



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

April 11, 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
Dennie Marshall
Matt Smith
Brian Tibbs
Councilmember Jennifer Gamble
Leah Dundon

Staff Present:

Lucy Kempf, Executive Director
Andi Dorlester, Land Development Manager
Lora Fox, Legal
Abbie Rickoff, Planning Manager I
Amelia Lewis, Planner III

Commissioners Absent:

Edward Henley
Kathy Leslie

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

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 day. 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.

 The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.semrick@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

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 4:03 p.m.

B: ADOPTION OF AGENDA

Mr. Marshall moved and Mr. Clifton seconded the motion to adopt the agenda. (7-0)

C: APPROVAL OF MARCH 28, 2024 MINUTES

Mr. Tibbs moved and Mr. Marshall seconded the motion to approve the meeting minutes of March 28, 2024. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

No Councilmembers spoke at this time.

Vice Chair Farr joined the meeting.

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 3, 4, 5, 6, 7, 10, 11, 14

Mr. Smith moved and Mr. Clifton seconded the motion to approve the Deferred and Withdrawn Items. (8-0)

F: CONSENT AGENDA ITEMS 18

Mr. Tibbs moved and Mr. Smith seconded the motion to approve the Consent Agenda. (8-0)

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.

G: 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 25, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2023CP-003-005 to the April 25, 2024, Planning Commission meeting. (8-0)

2. 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 (15.4 acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.

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

APPLICANT REQUEST

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

Zone Change

A request to amend a Specific Plan for property located 4214 Central Pike, at the southwest corner of N. New Hope Road and Central Pike, zoned Specific Plan (SP) to permit 320 multi-family residential units (15.4 acres).

Existing Zoning

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

Proposed Zoning

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

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

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

Supplemental Policy Area 14-T3-CM-01- Central Pike/Melvin Road/New Hope Road (2018) was created to address issues identified by the community related to the mix of land uses, mobility, connectivity, and pedestrian infrastructure. The supplemental policy contains a concept plan which provides guidance on the mix of land uses as well as mobility and improved connectivity within the study area. The mobility guidance is intended to improve connectivity and promote safe and efficient modes of transportation across the study area and along Central Pike through new development and redevelopment that creates a system of streets with multiple routes and connections.

HISTORY

This item was previously presented at the February 8, 2024, Planning Commission Meeting where a public hearing was held. The plan under consideration at that meeting proposed a multi-family development served by private drives only. Staff published a recommendation to disapprove, as the plan did not incorporate an east-west public road connection as called for by the Central Pike Supplemental Policy. Following the public hearing, this item was deferred by the MPC to allow the applicant the opportunity to work with staff on plan modifications. The current plan under consideration has been modified to incorporate an east-west public road connection.

SITE CONTEXT AND PLAN DETAILS

The 4214 Central Pike SP was a regulatory plan approved in 2014 to permit a mix of uses. The approved preliminary SP included Nursing Home, Assisted-Care Living, and Independent Living Multi-Family as its primary uses and allowed for various accessory uses such as Community Education, General Office, Day Care Center, as well as Single-Family and Two-Family Residential. The SP amendment proposes to alter the allowable uses to solely multi-family residential. Additionally, the amendment proposes to change the fallback zoning district from MUN to MUN-A-NS.

The property is located at the corner of South New Hope Road and Central Pike, on approximately 15 acres. Properties to the south and east of the subject property are zoned Single-Family Residential (RS15) while properties to the north and west are zoned SP, Mixed-Use Neighborhood (MUN), and Mixed-Use Limited-Alternative (MUL-A). Surrounding land uses include vacant commercial land, single family residential, multi-family residential, office, and institutional. South New Hope Road is identified as a collector avenue and Central Pike is identified as an arterial boulevard on the Major Collector Street Plan.

The proposed plan includes a total of 320 multi-family residential units across seven buildings throughout the site. Unit types are broken down as follows: 16 studio units, 173 1-bedroom units, 106 2-bedroom units, and 25 3-bedroom units. The density on the site is approximately 21 units per acre. The buildings are shown as 3/4 split story residential buildings with a maximum height of 4 stories within 60 feet. The plan includes an amenity area, two park spaces, and a stormwater management area at the northwest corner of the site.

