



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY  
Planning Department  
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800 Second Avenue South  
Nashville, Tennessee 37201  
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# Memo

**To:** MDHA  
**From:** Metropolitan Nashville Planning Department  
**Date:** June 26, 2017  
**Re:** Planning Commission Recommendation for PILOT Agreement

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This memo fulfills the Planning Commission obligations as outlined in the MDHA Housing Tax Credit PILOT Program General Program Description, which was attached as Exhibit A to BL2016-435. The memo consists of two parts.

## **PART I: RECOMMENDATION ON GENERAL PLAN CONSISTENCY**

**Project:** **Oakwood Flats (0 Oakwood Avenue)**  
280 multi-family units – Applying for LIHTC  
All units proposed income and rent restricted at 60% AMI

**Zoning:** SP-MU (Specific Plan-Mixed Use) 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 allowed uses permitted by the MUG-A (Mixed Use General-Alternative) zoning district with a maximum of 1,000 residential units. The proposed project covers a portion of the property within the approved SP. No final site plan has been submitted at this time.

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

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

**Major and Collector Street Plan:** Oakwood Avenue is a local street. Primary access to the site will be from Oakwood Avenue. A secondary emergency only access is proposed from Pittway Avenue, also a local street.

**Project Details:** The project consists of a mixture of 1, 2, and 3 bedroom multi-family residential units. A total of 497 parking spaces are provided onsite, exceeding the requirements of the Metro Zoning Code. The buildings are 3-story/4-story split buildings, allowing for the design to work with the existing grades of the property. The height as proposed has not been reviewed for consistency with the preliminary Specific Plan as no final site plan has been submitted at this time. Therefore, the height may need to be adjusted. There are 21 single-family lots proposed along the Oakwood Avenue frontage. The single-family lots are not a part of the PILOT review.

**Planning Department Analysis:** Multi-family residential is an allowed use under the approved Specific Plan zoning. The District Employment Center policy also supports the development of multi-family residential units within the context of the larger District. The site is in close proximity to Ellington Parkway and Trinity Lane, providing for easy vehicular access to the site. Additionally, there is an existing MTA bus stop located approximately 700 feet north of the project access at the intersection of Oakwood Avenue and Slaydon Drive. Staff is recommending that a sidewalk be installed from the project entrance to the intersection of Oakwood Avenue and Slaydon Drive to provide for a direct connection for future residents to the existing transit.

**Planning Determination:** The use is consistent, in concept, with the approved Specific Plan zoning of the property and is also consistent with the policy for the area. A final site plan is required for approval for the Specific Plan, prior to the issuance of any permits. The site plan will be reviewed for compliance with the approved preliminary Specific Plan.

