility lines along frontage may limit unit height to 30'.

STORMWATER RECOMMENDATION

Approve with conditions

- Final site plan to be reviewed under Residential Infill Guidance.

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 SP plans. Submittal of an availability study is required before the final site plan can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% of W&S Capacity must be reserved before issuance of building permits.

NASHVILLE DOT ROADS 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, with a 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. Additional 1-1/2' mill and overlay may be required to cover full extents of utility work in public ROW. Extents to be coordinated in field with NDOT inspector.

NASHVILLE DOT TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Comply with NDOT Roads conditions.

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
Single-Family Residential (210)	0.34	1.0 F	2 U	28	7	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
Multi-Family Residential 3-10 (221)	0.34	-	2 U	9	1	1

Traffic changes between maximum: **R6 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-19	-6	-1

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning is not expected to generate any additional students than the existing R6 zoning district. Students would attend Hattie Cotton Elementary School, Jere Baxter Middle School, and Maplewood High School. Hattie Cotton Elementary School is under capacity and Jere Baxter Middle School and Maplewood High School have been identified as at capacity. This information is based upon the 2022-2023 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 two multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited within the entire development.
2. On the corrected copy, rename the southern unit "B."
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. No master permit/HPR shall be recorded prior to final SP approval.
10. Final plat may be required prior to permitting.
11. 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.

Approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2024-57

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024SP-009-001 is approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

1. Permitted uses shall be limited to two multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited within the entire development.
2. On the corrected copy, rename the southern unit "B."
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.

7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. No master permit/HPR shall be recorded prior to final SP approval.
10. Final plat may be required prior to permitting.
11. 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.

13. 2020S-105-003

HOBSON PARK

Council District 08 (Deonté Harrell)

Staff Reviewer: Laszlo Marton

A request for final plat approval to create 82 cluster lots and dedicate right of way on property located at 3631 Pin Hook Road, at the southwest corner of Hobson Pike and Pin Hook Road, zoned RS10 (23.4 acres), requested by Dale and Associates, applicant; Ole South/Craighead Joint Venture, owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for final plat approval to create 82 cluster lots.

Final plat

A request for final plat approval to create 82 cluster lots and dedicate right-of-way on property located at 3631 Pin Hook Road, at the southwest corner of Hobson Pike and Pin Hook Road, zoned Single-Family Residential (RS10) (23.4 acres).

CASE HISTORY

The site is located within the RS10 zoning district. The concept plan (2020S-105-001) for this subdivision was granted approval by the MPC in 2020 to include 82 cluster lots, public roads, and open space. Utilizing the Cluster Lot option, the lots were reduced to the RS5 zoning district size. The final site plan (2020S-105-002) was approved administratively in 2024. The proposed final plat includes 82 single-family lots, public roads, and open space.

SITE DATA AND CONTEXT

Location: The site is located at the intersection of Hobson Pike and Pin Hook Road.

Street type: Hobson Pike is an Arterial Boulevard and Pin Hook Road is a Collector Avenue as classified by the Major Collector Street Plan.

Approximate Acreage: 23.4 acres or approximately 1,019,297 square feet.

PROPOSAL DETAILS

Number of lots: 82

Subdivision Variances or Exceptions Requested: None.

UPDATED FINAL PLAT RULES AND PROCEDURES

At its March 9, 2023, meeting, the Metro Planning Commission approved an amendment to the Rules and Procedures, following Metro Council adoption of RS2023-2047, reflecting recent changes to Tennessee State law regarding administrative approval of final plats. The amended State law allows staff to approve final plats that create no more than 5 lots, if certain criteria is met, and final plats of up to 25 lots for subdivisions that received preliminary/concept plan approval. Prior to this change, staff was delegated authority to approve final plats that created no more than 2 lots, if certain criteria are met, and all final plats for subdivisions that received preliminary/concept plan approval.

Proposed plat

The subject site received preliminary plan approval in 2020 and final site plan approval in 2024. Approval by the MPC is now required because the final plat contains more than 25 lots, requiring consideration by the MPC per amended TCA Sections 13-3-402 and 13-4-302 under Public Chapter 994.

APPLICABLE SUBDIVISION REGULATIONS

Staff previously determined that all requirements of the Subdivision Regulations applicable to this site had been met during review of the MPC-approved preliminary/concept plan. The proposed plat is consistent with the MPC-approved preliminary/concept plan and all requirements of Chapter 3.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

- Refer to the approved development plan.

TRAFFIC AND PARKING RECOMMENDATION

Approve

- Traffic conditions to be set at the time of final site plan or building permit approval for individual lots. (Traffic studies, driveway distances, access sight triangles, etc.)

WATER SERVICES RECOMMENDATION

Approve with conditions.

