

# Metropolitan Planning Commission



## Staff Reports

**December 12, 2019**



## Metro Planning Commission Meeting of 12/12/2019

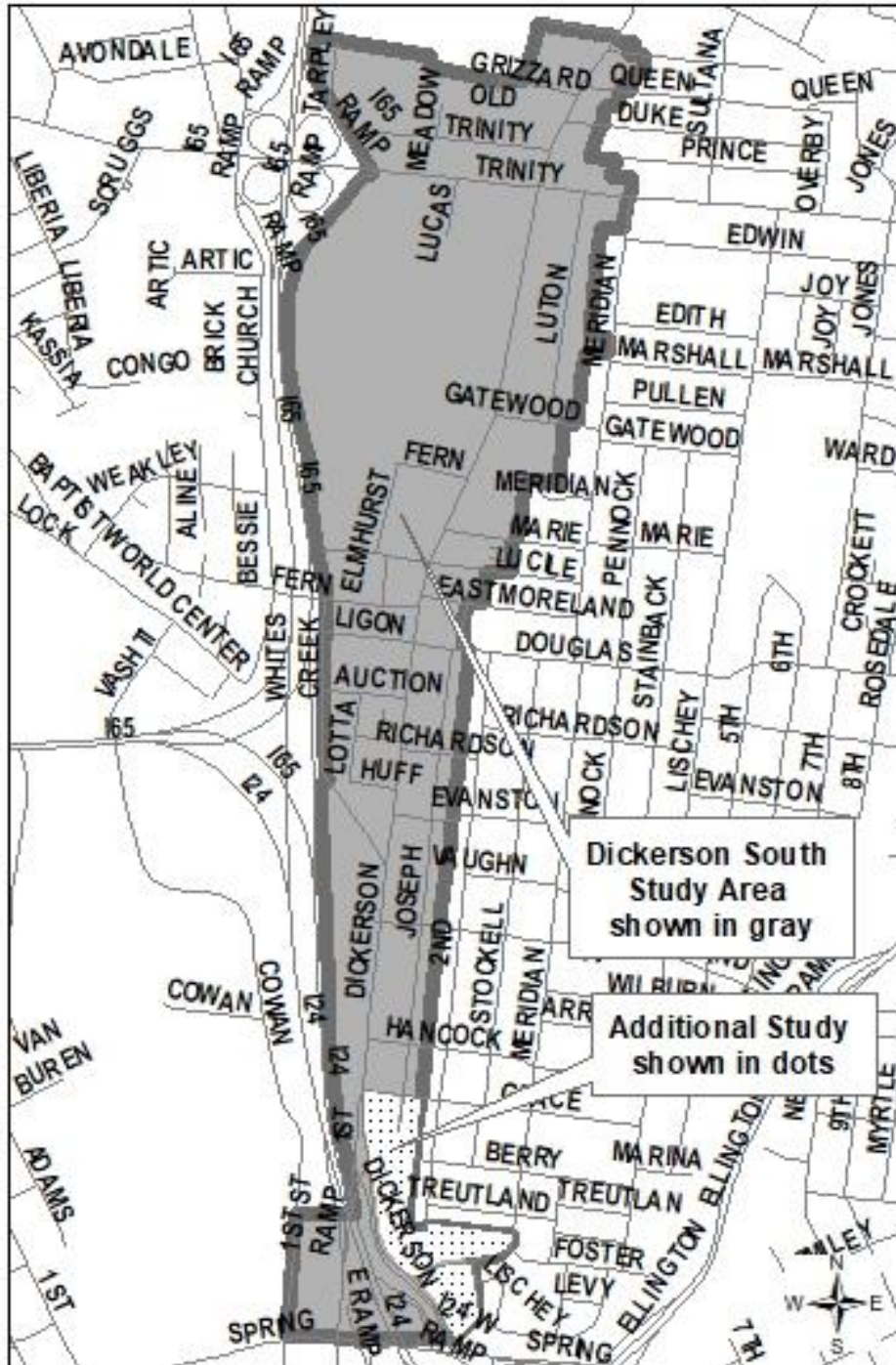
*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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## Metro Planning Commission Meeting of 12/12/2019



**2019CP-005-002**

**EAST NASHVILLE COMMUNITY PLAN AMENDMENT  
(DICKERSON SOUTH CORRIDOR STUDY)**

Various Properties

05, East Nashville

5 (Sean Parker)





**Project No.**  
**Project Name**

**Major Plan Amendment 2019CP-005-002**  
**East Nashville Community Plan Amendment**  
**(Dickerson South Corridor Study)**

**Council District**  
**School District**  
**Requested by**

05 – Parker  
5 – Buggs  
Metro Nashville Planning Department, applicant; Various owners.