The site is accessed by two points, one along a proposed public road off South New Hope Road and another from a private drive off Central Pike. The proposed public road begins at South New Hope Road and runs east to west before terminating along the site's eastern boundary. Parking frames the internal drive network and is also provided by parallel spaces along the proposed public road. Sidewalk and planting strips will be provided along portions of South New Hope Road and Central Pike as well as the proposed public road. Due to topographical conditions on the southern portion of S. New Hope, the sidewalk improvements are not identified beyond the southern intersection with the new public road. Internal sidewalks provide connection between buildings and site amenities. Parking is provided adjacent to buildings throughout the site in the form of surface parking and 5 detached garage bays.

The plan includes 20-foot C-3 landscape buffer yards along the side and rear property lines. Two areas have been identified as park space, including one internal to the site near the garage bays and another which borders the sidewalk along Central Pike. At the northwest corner of the site, a large area for stormwater management is proposed. This area is the lowest point across the whole site.

The site is located within the T3 Mixed Use Corridor policy area which is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. The plan proposes a multi-family residential development along the corridor and provides improved pedestrian and road facilities along Central Pike and a portion of South New Hope Road. The plan includes several design characteristics of T3 CM policy areas such as providing higher-intensity housing along a corridor, internal drives with buildings built to the back edge of sidewalk, and creating a more connected sidewalk and street network, all of which are encouraged by the policy.

The site is in a key location to begin setting up the envisioned street network as shown in the Supplemental Policy. With the addition of the proposed road in the middle of the site, the plan meets the goal of the Supplemental Policy Area by providing an east-west road connection that sets up future connectivity to the adjacent properties to the east. As the proposed amendment meets both the goals of the Central Pike Supplemental Policy as well as the T3 CM policy area, staff recommends approval. **HISTORIC RECOMMENDATION**

Approve with conditions

- Recommend Phase I Archaeological Survey

FIRE RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

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

WATER SERVICES RECOMMENDATION

Approve with conditions

- MWS recommends approval, on the following conditions: Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits before their construction may begin. A minimum of 30% of Water and Sewer Capacity fees must be paid before issuance of building permits. (Water and Sewer Capacity Fee Permit No's T2023028122 and T2023028121).

NASHVILLE DOT RECOMMENDATION

Approved with conditions

- For finals w/ public roads: Include proposed public roadway construction drawings (profiles, grades, drainage). Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, (access and ADA) ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. All ROW frontages shall adhere to the Major Collector Street Plan (MCSP).
- Dedicate ROW along all frontages to accommodate MCSP requirements. Provide call outs on final site plan for MCSP requirements.
- Show 'Now Entering Private Drive' signage where applicable off public roads. Provide internal stop control at intersections.

- Provide stopping sight distance exhibits at any relevant intersections and accesses. Provide adequate sight distance spacing at all access ramps and public streets with on-street parking.
- Dimension ROW pavement widths for clarity. Label assumed truck and bus routes around and/or through the site-internal or along ROW frontage(s). Provide a loading/unloading plan for each aspect of the development.
- Provide any truck turning exhibits relevant to loading/unloading activities-at intersections, site access points. Note: A private hauler will be required for waste/recycle disposal.
- Comply w/ NDOT traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Per review of the TIS, the applicant shall install a new traffic signal at the intersection of S New Hope Rd and Central Pike. The new signal shall accommodate appropriate pedestrian infrastructure. A pedestrian crossing on the Western and Southern legs of the intersection shall be installed with push buttons, pedestrian signal heads, pedestrian ramps, and warning mats.
- The applicant shall install a Two-Way Left Turn lane (a three lane cross-section) from N New Hope Rd to S New Hope Rd. The three lane cross section shall have appropriate tapers/transitions that are per MUTCD/AASHTO guidance.
- Based on the volumes from the TIS, the main access on Central Pike can operate efficiently without the installation of the eastbound right turn lane. Therefore, further discussion will be needed with NDOT prior to Final SP approval to determine if the turn lane is appropriate based on the future needs of Central Pike.
- The applicant shall continue to coordinate with NDOT and all responsible parties on the feasibility of closing the connection to the access road that runs parallel to S New Hope Rd at Central Pike. The reconfigured connection shall meet all NDOT roadway standards.
- Coordinate with NDOT and Planning on the final parking count prior to Final SP approval.
- Internal traffic control (signage and pavement markings) will be required for the roundabout at the main access from Central Pike. Further coordination with NDOT may be required.
- On-street parking spaces shall be spaced appropriately from the pedestrian cross-walks on the new public road connection.
- Due to future TDOT projects in the area, confirm with TDOT on the location of any private infrastructure that could be impacted by future projects.
- Comply with all MCSP requirements.
- 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 Existing Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Senior Adult Housing (252)	-	-	200 U	779	40	51