- WS has noted our comments and recommends approval of the above-referenced subdivision (uploaded by Planning on November 27, 2023). Approval is contingent on construction and completion of MWS Project #'s 20SL0295 and 20WL0143. A bond amount of \$650,000.00 is assigned to 20SL0295, and an amount of \$470,000.00 is assigned to 20WL0143.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. If the applicant plans to record the final plat without constructing the required public infrastructure improvements (roads, water and sewer line extensions), then they must request a bond for those improvements. Submit a completed bond application with a check in the amount of \$750 made payable to the "Metropolitan Government" **at least three weeks** prior to when they plan to record the plat with the Metro Register of Deeds. The bond review and approval process is subject to receiving estimates from Metro departments and outside utilities for the amount that is required to be bonded. Amounts are calculated after all plat revisions have been made and approved by the Metro agencies. Contact: *the Bond Desk at 862-7202, bond.desk@nashville.gov.*
2. Update purpose note: "The purpose of this plat is to create 82 cluster lots and dedicate right of way."
3. Remove Note #14.
4. Update Note #22 to include the recorded instrument number.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. They'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity.
7. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2020S-105-003 with conditions based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances, and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

Approve with conditions. (9-0)

Resolution No. RS2024-58

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020S-105-003 is approved with conditions. (9-0)
CONDITIONS

1. If the applicant plans to record the final plat without constructing the required public infrastructure improvements (roads, water and sewer line extensions), then they must request a bond for those improvements. Submit a completed bond application with a check in the amount of \$750 made payable to the "Metropolitan Government" **at least three weeks** prior to when they plan to record the plat with the Metro Register of Deeds. The bond review and approval process is subject to receiving estimates from Metro departments and outside utilities for the amount that is required to be bonded. Amounts are calculated after all plat revisions have been made and approved by the Metro agencies. Contact: *the Bond Desk at 862-7202, bond.desk@nashville.gov.*
2. Update purpose note: "The purpose of this plat is to create 82 cluster lots and dedicate right of way."
3. Remove Note #14.
4. Update Note #22 to include the recorded instrument number.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. They'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity.
7. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

14. 2024S-031-001

GILLOCK STREET

Council District 07 (Emily Benedict)

Staff Reviewer: Dustin Shane

A request for concept plan approval on properties located at 714B, 716 Gillock Street and Gillock Street (unnumbered), approximately 360 feet south of Hilltop Avenue, zoned RS5 (1.09 acres) to permit 5 lots, requested by W.T. Smith Land Surveying, applicant; Turnkey Builders, LLC, owner.

Staff Recommendation: Defer to the April 11, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-031-001 to the April 11, 2024, Planning Commission meeting. (9-0)

15. 2024Z-012PR-001

BL2024-288

Council District 29 (Tasha Ellis)

Staff Reviewer: Laszlo Marton

A request to rezone from AR2A to R10 zoning for property located at 3196 Hamilton Church Road, approximately 114 feet south of Roundwood Forest Drive (0.47 acres), requested by Councilmember Tasha Ellis, applicant; Tusca Alexis, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from AR2a to R10.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to One and Two-Family Residential (R10) zoning for property located at 3196 Hamilton Church Road, approximately 114 feet south of Roundwood Forest Drive (0.47).

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. *The existing lot size does not meet the minimum lot size for the AR2a zoning district.*

Proposed Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. R10 would permit a maximum of two duplex lots for a maximum of four units, based on acreage alone. This does not account for compliance with the Metro Subdivision Regulations. Duplex eligibility to be confirmed by Metro Codes.

ANTIOCH – PRIEST LAKE 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.

ANALYSIS

The application consists of one parcel (Map 150, Parcel 108) totaling 0.47 acres located on the northern side of Hamilton Church Road. The property is currently zoned Agricultural/Residential (AR2a) and contains a single-family home. Surrounding properties are zoned AR2a, Single-Family Residential (RS10), R10, and surrounding uses are primarily single-family residential.

The application proposes to rezone the property from AR2a to R10. The property is within the T3 Suburban Neighborhood Maintenance (T3 NM) policy area which intends to maintain the general character of developed suburban residential neighborhoods. T3 NM Policy is supportive of two-family uses and R10 would allow for an additional unit on the property, keeping with the low-density residential character of the neighborhood. As the property is located on Hamilton Church Road, a collector-avenue as identified by the Major Collector Street Plan, a modest increase in intensity at this location aligns with the goals of the policy to focus increases of intensity along corridors. The proposed R10 district would allow one additional unit on the property, a slight increase in intensity from the existing zoning.

