

# Metropolitan Planning Commission



## Staff Reports

**September 8, 2022**



## Metro Planning Commission Meeting of 9/8/22

*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.*



**SEE NEXT PAGE**

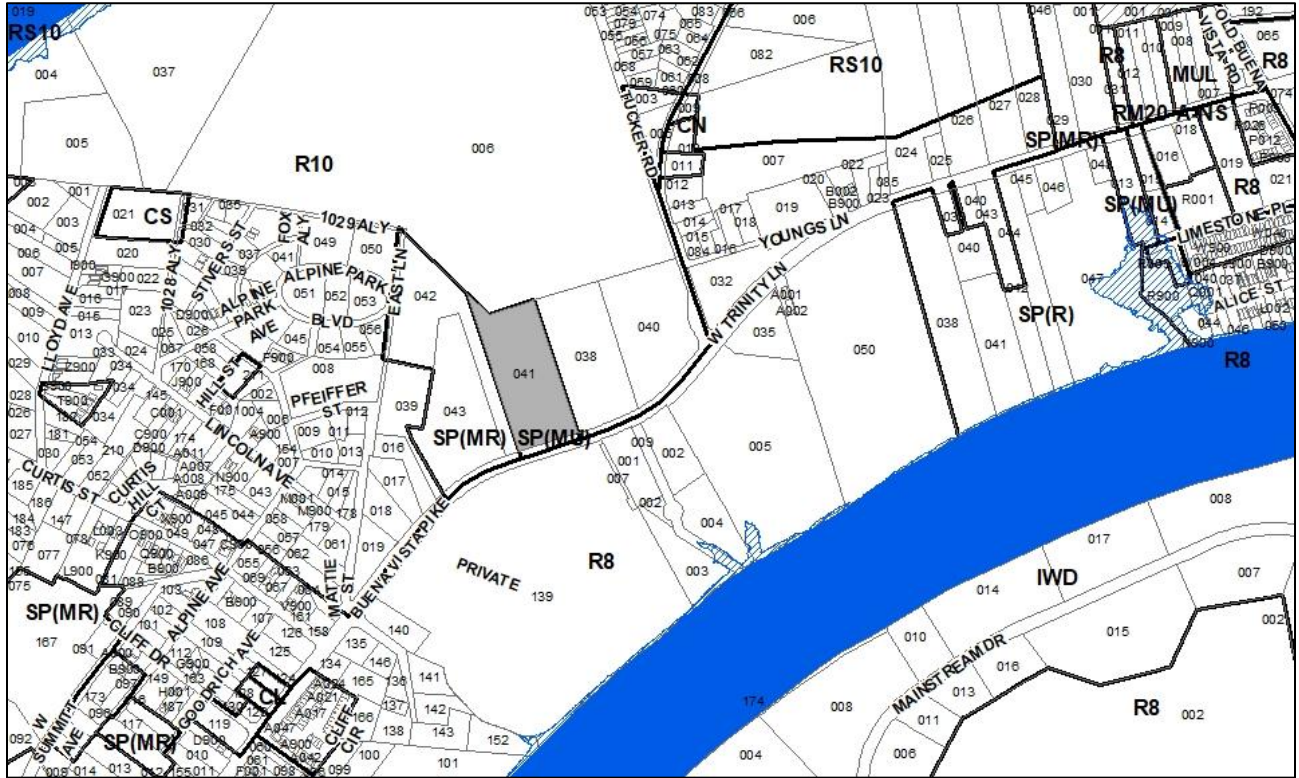


**NO SKETCH**





## Metro Planning Commission Meeting of 9/8/22

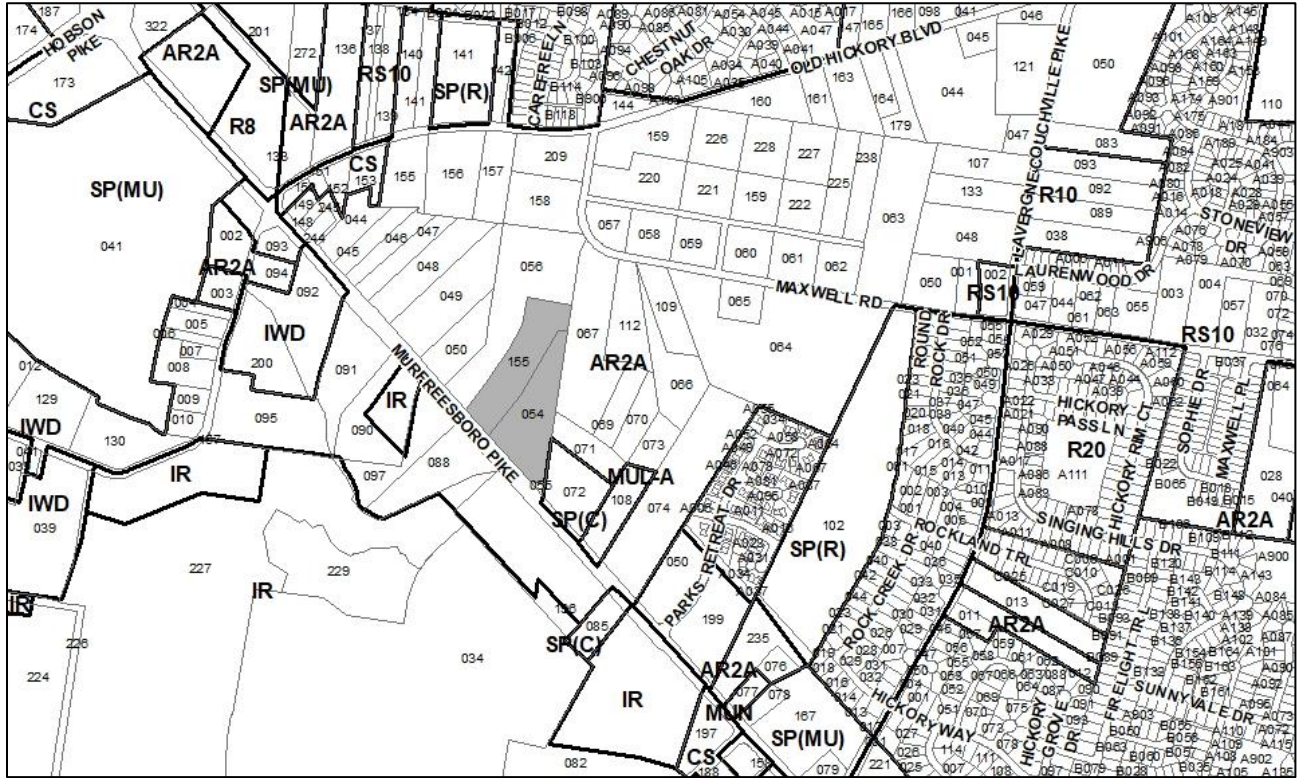


**2007SP-048-001**  
ZION HILL SP (AMENDMENT)  
Map 070, Parcel(s) 041  
03, Bordeaux – Whites Creek – Haynes Trinity  
02 (Kyonzté Toombs)





# Metro Planning Commission Meeting of 9/8/22



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





## Metro Planning Commission Meeting of 9/8/22

<b>Item #3</b>	<b>Specific Plan 2022SP-026-001</b>
<b>Project Name</b>	<b>4046 Murfreesboro Pike SP</b>
<b>Council District</b>	33 – Lee
<b>School District</b>	06 – Mayes
<b>Requested by</b>	RJX Partners, LLC, applicant; Cooper, Louise TN Real Estate Trust, The & Mortie Q. Dickens, owners.

**Deferrals** This item was deferred from the March 24, 2022, April 14, 2022, April 28, 2022, May 12, 2022, May 26, 2022, and July 28, 2022, Planning Commission meetings. A public hearing was held and closed on April 14, 2022.

<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer indefinitely.</i>

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### APPLICANT REQUEST

**Preliminary SP to permit a mixed-use development.**

#### Zone Change

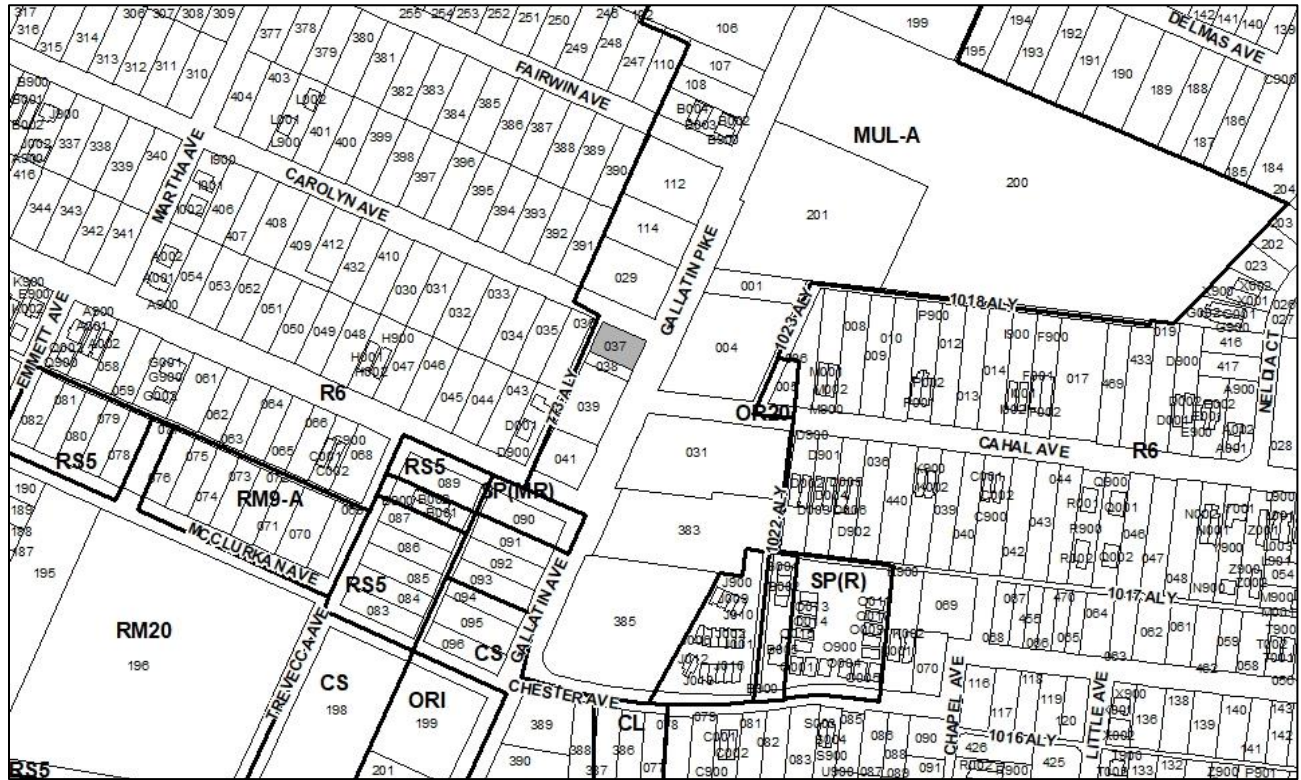
A request to rezone from Agricultural/Residential (AR2A) to Specific Plan (SP) on properties located at 4046 & 4060 Murfreesboro Pike, approximately 667 feet northeast of Maxwell RD, zoned AR2A (10.12 acres).

### STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



# Metro Planning Commission Meeting of 9/8/22



**2022SP-040-001**  
2635 GALLATIN AVE DOG DAYCARE  
Map 072-13, Parcel(s) 037  
05, East Nashville  
05 (Sean Parker)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #4</b>	<b>Specific Plan 2022SP-040-001</b>
<b>Project Name</b>	<b>2635 Gallatin Ave Dog Daycare</b>
<b>Council District</b>	05 - Parker
<b>School District</b>	5 – Buggs
<b>Requested by</b>	Paws Up Capital, applicant; McQuest Properties, LLC, owner.
<b>Deferrals</b>	This item was deferred at the June 9, 2022, June 23, 2022, July 28, 2022, and August 25, 2022, Planning Commission meetings. No public hearing was held.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer to the September 22, 2022, Planning Commission meeting.</i>

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### **APPLICANT REQUEST**

**Rezone from MUL-A to Specific Plan to permit a mixed-use development.**

#### Preliminary SP

A request to rezone from Mixed-Use Limited-Alternative (MUL-A) to Specific Plan (SP) zoning for property located at 2635 Gallatin Avenue at the corner of Carolyn Avenue and Gallatin Pike (0.13 acres), and within the Gallatin Pike Urban Design Overlay, to permit all uses of MUL-A plus Kennel and to adjust the standards required for a Kennel.

### **STAFF RECOMMENDATION**

Staff recommends deferral to the September 22, 2022, Planning Commission meeting at the request of the applicant.





## Metro Planning Commission Meeting of 9/8/22

**Item #5**  
**Project Name** Specific Plan 2022SP-049-001  
**Council District** 15<sup>th</sup> & Church  
**School District** 19 - O'Connell  
**Requested by** 5 – Buggs  
Roers Capital, LLC, applicant; Shaar Forero Properties, Inc. and Thomas Michael Horrell and Sara Darby Smith, owners.

**Deferrals** This item was deferred at the August 25, 2022, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Elliott  
**Staff Recommendation** *Defer to the September 22, 2022, Planning Commission meeting.*

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### APPLICANT REQUEST

**Rezone from MUI-A to Specific Plan to permit a mixed-use development.**

#### Preliminary SP

A request to rezone from Mixed-Use Intensive - Alternative (MUI-A) to Specific Plan (SP) zoning for property located at properties located at 1414 Church Street and 210, 212, 216, 218, and 220 15th Avenue North, approximately 220 feet west of 14th Ave N, (0.86 acres), to permit a mixed use development.

#### **STAFF RECOMMENDATION**

Staff recommends deferral to the September 22, 2022, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 9/8/22



**2021S-122-001**  
RESUBDIVISION OF LOT 18 SHARONDALE HEIGHTS  
Map 117-07, Parcel(s) 005  
10, Green Hills-Midtown  
25 (Russ Pulley)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #6</b>	<b>Final Plat 2021S-122-001</b>
<b>Project Name</b>	<b>Resubdivision of Lot 18 Sharondale Heights</b>
<b>Council District</b>	25 – Pulley
<b>School District</b>	08 – O’Hara-Block
<b>Requested by</b>	James L. Terry, applicant; Lansoti Enterprises LLC, owner.

<b>Deferrals</b>	This item was deferred from the August 25, 2022, Planning Commission meeting. No public hearing was held.
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<b>Staff Reviewer</b>	Harrison
<b>Staff Recommendation</b>	<i>Defer to the September 22, 2022, Planning Commission meeting.</i>

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### APPLICANT REQUEST

**Final plat approval to create two lots**

#### Final Plat

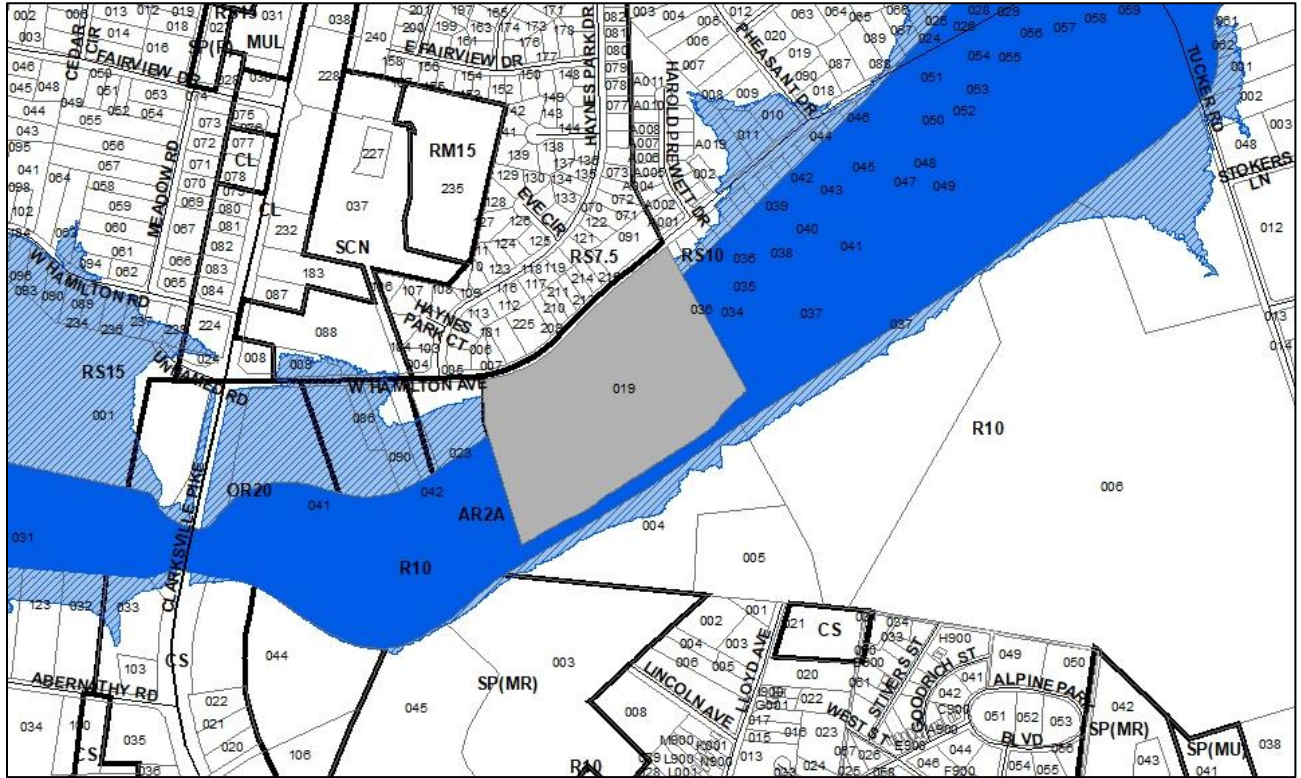
A request for final plat approval to create two lots and abandon right-of-way on property located at 2816 White Oak Drive, at the southern terminus of White Oak Drive, zoned R10 (0.83 acres).

### STAFF RECOMMENDATION

Staff recommends deferral to the September 22, 2022, Planning Commission.