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	-	-	320 U	1,742	107	136

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+963	+67	+85

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP district: 36 Elementary 15 Middle 19 High

The proposed SP zoning is expected to generate 70 more students than the existing SP zoning district. Students would attend Dodson Elementary School, Dupont Tyler Middle School, and McGavock High School. All three schools are identified as having additional 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 a maximum of 320 multi-family residential units. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied, shall be prohibited.
2. On the corrected copy, include additional landscape screening at the northeast corner between the between the edge of surface parking and Central Pike.
3. On the corrected copy, update maximum building height: 4 stories in 60 feet.
4. On the corrected copy, add the following note: Stories shall be calculated per the “Story” definition of the Metro Zoning Code.
5. Final site plan shall include ample pedestrian connections to the buildings and a continuous pedestrian network throughout the site.
6. With the final site plan, pedestrian network shall include connection to the northernmost park, east of the stormwater management area.
7. With the final site plan, areas of open space shall be generally consistent in location and size as shown on the preliminary SP.
8. Comply with all conditions and requirements of Metro Reviewing Agencies.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with the final site plan application.
10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUN-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
11. 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.
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 Property Owners’ Association.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.
15. No master permit/HPR shall be recorded prior to final SP approval.
16. Final plat may be required prior to permitting.

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

Resolution No. RS2024-70

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-050-002 is approved with conditions and disapproved without all conditions. (8-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 320 multi-family residential units. Short term rental properties, owner occupied, and short term rental properties, not-owner occupied, shall be prohibited.
2. On the corrected copy, include additional landscape screening at the northeast corner between the between the edge of surface parking and Central Pike.
3. On the corrected copy, update maximum building height: 4 stories in 60 feet.
4. On the corrected copy, add the following note: Stories shall be calculated per the "Story" definition of the Metro Zoning Code.
5. Final site plan shall include ample pedestrian connections to the buildings and a continuous pedestrian network throughout the site.
6. With the final site plan, pedestrian network shall include connection to the northernmost park, east of the stormwater management area.
7. With the final site plan, areas of open space shall be generally consistent in location and size as shown on the preliminary SP.
8. Comply with all conditions and requirements of Metro Reviewing Agencies.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with the final site plan application.
10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUN-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
11. 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.
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 Property Owners' Association.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.
15. No master permit/HPR shall be recorded prior to final SP approval.
16. Final plat may be required prior to permitting.

3. 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 Adrain T. & Robbie M. Dukes, Trs., owners.

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

The Metropolitan Planning Commission deferred 2023S-197-001 to the April 25, 2024, Planning Commission meeting. (8-0)

4. 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 25, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-025-001 to the April 25, 2024, Planning Commission meeting. (8-0)

5. 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 25, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-031-001 to the April 25, 2024, Planning Commission meeting. (8-0)

6. 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 25, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-033-001 to the April 25, 2024, Planning Commission meeting. (8-0)

7. 145-70P-001

BELLEVUE RETAIL (AMENDMENT)

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

A request to amend a portion of a Planned Unit Development Overlay District to permit an increase in the allowable square footage 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 25, 2024, Planning Commission meeting.

The Metropolitan Planning Commission deferred 145-70P-001 to the April 25, 2024, Planning Commission meeting. (8-0)

8. 2018S-188-003

PARKS AT CANE RIDGE PHASE 1B

Council District 33 (Antoinette Lee)
Staff Reviewer: Dustin Shane

A request for final plat approval to create 45 lots for properties located at 5905 Cane Ridge Road and for a portion of properties located at Cane Ridge Road (unnumbered), at the current terminus of Legacy Drive, zoned RS10 (31.04 acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, Inc. and Priscilla Walker-Brewer, owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Final plat to create 45 residential lots.

Final Plat

A request for final plat approval to create 45 lots for properties located at 5905 Cane Ridge Road and for a portion of properties located at Cane Ridge Road (unnumbered), at the current terminus of Legacy Drive, zoned Single-Family Residential (RS10) (31.04 acres).