FIRE 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)	0.47	0.5 D	1 U	15	5	1

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.47	4.35 D	4 U	54	8	5

*Based on two-family lots

Traffic changes between maximum: **AR2A and R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+39	+3	+4

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed R10 district: 1 Elementary 0 Middle 0 High

The proposed zoning is expected to generate one more student than the existing AR2a zoning district. Students would attend Edison Elementary School, John F. Kennedy Middle School, and Antioch High School. Edison Elementary and John F. Kennedy Middle are identified as being at capacity, while Antioch High School is identified as

being over capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-59

“BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-012PR-001 is approved. (9-0)

16. 2024Z-025PR-001

Council District 34 (Sandy Ewing)

Staff Reviewer: Laszlo Marton

A request to rezone from OR20 to MUL-A zoning for property located at 4107 Hillsboro Circle, approximately 150 feet southwest of Hillsboro Drive (0.17 acres), located within the Green Hills Urban Design Overlay, requested by A&P Williams LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from OR20 to MUL-A.

Zone Change

A request to rezone from Office/Residential (OR20) to Mixed Use Limited-Alternative (MUL-A) zoning for property located at 4107 Hillsboro Circle, approximately 150 feet southwest of Hillsboro Drive, located within the Green Hills Urban Design Overlay (0.17 acres).

Existing Zoning

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 3 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.

GREEN HILLS - MIDTOWNCOMMUNITY PLAN

T5 Regional Center (T5 RG) is intended to enhance and create regional centers, encouraging their redevelopment as intense mixed use areas that serve multiple communities as well as the County and the surrounding region with supporting land uses that create opportunities to live, work, and play. T5 RG areas are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential, and institutional land uses.

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 131, Parcel 010) totaling 0.17 acres, located on the west side of Hillsboro Circle. The property is currently zoned Office/Residential (OR20) and is currently developed with a two-story commercial building. Surrounding properties are zoned OR20, Multi-family Residential (RM20), MUL, and Shopping Center Regional (SCR) while surrounding uses include office, fast food, general retail, and financial institution.

The application proposes to rezone the property from OR20 to MUL-A. The property is within the T5 Regional Center policy area which is intended to enhance and create regional centers. While the current OR20 allows for retail and restaurant uses as an accessory to a principal use, MUL-A permits retail, restaurant, and grocery uses as principal uses. The proposed MUL-A district would allow for additional commercial and mixed-use opportunities on the site, which is appropriate given the policy’s goal to serve the region by encouraging intense mixed-use areas that create opportunities to live, work, and recreate. Staff will note that in some cases, T5 RG policy supports more intense

mixed-use districts than MUL-A, such as Mixed Use General-Alternative (MUG-A) and Mixed Use Intensive-Alternative (MUI-A). However, MUL-A in this location provides a softer transition to the lower intensity Suburban Residential Corridor (T3 RC) and Suburban Neighborhood Maintenance (T3 NM) policy areas nearby. Additionally, the bulk and massing standards of MUL-A are less intense than MUG-A and MUI-A, which is appropriate given the environmental features in Conservation (CO) policy. CO policy is in place on the site because the rear of the site is in the floodway.

Overall, the request aligns with T5 RG policy as well as the goals of NashvilleNext to create neighborhoods that include mixed use, walkable centers, and commercial districts that fit within their context and character; therefore, staff recommends approval.

FIRE RECOMMENDATION
Approve.

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)	.17	20 D	3 U	15	1	2

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)	.17	0.8	5,924 SF	68	32	8

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)	0.085	1.0 F	4 U	20	1	2

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)	0.0425	1.0 F	1,851 SF	70	2	7

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)	0.0425	1.0 F	1,851 SF	208	18	18

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+215	-12	+17

METRO SCHOOL BOARD REPORT

The mix of uses could vary and assumption of impact at this point is premature. Students would attend Julia Green Elementary School, J.T. Moore Middle School, and Hillsboro High School. Julia Green Elementary is identified as over capacity while J.T. Moore Middle School and Hillsboro High School are identified as at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-60

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-025PR-001 is approved. (7-0)

17. 2024Z-026PR-001

Council District 30 (Sandra Sepulveda)

Staff Reviewer: Donald Anthony

A request to rezone from R8 to RM20-A zoning for property located at 529 Paragon Mills Road, approximately 139 feet east of Travis Drive (3.4 acres), requested by The Salvation Army, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R8 to RM20-A.

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential-Alternative (RM20-A) zoning for property located at 529 Paragon Mills Road, approximately 139 feet east of Travis Drive (3.4 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 18 lots with 4 duplex lots for a total of 22 units, based on acreage only. Application of the Metro Subdivision Regulations may result in fewer units at this site. Metro Codes makes final determinations on duplex eligibility.*

Proposed Zoning

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 68 units based on acreage only.*

SOUTHEAST COMMUNITY PLAN

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

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

SITE AND CONTEXT

The rezoning application is for a 3.4-acre parcel located along the south side of Paragon Mills Road, approximately 139 feet east of Travis Drive. The subject property has been zoned R8 since 1974. The property lies in the Airport Impact Overlay District, and the southern two-thirds of the site lie within the 100-year floodplain. The subject property includes one structure that is currently used as a parsonage. The subject property is owned by The Salvation Army, a religious organization that also operates a church on the adjacent property at 525 Paragon Mills Road; a parking lot that serves the church crosses the property boundary onto the subject property. The subject property has approximately 320 feet of frontage on Paragon Mills Road, which also provides access to the property. Paragon Mills Road is classified as a collector-avenue in the Major and Collector Street Plan (MCSP).