**Deferrals**

Planning Commission adopted the majority of the Dickerson South Study on June 13, 2019. This portion of the Study was deferred at the June 13, 2019, July 18, 2019, September 26, 2019, October 24, 2019, and November 14, 2019, Planning Commission meetings.

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

Sewell  
*Defer to the February 27, 2020, Planning Commission meeting.*

**APPLICANT REQUEST**

**Amend East Nashville Community Plan.**

Major Plan Amendment

A request to amend the East Nashville Community Plan on various parcels located along the eastern side of Dickerson Pike between Grace Street and Spring Street.

**Background**

The Dickerson South Corridor Study (Study) area is defined by Interstates 24/65 to the west, Pages Branch to the north of Trinity Lane, various property lines along the east that transition into residential neighborhoods, and Spring Street to the south. At its meeting on June 13, 2019, the Planning Commission adopted the Study with the exception that the portion of the area east of Dickerson Pike from Grace Street south to Spring Street be removed and deferred to July 18, 2019, to allow for additional study. This area is shown in dots on the adjacent map.

**ANALYSIS**

Planning staff formulated a work plan to further analyze the area. Staff developed a three-dimensional model for public input at the McFerrin Park Neighborhood meetings on September 5, 2019, and October 3, 2019. Based upon this feedback, additional time is needed to finalize a policy recommendation.

**COMMUNITY PARTICIPATION**

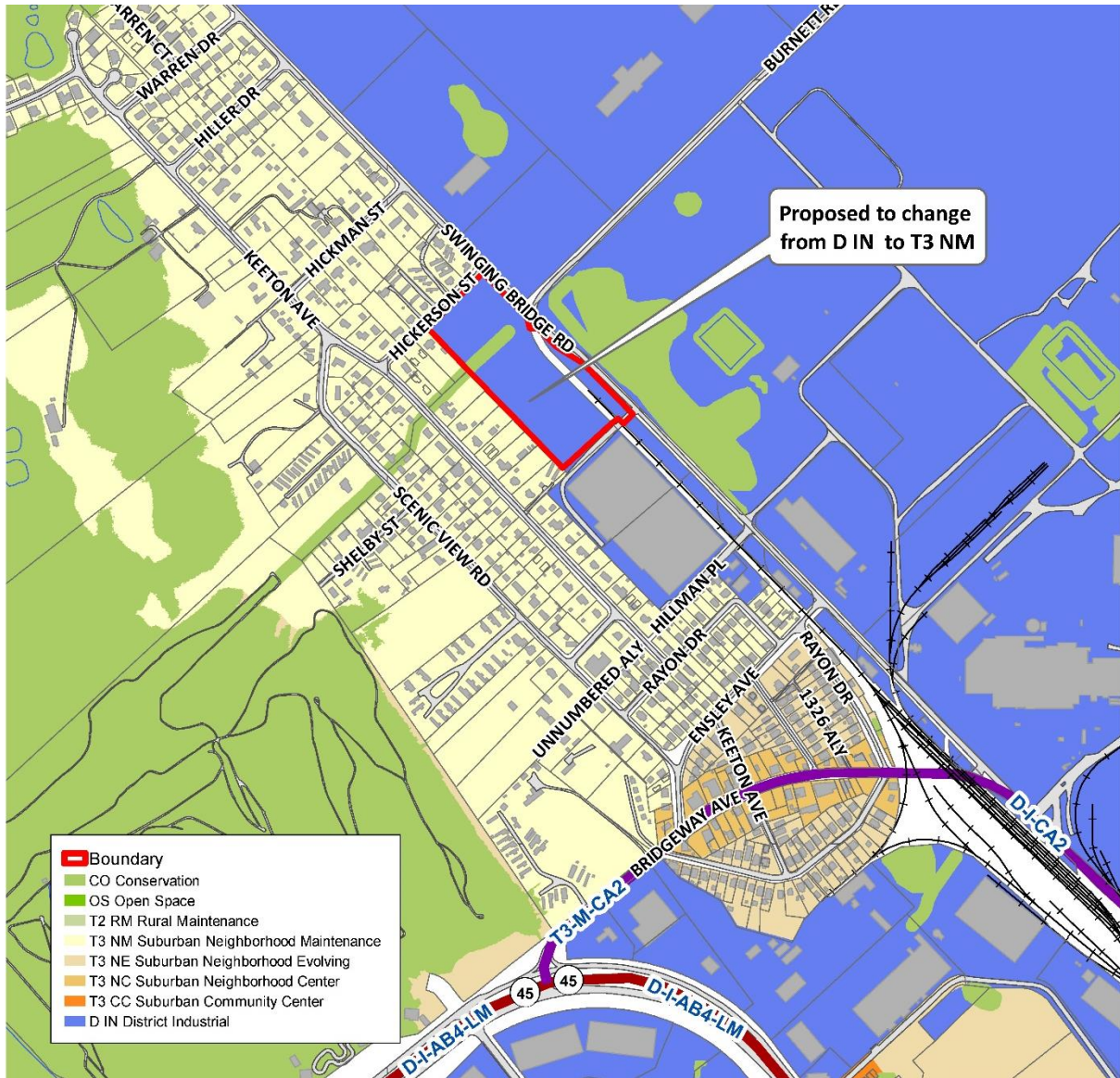
Planning staff undertook an extensive public outreach and participation program with the Study. Staff needs additional time to formulate a recommendation for the area for final review by the neighborhood.