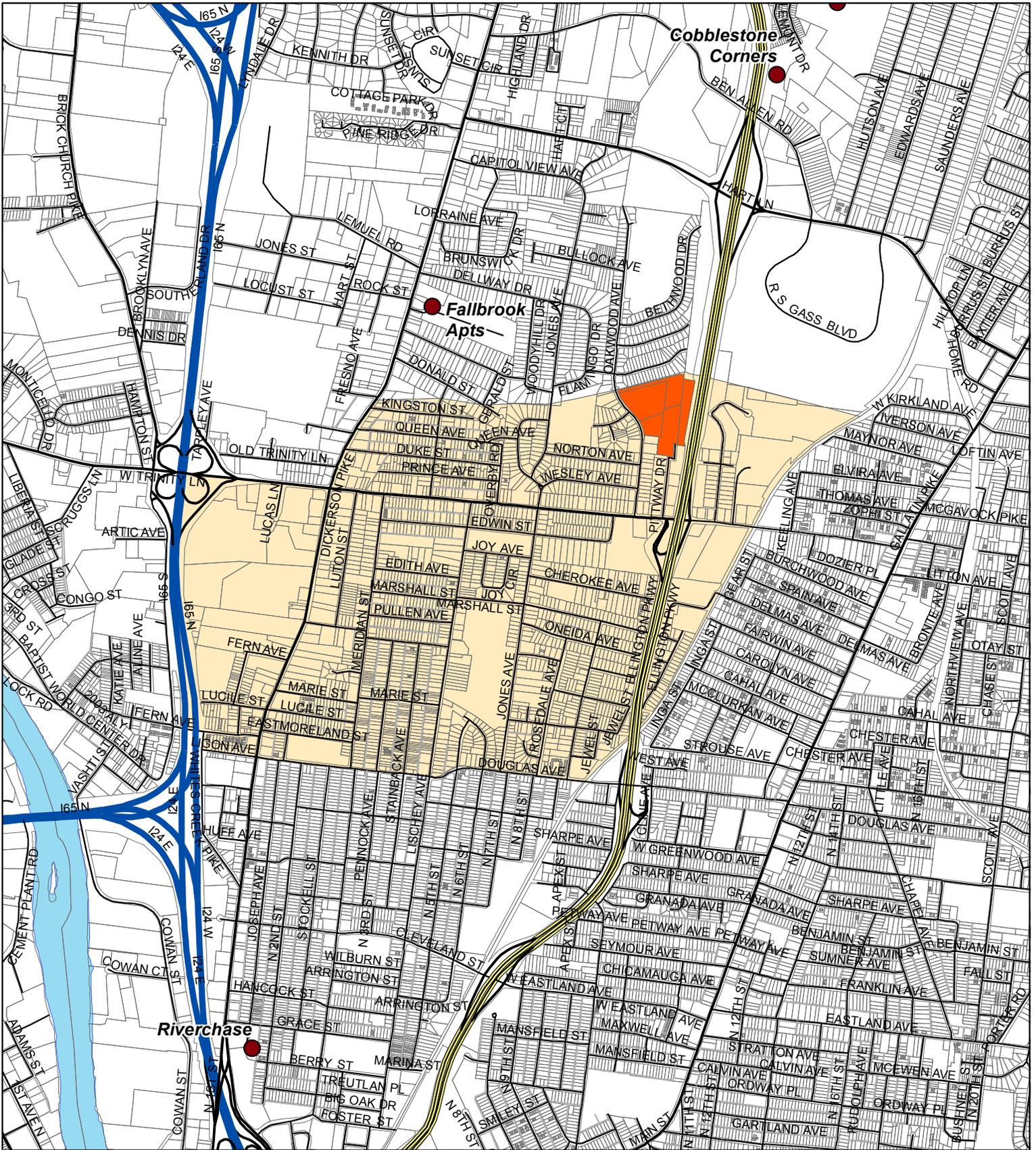
#### **Conditions**

1. Provide a sidewalk along Oakwood Avenue from the project entrance to the intersection of Oakwood Avenue and Slaydon Drive.
2. A final site plan complying with all standards of the approved preliminary Specific Plan must be submitted for review and approval prior to the issuance of any permits. Final determinations on building height and needed traffic improvements will be made at that time.

#### **PART II: LIST OF FEDERALLY SUBSIDIZED MULTI-FAMILY PROPERTIES WITHIN THE CENSUS TRACT**

See attached map.

# Federally Subsidized Multi-Family Projects within Census Tract 047037011300



| Low Income Tax Credit Project | # of Units |
|-------------------------------|------------|
| None                          | NA         |

Parcels 0720000200,  
 07200002100, 07200002300,  
 07200002400, 07200002600

Low Income Tax Credit Project

Census Tract



# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: ECG Oakwood, L.P.

Project Name: Oakwood Flats

Location of the Project: 2034 Pittway Dr. Nashville, TN 37207

Parcel Numbers: 7200002600, 7200002400, 7200002100, 720002300,

7200000200

Name of the Federal  
Program to which the  
applicant is applying: 4% LIHTC

Name of  
Certifying Jurisdiction: MDHA

Certifying Official  
of the Jurisdiction  
Name: Angela C. Hubbard

Title: Director of Community Development

Signature: 

Date: 4-2-2018