Adjacent zoning includes: Office/Residential (OR20), One and Two-Family Residential (R8), and RM20-A to the north (across Paragon Mills Road); R8 on the east; and RM20 on the south and west. Adjacent land uses include: office and two-family residential to the north; church on the east; and multi-family residential on the south and west. The broader area around the subject property supports a mix of land uses ranging from single-family and multi-family residential to office and commercial uses. Commercial uses are especially prominent on Nolensville Pike, which lies approximately 500 feet west of the subject property.

The requested RM20-A zoning would permit up to 68 multi-family residential units on the subject property. Bulk standards for the RM20-A zoning district include a maximum floor area ratio (FAR) of 0.80 and a maximum impervious surface ratio (ISR) of 0.70. Minimum required setbacks are five feet on the sides and 20 feet on the rear. A build-to zone of zero to 80 feet would apply, and a primary building entrance would be required along the building façade within the build-to zone. Building height is limited to 30 feet in the build-to zone; after a minimum stepback of 15 feet, building height may reach a maximum of 45 feet.

ANALYSIS

The application proposes to rezone the subject property from R8 to RM20-A. The northern one-third of the site lies in the T3 Suburban Neighborhood Evolving (T3 NE) policy area, and the remainder of the site lies within the Conservation (CO) policy area. Adjacent properties to the northeast and east also lie within the T3 NE policy area, while the areas to the northwest and west transition to higher-intensity policies (T4 Urban Community Center and T4 Urban Mixed Use, respectively).

The T3 NE policy is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. The T3 NE policy supports a range of single-family, one and two-family, and multi-family residential zoning districts. Neighborhood context and connectivity are among the factors that should be considered when analyzing rezoning requests in the T3 NE policy area.

Planning staff evaluated the rezoning request in light of the T3 NE policy and found that the proposed RM20-A zoning is consistent with the policy. The area surrounding the subject property includes a broad mix of land uses and development patterns. Building types, setbacks, and parking locations vary greatly, particularly on the north side of Paragon Mills Road and along Travis Drive and Nolensville Pike.

The property is within walking distance (approximately 500 feet) of Nolensville Pike, an arterial-boulevard that supports a wide range of businesses and services. Further, Nolensville Pike is designated as a high-capacity transit corridor in the MCSP and is served by WeGo route 52, which connects Old Hickory Boulevard (south of the subject property) to Downtown Nashville.

Planning staff also evaluated the rezoning request for consistency with the Conservation policy. Approximately two-thirds of the subject property lies within the 100-year floodplain associated with Sevenmile Creek, which lies southeast of the property. No development is proposed with this rezoning request. However, any future development within the floodplain would be subject to Metro's floodplain development standards.

Staff determined that the subject property's location in an evolving neighborhood with a mix of land uses as well as its proximity to a major transportation corridor warrant RM20-A zoning per the T3 NE policy's guidance. Therefore, staff recommends approval of the rezoning request.

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)	3.4	5.29 F	22 U	258	20	24

*Based on 25% two-family lots

Maximum Uses in Proposed Zoning District: **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	3.4	20 D	68 U	369	23	31

Traffic changes between maximum: **R8 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+111	+3	+7

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: 4 Elementary 2 Middle 3 High

Projected student generation proposed RM20-A district: 10 Elementary 4 Middle 6 High

The proposed RM20-A zoning district is expected to generate 11 more students than the existing R8 zoning district. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. Glenclyff Elementary School is at capacity. Wright Middle School is under capacity. Glenclyff High School is over capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-61

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-026PR-001 is approved. (9-0)

18. 2024Z-029PR-001

Council District 25 (Jeff Preptit)

Staff Reviewer: Christopher Paulsen

A request to rezone from R40 to R10 zoning for property located at 3603 Belmont Blvd., approximately 300 feet south of Graybar Lane (0.69 acres), requested by Michael Isaac, applicant; Magi S. Takla & Michael Isaac, owners.

Staff Recommendation: Disapprove R10 and approve R30.

APPLICANT REQUEST

Zone change from R40 to R10.

Zone Change

A request to rezone from One and Two-Family Residential (R40) to One and Two-Family Residential (R10) zoning for property located at 3603 Belmont Boulevard, approximately 300 feet south of Graybar Lane (0.69 acres).