**STAFF RECOMMENDATION**

Staff recommends deferral of this portion of the plan amendment area to the February 27, 2020, Planning Commission meeting to allow for further community participation.



# Metro Planning Commission Meeting of 12/12/2019

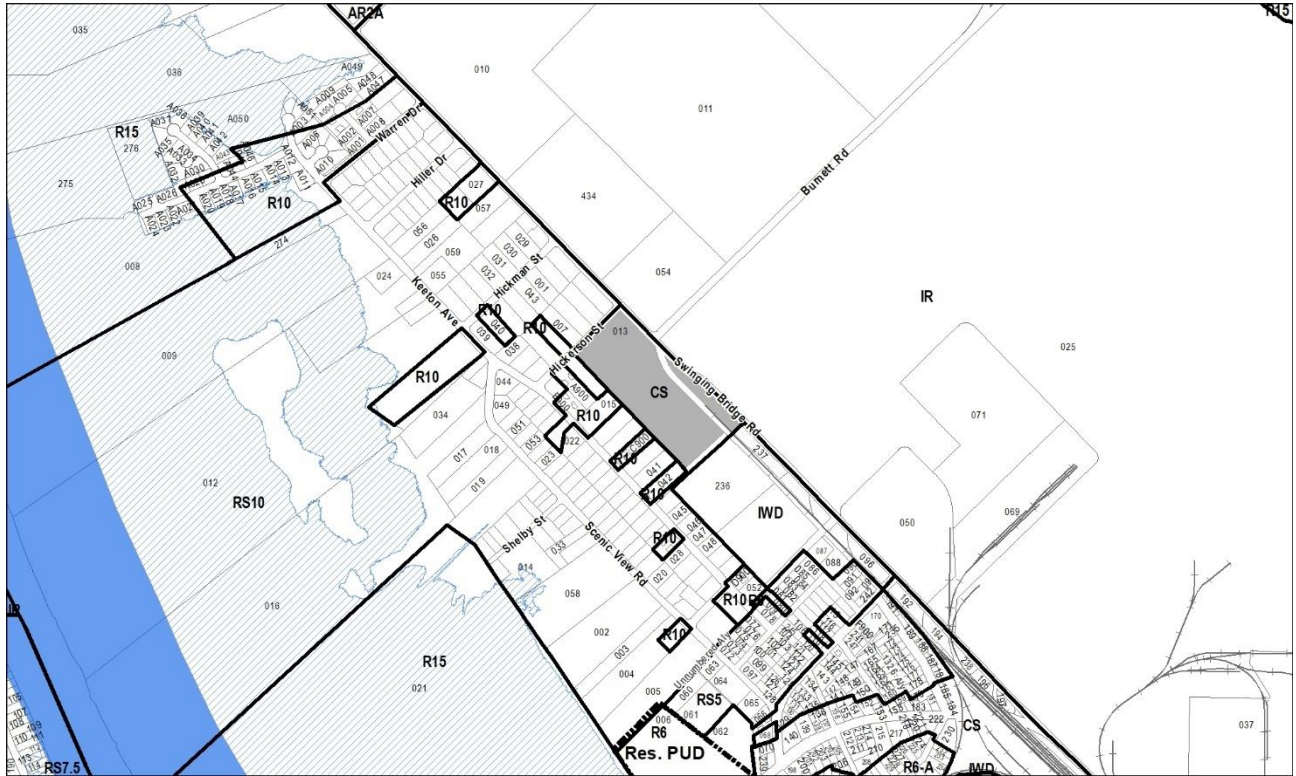


**2019CP-014-001**  
**DONELSON-HERMITAGE-OLD HICKORY**  
**COMMUNITY PLAN AMENDMENT**  
Map 044-01, Parcel(s) 013-014  
14, Donelson-Hermitage-Old Hickory  
11 (Larry Hagar)





# Metro Planning Commission Meeting of 12/12/2019



**2019Z-158PR-001**

Map 044-01, Parcel(s) 013, 014

14, Donelson - Hermitage - Old Hickory

11 (Larry Hagar)



**Project No.** Zone Change 2019Z-158PR-001  
**Associated Case** 2019CP-014-001  
**Council District** 11 - Hagar  
**School District** 4 – Shephard  
**Requested by** CESO, Inc., applicant; Charron & Williams, LLC, owner.

**Deferrals** This request was deferred at the November 14, 2019, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Napier  
**Staff Recommendation** *Defer to the January 16, 2020, Planning Commission meeting.*

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**APPLICANT REQUEST**  
**Rezone from CS to R10.**

Zone Change

A request to rezone from Commercial Service (CS) to One and Two Family Residential (R10) zoning for property located at Swinging Bridge Road (unnumbered), at the corner of Swinging Bridge Road and Hickerson Street (9.97 acres).