CASE HISTORY

On January 24, 2019, the Metro Planning Commission approved a subdivision concept plan for this site (the Parks at Cane Ridge). The overall subdivision is approved for 269 single-family lots. Various off-site improvements and contributions were conditions of approval by NDOT and are required at various points along the development timeline. This plat is for Phase 1B, part of the associated final development plan for Phase 1, 2018S-188-002, which was approved on October 7, 2022. The plat includes 45 single-family lots, four open space parcels, and four public roads, including a new collector street.

SITE DATA AND CONTEXT

Location: The site is located west of Cane Ridge Road, at the current terminus of Legacy Drive.

Approximate Acreage: 31.04

PROPOSAL DETAILS

Number of lots: 45

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. Approval by the MPC is now required because the subject 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 determined that this plat is consistent with the approved concept plan, the approved final development plan, and the Subdivision Regulations.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

HISTORIC ZONING RECOMMENDATION

Approve with conditions

- Boundary coordinates collected by the Davidson County Cemetery Survey (DCCS) indicate the John G. Briley Cemetery, which is located on Phase 1D but closely adjacent to Phase 1B under review, is larger than what is shown on the site plan. Applicants have consulted with MHC staff about these discrepancies. To avoid ground disturbance within 10 feet of the graves (per TCA 46-8), applicants have agreed to Ground Penetrating Radar (GPR) within larger DCCS boundary (aka Metro coordinates), surveying the size and orientation of any soil anomalies in this process. Applicants will complete GPR prior to ground disturbance near the DCCS boundaries (i.e., edges near 1B) and will provide the report to MHC staff for review and comment prior to its approval of future phases containing the cemetery (1D, 2B).

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Parkview Drive at the Cane Ridge Road intersection: update the labeled Parkview Drive right-of-way width, matching the proposed right-of-way / property boundary dimension.
- At Detention Pond #1 / open space, dedicate right-of-way to the back of the proposed sidewalk.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

- Attached is a copy of the above-referenced subdivision (uploaded by Planning on March 28, 2024) on which we have noted our comments and recommend approval. Approval is contingent on construction and completion of MWS Project #'s 23SL0269 and 23WL0101. A bond amount of \$400,000.00 is assigned to 23SL0269, and an amount of \$500,000.00 is assigned to 23WL0101.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. All public infrastructure shall be constructed and accepted by Metro or infrastructure shall be bonded according to Metro standards.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. On the corrected copy, change "Parkview Drive" to "Marchwood Boulevard" on all sheets.
4. 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. 2018S-188-003 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. (8-0)

Resolution No. RS2024-71

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018S-188-003 is approved with conditions. (8-0)
CONDITIONS

1. All public infrastructure shall be constructed and accepted by Metro or infrastructure shall be bonded according to Metro standards.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. On the corrected copy, change "Parkview Drive" to "Marchwood Boulevard" on all sheets.
4. 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.

9. 2023S-078-001

PERCY PRIEST WOODS

Council District 13 (Russ Bradford)

Staff Reviewer: Amelia Gardner

A request to amend a previously recorded plat to increase the unit footprint outside of the platted area on property located at 1028 Pleasant View Drive, approximately 310 feet east of Priest Woods Drive, zoned R10 (0.27 acres), requested by Lotfy Elyas, applicant and owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for plat amendment to modify previously platted building area.

Plat Amendment

A request to amend a previously recorded plat to increase the unit footprint outside of the platted area on property located at 1028 Pleasant View Drive, approximately 310 feet east of Priest Woods Drive, zoned One and Two-Family Residential (R10) (0.27 acres).

SITE DATA AND CONTEXT

Location: The site consists of one lot located on Pleasant View Drive, approximately 130 feet west of the terminus of Pleasant View Drive.

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

Approximate Acreage: 0.27 acres or approximately 11,712 square feet.

Parcel/Site History: This site consists of part of one existing lot, Lot 9B, identified as part of Lot 9 on the Percy Priest Woods Subdivision (Book 5200, Page 701), platted in 1983. This is part of a zero lot line development.

Zoning History: The property has been zoned R10 since 1981.

Existing Land Use: Lot 9B has been developed with one residential unit. As previously mentioned, this is a part of a zero lot line development, meaning there are two units on one lot (Lot 9), across the shared property line.

