



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
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Memo

To: MDHA
From: Metropolitan Nashville Planning Department
Date: August 19, 2019
Re: Planning Commission Recommendation for PILOT Agreement

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: **Hillside Flats- 1501 Hillside Ave.**
290 multi-family residential units
All units proposed to be income and rent restricted

Zoning: 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 includes residential uses in addition to office and/or commercial uses.

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.

Project Details: This project is located in the Reservoir SP located at the southwest corner of 8th Avenue South and Edgehill Avenue. The project is a portion of a larger development zoned SP to permit a mixed-use development with a maximum of 1,200 residential units and 600,000 square feet of non-residential space. This site would be developed with 181 one-bedroom units, 85 two-bedroom units, and 24 three-bedroom units for a total of 290 LIHTC units. All units will be income and rent restricted. Access is gained from Vernon Avenue a proposed private drive off of Hillside Avenue, an existing public street.

Vernon Avenue provides access to the proposed parking garage and several surface parking spaces. Parking will be required to meet Metro Zoning Code standards.

Planning Department Analysis:

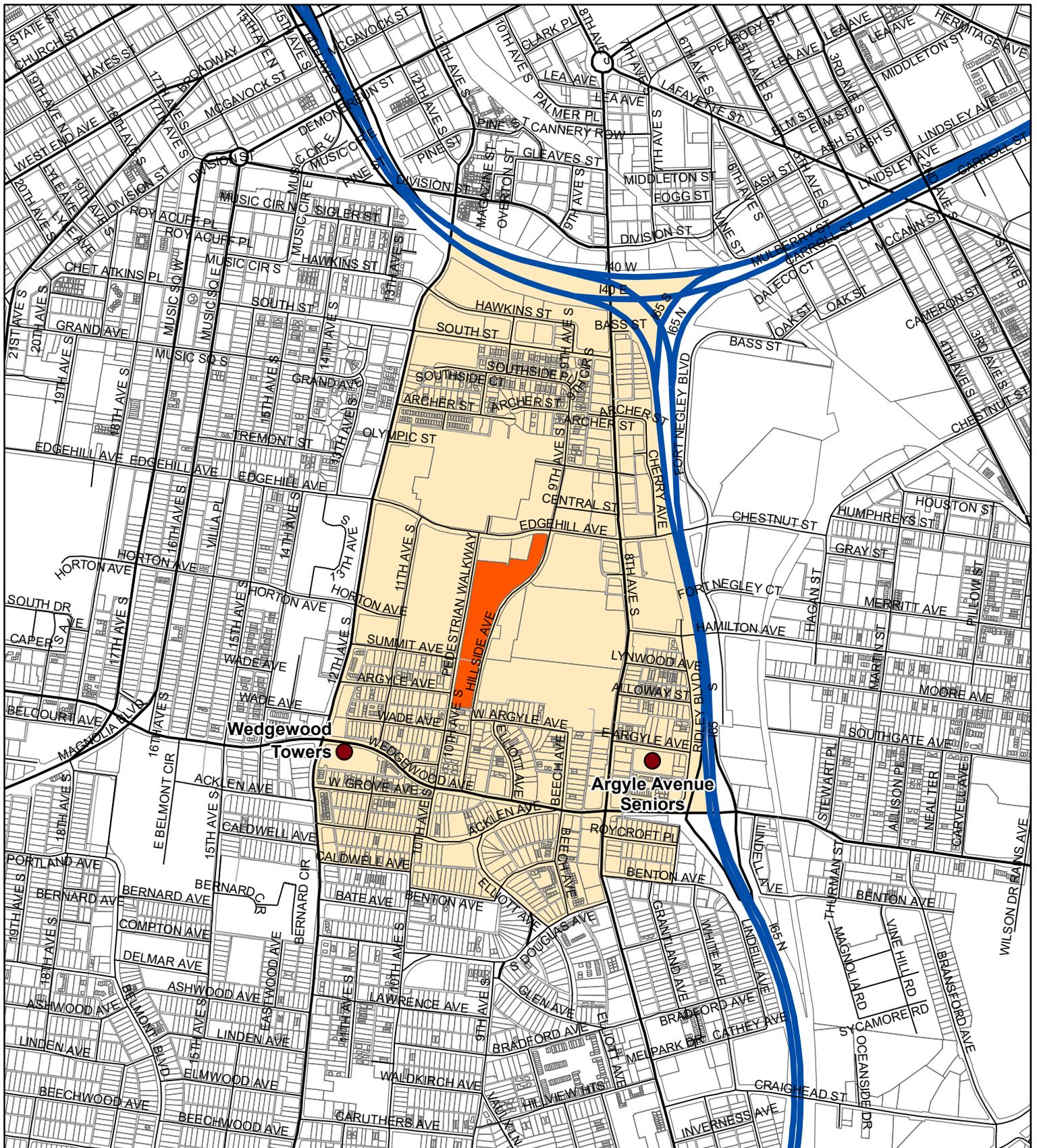
The T4 Urban Neighborhood Evolving Policy is intended to create and enhance residential neighborhoods. This site is intended to be the highest intensity residential development, providing a bulk of the multi-family units. The proposed development contains a mix of units. The policy calls for parking to be located behind or beside the buildings and is screened from view, as shown on the plan the bulk of the parking is screened by apartments. The policy also calls for increased connections which is achieved through pedestrian walkways through the site and connections to the existing pedestrian walkway to the west. Furthermore, the specific standards outlined in the approved SP will ensure the property continues to develop in a manner consistent with T4 Urban Neighborhood Evolving policy in this location.

Planning Determination: The proposed development will achieve goals of the policy that include creating residential development that is aligned with the general character of urban neighborhoods. This project is consistent with the NashvilleNext adopted general plan and the T4 Urban Neighborhood Evolving policy area.

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

See attached map.

Federally Subsidized Multi-Family Projects within Census Tract 047037016200



Low Income Tax Credit Project	# of Units
Argyle Avenue Seniors	80
Wedgewood Towers	120

- Low Income Tax Credit Project
- Map 10505 Parcel 512



0.2 0.1 0 0.2 Miles