# Metro Planning Commission Meeting of 9/8/22



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





## Metro Planning Commission Meeting of 9/8/22

<b>Item #7</b>	<b>Final Plat 2022S-200-001</b>
<b>Project Name</b>	<b>Plan of Hamilton Place</b>
<b>Council District</b>	01 – Hall
<b>School District</b>	01 – Gentry
<b>Requested by</b>	Clint Elliott Survey, applicant; Thomas G. Williams, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer Indefinitely.</i>

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### **APPLICANT REQUEST**

**Request for final plat to create 12 residential lots.**

#### Concept Plan

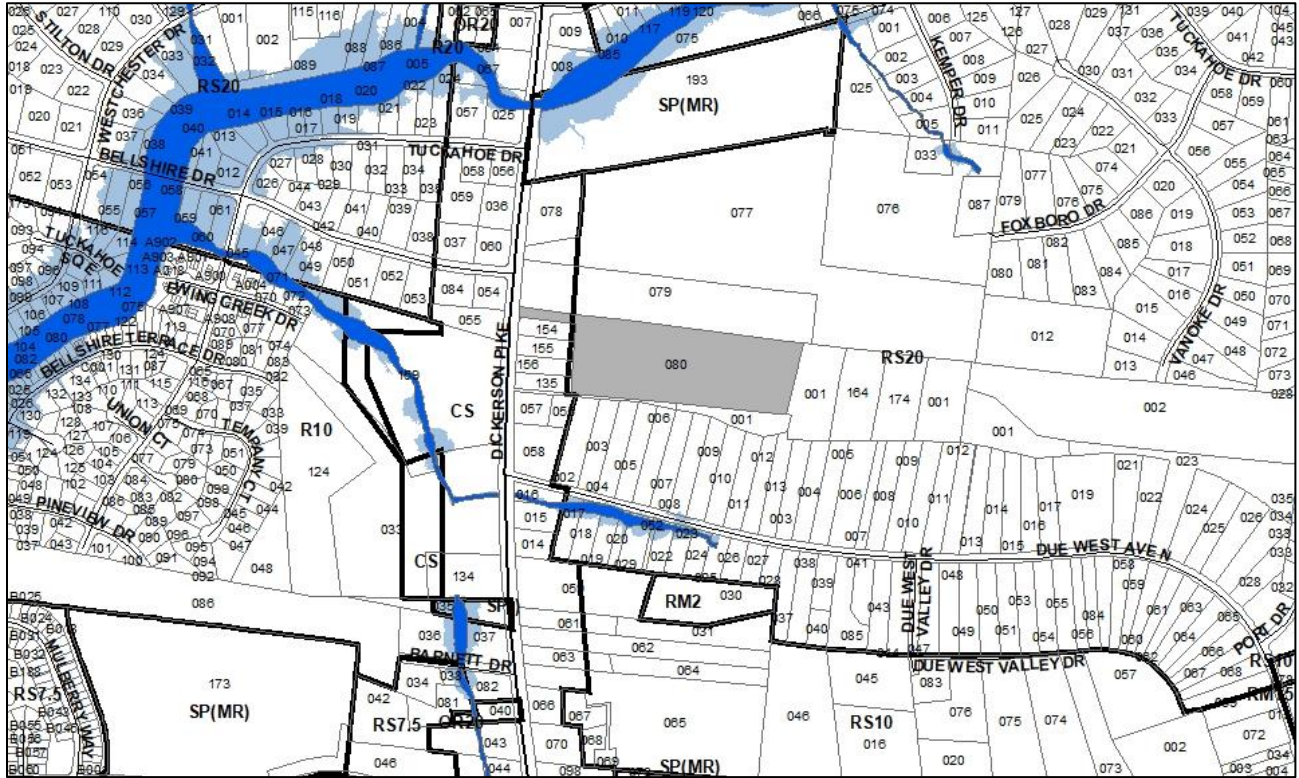
A request for final plat approval to create 12 lots on property located at 3465 W Hamilton Avenue, approximately 223 feet southeast of Haynes Park Court, zoned Single-Family Residential (RS10) (20.85 acres).

### **STAFF RECOMMENDATION**

Staff recommends that the request be deferred indefinitely.



# Metro Planning Commission Meeting of 9/8/22



**2019SP-044-001**  
3699 DICKERSON ROAD  
Map 041, Parcel(s) 080  
02, Parkwood – Union Hill  
08 (Nancy VanReece)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #8</b>	<b>Specific Plan 2029SP-044-001</b>
<b>Project Name</b>	<b>3699 Dickerson Road</b>
<b>Council District</b>	08 – VanReece
<b>School District</b>	03 – Masters
<b>Requested by</b>	Centric Architecture, applicant; Core Holdings, LLC, owner.
<b>Deferrals</b>	This request was deferred from the June 13, 2019, Planning Commission meeting.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the September 22, 2022, Planning Commission meeting.</i>

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### **APPLICANT REQUEST** **SP to permit 117 residential units.**

#### Preliminary SP

A request to rezone from Commercial Services (CS) and Single-Family Residential (RS20) to Specific Plan (SP) zoning for property located at 3699 Dickerson Pike, approximately 150 feet southeast of Bellshire Drive (13.02 acres), to permit a multi-family residential development.

#### **STAFF RECOMMENDATION**

Staff recommends deferral to the September 22, 2022, Planning Commission meeting.



# Metro Planning Commission Meeting of 9/8/22



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



## Metro Planning Commission Meeting of 9/8/22

<b>Item #9</b>	<b>Specific Plan 2021SP-091-001</b>
<b>Project Name</b>	<b>Pin Hook Ridge</b>
<b>Council District</b>	33 – Lee
<b>School District</b>	6 – Mayes
<b>Requested by</b>	Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

**Deferrals** This item was deferred from the January 13, 2022, February 10, 2022, March 10, 2022, March 24, 2022, May 26, 2022, July 28, 2022, and August 25, 2022, Planning Commission meetings. No public hearing was held.

<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

### APPLICANT REQUEST

**Preliminary SP to permit 39 single-family lots.**

#### Preliminary SP

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

#### **Existing Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 5 lots with 1 duplex lot for a total of 6 units. Application of the Subdivision Regulations may result in fewer units. Metro Codes would provide a final determination on duplex eligibility.*

#### **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.

### SITE CONTEXT AND PLAN DETAILS

The 10.2-acre site is located on the north side of Pin Hook Road, west of Lavergne Couchville Pike. Pin Hook Road is identified as a collector-avenue on the Major and Collector Street Plan (MCSP). The site is vacant and has previously been graded. Many of the surrounding properties have previously been subdivided and contain single-family residential lots, including adjacent



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Proposed Site Plan



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properties to the east and west. There are also larger parcels scattered throughout the area, including adjacent parcels to the north and south.

### Site Plan

The plan proposes 39 single-family lots that are accessed from proposed public streets. The street network wraps a large common open space proposed at the center of the site before stubbing to the northern boundary. Lot sizes generally range from approximately 5,000 square feet to 6,000 square feet, with slightly larger lots located towards the center.

Pedestrian access is provided from the public sidewalks proposed along the new streets. The sidewalks will wrap onto to Pin Hook Road, which will be improved per the MCSP requirements. Approximately 2.99 acres are proposed as open space, including stormwater management areas and landscape buffer yards proposed around the perimeter of the site. The formal open space located at the center of the site is approximately 0.69 acres and is accessed via the public sidewalks.

The buildings are proposed with maximum heights of 3 stories in 35 feet, as measured per the Metro Zoning Ordinance. Architectural standards, including materials and glazing, are included in the plan. Conceptual architectural renderings have also been incorporated into the preliminary SP.

### **ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing 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 SP is consistent with the T3 NE policy at this location. The site is located in between two adjacent subdivisions that have developed with a similar development pattern that includes single-family residential lots accessed from public streets. The proposed street network stubs to the northern property line, setting up the opportunity for future connectivity to the existing street network to the east. The plan includes landscape buffers around the perimeter, including along the shared boundaries with the adjacent subdivisions. Additional screening is also proposed behind Lots 19 and 20, where the rear of the lots front the central open space, and between lots 3 and 4, where the rear property line of Lot 4 is pulled forward at an angle, adjacent to the side of Lot 3.



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### FIRE MARSHAL RECOMMENDATION

**Approve**

### STORMWATER RECOMMENDATION

**Approved with conditions**

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

### WATER SERVICES RECOMMENDATION

**Approve with conditions**

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

### NASHVILLE DOT RECOMMENDATION

**Approve with conditions**

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

### TRAFFIC AND PARKING RECOMMENDATION

**Approve with conditions**

- Comply with Roads (NDOT) comments.

Maximum Uses in Existing Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	10.1	0.5 D	5 U	66	8	6

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	10.1	-	39 U	437	32	41

Traffic changes between maximum: **AR2a and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+34 U	+371	+24	+35

### METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 9 Elementary 6 Middle 7 High





## Metro Planning Commission Meeting of 9/8/22

The proposed SP-R zoning is expected to generate 19 more students than the existing AR2a zoning district. Students would attend Mt. View Elementary School, J.F. Kennedy Middle School, and Antioch High School. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

### CONDITIONS

1. Permitted uses shall be limited to a maximum of 39 single-family residential lots. Short term rental property, not owner occupied, shall be prohibited.
2. On the corrected copy, add note to the landscape plan: Landscaping and TDU Requirements shall be provided per the Metro Zoning Ordinance.
3. On the corrected copy, update the maximum height language: Maximum height shall be measured to the tallest point of the roof.
4. Units 19 and 20 shall include additional glazing on the rear facades. Units 1 and 4 shall include additional glazing on the street-facing side façades.
5. Parking shall be provided per the requirements of the Metro Zoning Code.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. 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.
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. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



## **Metro Planning Commission Meeting of 9/8/22**

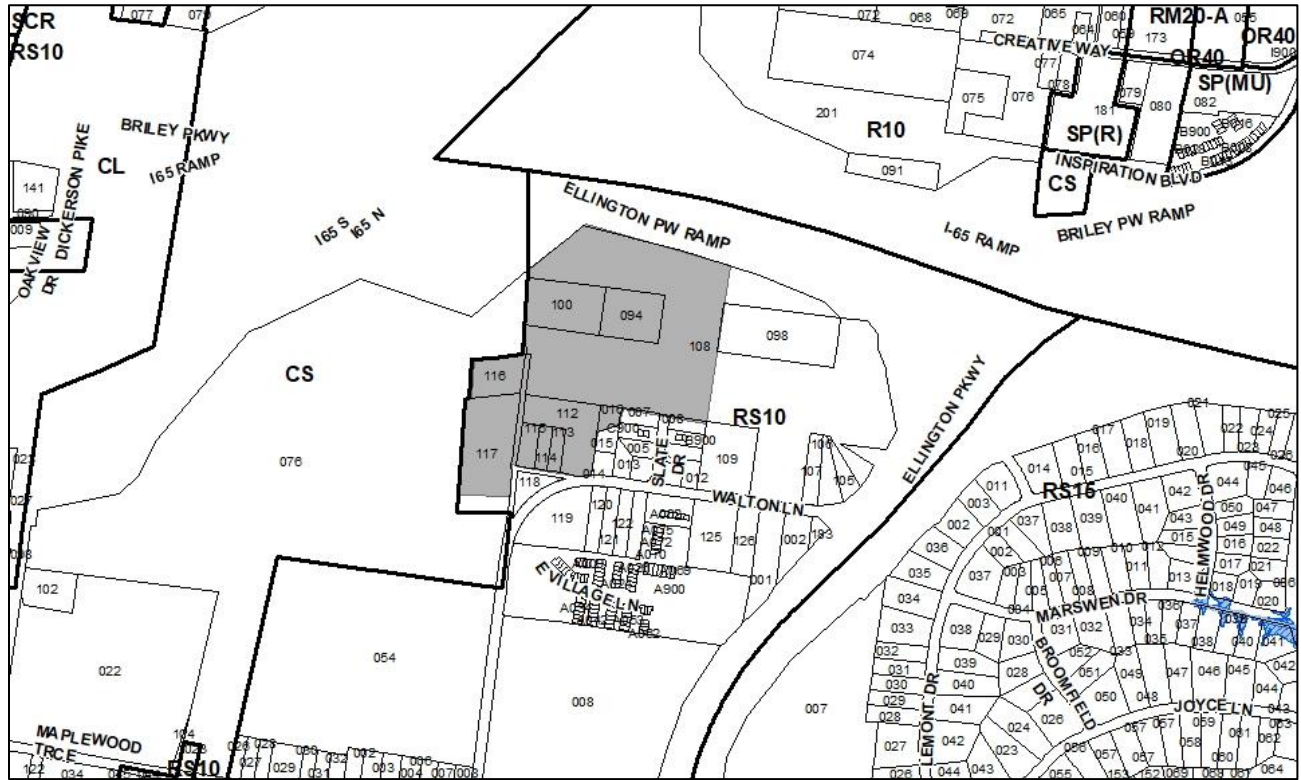
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.



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## Metro Planning Commission Meeting of 9/8/22



### **2022SP-046-001**

#### **WALTON STATION**

Map 051, Parcel(s) 094,100,112-116, P/O 108, 117

Map 051-13, Parcel(s) 016

05, East Nashville

08 (Nancy VanReece)



**Metro Planning Commission Meeting of 9/8/22**

**Item #10**

**Specific Plan 2022SP-046-001**

**Project Name**

**Walton Station**

**Council District**

08 – VanReece

**School District**

03 – Masters

**Requested by**

Alfred Benesch & Co., applicant; Alcorn, Carrie A. S. (LE) & Suggs, Evelyn, Dodson, Percy M., Dodson, Percy M. & Harbut, Mary D., Donelson, Albender, Dotson, Beulah M., Faith is The Victory Church, Inc., Jenkins, Michael Allen & Benson, Arnithea Dorcel, Jenkins, Vivian & Michael A., Ridley, May Alice, Threackill, Meccie L. & Brooks, James R. et al, owners.

**Staff Reviewer**

Swaggart

**Staff Recommendation**

*Defer to the September 22, 2022, Planning Commission meeting.*

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**APPLICANT REQUEST**

**SP to permit 220 residential units.**

Zone Change

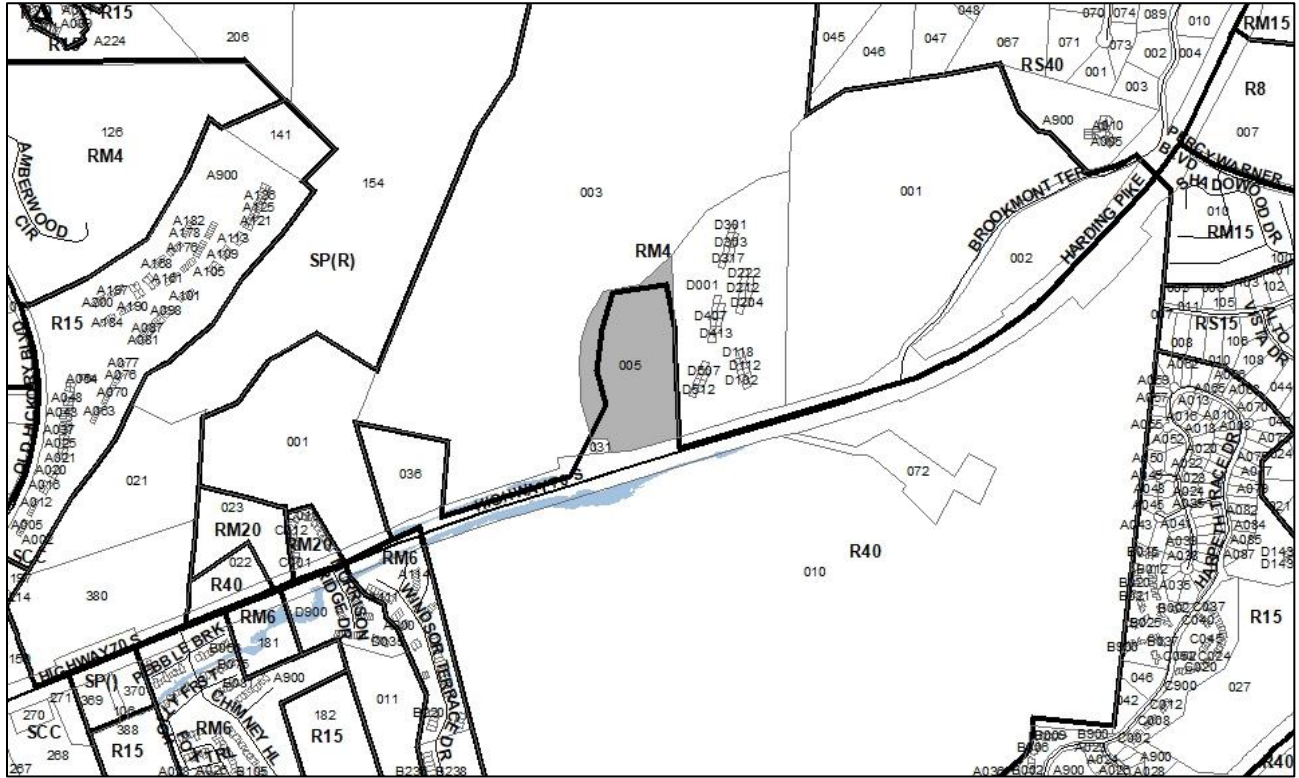
A request to rezone from Single-Family Residential (RS10) to Specific Plan(SP) zoning on a portion of property located at 3300 and 3344 Walton Lane and on properties located at 3302, 3304, 3306, 3308, 3312, Walton Lane and Walton Lane (unnumbered), approximately 211 feet west of Slate Drive, (18.36 acres), to permit 220 residential units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the September 22, 2022, Planning Commission meeting.



# Metro Planning Commission Meeting of 9/8/22



**2022SP-055-001**  
**BELLEVUE TOWNHOMES**  
Map 143, Parcel(s) 005  
06, Bellevue  
23 (Thom Druffel)



**Metro Planning Commission Meeting of 9/8/22**

**Item #11**

**Specific Plan 2022SP-055-001**

**Project Name**

**Bellevue Townhomes**

**Council District**

23 – Druffel

**School District**

09 – Tylor

**Requested by**

CSDG, applicant; Flowers, John David, owner.

**Deferrals**

This item was deferred at the August 25, 2022, Planning Commission meeting. No public hearing was held.

**Staff Reviewer**

Lewis

**Staff Recommendation**

*Defer to the October 13, 2022, Planning Commission meeting.*

**APPLICANT REQUEST**

**Preliminary SP to permit 54 multi-family units.**

Zone Change

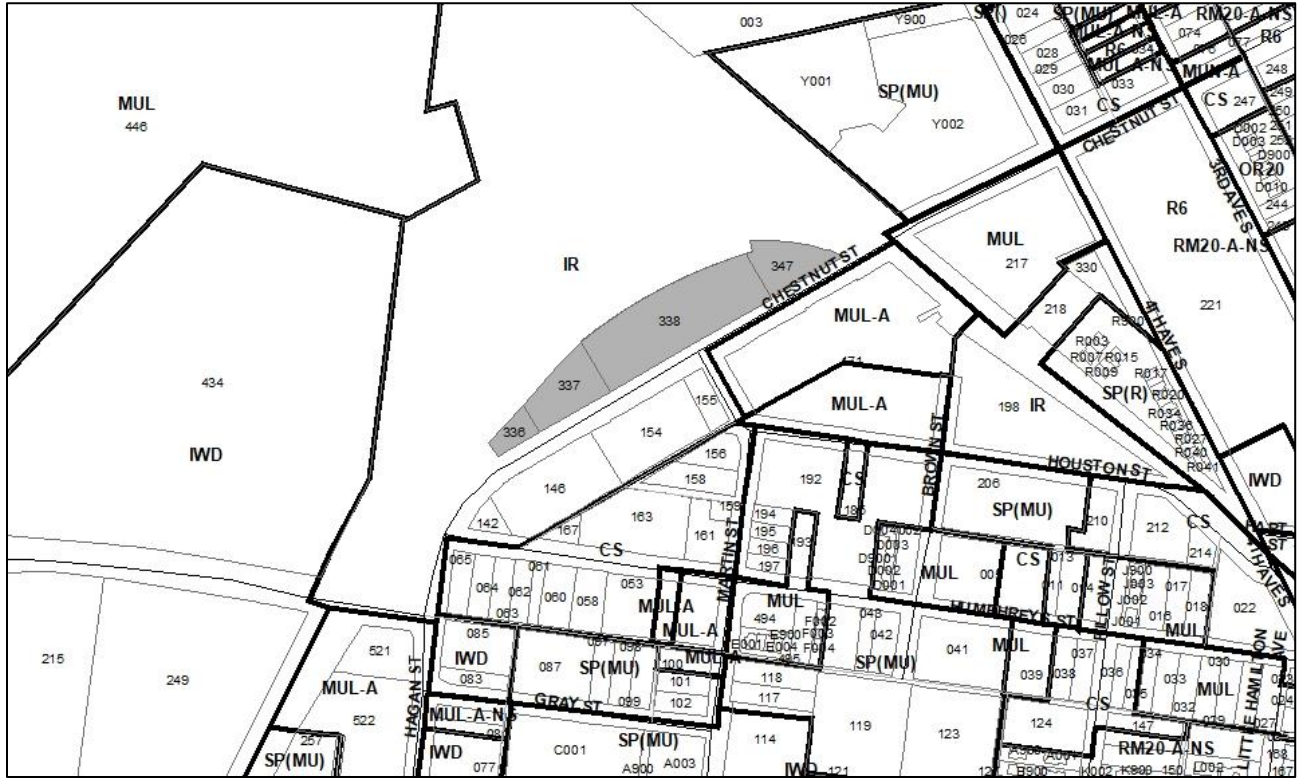
A request to rezone from One and Two-Family Residential (R40) and Multi-family Residential (RM4) to Specific Plan (SP) zoning for property located at 6842 Highway 70 S, approximately 1,500 feet west of Brookmont Terrace, (11.77 acres), and partially within a Planned Unit Development (PUD) Overlay District, to permit 54 multi-family residential units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 13, 2022, Planning Commission meeting.