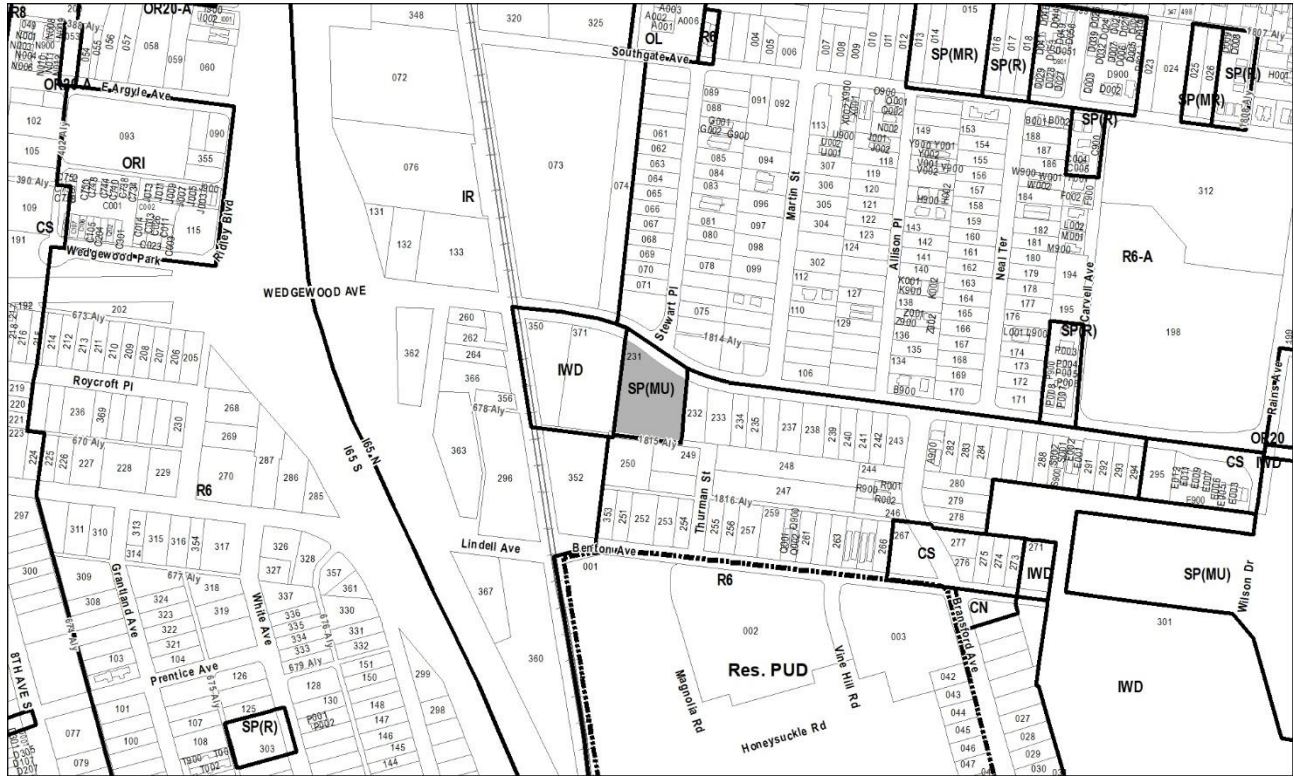
**STAFF RECOMMENDATION**

Staff recommends deferral to the January 16, 2020, Planning Commission meeting at the request of the applicant.





# Metro Planning Commission Meeting of 12/12/2019



**2014SP-082-002**

**WEDGEWOOD LOFTS SP (PERIODIC REVIEW)**

Map 105-11, Parcel(s) 231

11, South Nashville

17 (Colby Sledge)



**Project No.** Specific Plan 2014SP-082-002  
**Project Name** Wedgewood Lofts SP (Periodic Review)  
**Council District** 17 - Sledge  
**School District** 7 – Player-Peters  
**Requested by** Councilmember Colby Sledge

**Deferrals** This