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of one unit.*

Proposed Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of three duplex lots for a total of six units, based on acreage only. Application of the Metro Subdivision Regulations may result in fewer units. Metro Codes makes final determinations on duplex eligibility.*

GREEN HILLS - MIDTOWN 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.

ANALYSIS

The 0.69-acre site includes one parcel located on the west side of Belmont Boulevard, designated a collector-avenue by the Major and Collector Street Plan (MCSP). The property is zoned One and Two-Family Residential (R40) and currently has one single-family home on the site. Surrounding properties are zoned One and Two-Family Residential (R10) to the south, and Single-Family Residential (RS40) to the north, west, and northeast. Surrounding land uses include primarily single-family and two-family residential properties. Lipscomb University is located to the east. The adjacent property to the north is vacant and zoned R40.

The application proposes to rezone the property from R40 to R10. The property is within the T3 Suburban Neighborhood Maintenance (T3 NM) policy area, which intends to maintain the general character of developed suburban residential neighborhoods and is characterized by developed one and two-family residential properties. The property is surrounded by R40, RS40 and R10 zoning, with the predominant land use being single-family and two-family homes. The R10 area immediately to the south and southwest is characterized by properties that have previously been subdivided and developed along neighboring streets. The parcels immediately surrounding the subject property to the north and west fall within the T3 NM policy area and are predominantly developed with single family homes in the RS40 and R40 zoning districts. While there is R10 zoning in the immediate area, the subject property is most like the adjacent property immediately to the north and rezoning to R10 would be out of character.

If rezoned to the requested R10 district, the subject site could potentially allow up to six units, based on acreage alone, if the property is determined to be duplex eligible. Staff believes that this density would be too intense for the T3 NM policy area at this location. Staff recommends an alternative zoning district of R30 for the subject property, which would allow for up to two units, if duplex eligible. The property is approximately 30,056 square feet, and rezoning from R40 to R30 would bring the property into compliance with the minimum lot size of R30. Additionally, the R30 lot size is more in keeping with the existing character of the area of the lots abutting the site to the north. For these reasons staff recommends disapproval of the R10 zoning and approval of R30 zoning.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.69	1.0 F	1 U	15	5	1

*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)	0.69	8.69 F	6 U	78	9	7

*Based on two-family lots

Traffic changes between maximum: **R40 and R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+5	+63	+4	+6

METRO SCHOOL BOARD REPORT

Projected student generation existing R40 districts: 0 Elementary 0 Middle 0 High
 Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed zoning is expected to generate one more student than the existing R10 zoning district. Students would attend Percy Priest Elementary School, J.T. Moore Middle School, and Hillsboro High School. All three schools are identified as being at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval of R10 and approval of R30.

Mr. Paulsen presented the staff recommendation to disapprove R10 and approve R30.

Councilmember Preptit stated he supports staff recommendation.

Michael Issac, no address given, stated he is the property owner. He spoke in favor of the application.

Councilmember Preptit addressed some of the concerns expressed by the property owner.

Chair Adkins closed the Public Hearing.

Mr. Clifton asked if the reason for the staff’s recommendation for R30 is because it would fit in better.

Ms. Milligan explained the current zoning is R40, which is one and two family zone, but because the lot is only 30,000 square feet, they are not eligible to build two units. Their understanding from the applicant was the intent of the rezoning was to build two units, and the request for R10 was to allow the two units but with smaller setbacks. She further explained the R30 achieves the same land use they were intending with R10.

Mr. Tibbs moved and Mr. Marshall seconded the motion to disapprove R10 and approve R30. (9-0)

Resolution No. RS2024-62

“BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-029PR-001 is disapproved for R10 and approved for R30. (9-0)

Mr. Clifton left the meeting.

19. 2024Z-030PR-001

Council District 16 (Ginny Welsch)
 Staff Reviewer: Christopher Paulsen

A request to rezone from RS5 to RM20-A-NS zoning for properties located at 338 Whitsett Road and Whitsett Road (unnumbered), approximately 190 feet east of Nolensville Pike (0.39 acres), requested by DreamInc, applicant and owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Zone change from RS5 to RM20-A-NS.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative-No STRP (RM20-A-NS) zoning for properties located at 338 Whitsett Road and Whitsett Road (unnumbered), approximately 190 feet east of Nolensville Pike (0.39 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 zoning would permit a maximum of 3 units, based on acreage only.*

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. The – NS designation prohibits Short-Term Rental Property – Owner Occupied and Short-Term Rental Property – Not Owner Occupied uses from the district. *RM20-A-NS would permit a maximum of 8 units.*

SOUTH 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.