# Metro Planning Commission Meeting of 9/8/22



**2022SP-059-001**  
**CHESTNUT STREET**  
Map 105-03, Parcel(s) 336-338, 347  
11, South Nashville  
17 (Colby Sledge)





## Metro Planning Commission Meeting of 9/8/22

<b>Item #12</b>	<b>Specific Plan 2022SP-059-001</b>
<b>Project Name</b>	<b>Chestnut Street</b>
<b>Council District</b>	17 – Sledge
<b>School District</b>	05 – Buggs
<b>Requested by</b>	Barge Cauthen & Associates, applicant; Nashville Phase I Property Holders LLC and Nashville Phase III Property Holder 2 LLC, owners.
<b>Staff Reviewer</b>	Shane
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

### **APPLICANT REQUEST**

**Preliminary SP to permit a mixed-use development.**

#### Zone Change

A request to rezone from Industrial Restrictive (IR) to Specific Plan (SP) zoning on properties located at 426, 446, and 464 Chestnut Street and Chestnut Street (unnumbered), approximately 243 feet north of Martin Street (2.5 acres), to permit a mixed-use development.

#### **Existing Zoning**

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

#### **Proposed Zoning**

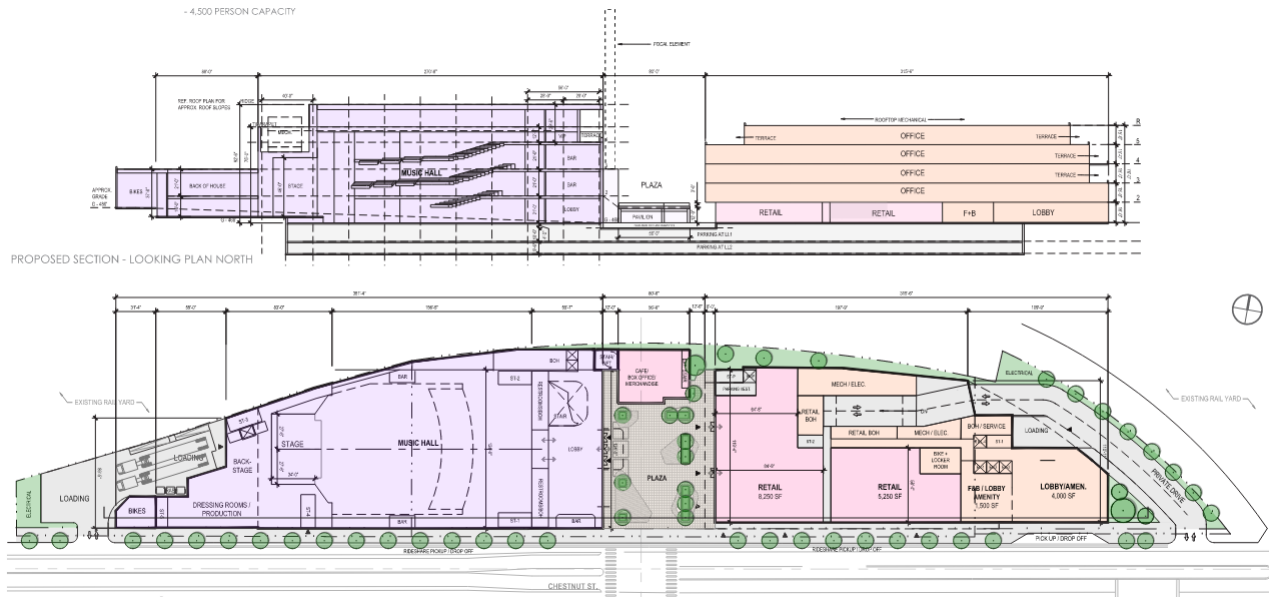
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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

### **SITE CONTEXT AND PLAN DETAILS**

The site is located on the north side of Chestnut Street between two spurs of the CSX railroad and directly south of a railyard. The property has frontage solely on Chestnut Street. The site consists of four parcels that currently contain a small warehouse, a parking lot, and vacant land. The property slopes very slightly up to the north and west. Surrounding uses to the south include light manufacturing and early twentieth century industrial buildings that have been converted to hotel use.



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### Proposed site plan and elevations

#### Site Plan

The SP is intended to create a mixed-use development to be completed in one phase. A detailed list is provided specifying which uses are allowed. The applicant is seeking approval with the site plan-based SP for a 111,500-square foot performance venue (with 2,200 square feet of retail), a 153,000-square foot office building (with 13,500 square feet of retail), and a 135,540-square foot parking garage. FAR proposed is 2.42 but will be capped at 2.5 (with the parking garage being underground and not counting toward that total). Height for the concert venue building is proposed at four stories in 92'6" while the office building will rise to five stories in 76 feet. A pedestrian pavilion will be located in the center of the site and feature plantings, seating, and a box office/merchandise store connected to the performance venue. The retail uses of the office building will ring this pavilion and extend down Chestnut Street.

The parking garage will provide 350 parking spaces. Parking is not required per Code along Chestnut Street at this location because it has been identified as an Immediate Need Multi-Modal Corridor. The SP proposes to share parking among uses since they will have different peak hours of operation—the office uses in the daytime and the concert use in the evenings. Bicycle parking will be per Code. One curb cut is requested at the northeast of the site that will provide access to the garage while another is requested at the opposite southwestern end as access to a backstage loading dock. A rideshare pickup/dropoff area will be provided along Chestnut, along with bike lanes and a WeGo transit stop. Street trees will buffer the sidewalk from the road. ROW dedications and dimensions match those required by the MCSP

The elevations show brick architecture that fits with the industrial heritage of the Wedgewood Houston neighborhood and pays homage to the remaining early twentieth century industrial buildings still standing across Chestnut Street to the south. Detailed architectural standards are included. A smokestack will rise from the pavilion with the word "Chestnut" on it to aid in wayfinding and help establish a sense of place. A preliminary signage plan indicates signage will be arranged tastefully around the venue building to advertise performances.



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Standards governing residential uses are included, though no residential uses are proposed at this time. These include a max unit count of 175 units and a build-to zone of 0 to 15 feet. A note indicates that all requirements of Section 17.24 pertaining to landscaping shall be met. Another note indicates that several stormwater retention strategies are being considered, including cisterns and a green roof.



### Renderings

#### **SOUTH NASHVILLE COMMUNITY PLAN**

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

#### **SUPPLEMENTAL POLICY**

The site is located within the Wedgewood-Houston Chestnut Hill (WHCH) Small Area Plan, specifically the SPA 11-WHCH-1 supplemental policy area. The WHCH Plan describes this area, called North Wedgewood-Houston, as containing a wide variety of commercial and small-scale light industrial uses. In line with the neighborhood's long-term vision, this area is home to a rising number of houses and small and larger scale artisan and maker uses. The urban grid, variety of uses, and new dense housing, create a vibrant walkable commercial neighborhood that adds services to the broader community.

#### **ANALYSIS**

The T4 MU policy is intended to maintain, enhance, and create urban, mixed-use neighborhoods with a diverse mix of moderate- to high-density residential, commercial, office, and light industrial land uses. The proposed uses and intensity are consistent with the T4 MU Policy and will inject a new level of vitality into the revitalizing neighborhood. An additional feature of the policy is high levels of connectivity with complete street networks, sidewalks, and bikeways. The policy states that there will be clearly distinguishable boundaries identified by block structure, street and alley networks, and building placement.

The WHCH plan includes more specific guidance to achieve the goals of the small area plan. The WHCH Plan includes standards for building typologies, height guidance, and zoning in the



## **Metro Planning Commission Meeting of 9/8/22**

districts of the plan. The building typologies include plex or manor, house court, townhouse, flats, live/work, mixed use, and industrial buildings. The plan is proposing two mixed-use structures, which according to the small area plan, should range from three to four stories. Character Area 1 includes provisions for additional height when: 1) providing active uses and enhanced streetscaping; 2) combined with adaptive reuse of other parts of the site; 3) accompanied by urban industrial uses; and 4) located in lower lying areas. The proposed heights of the structures on the site range from four stories to five stories. To justify the increased height, the proposed plan includes the provision of active uses along the Chestnut Street frontage and potential urban industrial uses within the retail spaces along the ground floors. The architecture fits with the industrial aesthetic of the neighborhood and will further the sense of place the plan envisions. This is required by the small area plan, which states that “new construction should reflect and respond to the surrounding industrial buildings” in Character Area 1.

Overall, many features of the proposed plan are consistent with the policy, including: providing for a mix of uses including retail, office, and a performance venue in close proximity; contributing to walkability with street improvements per the MCSP; provision of active uses along the streetscape; and provision of urban-industrial style architecture. The proposed structures have large massing, consistent with older industrial structures that could be found in the Wedgewood Houston area. Given that adaptive reuse is not an option on this site, as it may be for some other properties in this area, the development is proposing large structures encompassing much of the block. Architectural standards have been included on the plan that provide interest and massing differentiations to address the size of the proposed structures. For these reasons, staff recommends approval.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

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

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

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



## **Metro Planning Commission Meeting of 9/8/22**

### **NASHVILLE DOT RECOMMENDATION**

#### **Approve with conditions**

- With final: Callout roadway sections, (access and ADA) ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Label/dimension any ROW dedications required to accommodate street sections. Provide internal stop control at private drive intersections w/ public roads. Provide stopping sight distance exhibits at any relevant private accesses. Dimension ROW pavement widths for clarity. Provide waste management-loading/unloading plan for site. Note: A private hauler will be required for waste/recycle disposal. Coordinate w/ NDOT traffic on offsite improvements for phase 4.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Ensure MCSP requirements are being met and appropriate ROW is dedicated if needed.
- Per TIS: Improve pedestrian infrastructure deficiencies, coordinate with NDOT on planned Chestnut St bikeway, implement transit stop improvements. Callout improvements on revised plan.
- Park per code.
- Ensure final designs follow the codes and requirements of all metro agencies.
- Continue to coordinate with NDOT on potential off-site improvements.
- The applicant shall coordinate with NDOT on updating the traffic study to more accurately capture the trips generated by the Live Venue and to develop an appropriate traffic management plan for the area. This will also include updating the site plan's estimated parking requirements for the live venue, which may require a parking study to be conducted.

### **HISTORIC ZONING COMMISSION STAFF RECOMMENDATION**

#### **Approve with conditions**

Due to its proximity to the Nashville City Cemetery and Fort Negley, and according to the Tennessee Division of Archaeology records, the subject property is located in an area of likely burials, including the former Catholic Cemetery, Federal and Confederate troop burials, and impressed African Americans who died during Fort construction. Metropolitan Historical Commission staff recommends the following conditions:

- During blasting, if utilized, a seismologist should be on site to monitor potential damage to underground burial vaults and above ground monuments at the City Cemetery and Fort Negley.
- During excavation an archaeologist should be on site to monitor for human remains. If human remains are found, consult with Historical Commission staff to identify an appropriate location at the City Cemetery for reburial. Additionally, all state cemetery laws shall apply. If human burials are found, cease work immediately and notify standard parties. Contact Metropolitan Historical Commission staff, TDEC/TDOA, and Tennessee Historical Commission staff within 48 hours.



## Metro Planning Commission Meeting of 9/8/22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.50	0.6 F	65,340 SF	149	12	12

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
Office (710)	2.50	-	139,500 SF	1,465	158	156

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.50	-	15,700 SF	593	15	60

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

Land Use	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Music Venue	2.50	-	109,300 SF	5,600	810	1,035

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

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

### METRO SCHOOL BOARD REPORT

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

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

The proposed SP-MU zoning district is not expected to generate any more students than what is typically generated under the existing IR zoning district. Students would attend Fall-Hamilton Elementary School, Cameron College Prep Middle School, and Glencliff High School. Fall-Hamilton Elementary School and Glencliff High School have been identified as having additional capacity while Cameron College Prep Middle School has been identified as being over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.



## Metro Planning Commission Meeting of 9/8/22

### CONDITIONS

1. Permitted uses shall be limited to those specified within the SP document. Short term rental property, owner occupied and short term rental property, not-onwer occupied shall be prohibited within the entire development. Square footage of permitted uses is limited as per the plan.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. 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.
4. 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. Comply with all conditions and requirements of Metro reviewing agencies.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.







## Metro Planning Commission Meeting of 9/8/22

**Item #13**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2022Z-076PR-001**  
02 – Toombs  
01 - Gentry  
Richard H. Roberts, applicant, Richard H. Roberts and  
Brittany L. Roberts owners.

**Deferrals**

This request was deferred from the August 25, 2022,  
Planning Commission meeting. No public hearing was  
held.

**Staff Reviewer**  
**Staff Recommendation**

Swaggart  
*Disapprove.*

**APPLICANT REQUEST**  
**Zone change from R6 to RM20.**

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multifamily Residential (RM20) zoning for property located at 1718 Pecan Street, approximately 400 feet west of 18th Ave N (0.18 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. *R6 would permit a maximum of two residential units.*

**Proposed Zoning**

Multifamily Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of four residential units.*

**NORTH NASHVILLE COMMUNITY PLAN**

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

**SITE AND CONTEXT**

The approximately 8,757 sq. ft. parcel requested to be rezoned to RM20 is located on the north side of Pecan Street between 23<sup>rd</sup> Ave. N. and 24<sup>th</sup> Ave. N. The surrounding zoning is one and two-family (R6) and the surrounding development pattern consist of a variety of single- and two-family homes.



## Metro Planning Commission Meeting of 9/8/22

### ANALYSIS

The proposed RM20 zoning district is not supported by the T4 NM land use policy at this location. The subject parcel is located midblock and is surrounded by single and two-family zoning. Inserting a multi-family zoning district is not appropriate at this location and staff recommends disapproval. The existing zoning is appropriate and allows for development at a scale that fits with the character of the neighborhood.

### FIRE MARSHAL RECOMMENDATION

**Approve**

### TRAFFIC AND PARKING RECOMMENDATION

**Approve**

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)	0.18	7.260 D	2 U	28	7	2

\*Based on two-family lots

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

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)	0.18	20 D	4 U	20	1	2

Traffic changes between maximum: **R6 and RM20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	-8	-8	-

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High**

**Projected student generation proposed RM20 district: 0 Elementary 0 Middle 0 High**

The proposed RM20 zoning district is not expected to generate any additional students than what is typically generated under the existing R6 zoning district. Students would attend Churchwell Elementary School, John Early Middle School, and Pearl Cohn-High School. All three schools are identified as having capacity for additional students. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

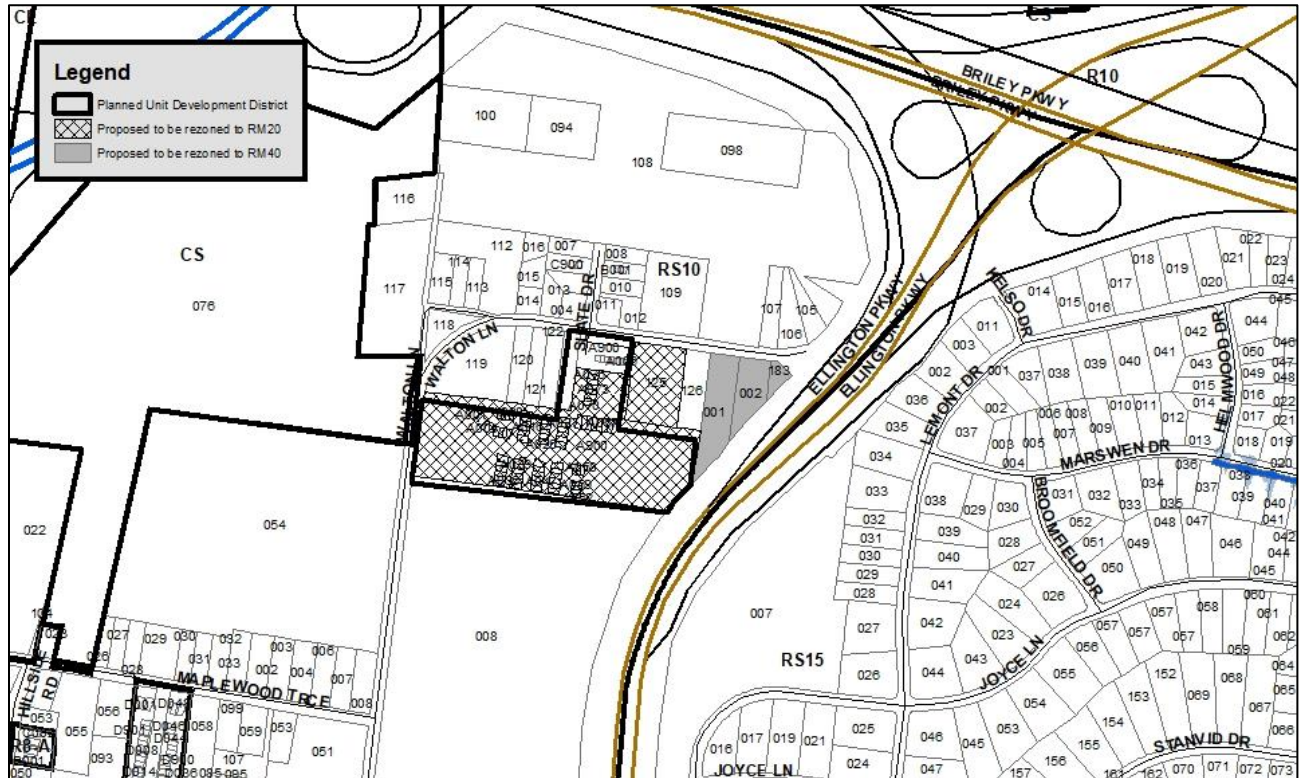
Staff recommends disapproval.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 9/8/22



### **2022Z-078PR-001**

Map 051, Parcel(s) 125, 183

Map 061, Parcel(s) 001-002

Map 061-01-0-A, Parcel(s) 001-075, 900

05, East Nashville

08 (Nancy VanReece)



## Metro Planning Commission Meeting of 9/8/22

### Item #14a

Associated Case

Council District

School District

Requested by

### Zone Change 2022Z-078PR-001

4-84P-004

08 – VanReece

03 - Masters

Fulmer Lucas Engineering, applicant; O.I.C.