item was deferred at the November 14, 2019, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Shepard  
**Staff Recommendation** Find the SP to be inactive and advise Council to re-approve the SP.

**APPLICANT REQUEST**  
**Periodic review of a Specific Plan.**

Periodic SP Review

A request for a periodic review of the Wedgewood Lofts Specific Plan District for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres).

**Existing Zoning**

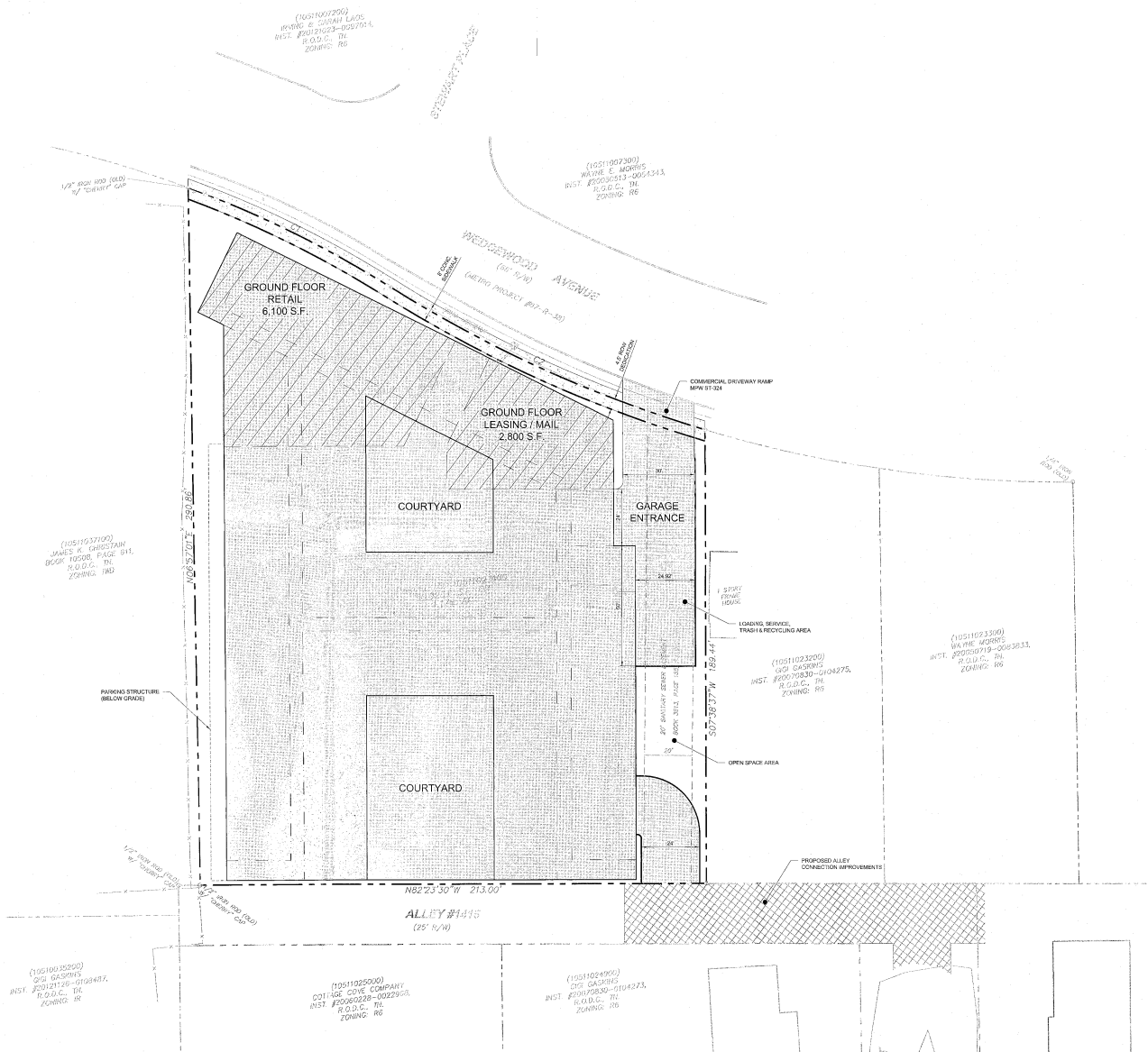
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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