ANALYSIS

The 0.39-acre site includes two parcels located on the north side of Whitsett Road, approximately 190 feet east of Nolensville Pike, which is designated as an arterial-boulevard by the Major and Collector Street Plan. The western parcel is vacant and the eastern parcel contains a single-family residential use. Existing alley right-of-way associated with Alley #1878 extends from Whitsett Road to the north and intersects with Alley #1879 framing the property. The surrounding development pattern along Whitsett Road includes primarily single and two-family residential uses, with a larger cluster of industrial uses located further to the east, near and along Foster Avenue. Two properties directly to south (Parcels 372-373) were rezoned to RM20-A-NS in 2020. Properties to the west, located opposite the Alley #1878 right-of-way, include predominately commercial land uses which front onto Nolensville Pike.

The site is located on the western edge of a T4 NE policy area, adjacent to commercial and non-residential development located in the T4 CC Urban Community Center policy area along the Nolensville Pike corridor, where additional intensity would be appropriate. The site is also located immediately adjacent to properties within an area identified by NashvilleNext as a Tier 1 Center. Areas identified as centers contain pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. Rezoning to RM20-A-NS will create more opportunity for housing choice, consistent with the T4 NE policy, in a manner that transitions from the existing residential development interior to the neighborhood to the more intense land uses along the corridor. The bulk and building placement standards associated with the RM20-A-NS district ensure that development addresses the pedestrian realm and limits the amount of parking between the building and the street, and the surrounding street network and public transportation service allows for improved pedestrian, bicycle, and vehicular connectivity.

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)	0.39	7.69 F	3 U	90	9	8

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)	0.39	20 D	8 U	31	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+12,763	+1167	+1,463

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 zoning districts: 1 Elementary 0 Middle 0 High
Projected student generation proposed RM20-A-NS district: 1 Elementary 0 Middle 1 High

The proposed RM20-A-NS zoning is expected to generate 1 additional students. Students would attend Whitsitt Elementary School, Cameron CP Middle School, and Glenciff High School. Whitsitt Elementary and Glenciff High have been identified as being over capacity. Cameron CP Middle School have been identified as being under capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Sidewalks consistent with Metro Standards shall be constructed along all public street frontages prior to final use and occupancy permit.

Approve with conditions. (9-0)

Resolution No. RS2024-63

“BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-030PR-001 is approved with conditions. (9-0)

CONDITIONS

1. Sidewalks consistent with Metro Standards shall be constructed along all public street frontages prior to final use and occupancy permit.

20. 2024Z-031PR-001

Council District 17 (Terry Vo)
 Staff Reviewer: Celina Konigstein

A request to rezone from R6 to OR20-A zoning for property located at 749 Lynwood Ave., approximately 30 feet west of Ridley Blvd. (0.14 acres), requested by DreamInc., applicant; Operation Stand Down Nashville, Inc., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R6 to OR20-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Office/Residential-Alternative (OR20-A) zoning for property located at 749 Lynwood Ave, 30 ft west of Ridley Blvd (0.14 acres).

Existing Zoning

One and Two Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *Based on acreage only, R6 would permit a maximum of one duplex lot for a total of two units. Duplex eligibility would be reviewed by Metro Codes.*

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 two units.*

GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

SITE AND CONTEXT

The rezoning application is for a 0.14-acre parcel located along the south side of Lynwood Avenue between Ridley Blvd and 8th Ave S. The property has been zoned R6 since 1974 and is within the Urban Zoning Overlay (UZO). A single-family home is located on the property. The property has frontage on Lynwood Avenue and can be accessed via Alley #656 along the southern property line.

The property is adjacent to R6 zoning to the east and west. The surrounding area is predominately zoned R6; however, several parcels in the area are zoned OR20-A. The surrounding area east of 8th Ave S. largely contains one- and two-family homes; however, the 8th Ave S. corridor includes commercial and nonresidential uses and is framed by Reservoir Park on the west side.

ANALYSIS

Planning staff evaluated the rezoning request in relation to the T4 MU’s focus on providing for a variety of housing and mix of uses. The Community Character Manual (CCM) lists OR20–A as an appropriate zoning under T4 MU policy. One of the stated goals of the policy is to create neighborhoods with a diverse mix of moderate to high density residential, commercial, office, and light industrial land uses. OR20-A would support this intent to a greater degree than the existing R6 zoning, which only supports residential use. The Alternative designation in the OR20-A zoning district will require that future development on the site have an urban form and vehicular access via the alley. Additionally, the site is proximate to an existing transit stop along 8th Ave. S. and is within walking distance to Reservoir Park, where an increase in density would be appropriate. For these reasons, staff recommends approval of the rezoning.