Arrowhead & EEV ONE, LLC & Luma Systems, LLC, owner.

### Deferrals

This item was deferred at August 25, 2022 Planning Commission hearings. No public hearing was held.

### Staff Reviewer

Elliott

### Staff Recommendation

Approve.

## APPLICANT REQUEST

### Zone change from RS10 to RM20 and RM40.

#### Zone Change

A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential (RM20) and Multi-Family Residential (RM40) zoning for property located at 222, 224, 226, 228, 230, 232, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, and 262 Arrowhead Drive, 300 B, 307, 309, 311, 313, 315, 317, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380 E Village Lane and 3335, 3343, 3345 Walton Lane (unnumbered), approximately 200 feet east of Arrowhead Drive and partially within Planned Unit Development (PUD) Overlay District (14.09 acres).

#### **Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 52 units.*

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

#### **Proposed Zoning**

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. The 11.77 acres of property requested to be



## Metro Planning Commission Meeting of 9/8/22

rezoned to *RM20* would permit a maximum of 235 units. 75 multi-family units were recently or are still in the processes of being constructed on the property with some portions of the property being vacant.

Multi-Family Residential (RM40) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. The 2.32 acres of property requested to be rezoned to *RM40* would permit a maximum of 93 units.

### **EAST NASHVILLE COMMUNITY PLAN**

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

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. 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 here recognizes areas of steep slope.

### **SITE AND CONTEXT**

The approximately 14.09 acre site is located on the eastern and southern side of Walton Lane, southwest of the interchange of Ellington Parkway and Briley Parkway. Walton Lane is a local road and the subject site is approximately a quarter mile to the north of Broadmoor Drive, a Collector Avenue in the Major and Collector Street Plan. The site is adjacent to Maplewood High School and otherwise is surrounded by a mixture of residential uses and vacant properties. The subject site contains single family uses, multi-family uses, and some vacant property.

### **ANALYSIS**

Staff finds the proposed *RM20* and *RM40* zoning district to be consistent with the guidance provided in the Community Character Manual for the T4 NE policy. The policy describes that higher density development should be adjacent to Centers or Corridors as identified in NashvilleNext. The portion of the site that fronts the portion of Walton Lane that runs north/south is within a transition area that’s associated with the Dickerson Pike Corridor and supports diversity in housing types. The area has recently seen new development with attached townhouses, including on a portion of the subject site. The proposed zoning would allow this area to continue to evolve with a greater variety of housing types. Staff recommends approval of the *RM20* and *RM40* zoning districts.



## Metro Planning Commission Meeting of 9/8/22

### FIRE MARSHAL’S OFFICE 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)	14.09	4.365 D	52 U	570	41	54

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

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)	11.77	20 D	235 U	1,279	80	100

Maximum Uses in Proposed Zoning District: **RM40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	2.32	40 D	93 U	505	32	41

Traffic changes between maximum: **RS10 and RM20/RM40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+276 U	+1,279	+71	+87

### METRO SCHOOL BOARD REPORT

**Projected student generation existing RS10 zoning district: 6 Elementary 5 Middle 6 High  
 Projected student generation proposed RM20/RM40 districts: 52 Elementary 32 Middle 33 High**

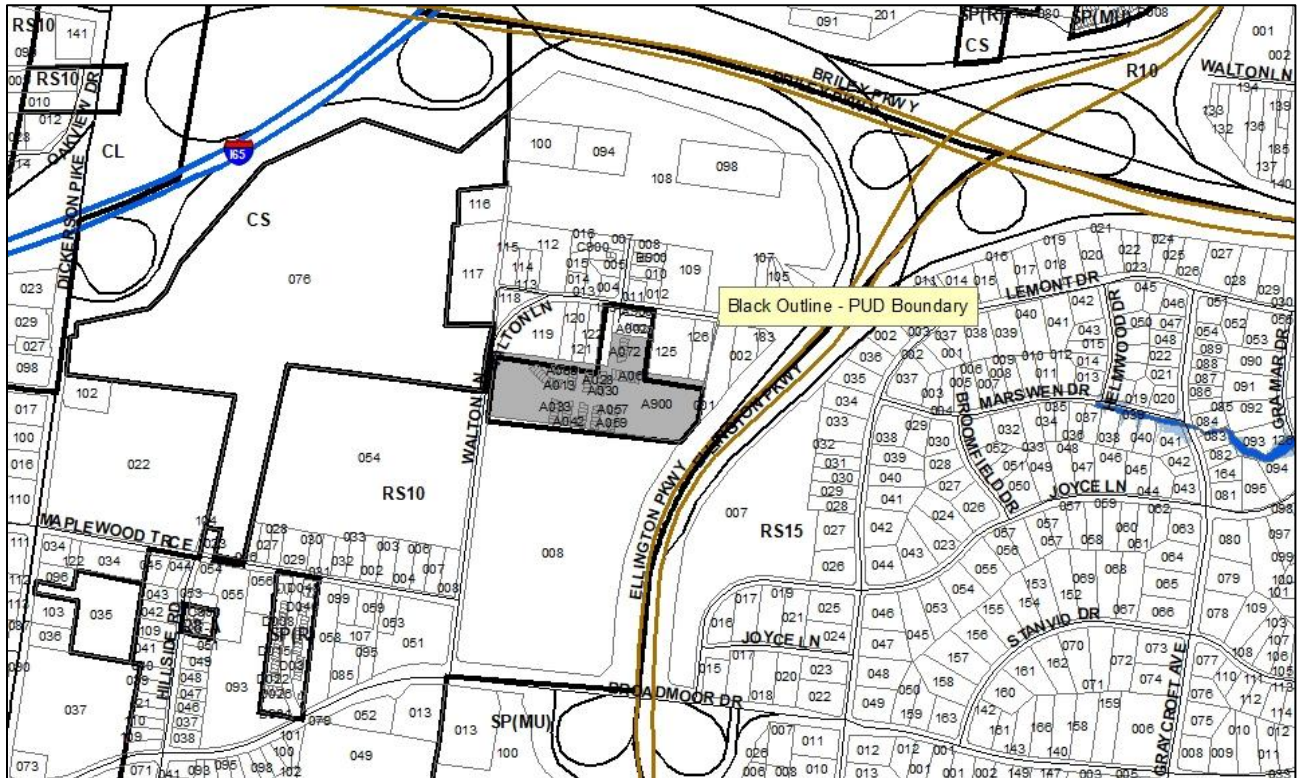
The proposed RM20 and RM40 zoning is expected to generate 100 additional students beyond the existing RS10 zoning. Students would attend Chadwell Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval.



## Metro Planning Commission Meeting of 9/8/22



### 4-84P-004

ARROWHEAD (CANCELATION)

Map 061-01-0-A, Parcel(s) 001-075, 900

05, East Nashville

08 (Nancy VanReece)





## Metro Planning Commission Meeting of 9/8/22

### Item #14b

#### Project Name

Associated case

Council District

School District

Requested by

### Planned Unit Development 4-84P-004

#### Arrowhead (Cancelation)

2022Z-078PR-001

08 – VanReece

3 – Masters

Fulmer Lucas Engineering, applicant; O.I.C.

Arrowhead & EEV ONE, LLC & Luma Systems, LLC, owner.

#### Deferrals

This item was deferred at the August 25, 2022 Planning Commission hearings. No public hearing was held.

#### Staff Reviewer

Elliott

#### Staff Recommendation

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

### APPLICANT REQUEST

#### Cancel a portion of an existing Planned Unit Development Overlay District (PUD).

##### PUD Cancelation

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 222, 224, 226, 228, 230, 232, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, and 262 Arrowhead Drive, 300 B, 307, 309, 311, 313, 315, 317, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380 E Village Lane, approximately 40 feet east of Walton Lane (10.08 acres), zoned Single-Family Residential (RS10).

##### **Existing Zoning**

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

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

##### **MADISON 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



## Metro Planning Commission Meeting of 9/8/22

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.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. 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 here recognizes areas of steep slope.

### **PLAN DETAILS**

The Arrowhead PUD was originally approved in 1981 to permit 102 townhouse units. A portion of the PUD was revised at the June 28, 2018 MPC meeting to adjust the site plan and to reduce the number of units to 83 multi-family units. A final site plan application has been approved for these 83 units and some are completed and some still under construction.

This request is to cancel a portion of the PUD. No changes to the remaining portion of the PUD are proposed with this application.

### **ANALYSIS**

Staff finds the PUD cancelation request to be consistent with the T4 NE policy if the property is simultaneously rezoned to a multi-family residential zoning district that would permit a development intensity consistent with what currently exist to avoid creating a non-conforming situation. The density of the existing development is approximately 7.75 units per acre.

### **STAFF RECOMMENDATION**

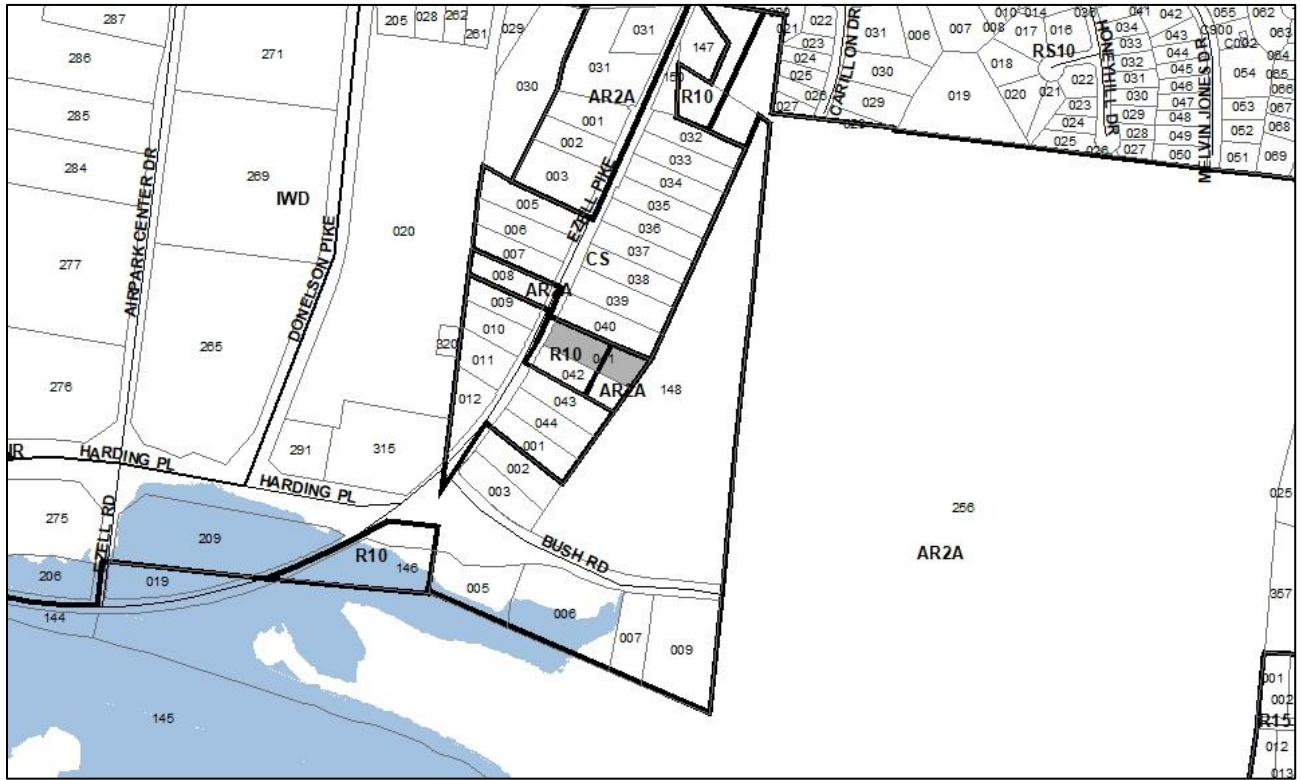
Approve if associated zone change is approved and disapprove if associated zone change is not approved.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/8/22



**2022Z-081PR-001**  
Map 134-08, Parcel(s) 041  
13, Antioch - Priest Lake  
28 (Tanaka Vercher)



## Metro Planning Commission Meeting of 9/8/22

**Item #15**  
**Council District**  
**School District**  
**Requested by**

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

**Staff Reviewer**  
**Staff Recommendation**

Shane  
*Approve.*

### **APPLICANT REQUEST**

#### **Zone change from AR2a and R10 to CL**

##### Zone Change

A request to rezone from Agricultural/Residential (AR2A) and One and Two-Family Residential (R10) to Commercial Limited (CL) zoning for property located at 436 Ezell Pike, approximately 627 feet east of Bush Road (1.17 acres).

##### **Existing Zoning**

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

One and Two-Family Residential Districts (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 5 lots with 1 duplex lots for a total of 6 units. Metro Codes provides final determinations on duplex eligibility.*

##### **Proposed Zoning**

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

### **ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

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

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



## Metro Planning Commission Meeting of 9/8/22

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

### ANALYSIS

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

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

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

### FIRE MARSHALL RECOMMENDATION

#### Approve

Maximum Uses in Existing Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.46	0.5 D	0 U	0	0	0

\*Based on two-family lots

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

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

\*Based on two-family lots



## Metro Planning Commission Meeting of 9/8/22

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

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

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

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

### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing AR2a/R10 districts: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed CL district: 0 Elementary 0 Middle 0 High**

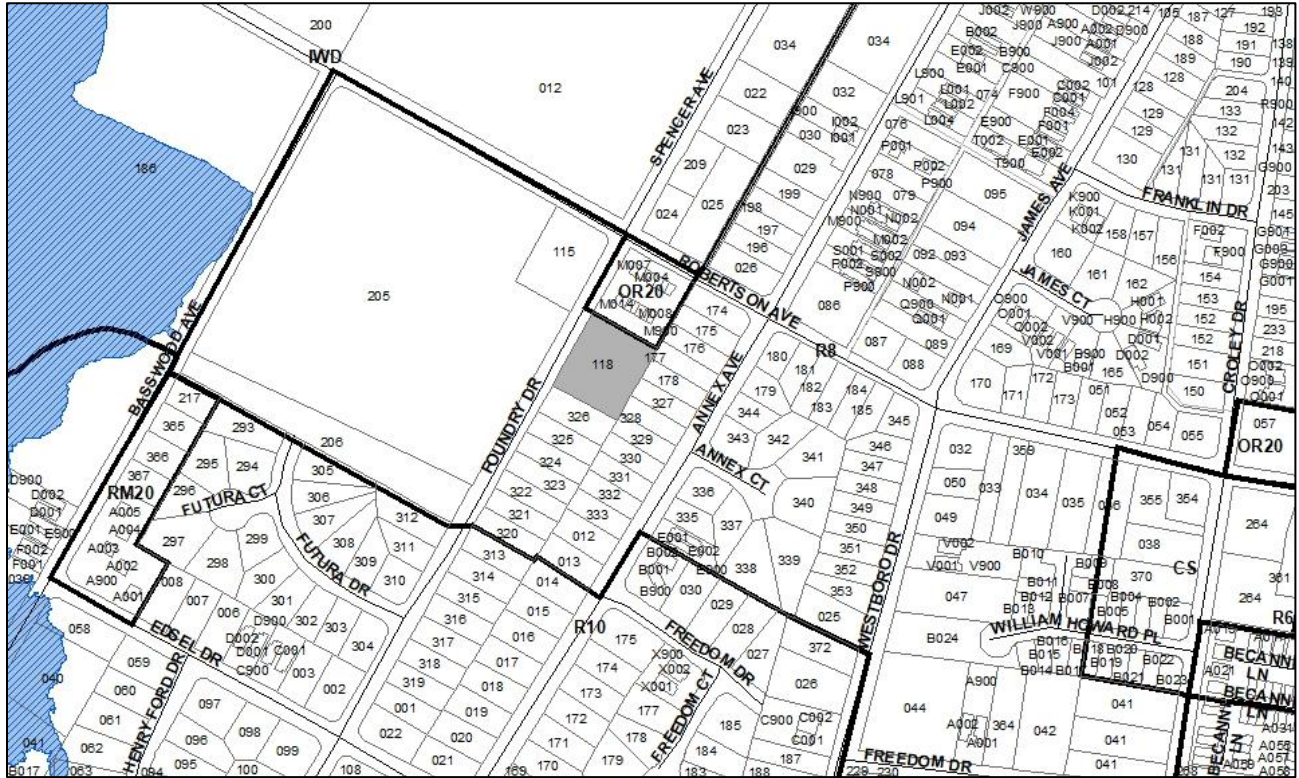
The proposed CL zoning is expected to generate three fewer students than the existing AR2a and R10 zoning districts. Students would attend Una Elementary School, Margaret Allen Middle School, and Antioch High School. All three schools are identified as having capacity for additional students. This information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

### **STAFF RECOMMENDATION**

Staff recommends approval.



# Metro Planning Commission Meeting of 9/8/22



**2022Z-082PR-001**  
Map 090-08, Parcel(s) 118  
07, West Nashville  
20 (Mary Carolyn Roberts)





## Metro Planning Commission Meeting of 9/8/22

**Item #16**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2022Z-082PR-001**  
20 – Roberts  
09 – Tylor  
TTL, Inc, applicant; Kurio Properties, LLC, owner.

**Staff Reviewer**  
**Staff Recommendation**

Swaggart  
*Disapprove OR20 and approve RM9-A-NS.*

### **APPLICANT REQUEST** **Zone change from R8 to OR20.**

#### Zone Change

A request to rezone from One and Two-Family Residential (R8) to Office and Residential (OR20) zoning for property located at Spencer Avenue (unnumbered), approximately 27 feet southeast of Foundry Drive (0.71 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 4 lots with one duplex lot for a total of five residential units.*

#### **Proposed 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 14 residential units.*

### **WEST 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.

### **ANALYSIS**

The approximately 0.7-acre site is located on the east side of Foundry Drive, just south of Robertson Road. The site is currently vacant and consist of open field and is relatively flat. A drainage ditch runs along the northern property line. Adjacent zoning districts include OR20 to the north and R8 to the east, south and west. A commercial PUD is located on the opposite side of Foundry Drive. Adjacent land uses include multifamily to the north, a duplex to the south and single-family to the east. The use on the opposite side of Foundry Drive and zoned R8/PUD includes, but is not limited to, parking, office and outdoor storage associated with an open pit mine.

The T4 NM land use policy only supports residential uses. In addition to residential uses, the proposed OR20 zoning district permits office and other nonresidential uses. Since OR20 permits



## Metro Planning Commission Meeting of 9/8/22

nonresidential uses, then it is not consistent with the T4 NM land use policy. Because OR20 is not consistent with the T4 NM land use policy, staff recommends disapproval. Given the surrounding development pattern, and the adjacent office/residential zoning, single-family is likely not the best fit. The area is a transitional area and a multifamily zoning that does not permit nonresidential uses would be consistent with the policy. Staff finds that RM9-A-NS is consistent with the policy.

### FIRE MARSHAL RECOMMENDATION

**Approve**

### TRAFFIC AND PARKING 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)	0.71	5.445 D	5 U	78	9	7

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	0.36	20 D	7 U	36	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.35	0.8 F	12,197 SF	138	38	15

Traffic changes between maximum: **R8 and OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+96	+37	+11

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High**

**Projected student generation proposed OR20 district: 1 Elementary 1 Middle 0 High**

The proposed OR20 zoning district would generate two additional students than what is typically generated under the existing R8 zoning district. Students would attend Charlotte Park Elementary School, H.G. Hills Middle School, and Hillwood High School. Charlotte Park Elementary and Hillwood High School are identified as having additional capacity. H.G. Hills Middle School is listed as overcapacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.