**SP DETAILS**

The Wedgewood Lofts SP was approved by Metro Council on April 22, 2015 to permit up to 150 residential units and a maximum of 10,000 square feet of nonresidential uses as identified in the SP plan. The SP specifically permitted multi-family residential, and all commercial and offices uses permitted by the Mixed Use General (MUG) zoning district with the exception of cash advance, check cashing, title loan, automobile convenience, automobile parking, automobile service, bed and breakfast inn, car was, donation center (drop off), funeral home, furniture store, home improvement sales, hotel/motel, pawnshop, personal care services, and billboards. The approved SP plan proposed a single building with approximately 6,100 square feet of retail and 2,800 square feet of leasing office on the ground floor fronting Wedgewood Avenue, with multifamily residential units behind and above. Access is indicated from a driveway on Wedgewood Avenue along the eastern side of the property, connecting to Alley #1815 to the rear. Improvements are proposed along a portion of the alley to provide a connection west to Thurman Street.



# Metro Planning Commission Meeting of 12/12/2019



**Approved Preliminary Site Plan**





## Metro Planning Commission Meeting of 12/12/2019

### SP HISTORY

The Planning Commission considered the SP at their February 12, 2015 meeting. The plan was considered in association with a request to amend the South Nashville Community Plan (Case 2014CP-011-002) to change the land use policy applicable to this site from T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Mixed Use Neighborhood (T4 MU). The Planning Commission approved the change in land use policy and recommended approval with conditions and disapproval without all conditions of the SP to Metro Council. Both the community plan amendment and the SP were approved as part of the consent agenda. Metro Council approved the SP on April 22, 2015.

### PERIODIC SP REVIEW

Section 17.40.106.I of the Metro Zoning Ordinance authorizes the Planning Commission, a councilmember, or the property owner of the area to be reviewed to request the Metropolitan Planning Commission to review any Specific Plan (SP), or portion thereof, to determine whether the SP is “inactive,” and if so, to recommend to the Council what action should be taken with respect to the SP. The Commission determines whether the SP is “inactive” by examining whether development activity has occurred within four years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council. If the Planning Commission determines the SP to be inactive, the Commission is required to recommend legislation to the Council to re-approve or amend the SP or rezone the property.

#### Timeline for Planning Commission Action

The Zoning Code requires that, within 90 days from the initiation of its review, the Planning Commission must hold a public hearing to make a determination of activity, and if necessary, make a recommendation to the Council. The review was requested by Colby Sledge on September 27, 2019. The 90 day period extends to December 26, 2019. If the Planning Commission does not make a determination within 90 days from the initiation of a review, it is considered to be a recommendation to re-approve by ordinance the existing SP without alteration.

#### Classification of the SP (Active or Inactive)

Under 17.40.106 I, the Commission is first required to determine whether the Wedgewood Lofts SP is active or inactive by examining whether development activity has occurred within four years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council.