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)	0.14	28.57 F	2 U	28	7	2

*Based on two-family lots

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 (221)	0.07	20 D	1 U	4	0	0

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	3,049 SF	36	29	4

Traffic changes between maximum: **R6 and OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+12	+22	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 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 district is not expected to generate any more students than the existing R6 zoning district. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School. All three schools are at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-64

“BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-031PR-001 is approved. (9-0)

21. 2024Z-033PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Celina Konigstein

A request to rezone from R10 to RM15-A-NS zoning for property located at 2119 Courtney Ave., at the northwest corner of Courtney Ave. and Bellfield Ave. (0.35 acres), requested by Shawn Jackson, applicant; Zaia M. Thombre, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R10 to RM15-A-NS.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Multi-family Residential -Alternative - No Short-Term Rental (RM15-A-NS) zoning for property located at 2119 Courtney Ave., at the northwest corner of Courtney Ave. and Bellfield Ave. (0.35 acres).

Existing Zoning

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

Proposed Zoning

Multi-family Residential – Alternative – No Short-Term Rental (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. The – NS designation prohibits Short-Term Rental Property – Owner Occupied and Short-Term Rental Property – Not Owner Occupied uses from the district. *RM15-A-NS would permit a maximum of five multi-family residential units.*

BORDEAUX – WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

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

ANALYSIS

The 0.35 acre-site is located at 2119 Courtney Avenue. The subject site is a corner lot and has frontage along Bellefield Avenue and Courtney Avenue. The property is currently accessed from Courtney Avenue and there is one house on the property. The nearby zoning districts include R10, Specific Plan (SP), and RM15-A-NS. Commercial Limited (CL) and Office Limited (OL) zoning is located along Clarksville Pike to the west.

The subject site is near an approved SP (BL2020-124), which was approved in 2020 for a mixed-use development in four and five story structures across the 11-acre site. This SP also included improvements to previously unimproved Bellefield Avenue, making it a local through street from Courtney Avenue to Lawrence Avenue.

The surrounding built environment is comprised of an evolving residential landscape, which has introduced two-story and three-story structures, resulting in a mixture of existing single and split story ranch homes along Courtney Ave. This has allowed for a diversity in the surrounding land uses that consist of single-family, two-family, and multifamily residential.

The policy on the site is T3 Suburban Neighborhood Evolving which has the intent of creating a diversity of uses and housing options within suburban contexts. The proposed zoning, RM15-A-NS, is noted as a zoning district supported by the T3 NE policy in the Community Character Manual. The designation of – A, Alternative, aids in the intent to create an improved building form by providing standards for entrances, raised foundations, and glazing requirements. The – NS designation prohibits Short-Term Rental Property – Owner Occupied and Short-Term Rental Property – Not Owner Occupied uses, ensuring the goal of the policy to provide housing options in a residential suburban context is met.

The parcel is also located near a T3 CM Suburban Mixed Use Corridor Policy which encourages a greater mix of higher-density residential and mixed-use development. The proposed rezoning on this property can help to provide a transition in density from the adjacent SP to the surrounding one- and two-family properties along Courtney Avenue.

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)	0.35	5.71F	2 U	28	7	2

*Based on two-family lots

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 (221)	0.35	15 D	5 U	26	1	3

Traffic changes between maximum: R10 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
-	-	-	+3	-2	-6	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 zoning districts: 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 is expected to generate two additional students. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. Whites Creek high school is exceedingly under capacity, while Cumberland Elementary and Haynes Middle School are at capacity as identified by the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-65

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-033PR-001 is approved. (9-0)

22. 2024Z-034PR-001

Council District 16 (Ginny Welsch)

Staff Reviewer: Oscar Orozco

A request to rezone from RS5 to R6-A zoning for property located at 299 and 301 Oriel Ave., at the southwest corner of Oriel Ave. and Burbank Ave. (0.41 acres), requested by Steadfast Group, applicant; George Peacher Jr. ET UX., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential – Alternative (R6-A) zoning for properties located at 299 and 301 Oriel Ave., at the southwest corner of Oriel Ave. and Burbank Ave. (0.41 acres).

Existing Zoning

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

Proposed Zoning

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

SOUTH NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE & CONTEXT

The rezoning application is for two parcels (combined 0.41 acres) on the south side of Oriel Avenue, west of Burbank Avenue. Oriel Avenue is classified as a local street. The subject property is approximately 1/3 mile from Nolensville Pike, an arterial boulevard. The eastern parcel, 299 Oriel Avenue, has frontage along both Oriel Avenue and Burbank Avenue. Both parcels can be accessed via Alley #1859 along their southern property lines. These properties were zoned R6 in 1984 and rezoned to RS5 in 2004. Each parcel contains a single-family home, and the surrounding land uses in the area are predominately single family; however, there are some two-family uses.