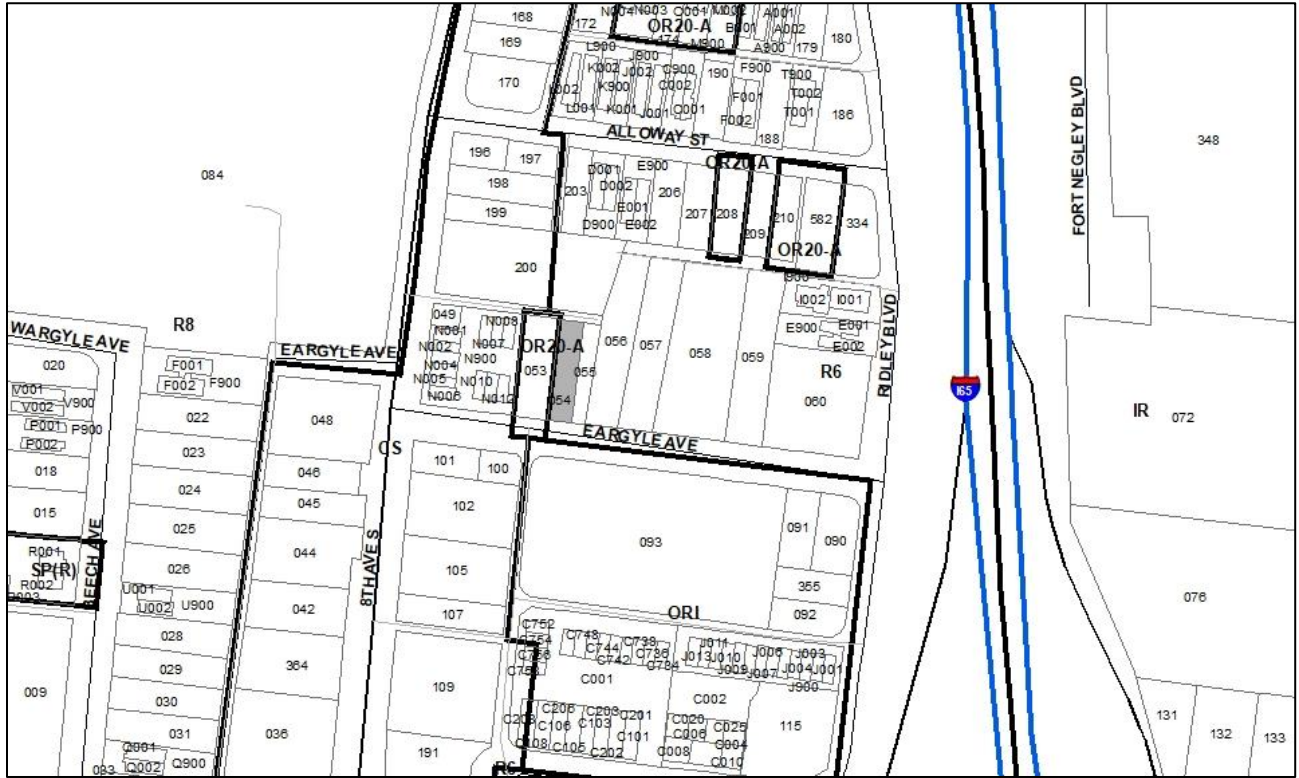
## **Metro Planning Commission Meeting of 9/8/22**

### **STAFF RECOMMENDATION**

Staff recommends disapproval of OR20 and approval of RM9-A-NS.



# Metro Planning Commission Meeting of 9/8/22



**2022Z-084PR-001**  
Map 105-10, Parcel(s) 054  
10, Green Hills-Midtown  
17 (Colby Sledge)



## Metro Planning Commission Meeting of 9/8/22

**Item #17**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2022Z-084PR-001**  
17 – Sledge  
5 - Buggs  
Frank Brazil, applicant; Brazil Clark Holdings, GP,  
owner.

**Staff Reviewer**  
**Staff Recommendation**

Rickoff  
*Approve with conditions.*

### **APPLICANT REQUEST**

#### **Zone change from R6 to MUN-A-NS**

##### Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use-Alternative-No STRP (MUN-A-NS) zoning for property located at 760 E. Argyle Ave, approximately 200 feet east of 8th Ave. S. (0.13 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. *R6 would permit a maximum of one duplex lot for a total of two units. Metro Codes provides a final determination on duplex eligibility. Application of Metro’s Subdivision Regulations may result in fewer units at this site.*

##### **Proposed Zoning**

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

### **GREEN HILLS-MIDTOWN COMMUNITY PLAN**

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

### **SITE AND CONTEXT**

The site is located on the north side of E. Argyle Avenue, approximately 200 feet east of 8<sup>th</sup> Avenue South, identified as an arterial-boulevard on the Major and Collector Street Plan (MCSP). The property is developed with a single-family residential use. Rear Alley #388 is partially constructed and extends from 8<sup>th</sup> Avenue South to the east, behind the site, before terminating just past this site. Surrounding properties to the west include an adjacent office use and multi-family development located at the corner of E. Argyle Ave. and 8<sup>th</sup> Ave. South. Properties located behind the site, on the north side of the alley, are developed with office uses,



## Metro Planning Commission Meeting of 9/8/22

and properties to the east are developed with single- and two-family residential uses. On the south side of E. Argyle Ave., a multi-family building for seniors comprises much of the block face, transitioning to non-residential uses that wrap the 8<sup>th</sup> Ave. S. corridor.

### ANALYSIS

The proposed MUN-A-NS zoning district is intended for a mixture of residential, retail, and office uses and is within the range of appropriate zoning districts supported by the T4 MU policy. The site is located on the western edge of a T4 MU policy area, adjacent to a higher intensity policy area, T4 CM, Urban Mixed Use Corridor, which continues along the 8<sup>th</sup> Ave. S. corridor. In 2018, the adjacent property to the west, located in the T4 CM policy, was rezoned from R6 to Office/Residential, OR20-A, which permits multi-family and/or office uses. The adjacent property has since developed with an office use.

The applicant for the subject site initially requested OR20-NS zoning, which would be in keeping with the intensity supported at the adjacent parcel to the west, in the T4 CM policy. However, OR20/-A zoning is not feasible at this site, if developing with non-residential uses, because the minimum lot size required by Zoning for nonresidential development in OR20/-A is 7,500 square feet, and this site comprises less than 7,500 square feet. Per the applicant, the intent is to redevelop with an office use. Therefore, developing under OR20/-A is not an option due to the minimum lot size required for nonresidential uses. Additionally, the site abuts a partially constructed alley, but the initial request of OR20-NS would not have required alley access without the ‘A’ district designation.

Given that OR20-NS zoning would not provide an opportunity to develop nonresidential uses at this site and would not have required alley access, the applicant modified the rezone request to MUN-A-NS, which does not have a minimum lot size requirement. The MUN-A-NS district does represent a slight increase in intensity, when compared to the adjacent OR20-A zoned property to the west. In general, properties located on the edge with higher intensity policy areas, such as T4 MU adjacent to T4 CM, would form transitions to the lower intensity policy area. However, MUN-A-NS zoning is supported by the T4 MU policy and is the least intense Mixed Use zoning district available in the Zoning Ordinance. The site is adjacent to office uses to the west and to the north, on the opposite side of the rear alley, and is proximate to 8<sup>th</sup> Ave. S., an immediate need priority corridor identified by the NashvilleNext Growth and Preservation Map. The MUN-A-NS zoning district supports residential and non-residential uses at the neighborhood scale and includes bulk regulations and development standards, including access and parking requirements, that will likely limit the scale and massing of future development at this site. The -NS designation will prohibit STRP uses, protecting the existing character of surrounding properties. Staff supports MUN-A-NS in this instance with the condition to dedicate the remaining portion of alley right-of-way needed to accommodate future alley access.

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)	0.13	7.260 D	1 U	15	5	1

\*Based on two-family lots



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.07	0.6 F	2 U	9	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.03	0.6 F	784 SF	30	0	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.03	0.6 F	784 SF	88	8	8

Traffic changes between maximum: **R6 and MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+112	+4	+11

### **METRO SCHOOL BOARD REPORT**

Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School. J.T. Moore Middle School is identified as being over capacity. Waverly-Belmont Elementary School and Hillsboro High School have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### **NASHVILLE DOT RECOMMENDATION**

#### **Approve with conditions**

- Due to lot size along East Argyle Ave frontage, provide the following for building permit approval: A 2.5 ft. alley ROW dedication along property frontage to accommodate future alley access.

### **STAFF RECOMMENDATION**

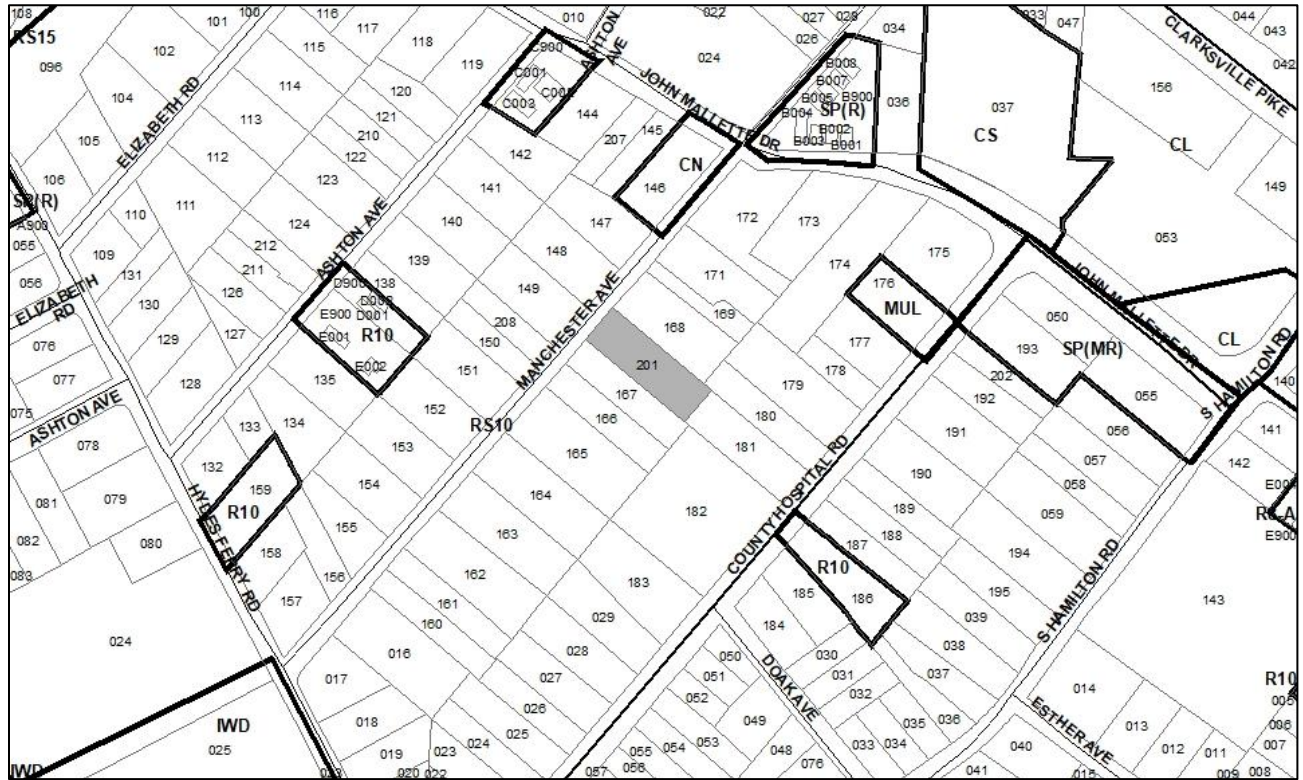
Staff recommends approval with conditions.

### **CONDITIONS**

1. Prior to building permit approval, provide areas of dedication along the frontage of Alley #388 consistent with Nashville DOT requirements to accommodate future alley access.



# Metro Planning Commission Meeting of 9/8/22



**2022Z-087PR-001**  
Map 069-16, Parcel(s) 201  
03, Bordeaux-Whites Creek-Haynes Trinity  
02 (Kyonzté Toombs)





## Metro Planning Commission Meeting of 9/8/22

**Item #18**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2022Z-087PR-001**  
02 – Toombs  
01 – Gentry  
Pillars Development, applicant; BCM Construction, owner.

**Staff Reviewer**  
**Staff Recommendation**

Swaggart  
*Approve.*

### **APPLICANT REQUEST**

#### **Zone change from RS10 to R10.**

#### Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 1906 Manchester Avenue, approximately 418 feet southwest of John Mallette Drive (0.47 acres).

#### **Existing Zoning**

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

#### **Proposed Zoning**

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

### **BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN**

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

#### **ANALYSIS**

The approximately 0.47 acre site is located on the south side of Manchester Avenue between John Mallette Drive and Hydes Ferry Road. Manchester Avenue is a local street. The



## Metro Planning Commission Meeting of 9/8/22

surrounding area is comprised of R10 and RS10 zoning with single-family and one and two-family uses.

This site is located in the T3 NE policy, which calls for enhancement of existing suburban neighborhoods to permit additional housing types and density than what is currently present, while maintaining the character of the surrounding area. The proposed zoning will maintain the existing residential character of the surrounding area with a small incremental increase in density.

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

To balance the needs of the current residents and the existing infrastructure and to maintain the housing diversity called for in the policy, staff has analyzed an area bounded by John Mallette Drive to the north, Hydes Ferry Road to the west, the Cumberland River to the south, and Clarksville Pike to the east, which consists of 286 parcels. Since 2021, 41 parcels in the area have been rezoned. For the analysis, staff looked at the study area as if it were not developed and consisted of vacant land and zoned for one and two-family. Under this scenario, a subdivision that included 286 lots would be limited to 25% duplex lots. The 25% limit for duplex lots is dictated by current Zoning Code requirements and is intended to maintain a variety of housing options. The 25% limitation results in 71 lots being appropriate for duplexes. This would allow for the rezoning of 29 additional parcels. Staff recommends that when the 71-parcel mark is reached, further analysis regarding the land uses, infrastructure, and policy should occur to determine if further rezoning is appropriate.

### Maximum Uses in Existing Zoning District: RS10

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

### Maximum Uses in Proposed Zoning District: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.30	4.356 D	2 U	28	7	2

\*Based on two-family lots



## Metro Planning Commission Meeting of 9/8/22

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

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

### METRO SCHOOL BOARD REPORT

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

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

The proposed R10 zoning district is not expected to generate any additional students than what is typically generated under the existing RS10 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval.



**NO SKETCH**



## Metro Planning Commission Meeting of 9/8/22

**Item #19****Project Name****Council District****School District****Requested by****Amendment 2022S-001R-001****Subdivision Regulation Amendments**

Countywide

Countywide

Metro Planning Department

**Staff Reviewer**

Pike

**Staff Recommendation***Approve the regulations and effective date***APPLICANT REQUEST****Amend the Subdivision Regulations****Amendment****A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 21, 2021.****AUTHORITY**

Both the Metro Charter and Tennessee state law authorize the Commission to adopt Subdivision Regulations. These regulations are intended to "provide for the harmonious development of the municipality and its environs, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity."

**PURPOSE**

At the April 28, 2022, Planning Commission meeting, the Commission directed staff to prepare amendments to the Subdivision Regulations related to the recently approved Conservation Development proposal. This proposal is housekeeping amendments to update references to Cluster Lot Option to Conservation Development throughout the Subdivision Regulations. Also included is an amendment to include a new section in Chapter 1 General Provisions to codify the recently approved amendment to TCA 13-3-403 and TCA 13-4-303 requiring clarification as to when a property owner is required to either dedicate land or payment as part of the subdivision process, the constitutionally based standard known as Nollan-Dolan. This amendment also includes the removal of an inappropriate reference to the Urban Forestry Recommended and Prohibited Tree and Shrub List.

**ANALYSIS**

The Conservation Development proposal was approved by the Planning Commission at the April 28, 2022, Planning Commission meeting and the Metro Council at their May 17, 2022 meeting. At their April 28<sup>th</sup> meeting the Planning Commission directed staff to prepare amendments to the Subdivision Regulations related to the Conservation Development proposal. This Subdivision Regulation amendment proposal is housekeeping amendments to update references to Cluster Lot Option to Conservation Development throughout the Subdivision Regulations.



## Metro Planning Commission Meeting of 9/8/22

This proposal also includes an amendment to include a new section in Chapter 1 General Provisions to codify the recently approved amendment to TCA 13-3-403 and TCA 13-4-303 requiring clarification as to when a property owner is required to either dedicate land or payment as part of the subdivision process, the constitutionally based standard known as Nollan-Dolan.

There is an inappropriate reference to the Urban Forestry Recommended and Prohibited Tree and Shrub List that is proposed to be removed. The existing regulations require a tree survey prior to any land disturbance but it references the tree list as those trees which are required to be surveyed. There are many native trees that are not included on this list due to their questionable use in an urban environment but that are worthy of preservation in a buffer or natural area. Removing this reference acknowledges these trees and requires that any tree over 12" be identified on the survey. This practice is already being followed by the Metro Urban Forestry staff, so the removal of this reference realigns the text with the practice.

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### **PUBLIC OUTREACH**

On July 12, 2022, the proposed amendments were posted on the Planning Department website and the link was included in an email notice to 48 recipients who were stakeholders in the Cluster Lot Option analysis that resulted in the development of the Conservation Development standards.

A notice was placed in the following newspapers of general circulation advertising the September 8, 2022, Planning Commission consideration of the proposed amendment:

- *Tennessee Tribune* on July 28, 2022,
- *La Campana Tennessee* on July 23, 2022, and
- *Nashville Ledger* on July 29, 2022.

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### **TIMING AND EXISTING APPLICATIONS**

The Planning Commission has the authority to specify the effective date of the Subdivision Regulation amendments. Approving the amendments without any timing would make them effective immediately. However, the Planning Commission could approve the amendments with an effective date. This could apply to all applications, including those already in process, or to only new applications.

Staff proposes that these amendments related to Conservation become effective for the September 14, 2022 filing deadline and thereafter which matches the effective date for the Conservation Development proposal.

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### **STAFF RECOMMENDATION**

Staff recommends approval of the regulations and the effective date of September 14, 2022.

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### **PROPOSED AMENDMENTS**

(Additions shown in underline; amendments or deletions shown in ~~strikethrough~~.)



## Metro Planning Commission Meeting of 9/8/22

Amend Chapter 1 General Provisions, to modify Subsection 1-13 as follows:

2. In exercising the powers granted to it by T.C.A.13-3-402 and T.C.A 13-4-302, the planning commission shall not require an owner of private property to dedicate real property to the public, or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local government interest and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property. An owner of private property required to make a dedication or pay money in violation of this subsection may seek relief through a common law writ of certiorari in chancery court.

Amend Chapter 3 Requirements for Improvements, Reservations and Design, to modify subsection 3-5.2. as follows:

2. Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists. The following criteria shall be met to determine compatibility of proposed infill lots to surrounding parcels. For the purposes of this section, “surrounding parcels” is defined as the five R, R-A, RS, or RS-A parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less. Parcels may be excluded if used for a non-residential purpose, including but not limited to a school, park or church. Where surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO, PUD or ~~cluster lot~~ Conservation Development subdivision by approval of the rezoning or concept plan.