Surrounding Land Use and Zoning:

- North: Vacant and Two-Family Residential zoned R10
- South: Two-Family Residential zoned R10
- East: Single-Family Residential and Two-Family Residential zoned R10
- West: Two-Family Residential zoned R10

Zoning: One and Two-Family Residential (R10)

Min. lot size: 10,000 square feet

Max. building coverage: 0.40

Min. rear setback: 20'

Min. side setback: 5'

Max. height: 3 stories

Min. street setback: 20' or contextual, whichever is greater, per Zoning Code

PROPOSAL DETAILS

The amendment proposes to modify the previously platted building footprint. With the original plat, a proposed building footprint and maximum floor area was identified. This amendment would increase the building footprint to permit building outside of the previously platted building footprint.

PLANNING STAFF COMMENTS

Zero lot line developments permit the construction of one structure with separate units across a shared property line. Lots intended to be developed with zero lot line developments were platted with building footprints that identified where the structures were to be constructed on the lot, including the provision for no building setbacks across the shared property line. In this case, the request is to amend the platted building area shown on the previous plat.

With zero lot line developments, it is not uncommon for plats to identify the building area, particularly when the subdivision was intended to permit zero lot line development and to achieve a specific development pattern. The current subdivision regulations, which outline the standards for plats today, typically do not include building footprints unless there are special site conditions such as sensitive environmental features.

The proposed amendment shows an additional building area at the rear of the existing structure to permit an addition to the property. With the future building permits, Metro Codes and other agencies would determine compliance with the other Code requirements such as building setbacks along the front and rear setbacks, bulk standards, Impervious Surface Ratio (ISR), and any other development standards.

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. On the corrected copy, add PUDE as shown on original plat.
2. On the corrected copy, remove building setbacks.
3. Should this amendment be approved, a corrected copy of the exhibit is to be provided to Planning. The corrected exhibit and instrument prepared by Planning must be recorded by the applicant at the Register of Deeds prior to issuance of building permits.

Approve with conditions. (8-0)

Resolution No. RS2024-72

"BE IT RESOLVED by The Metropolitan Planning Commission that 2023S-078-001 is approved with conditions. (8-0)

CONDITIONS

1. On the corrected copy, add PUDE as shown on original plat.
2. On the corrected copy, remove building setbacks.
3. Should this amendment be approved, a corrected copy of the exhibit is to be provided to Planning. The corrected exhibit and instrument prepared by Planning must be recorded by the applicant at the Register of Deeds prior to issuance of building permits.

10. 2024S-010-001

BELLA TERRA

Council District 28 (David Benton)

Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 53 lots on property located at Rural Hill Road (unnumbered), at the current terminus of Ellen Way, zoned R15 and RS7.5 and partially located within a Planned Unit Development Overlay, (20.34 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville Inc., owner.

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

The Metropolitan Planning Commission deferred 2024S-010-001 to the April 25, 2024, Planning Commission meeting. (8-0)

11. 2024S-042-001

MICHAEL ARMISTEAD PROPERTY

Council District 10 (Jennifer Webb)

Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on property located at Old Springfield Pike (unnumbered), approximately 200 feet southwest of Springfield Hwy., zoned RS30 (1.76 acres), requested by Bruce Rainey & Associates, applicant; Michael S. Armistead, owner.

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

The Metropolitan Planning Commission deferred 2024S-042-001 to the April 25, 2024, Planning Commission meeting. (8-0)

12. 2024Z-038PR-001

Council District 01 (Joy Kimbrough)

Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 1811 Manchester Ave., approximately 420 feet northeast of Hydes Ferry Road (0.46 acres), requested by Proverbs Build Homes, applicant; William Claude Bryant, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 1811 Manchester Ave., approximately 420 feet northeast of Hydes Ferry Road (0.46 acres).

Existing Zoning

Single Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of two units. This does not account for compliance with the Subdivision Regulations.*

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. *Based on acreage alone, R10 would permit a maximum of two duplex lots for a total of four units. Metro Codes provides final determination on duplex eligibility.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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

ANALYSIS

The application consists of one parcel (Map 069-16, Parcel 153) totaling 0.46 acres, located along the north side of Manchester Avenue. The property has been zoned Single Family Residential (RS10) since 1998 and contains a single-story home. Surrounding properties are zoned RS10 and One and Two Family Residential (R10) while surrounding uses are primarily single-family residential.