ANALYSIS

The existing zoning on the property would permit a maximum of one unit per parcel. The proposed R6-A zoning could allow for a maximum of two units per parcel, or one additional unit on each parcel. Duplex eligibility is to be confirmed by Metro Codes. The proposed Alternative or -A standard would ensure that future development on the site has an urban form, consistent with the policy guidance. Both properties fall under T4 NM policy, which supports low to moderate density uses. Additionally, the properties are located near an existing bus stop on Nolensville Pike and close to nonresidential uses along Nolensville Pike. Given the small increase in density, presence of an alley network, corner location, and policy guidance, staff recommends approval of the requested rezoning.

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)	0.41	7.31 F	3 U	41	7	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.41	9.75 F	4 U	54	8	5

*Based on two-family lots

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

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 1 Elementary 0 Middle 0 High
 Projected student generation proposed R6-A district: 1 Elementary 0 Middle 0 High

The proposed R6-A zoning district is not expected to generate any additional students than the existing RS5 zoning district. Students would attend John B. Whitsitt Elementary School, Cameron CP Middle School, and Glenclyff High School. John B. Whitsitt Elementary and Glenclyff High School are identified as being over capacity. Cameron CP Middle School is under capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-66

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-034PR-001 is approved. (9-0)

23. 2024Z-035PR-001

Council District 01 (Joy Kimbrough)
 Staff Reviewer: Christopher Paulsen

A request to rezone from RS15 to RS7.5 zoning for property located at 3740 Hydes Ferry Road, approximately 220 feet southeast of Emerald Drive (0.67 acres), requested by Proverbs Build Homes, applicant; Daphne Burney & Clara Bell Stowe, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS15 to RS7.5.

Zone Change

A request to rezone from Single-Family Residential (RS15) to Single-Family Residential (RS7.5) zoning for property located at 3740 Hydes Ferry Road, approximately 220 feet southeast of Emerald Drive (0.67 acres).

Existing Zoning

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 1.94 dwelling units per acre. *RS15 would permit a maximum of 1 unit.*

Proposed 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 3.89 dwelling units per acre. *RS7.5 would permit a maximum of 3 units, based on the acreage only. Application of the Metro Subdivision Regulations may result in fewer units at this site.*

BORDEAUX - WHITES CREEK - HAYNES TRINITY COMMUNITY PLAN

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

ANALYSIS

The 0.67 acre-site is located at 3740 Hydes Ferry Rd., a local street. There is presently one house on the property. Nearby zoning districts include Single-family Residential (RS15), Commercial Service (CS), and Specific Plan (SP) and surrounding land uses consist of single-family and two-family residential, vacant land, church, and office. The property is located within the T3 Suburban Neighborhood Evolving policy area which intends to create and enhance suburban residential neighborhoods. T3 NE supports a broader mix of housing types with higher densities to provide for housing choice. The property is 29,185 square feet and would only allow for one single-family home. Rezoning from RS10 to RS7.5 would allow the property to be subdivided into three lots with a single-family home on each lot. This would be in keeping with the T3NE policy which calls for smaller lots with diverse housing types. There is also a WeGo stop approximately one-third of a mile from the site. Given the existing mixture of single and two-family homes, the proximity to Ashland City Highway, and proximity to a transit stop, staff finds that a higher density of single-family zoning district is consistent with the T3 NE policy at this location.

Maximum Uses in Existing Zoning District: **RS15**

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)	0.67	7.46 F	1 U	15	5	1

Maximum Uses in Proposed 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)	0.67	4.47 F	3 U	41	7	3

Traffic changes between maximum: **RS15 and RS7.5**

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS15 zoning districts: 0 Elementary 0 Middle 0 High
Projected student generation proposed RS7.5 district: 0 Elementary 0 Middle 0 High

The proposed RS7.5 zoning is not expected to generate any additional students beyond the existing zoning. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. Cumberland Elementary School and Haynes Middle School are at capacity, and Whites Creek High School is exceedingly under capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION
Staff recommends approval.

Approve. (9-0)

Resolution No. RS2024-67

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-035PR-001 is approved. (9-0)

I: OTHER BUSINESS

24. New Employment Contract for Karimeh Sharp and Contract Renewals for Eric Hammer & Anna Grider

Resolution No. RS2024-68

"BE IT RESOLVED by The Metropolitan Planning Commission that the New Employment Contract for Karimeh Sharp and Contract Renewals for Eric Hammer & Anna Grider is approved. (9-0)

25. Historic Zoning Commission Report
26. Board of Parks and Recreation Report
27. Executive Committee Report
28. Accept the Director's Report and Approve Administrative Items

Resolution No. RS2024-69

"BE IT RESOLVED by The Metropolitan Planning Commission that the director's report is approved. (9-0)

29. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

April 11, 2024

MPC Meeting

4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

April 25, 2024

MPC Meeting

4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

K: ADJOURNMENT

The meeting adjourned at 4:58 p.m.