Amend Chapter 4 Rural Character Subdivisions, to modify subsection 4-2.5.a.1.f. as follows:

- f. ~~Cluster lot option~~ Conservation Development. Development through the Countryside (Open Alternative) Character Option may utilize the provisions of ~~Cluster Lot Option~~ Conservation Development (Section 17.12.090 of the Zoning Code) within the Development Footprint area, excluding lots abutting existing public streets. Smaller lot sizes may be appropriate with the application of a Specific Plan (SP) zoning district that addresses building height, architecture, landscaping, building placement and detailed grading plan.

Amend Chapter 4 Rural Character Subdivisions, to modify subsection 4-2.5.a.2.c. as follows:

- c. ~~Cluster lot option~~ Conservation Development. Development through the Countryside (Screened Alternative) Character Option may utilize the provisions of ~~Cluster lot option~~ Conservation Development (Section 17.12.090 of the Zoning Code) within the Development Footprint area. Smaller lot sizes may be appropriate with the application of a SP that addresses building height, architecture, landscaping, etc.



## Metro Planning Commission Meeting of 9/8/22

Amend Chapter 4 Rural Character Subdivisions, to modify subsection 4-2.5.b.4. as follows:

4. ~~Cluster lot option~~ Conservation Development. Development through the Agricultural Character Option may utilize the provisions of ~~Cluster lot option~~ Conservation Development (Code Sec 17.12.090 of the Zoning Code) provided the Development Footprint is internal to the overall subdivision and can be shown to comply with Subsection d of this Section.

Amend Chapter 4 Rural Character Subdivisions, to modify subsection 4-2.5.d. as follows:

d. Preservation of Tree Canopy. Prior to any land disturbance within the Development Footprint, a tree survey shall be undertaken and all ~~recommended~~ canopy trees ~~on the Urban Forestry Recommended and Prohibited Tree and Shrub List~~ that are 12” or greater in diameter shall be identified. No such identified trees shall be removed unless the tree is within the designated building envelope as designated on the final plat or approved for removal by the Urban Forester due to condition, disease or damage or invasive nature.

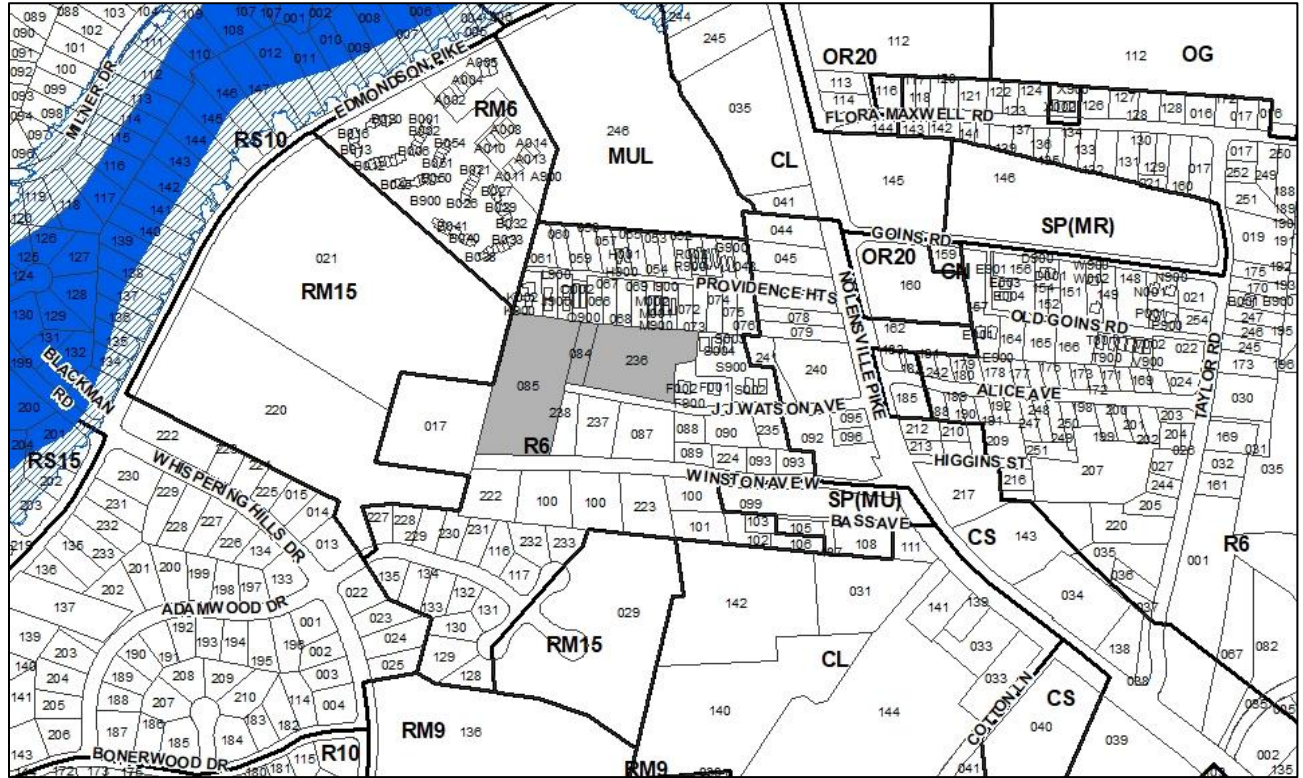




**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/8/22



**2022S-090-001**  
**WINSTON HEIGHTS CONCEPT PLAN**  
Map 147-07, Parcel(s) 084-085, 236  
12, Southeast  
27 (Robert Nash)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #20</b>	<b>Concept Plan 2022S-090-001</b>
<b>Project Name</b>	<b>Winston Heights Concept Plan</b>
<b>Council District</b>	27 – Nash
<b>School District</b>	02 – Elrod
<b>Requested by</b>	Paul Lebovitz, LA, applicant; Salahadeen R. Osman, owner.
<b>Deferrals</b>	This item was deferred at the August 25, 2022, Planning Commission meeting. No public hearing was held.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer to the September 22, 2022, Planning Commission meeting.</i>

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### APPLICANT REQUEST

**Concept plan approval to permit 20 single-family lots.**

#### Concept Plan

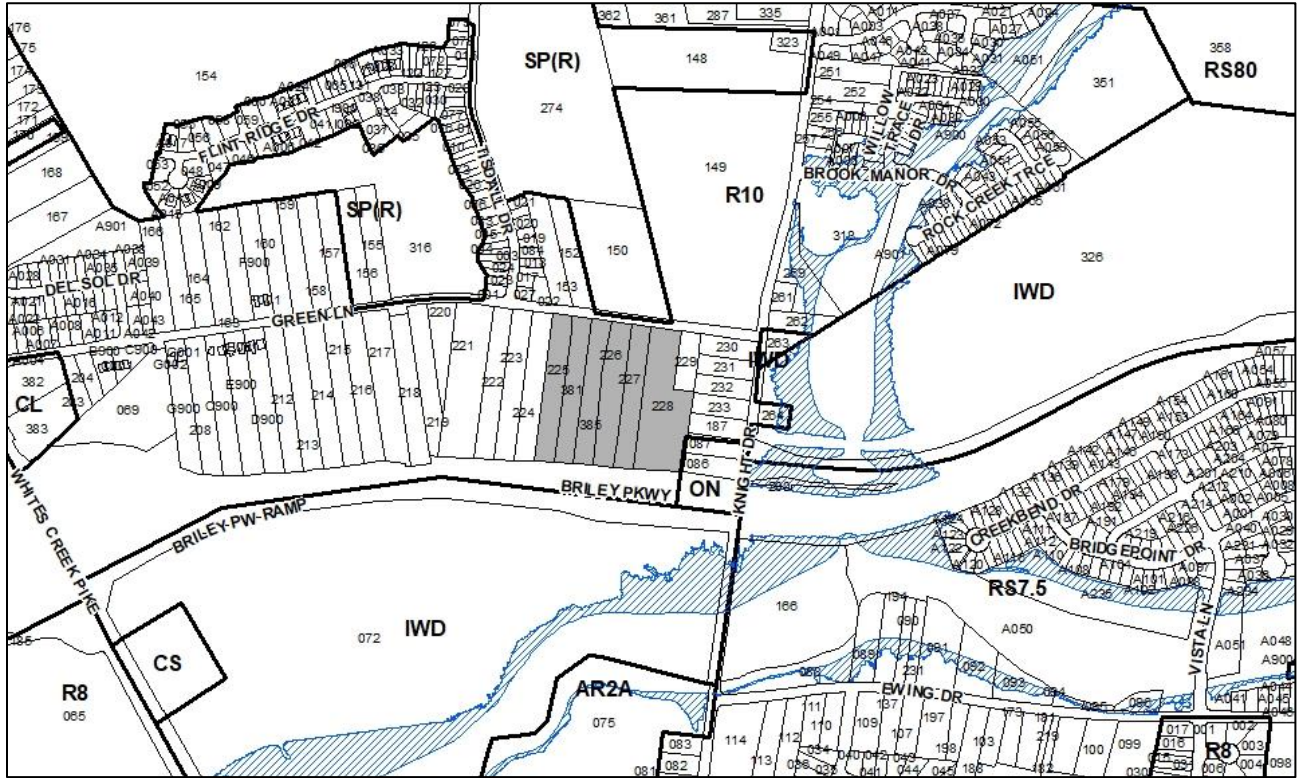
A request for concept plan approval to create 20 lots on property located at Winston Ave W (unnumbered) and JJ Watson Ave (unnumbered), approximately 660 feet west of Nolensville Pike, zoned One and Two-Family Residential (R6), (4.57 acres).

### STAFF RECOMMENDATION

Staff recommends deferral to the September 22, 2022, Planning Commission meeting.



# Metro Planning Commission Meeting of 9/8/22



**2022S-095-001**  
**GREEN LANE CLUSTER LOT SUBDIVISION**  
Map 049, Parcel(s) 225-228, 381, 385  
03, Bordeaux-Whites Creek-Haynes Trinity  
03 (Jennifer Gamble)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #21</b>	<b>Concept Plan 2022S-095-001</b>
<b>Project Name</b>	<b>Green Lane Cluster Lot Subdivision</b>
<b>Council District</b>	03 – Gamble
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Catalyst Design Group, applicant; Richard Jr & Evonne Machen, Kenneth E. & Marilyn Street, Ray Anthony McClain and Kenneth James & Tracy Cater Machen, owners.

**Deferrals** This request was deferred from the August 25, 2022, Planning Commission meeting.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Approve with conditions.*

### APPLICANT REQUEST

**Request for concept plan approval to create 22 cluster lots.**

#### Concept Plan

A request for concept plan approval to create 22 cluster lots on properties located at 419, 423, 427, 431, 435 Green Lane and Green Lane (unnumbered), approximately 645 feet west of Knight Drive, zoned One and Two-Family Residential (R10) (11.99 acres).

### SITE DATA AND CONTEXT

**Location:** The site is located on the south side of Green Lane, between Knight Drive to the east and Whites Creek Pike to the west. Briley Parkway abuts the southern site boundary.

**Street type:** The site has frontage on Green Lane. Green Lane is classified as a local street. The plan includes a new public street which will also be classified as a local.

**Approximate Acreage:** 11.99 acres or 522,284 square feet.

**Parcel/Site History:** This site is comprised of six parcels: Lots 1 and 2, The Manchen Property Subdivision, recorded in 2021; Lots 1 and 2, White Property Subdivision, recorded in 2019. The remaining two parcels are not lots and were created in 1986.

**Zoning History:** This site has been zoned R10 since at least 1974.

**Existing land use and configuration:** Metro records indicate that three parcels are vacant and three include single-family homes. The site is relatively flat and Metro records does not identify any significant environmentally challenging features. The site is mostly open field.

#### **Surrounding land use and zoning:**

- North (opposite side of Green Lane): Residential, under construction (SP)
- South: Briley Parkway (R10)/IWD on the opposite side of Briley Parkway





## Metro Planning Commission Meeting of 9/8/22

- East: single-family residential (R10)
- West: single-family residential (R10)

**Zoning:** One and Two-family Residential (R10)

Min. lot size: 10,000 square feet

Min. street setback for properties on Green Lane: 20'

Min. street setback for properties on Proposed Road 'A': 20'

Min. rear setback: 20'

Min. side setback: 5'

Max. building coverage: 0.40

Max. height: 3 stories

### PROPOSAL DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. This proposal utilizes the by-right Cluster Lot Option standards of Section 17.12.090 of the Metro Zoning Code (cluster lot analysis is provided below Applicable Subdivision Regulations).

**Number of lots:** 22 single-family cluster lots

**Lot sizes:** Lots range from approximately 6,064 square feet (0.14 acres) to 60,641 square feet (1.39 acres).

**Access:** Primary access into the site is provided by a new public street that has direct access to Green Lane. Lots 1-5 will have direct access to Green Lane and Lots 6-22 will have direct access to the new proposed street.

### 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 Rural Maintenance (T2 RM) policy. For sites within the T2 Rural transect, the Rural Character Subdivision regulations found in Chapter 4 are utilized.



## Metro Planning Commission Meeting of 9/8/22

There are several subdivision options in the Rural Subdivision Regulations. This proposal utilizes the Countryside Character Design- Open Alternative option as described in Section 4-2.5.a.1 of the subdivision regulations.

### **4-2. Development Standards**

*4-2.1. Identification of Primary Conservation Land. Prior to design of any subdivision plan with new streets or joint access easement, Primary Conservation Land shall be identified and, subject to the provisions of Sections 4-2.2 and 4-2.3, preserved from any disturbance.*

Not Applicable. The site does not contain any areas identified in the regulations for conservation.

*4-2.2. Preservation of Conservation Land. Unless an exception is granted under Section 4-2.3, all Primary Conservation Areas shall be preserved and set aside through an appropriate means such as conservation easements and/or open space.*

Not Applicable. The site does not contain any areas identified in the regulations for conservation.

*4-2.3 Development Footprint. The remaining land outside of the boundary of the Primary Conservation Land shall be designed as the Development Footprint. A preliminary grading plan is required with all concept plan applications.*

Not Applicable. The site does not contain any areas identified in the regulations to be conserved.

- a. *The Planning Commission may approve an exception to permit land initially identified as a Primary Conservation area within the development footprint for public streets, joint access easements or other infrastructure, but not within lots, provided the development of such area minimizes impacts to environmental resources.*

Not Applicable. The site does not contain any areas identified in the regulations for conservation.

- b. *The Planning Commission may approve an exception for lots within areas over 10,000 square feet of contiguous slopes between 15 and 20 percent, provided there is no grading shown on the concept plan and/or final site plans within slopes over 15 percent.*

Not Applicable. The site does not contain any areas identified in the regulations for conservation.

*4-2.3 Building Placement. In subdivisions without new streets or joint access easements, any subdivision application shall note proposed building envelopes.*

Lots 1-5 have frontage along Green Lane. The plan includes building envelopes, including street setbacks along Green Lane. The existing homes on Lots 1 and 5 are identified as to remain.

### *4-2.5 Rural Character Design*

- a. *Countryside Character Option. This option may be used for any rural character subdivision. It is intended to maintain a natural, open rural character by minimizing the visual intrusion of development along primary roadways through the use of setbacks, building placement, existing vegetation and natural topographic features that obscure the view of development from the street.*





## Metro Planning Commission Meeting of 9/8/22

1. *Open Alternative – Street frontage without existing vegetative or topographical screening. For purposes of this section, “surrounding parcels” is defined as the five R, RS, AR2a, or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less. If there are no surrounding parcels, the screened alternative shall be used.* Lots 1-5 front onto Green Lane and have been evaluated against below (a) through (d).

*a. Building Setback along existing public streets.*

Lots 1 and 5 do not comply. An existing home is located on both lots and are identified as to remain. While the existing homes do not comply, Lots 1-5 include front setbacks along Green Lane in compliance with this section. If the existing homes were removed, then any new home would have to meet the platted front setback. The average front setback of the abutting parcels to the west of the new proposed street is 123 feet. Lot 5 is the only lot located on the west side of the proposed new street and includes a 123-foot front setback. The front setback of the abutting parcel to the east of the new proposed street is 68, feet. The front setback for Lots 1-4 is 68 feet.

*b. Lot Depth along existing public streets.*

Complies. The required minimum depth for Lots 1-4 is 368 feet. The proposed lot depth for Lots 1-4 is 368 feet. The required minimum lot depth for Lot 5 is 423 feet. The proposed lot depth for lot 5 is 427 feet.

*c. Lot size along existing public streets.*

Complies. The minimum required lot size for Lots 1-4 is 31,798 square feet. The smallest lot proposed is 39,378 square feet. The minimum required lot size for Lot 5 is 60,008 square feet. The proposed lot size for Lot 5 is 60,641 square feet.

*d. Lot frontage abutting existing public streets.*

Complies. The minimum lot frontage required for Lots 1-4 is 100 feet. The narrowest frontage proposed for Lots 1-4 is 100 feet. The minimum lot frontage required for Lot 5 is 100 feet. As proposed, Lot 5 is 140 feet wide.

*e. Streetlights.*

Complies. The plan indicates low intensity streetlights consistent with the USD requirements.

*f. Cluster lot option.*

Complies. The plan complies with the provisions of Cluster Lot Option (Section 17.12.090 of the Zoning Code), excluding lots abutting existing public streets.

### 4-2.5 Rural Character Design

*e. Street Design.*

6. *Cul-de-sacs are generally discouraged and shall be permitted only where all other street design alternatives are not feasible and when one of the following two conditions exist:*



## Metro Planning Commission Meeting of 9/8/22

- a. *Where natural features such as wetlands or steep slopes exist or other primary or secondary conservation areas that are not desirable to remove.*
- b. *Where connection to an existing or planned street is blocked by an existing permanent structure, an existing or planned interstate, or a protected open space area.*

A cul de sac is appropriate here given the context.

**Subdivision Variances or Exceptions Requested:** None.

### **APPLICABLE ZONING REGULATIONS FOR THE CLUSTER LOT OPTION**

The proposal utilizes the by-right Cluster Lot Option provisions of Section 17.12.090 of the Metro Zoning Code.

#### **Plan Requirements (Section 17.12.090.A)**

The concept plan (preliminary plat) establishes that clustering is proposed and displays the layout of all lots and common areas. This cluster lot proposal includes one, one and two-family lot (Lot 5). The remaining 21 lots are for only single-family. This concept plan delineates the alternative lot sizes to be employed and describes the land areas required to satisfy open space requirements.

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

The minimum area within the cluster lot subdivision shall be no less than ten times the minimum lot area for the base zoning district. The site is zoned R10, which has a minimum lot area of 10,000 square feet. The minimum area within a cluster lot subdivision in the R10 district is 100,000 square feet (10 x 10,000 sf). The site contains approximately 522,284 square feet and exceeds the minimum area requirement to be eligible to utilize the cluster lot option.

#### **Maximum Lot Yield (Section 17.12.090.E)**

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

The gross area at this site, 11.99 acres or 522,284 sq. ft. The minimum lot size of the existing zoning district, R10, is 10,000 square feet.

$522,284 \text{ sq. ft.} \times 0.15 = 78,342 \text{ square feet}$  (15% of the gross site area reserved for streets)

$522,284 \text{ sq. ft.} - 78,342 \text{ sq. ft.} = 443,941$  (85% of the gross area remaining to yield lots)

$443,941 \text{ sq. ft.} / 10,000 \text{ sq. ft.} = 44 \text{ lots.}$

The concept plan proposes 22 lots, which is less than the maximum number of lots that could be permitted based on the lot yield calculation established in the Zoning Code and the existing R10 base zoning. *A maximum of 52 lots would be permitted by a non-cluster lot subdivision.*



## Metro Planning Commission Meeting of 9/8/22

### **Open Space Requirements (Section 17.12.090.D)**

A minimum of 15 percent of the gross land area of each phase is required to be provided as open space in a cluster lot subdivision. The proposed concept plan includes a single phase. The minimum required open space is 1.8 acres. Approximately 2.64 acres (22%) of the site is proposed as open space. The proposed open space exceeds the minimum requirements.