Section 17.40.106.I.3.a. of the Metro Code requires the Planning Commission to make three findings in order to determine whether a SP has been active or inactive:

- i. Four or more years have elapsed since the latter of*
  - (1) The effective date of the initial enacting ordinance of the SP,*
  - (2) The effective date of any ordinance approving an amendment to the SP,*
  - (3) The effective date of any ordinance re-approving or amending a SP after it has been reviewed and decided in accordance with subsection 5.a. or b. of this section, or*
  - (4) The deadline for action by the metropolitan council in accordance with subsection 5.d. of this section, and*

The initial enacting ordinance for the SP became effective on April 24, 2015. No amendments have been approved for the SP.



## Metro Planning Commission Meeting of 12/12/2019

ii. *Construction has not begun on the portion of the SP under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footings, and/or foundations developed on the portion of the SP under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning construction, and*

Construction has not begun within this SP. No final site plan has been filed for review, nor have any grading or building permits been issued.

iii. *Neither right-of-way acquisition from a third party nor construction has begun on off-site improvement(s) required to be constructed by the metropolitan council as a condition of the SP approval.*

No right-of-way acquisition has taken place and no off-site improvements have been constructed.

Section 17.40.106.I.3.a. states that the Commission “*may also take into consideration the aggregate of actions, if any, taken within the prior 12 months to develop the portion of the SP under review.*”

The owners of the SP under review have submitted a letter outlining information regarding the aggregate of actions that have occurred to develop the SP. Per the letter, the owners have spent \$100,000 on site design, engineering, and architectural plans in preparation for the development. The letter also briefly speaks to challenges in the lending environment, and the owner’s plans to partner with another developer/builder to move the project forward.

### **ANALYSIS: CLASSIFICATION OF THE SP**

Four years have elapsed since the initial enacting date of the ordinance. During that time, the owner has not filed an application for a final site plan with Metro, nor have they sought approval of any construction plans or issuance of any grading or building permits. As no permits have been applied for or issued, construction has not begun on any on-site or off-site improvements. The information provided by the owner asserts expenditures of \$100,000 on engineering and design plans, as well as a general intent to identify a partner developer and move forward in the coming months, but overall does not document an aggregate of actions in the prior 12 months to develop. Based on the information provided, staff finds the SP to be inactive.

### **Planning Commission Recommendation to Metro Council**

If the Planning Commission determines the SP to be active, then no further action is required. If the Commission determines the SP to be inactive, then the Commission is required to recommend legislation to the Council to re-approve or amend the SP, or rezone the property.

With respect to the legislation to be recommended to the Metro Council, the Planning Commission is directed by the Code to take two distinct steps.

First, the Commission is to determine whether the “*existing SP is consistent with the goals, policies, and objectives of the General Plan and any applicable specific redevelopment, historic, neighborhood, or community plans.*”



## Metro Planning Commission Meeting of 12/12/2019

Second, the Commission is to recommend the legislation, and include, as required:

*(a) The appropriateness of the continued implementation of the development plan or phases(s) as adopted, based on current conditions and circumstances; and*

*(b) Any recommendation to amend the development plan or individual phases(s) to properly reflect existing conditions and circumstances, and the appropriate base zoning classification(s) should the SP district be removed, in whole or in part, from the property.*

### **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.

### **ANALYSIS: CONSISTENCY WITH POLICY**

The site is located approximately 1,000 feet east of the interchange of I-65 and Wedgewood Avenue, on the south side of Wedgewood Avenue. Properties to the west, between the site and I-65, are primarily zoned Industrial Restrictive (IR) and Industrial Warehousing and Distribution (IWD) and contain a mix of industrial uses. Properties to the north, south and east are primarily zoned One and Two Family Residential – Alternative (R6-A) and contain a mix of single-family and two-family residential with some scattered commercial uses along Wedgewood Avenue. East of Bransford Avenue, the zoning shifts back to Industrial, encompassing the Fairgrounds and surrounding industrial and commercial uses.

The site is located at the eastern edge of a large area of T4 MU policy, which also encompasses the industrial areas to the west. To the east, the policy transitions to T4 Urban Neighborhood Evolving, with T4 Urban Neighborhood Center and T4 Urban Community Center policy applicable to the area around the Fairgrounds.