The application proposes to rezone the property from RS10 to R10. The property is located within the T3 Suburban Neighborhood Evolving (T3 NE) policy area which intends to create and enhance suburban residential neighborhoods. The T3 NE policy supports a broader mix of housing types with higher densities to provide for housing choice. Based on acreage alone, the proposed R10 zoning could allow up to two duplex lots for a total of four units, which is a moderate increase in intensity from the existing RS10 district which would permit a maximum of two units. The property is within a 5-minute walk to a bus stop served by WeGo Route 22 at the intersection of Elizabeth Road and Hydes Ferry Road. The policy supports allowing for higher density residential uses in relation to transit corridors and centers. Staff will also note that several properties in the neighborhood, specifically along Ashton Avenue and Elizabeth Road, have been rezoned to R10 within the last two years. The proposed R10 district increases density modestly and aligns with goals of T3 NE policy and NashvilleNext to provide a mixture of housing choices near transit corridors.

FIRE RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.46	4.35 F	2 U	28	7	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.46	8.70 D	4 U	54	8	5

*Based on two-family lot

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

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

METRO SCHOOL BOARD REPORT

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

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

The proposed R10 zoning is not expected to generate any additional students than the existing RS10 zoning. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. Cumberland Elementary and Haynes Middle School are identified as at capacity while Whites Creek High School is identified as 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. (8-0)

Resolution No. RS2024-73

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-038PR-001 is approved. (8-0)

13. 2024Z-039PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Oscar Orozco

A request to rezone from R8 to IWD zoning for property located at 421 Woodfolk Ave., approximately 525 feet west of Brick Church Pike (0.11 acres), requested by Start, LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R8 to IWD.

Zone Change

A request to rezone from One and Two Family Residential (R8) to Industrial Warehousing/ Distribution (IWD) for property located at 421 Woodfolk Ave, approximately 525 feet west of Brick Church Pike (0.11 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. *Based on the lot size, this lot does not meet the minimum zoning district requirements.*

Proposed Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of intensive manufacturing uses.

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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

SITE CONTEXT

The subject parcel is a vacant lot surrounded by other vacant residential, industrial, and commercial lots. The application consists of one parcel totaling 0.11 acres located on the northern side of Woodfolk Avenue just west of Brick Church Pike. The property is currently a vacant lot zoned One and Two Family Residential (R8). Surrounding properties are zoned Industrial Warehousing/Distribution (IWD) and R8. Surrounding uses are predominately industrial or vacant properties. A business park is located across the street from the site. The site is within close proximity to Brick Church Pike, which is classified as an arterial boulevard on the MCSP.

ANALYSIS

The application proposes to rezone the property from R8 to IWD. The property falls within the District Industrial (D IN) policy area which intended for industrial land uses in appropriate locations. The IWD zoning district is supported by the D IN policy, keeping with existing industrial land uses in the surrounding area. The lot is located less than six hundred feet from an arterial boulevard identified by the Major Collector Street Plan, which would support a high intensity industrial land use. Given the surrounding uses, the site’s close proximity to an arterial boulevard, and policy guidance, staff recommends approval.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.11	4.35 D	1 U	15	5	1

*Based on two-family lot

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.11	0.8 F	3,833 SF	52	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+37	-4	0

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 districts: 0 Elementary 0 Middle 0 High

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

The proposed zoning is not expected to generate any additional students than the existing R8 zoning district. Students would attend Alex Green Elementary School, Brick Church Middle School, and Whites Creek High School. Alex Green Elementary is identified as overcapacity. Brick Church Middle and Whites Creek High School are identified as 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. (8-0)

Resolution No. RS2024-74

“BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-039PR-001 is approved. (8-0)

14. 2024Z-040PR-001

Council District 17 (Terry Vo)

Staff Reviewer: Celina Konigstein

A request to rezone from R6 to OR20-A zoning for property located at 758 Lynwood Ave., approximately 230 feet west of Ridley Blvd. (0.14 acres), requested by Holland & Knight, LLP, applicant; James Ryan Snellen Living Trust, owner.

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

The Metropolitan Planning Commission deferred 2024Z-040PR-001 to the April 25, 2024, Planning Commission meeting. (8-0)

H: OTHER BUSINESS

- 15. Historic Zoning Commission Report
- 16. Board of Parks and Recreation Report
- 17. Executive Committee Report
- 18. Accept the Director's Report and Approve Administrative Items

Resolution No. RS2024-75

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

- 19. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 25, 2024

MPC Meeting

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

May 9, 2024

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 4:17 p.m.