### **Alternative Lot Sizes (Section 17.12.090.C)**

Lot within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The subject site is zoned R10. A reduction of two base zone districts would be down to the R6 district, which requires a minimum lot size of 6,000 square feet. The smallest lots proposed in this subdivision meet or exceed the 6,000 square foot minimum.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. Based on the proposed lot sizes, the bulk standards of R6 will apply. Those standards are:

- Min. lot size: 6,000 square feet
- Min. street setback for properties proposed public street: 20'
- Min. rear setback for all properties: 20'
- Min. side setback for all properties: 5'
- Maximum Building Coverage: 0.50
- Max. height: 3 stories

Perimeter lots oriented to an existing street are required to be at least ninety percent of the minimum lot size of the actual zoning of the property, R10, which results in a minimum size of 9,000 square feet. All lots exceed this minimum requirement.

There are no perimeter double-frontage lots proposed in this concept plan. There are no lots otherwise abutting a conventional R/R-A or RS/RS-A subdivision proposed in this concept plan.

### **Hillside and Floodplain Areas (Section 17.12.090.F)**

Not applicable. This site does not contain any hillside and floodplain areas as set out in Chapter 17.28 of the Zoning Code.

### **Recreational Facilities (Section 17.12.090.G)**

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. Per Subsection 17.12.90.G.3.a, residential developments containing fewer than 25 units are exempt from the requirement to install recreation facilities. This concept plan proposes 22 lots and is exempt from the recreational facility requirement. While the proposed concept plan is not required to provide a recreational facility, the plan includes a walking trail.

### **PLANNING STAFF COMMENTS**

Staff finds that the proposed subdivision is consistent with the Rural Subdivision Regulations and the Cluster Lot Option of the Metro Zoning Code.



## Metro Planning Commission Meeting of 9/8/22

### **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 concept plan complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each concept plan to determine whether it is harmonious generally but may consider policy. Policy information is provided below for consideration.

The Community Character Manual (CCM) policy applied to the site is Rural Maintenance (T2 RM). The goal of T2 RM is to maintain the general character of rural neighborhoods as characterized by their development pattern, varying setbacks, building form, and land uses. Additionally, T2 RM should balance maintaining the existing rural development patterns with new development. The policy recognizes that some areas of T2 RM have sanitary sewer service and existing zoning that allow higher densities than are generally appropriate for rural areas and indicates that development should occur through use of Rural Character Subdivisions, which is being done in this case.

Appropriate land uses outlined by the CCM for properties located in areas of T2 RM are: maintenance of the land in its natural state, small scale agricultural and related uses, residential, institutional, and rural subdivisions. The property is proposed to develop as a Rural Subdivision, as suggested and recommended by policy. Staff finds that the Rural Subdivision regulations meet the CCM policy through the required protection of conservation areas; setbacks; placement of buffers and other requirements.

#### Zoning and Policy

If looking at the suggested density in the policy, T2 RM areas are intended to be some of the lowest densities of development with density not generally exceeding 1 unit per 2 acres. This would be considered with requests by an owner for rezoning. The property has been zoned R10 since at least 1974 and is being developed per the adopted Rural Subdivision Regulations. The policy speaks to development of properties that have zoning that may not necessary align fully with the policy suggested zoning and indicates that rezoning may be appropriate where an acceptable development proposal is not presented. A Rural Subdivision is an acceptable development proposal within rural policy, per the CCM.

### **COMMENTS FROM OTHER REVIEWING AGENCIES**

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approve with conditions**

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

#### **STORMWATER RECOMMENDATION**

##### **Approve with conditions**

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



## Metro Planning Commission Meeting of 9/8/22

### **NASHVILLE DOT RECOMMENDATION**

#### **Approve with conditions**

- With final: Include proposed public roadway construction drawings (profiles, grades, drainage). Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, (access and ADA) ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Provide internal stop control at intersections. Provide stopping sight distance exhibits at any relevant intersections. Horizontal and vertical roadway curvature shall meet NDOT and AASHTO guidelines. Note: A private hauler will be required for waste/recycle disposal.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Ensure final designs follow code

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Concept Plan only, Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of Water and Sanitary Sewer related fees or assessments, including capacity must be confirmed paid before issuance of building permits.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

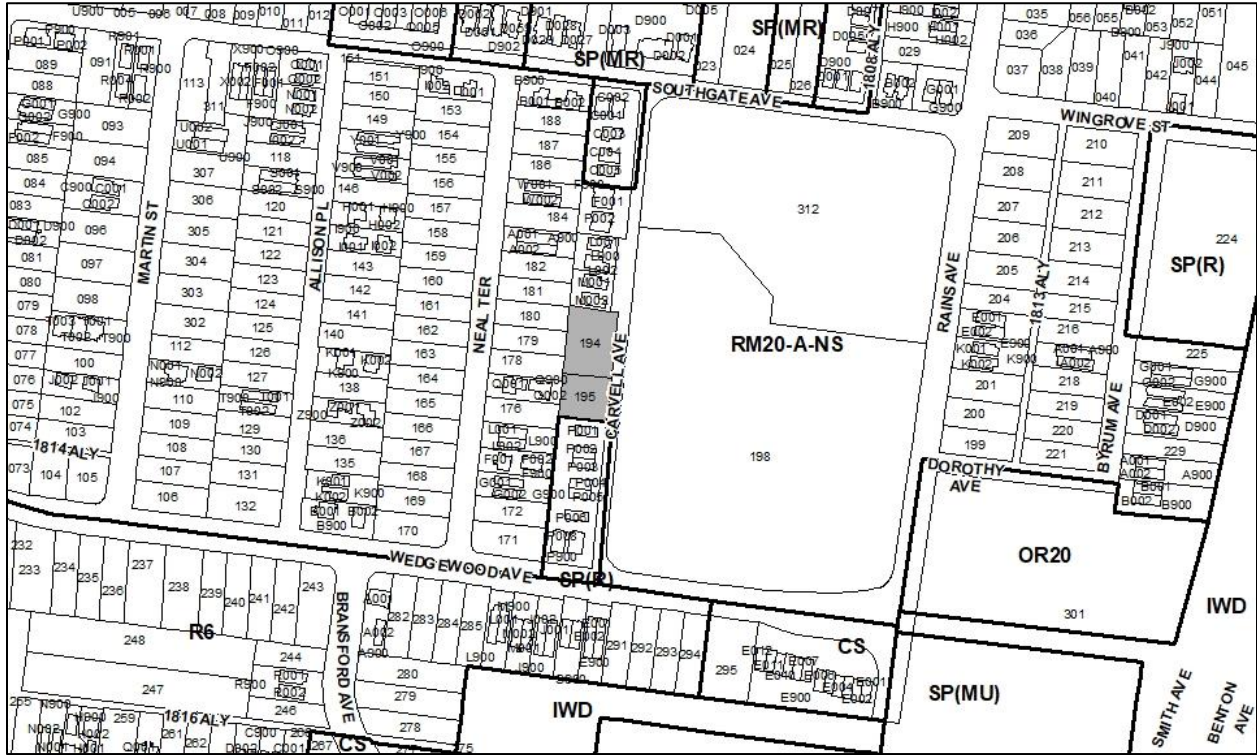
1. Comply with all conditions and requirements of Metro reviewing agencies.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. The final site plan/building permit site plan shall depict any 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.
4. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

### **RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2022S-095-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



# Metro Planning Commission Meeting of 9/8/22



**2022S-155-001**  
1708 CARVELL AVENUE  
Map 105-11, Parcel(s) 194-195  
17, Wedgewood-Houston  
17 (Colby Sledge)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #22</b>	<b>Final Plat 2022S-155-001</b>
<b>Project Name</b>	<b>1708 Carvell Avenue</b>
<b>Council District</b>	17 – Sledge
<b>School District</b>	05 – Buggs
<b>Requested by</b>	Donovan Benson, applicant; BMB Properties, owner.

**Deferrals** This item was deferred at the July 28, 2022, and August 25, 2022, Planning Commission meetings. No public hearings were held.

<b>Staff Reviewer</b>	Ware
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

### APPLICANT REQUEST

**Request for final plat approval to create three lots.**

#### Final Plat

A request for final plat approval to create three lots on property located at 1708 and 1710 Carvell Avenue, approximately 450 feet south of Southgate Avenue, zoned Multi-Family Residential-Alternative-No Short-Term Rentals (RM20-A-NS) (0.52 acres).

#### SITE DATA AND CONTEXT

**Location:** The site is located at the west side of Carvell Avenue, north of Wedgewood Avenue and south of Southgate Avenue.

**Street Type:** The site has frontage onto Carvell Avenue is classified as a Local Street in the Major and Collector Street Plan.

**Approximate Acreage:** The proposed area for subdivision is 0.52 acres or 22,661 square feet.

**Parcel/Site History:** This site is comprised of two parcels, which has existed since at least 1968 by deed. The site currently contains two structures (a detached residential home and an accessory structure) to be demolished.

**Zoning History:** This lot has been zoned RM20-A-NS since at least 2021(BL2021-634) and OV-UDO (Wedgewood-Houston / Chestnut Hill) since at least 2021(BL2021-635).

**Existing land use and configuration:** The site consists of one residential structure with access currently provided on Carvell Avenue.







## Metro Planning Commission Meeting of 9/8/22

### **Surrounding land use and zoning:**

North: Multi-Family Residential (RM20-A-NS and UDO)

South: One Family Residential – Wedgewood & Carvell Specific Plan (2015SP-018-002), Single-Family Residence

East: Multi-Family Residential (RM20-A-NS and UDO), school

West: Multi-Family Residential (RM20-A-NS and UDO)

### **Zoning:** Multi-Family Residential (RM20-A-NS and UDO)

Minimum lot size: 7,500 square feet

Maximum height: 2 stories in 30' or 2.5 stories in 35'

Minimum front setback on Carvell Avenue: average setback of adjacent single-family homes

Minimum rear setback for all properties: 5'

Minimum side setback for all properties: 5'

Maximum Building Coverage: 0.60

Maximum Imperious Surface Area: 0.7

### **PROPOSAL DETAILS**

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

**Number of lots:** 3 lots.

**Lot sizes:** Lot sizes range from 0.15 acres (6,561 square feet) to 0.15 acres (6,676 square feet).

**Access:** The lots have frontage along the existing Carvell Avenue and shall be limited to one driveway per lot, if shared access is not utilized.

**Subdivision Variances or Exceptions Requested:** No variances or exceptions have been 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 T4 NE policy. For sites within the T4 transect, the conventional regulations found in Chapter 3 are utilized.



## Metro Planning Commission Meeting of 9/8/22

### 3-1 General Requirements

Staff finds that all standards are met.

### 3-2 Monument Requirements

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed.

### 3-3 Suitability of the Land

There are no sensitive environmental features on the site including steep slopes, problem soils, or streams.

### 3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the Zoning Code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RM20-A-NS and zoning at the time of building permit. All proposed lots have frontage on Carvell Avenue.

### 3-5 Infill Subdivisions

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

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

a. *All minimum standards of the zoning code are met.*

Complies. All lots meet the minimum standards of the zoning code.

b. *Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.*

Complies. Lots 1, 2, and 3 front Carvell Avenue.

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

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

Complies: Each lot has a frontage of, at least, 70' in length.



## Metro Planning Commission Meeting of 9/8/22

- d. *The current standards of all reviewing agencies are met.*  
All agencies have recommended approval or approval with conditions.
- e. *The proposed lots comply with any applicable special policy. If the property is also within Neighborhood Maintenance policy and the special policy was adopted to preserve community character, not create infill opportunities, then the standards of Section 3-5.2 also apply.*  
Complies. The lots comply with both the Zone Ordinance's bulk standards, as well as the Urban Design Overlay regulations.

### **3-6 Blocks**

This application does not propose to create any new blocks.

### **3-7 Improvements**

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

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

Sidewalks will be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.

### **3-9 Requirements for Streets**

This application does not propose to create any new streets,

### **3-10 Requirements for Dedication, Reservations, or Improvements**

The application proposes a right-of-way dedication to meet the requirements of the Major and Collector Street Plan.

### **3-11 Inspections During Construction**

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

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

Nashville Department of Transportation (NDOT) reviews street names and signage requirements for public roads and has recommended approval of this plat. See comments in the recommendations from all agencies section below.

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

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

### **3-14 Drainage and Storm Sewers**

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



## **Metro Planning Commission Meeting of 9/8/22**

### **3-15 Public Water Facilities**

Public Water is provided to this site by Metro. These conditions are listed in the recommendations from all agencies section below.

### **3-16 Sewerage Facilities**

Metro Water Services has reviewed this proposed concept plan for sewer and has recommended approval with conditions.

### **3-17 Underground Utilities**

Utilities are required to be located underground whenever a new street is proposed and the application does not include any new streets.

### **PLANNING STAFF COMMENTS**

The proposed subdivision meets the standards of the Metro Subdivision Regulations and the standards of the Metro Zoning Code for a concept plan. Staff recommends approval with conditions if the Planning Commission finds the lots can provide harmonious development.

### **COMMENTS FROM OTHER REVIEWING AGENCIES**

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approve with conditions**

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

#### **STORMWATER RECOMMENDATION**

##### **Approve**

#### **NASHVILLE DOT RECOMMENDATION**

##### **Approve with conditions**

- Dedicate right of way to provide for a total of 25' of right-of-way, from the roadway centerline.

#### **TRAFFIC AND PARKING RECOMMENDATION**

##### **Approve**

#### **WATER SERVICES RECOMMENDATION**

##### **Approve with conditions**

- As our previous comments have been addressed on the latest plat revision (stamped received 8/16/2022), MWS recommends approval with conditions.
- Capacity fees must be paid before issuance of building permits.



## **Metro Planning Commission Meeting of 9/8/22**

### **CONDITIONS**

1. Evidence must be provided showing all existing structures are demolished, prior to the recording of the plat.
2. Comply with all conditions and requirements of Metro agencies.

### **STAFF RECOMMENDATION**

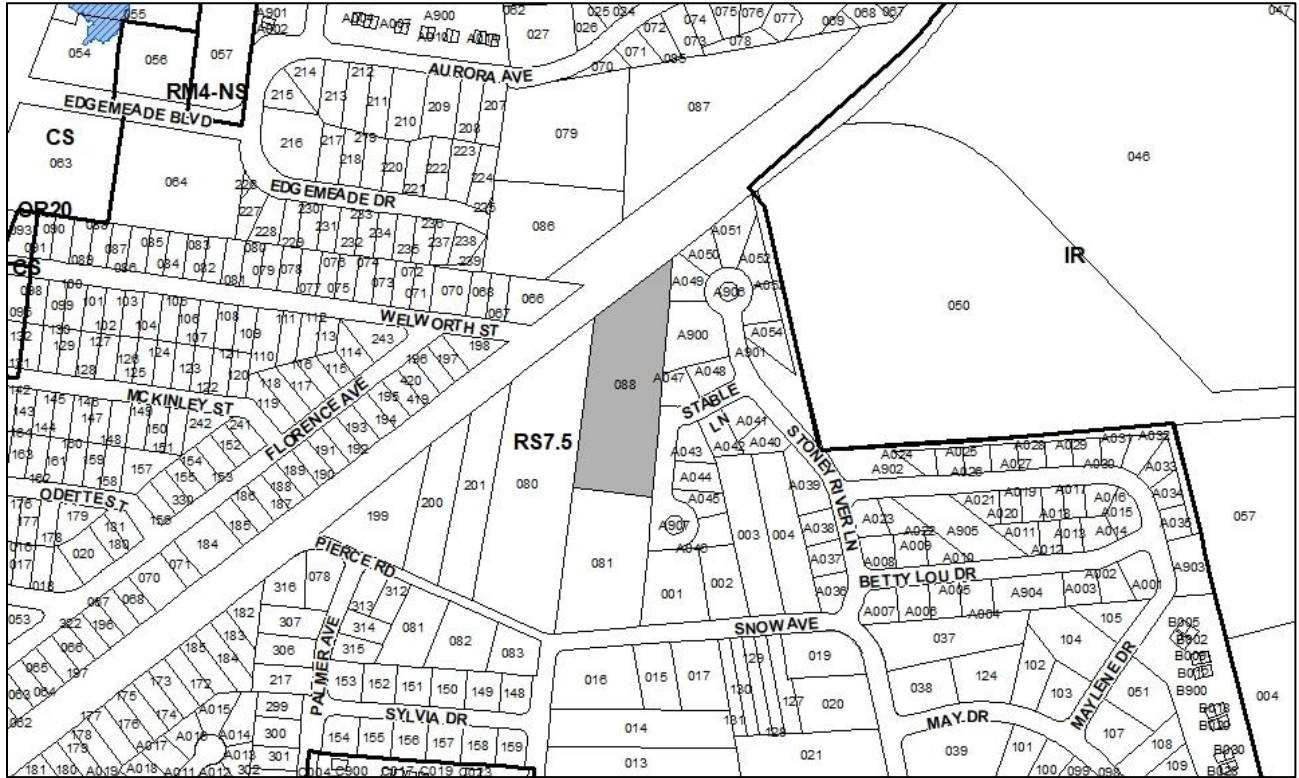
Staff recommends approval with conditions.

### **RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2022S-155-001 with conditions.



# Metro Planning Commission Meeting of 9/8/22



**2022S-180-001**  
**STABLE COURT CONCEPT**  
Map 034-14, Parcel(s) 088  
04, Madison  
09 (Tonya Hancock)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #23</b>	<b>Concept Plan 2022S-180-001</b>
<b>Project Name</b>	<b>Stable Court Concept</b>
<b>Council District</b>	09 – Hancock
<b>School District</b>	03 – Masters
<b>Requested by</b>	Civil Infrastructure Associates, applicant; MCH Development LLC, owner.

**Deferrals** This item was deferred at the July 28, 2022, and August 25, 2022, Planning Commission meetings. No public hearing was held.

<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

### APPLICANT REQUEST

**Concept plan approval to permit 7 single-family lots.**

#### Concept Plan

A request for concept plan approval to create seven lots on property located at Stable Court (unnumbered), approximately 200 feet east of Welworth Street, zoned Single-Family Residential (RS7.5) (2.51 acres).

### SITE DATA AND CONTEXT

**Location:** The site is located on the western side of Stable Court in Madison, about two-thirds of a mile north of Anderson Lane.

**Street Type:** The site has frontage onto Stable Court and Stable Lane, both local residential roads.

**Approximate Acreage:** The proposed area for subdivision is approximately 2.51 acres or 109,335 square feet.

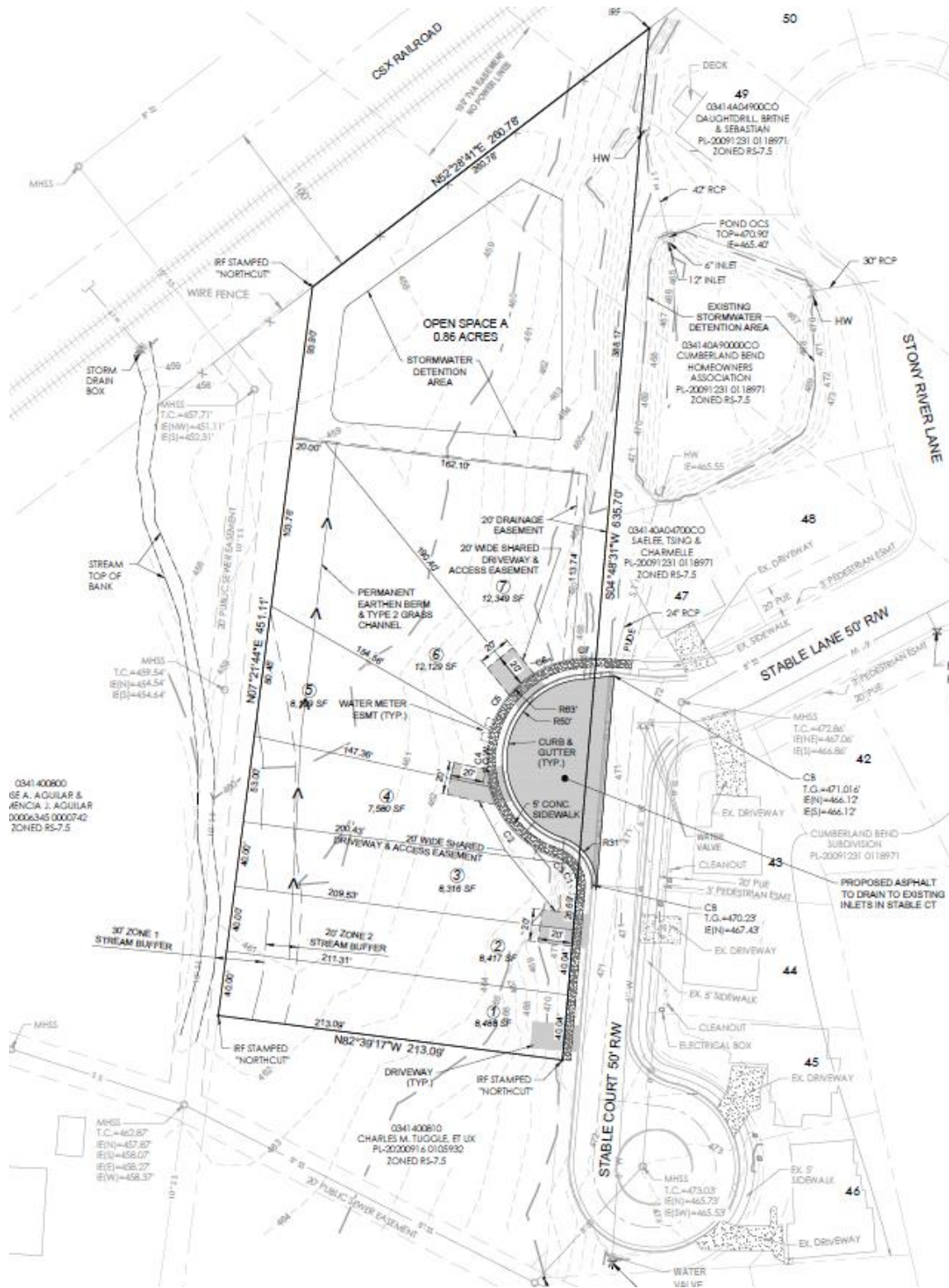
**Parcel/Site History:** This site is comprised of one parcel. The parcel was created in 2020.

**Zoning History:** The parcel is zoned RS7.5 and this zoning has existed since at least 1998.

**Existing land use and configuration:** The site is currently vacant.



# Metro Planning Commission Meeting of 9/8/22



Proposed Concept Plan





## Metro Planning Commission Meeting of 9/8/22

### **Surrounding land use/zoning:**

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

### **Zoning:** Single-Family Residential (RS7.5)

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

### **PROPOSAL DETAILS**

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

**Number of lots:** 7 single-family lots.

**Lot sizes:** Lot sizes range from 0.17 acres (7,580 square feet) to 0.38 acres (12,340 square feet).

**Access:** Access is proposed from the existing Stable Court and Stable Lane. Shared access is provided on lots with less than 50 feet of street frontage as required by the Subdivision Regulations.

### **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 consider the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the Suburban Neighborhood Evolving (T4 NE) policy. For T4 NE, the conventional regulations found in Chapter 3 are utilized.

This proposal meets Chapter 3 of the Subdivision Regulations and utilizes the cluster provisions allowed by the Zoning Code.



## Metro Planning Commission Meeting of 9/8/22

### CLUSTER LOT OPTION

This proposal does not utilize the Cluster Lot Option of the zoning code.

#### **Landscape Buffer Yard Requirements (Article IV)**

When incompatible zoning districts abut, the Zoning Code requires landscape buffer yards between the incompatible districts. The zoning districts abutting the northern and eastern property lines are zoned RS7.5 so no buffer yards are required.

#### **Hillside Development Standards (Section 17.28.030)**

In general, lots created under the cluster lot option shall be clustered on those portions of the site that have natural slopes of less than 20% grade. Areas with natural slopes that are 25% or greater shall be placed outside of building envelopes and preserved to the greatest extent possible. The Planning Commission may authorize lots with natural slopes 25% or greater subject to the concept plan demonstrating that the lots can meet the critical lot standards. These standards generally require building envelopes to be outside of the areas with 25% or steeper slopes. It is important to note that the Subdivision Regulations also includes hillside development standards. The subject property does not contain any natural slopes.

#### **Floodplain/Floodway Development Standards (Section 17.28.40)**

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

### SUBDIVISION REGULATIONS – CHAPTER 3

#### **3-1 General Requirements**

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

#### **3-2 Monument Requirements**

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

#### **3-3 Suitability of the Land**

Staff finds that the land is suitable for development consistent with this section. A stream runs adjacent to the western property line and resultingly, stream buffer encroaches onto this site. The subject plan identifies the necessary stream buffers and otherwise the land is suitable for development.

#### **3-4 Lot Requirements**

All proposed lots comply with the minimum lot size of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of the RS7.5 zoning district and cluster lot requirements at the time of building permit.

#### **3-5 Infill Subdivisions**

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an



## Metro Planning Commission Meeting of 9/8/22

existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

Not applicable. Property is not located within Neighborhood Maintenance policy.

### **3-6 Blocks**

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

### **3-7 Improvements**

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

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

Sidewalks are required in association with new streets. The proposed subdivision includes new public streets and sidewalks are provided consistent the Metro local street standard.

### **3-9 Requirements for Streets**

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

### **3-10 Requirements for Dedication, Reservations, or Improvements**

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

### **3-11 Inspections During Construction**

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

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

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

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

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

### **3-14 Drainage and Storm Sewers**

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

### **3-15 Public Water Facilities**

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



## Metro Planning Commission Meeting of 9/8/22

### **3-16 Sewerage Facilities**

Metro Water Services has reviewed this proposed concept plan for sewer and has recommended approval with conditions.

### **3-17 Underground Utilities**

Utilities are required to be located underground whenever a new street is proposed. The concept plan notes all new utilities will be placed underground as required.

**Subdivision Variances or Exceptions Requested:** No variances or exceptions to the Subdivision Regulations are requested with this application.

### **PLANNING STAFF COMMENTS**

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

### **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 concept plan complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each concept plan to determine whether it is harmonious generally but may consider policy. Policy information is provided below for consideration.

The Community Character Manual (CCM) policy applied to the site is primarily Urban Neighborhood Evolving (T4 NE) with Conservation policy recognizing a stream buffer. T4 NE areas are predominately residential areas with neighborhoods featuring shallow and consistent setbacks and closer building spacing. T4 NE areas within the Urban transect are intended to provide greater housing choice and improved connectivity. Conservation policy areas are intended to keep undisturbed environmentally sensitive land features in a natural state and remediate environmentally sensitive features that have been disturbed when new development or redevelopment takes place.

### **COMMENTS FROM OTHER REVIEWING AGENCIES**

#### **FIRE MARSHAL RECOMMENDATION**

**Approve**

#### **STORMWATER RECOMMENDATION**

**Approve with conditions**

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



## **Metro Planning Commission Meeting of 9/8/22**

### **NASHVILLE DOT RECOMMENDATION**

#### **Approve with conditions**

- With final: Include proposed public roadway construction drawings(profiles, grades, drainage). Roadway construction drawings shall comply with NDOT Subdivision Street Design Standards. Callout roadway sections, (access and ADA)ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Provide internal stop control at intersections.  
Note: A private hauler will be required for waste/recycle disposal.

### **TRAFFIC & PARKING RECOMMENDATION**

#### **Approve with conditions**

- Parking shall be per code

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

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

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

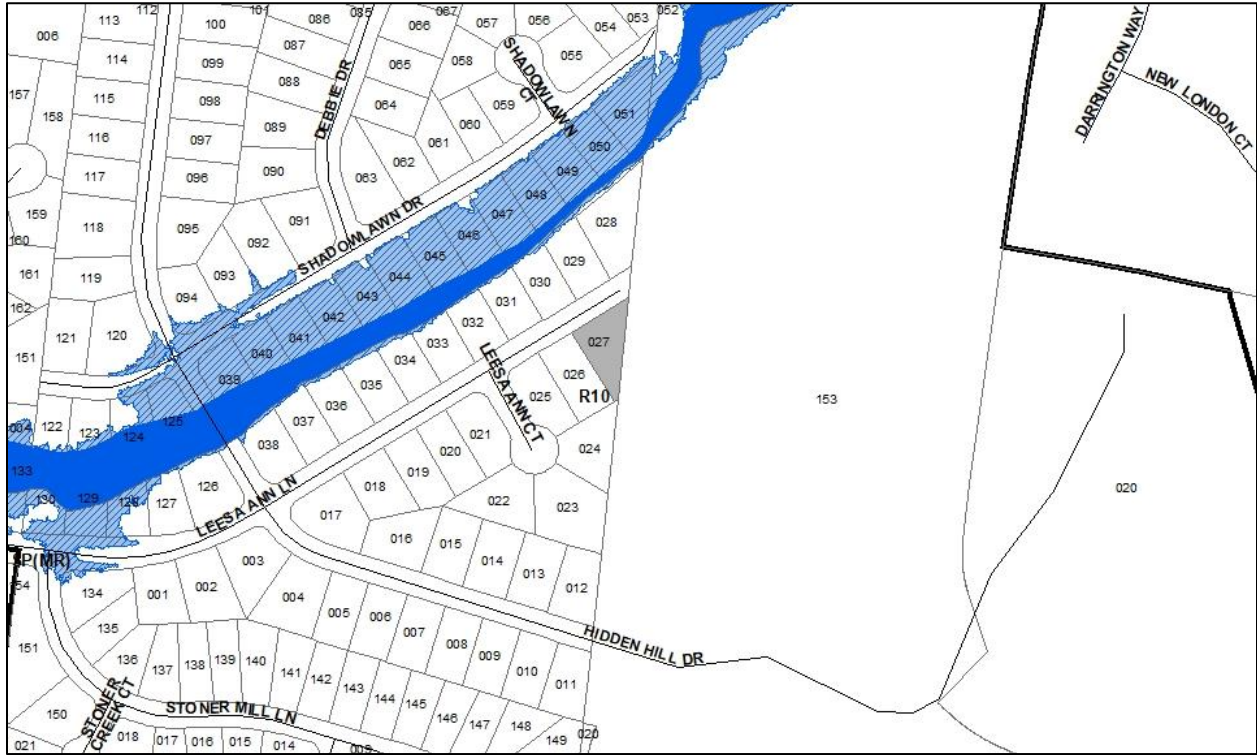
1. Comply with all conditions and requirements of Metro agencies.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

### **RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2022S-180-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



# Metro Planning Commission Meeting of 9/8/22



**2022S-210-001**

**HIDDEN HILLS RESUB**

Map 076-05, Parcels 027

14, Donelson - Hermitage - Old Hickory

11 (Larry Hagar)



## Metro Planning Commission Meeting of 9/8/22

<b>Item #24</b>	<b>Final Plat 2022S-210-001</b>
<b>Project Name</b>	<b>Hidden Hills Resub</b>
<b>Council District</b>	11 – Hagar
<b>School District</b>	4 – Nabaa-McKinney
<b>Requested by</b>	Dale & Associates applicant; XE Development Company, LLC, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

### APPLICANT REQUEST

**Request for final plat approval to remove the reserve status from one parcel.**

#### Final Plat

A request for final plat approval to remove the reserve status of one parcel, located at 4929 Leesa Ann Lane, approximately 178 feet east Leesa Ann Court, zoned One and Two-Family Residential (R10) (0.27 acres).

### SITE DATA AND CONTEXT

**Location:** The property is located with the Hidden Hill subdivision in Hermitage, near the edge of Davidson County and near Wilson County.

**Street type:** The property has frontage onto Leesa Ann Court.

**Approximate Acreage:** 0.27 acres or approximately 11,930 square feet.

**Parcel/Site History:** This site is in the Hidden Hill Subdivision and was recorded in 1973. The site consists of a single reserve parcel. Because of the reserve status, no building permit can be issued on the parcel. The 1973 plat does not indicate why the reserve tract was put in place so the Planning Commission must approve the removal of the reserve status to make the parcel a buildable lot.

**Zoning History:** The properties have been zoned R10 since at least 1974.

**Existing land use and configuration:** The property is currently vacant.

#### **Surrounding land use and zoning:**

- North: One and Two-Family Residential (R10)
- North: One and Two-Family Residential (R10)
- North: One and Two-Family Residential (R10)
- North: One and Two-Family Residential (R10)

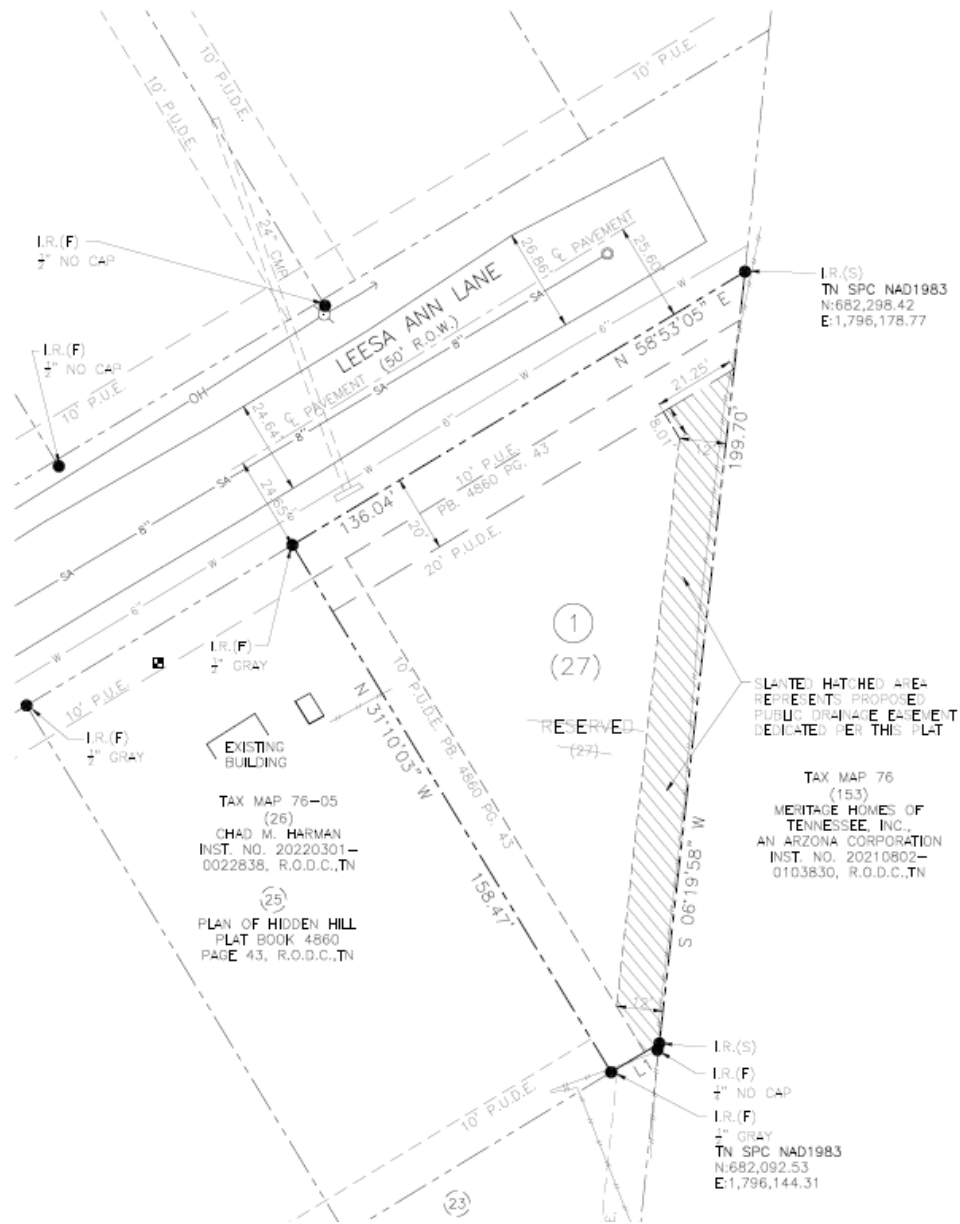
**Zoning:** One and Two-Family Residential (R10)

Min. lot size: 10,000 square feet

Max. building coverage: 0.40



# Metro Planning Commission Meeting of 9/8/22



**Proposed Final Plat**





## Metro Planning Commission Meeting of 9/8/22

Min. rear setback: 20'  
Min. side setback: 5'  
Max. height: 3 stories  
Min. street setback: Contextual per Zoning Code

### **PROPOSAL DETAILS**

**Number of lots:** 1

**Lot sizes:** 0.27 acres or approximately 11,930 square feet.

**Access:** The lot has access onto Leesa Ann Lane, a residential local street.

**Subdivision Variances or Exceptions Requested:** None

### **APPLICABLE SUBDIVISION REGULATIONS**

Chapter 2-8, Miscellaneous Platting Situations, apply to this request. Section 2-8.1, pertains to converting parcels to building sites. The Commission is required to review parcels being converted to building sites. An exception to this is when a parcel is in reserve due to pending action by a public utility to provide service to the parcel and the reason is stated on the plat that created the reserve parcel. In this event where the reason is stated in the plat, the review can be done at an administrative level with all reviewing agency approvals.

When determining if the reserve status should be removed from parcels where the plat does not cite why the parcel is in reserve, the regulations require the Commission consider the following:

1. That the parcel fits into the character of the area and is consistent with the general plan.
2. That all minimum standards of the zoning code are met.
3. That the parcel has street frontage or meets the requirements of Section 3-4.2.b or meets the requirements of Sections 3-4.2.b, 3-4.2.c, 4-6.3 or 5- 3.1.
4. That the current standards of all reviewing agencies are met.

Staff finds that the subject reserve parcel meets the four requirements to become a buildable lot.

### **PLANNING STAFF COMMENTS**

As proposed, the reserve parcel meets all zoning and subdivision requirements.

### **COMMENTS FROM OTHER REVIEWING AGENCIES**

#### **FIRE MARSHAL RECOMMENDATION**

**Approve**

#### **STORMWATER RECOMMENDATION**

**Approve**



## **Metro Planning Commission Meeting of 9/8/22**

### **NASHVILLE DOT RECOMMENDATION**

**Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

### **WATER SERVICES RECOMMENDATION**

**Approve**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. Comply with all conditions and requirements of Metro 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.

### **RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2022S-210-001 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.