The site is located on a seam between industrial and residential uses along Wedgewood Avenue, which is classified as an Arterial Boulevard on the Major and Collector Street Plan (MCSP). The site's location and its larger size relative to the residentially zoned parcels along Wedgewood Avenue enable it to serve as a transition between residential areas to the east and the industrial and commercial areas to the west. The SP permits a mixed use development incorporating multi-family residential and commercial and office uses that could serve residents of the surrounding neighborhood. The currently approved SP plan is consistent with the goals of the T4 MU policy to incorporate a variety of housing types and a mix of uses. The site is located along a major arterial with high levels of connectivity to the surrounding area, making it an appropriate place to provide this mix of housing and commercial uses and to transition from a primarily industrial area to a residential neighborhood.



## **Metro Planning Commission Meeting of 12/12/2019**

### **STAFF RECOMMENDATION**

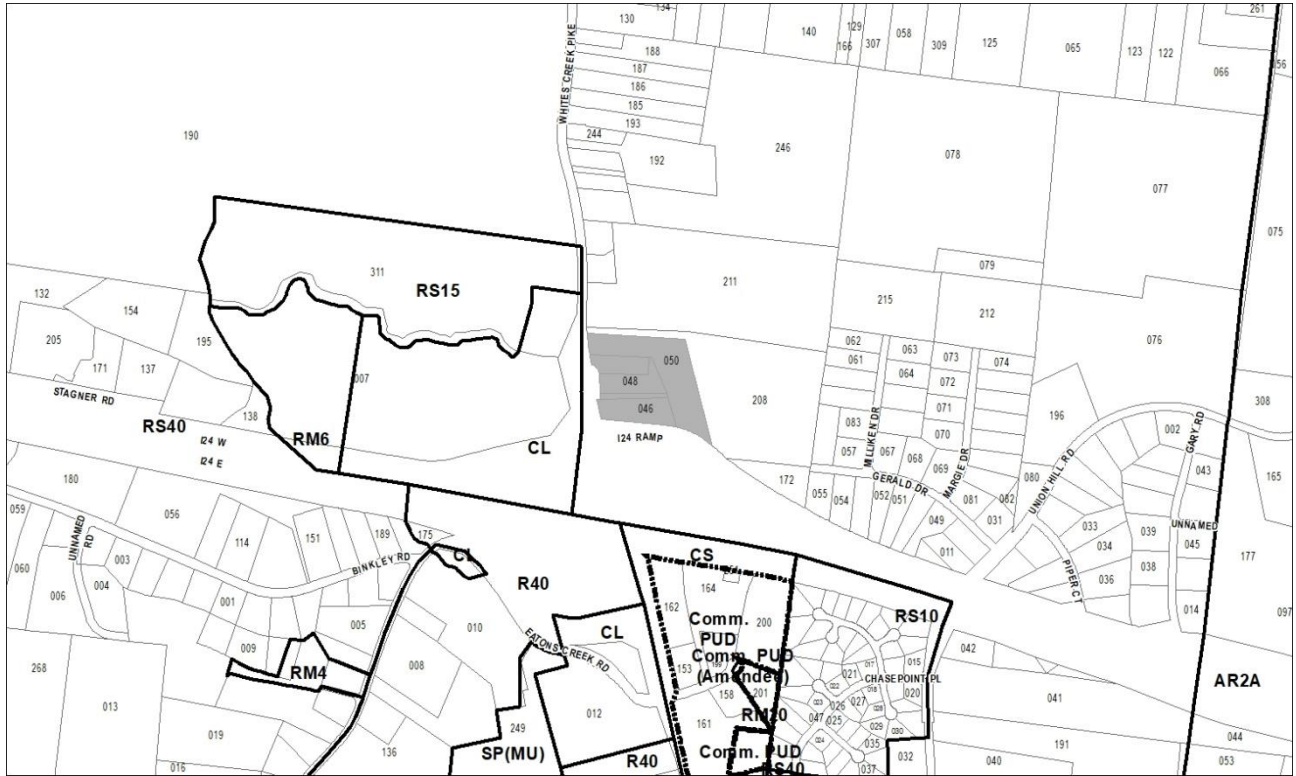
In accordance with the requirements of 17.40.106.I, staff recommends that the Planning Commission find the SP to be inactive. If the Commission finds the SP inactive, then staff recommends that the Commission advise that Council re-approve the SP, as the plan is consistent with the T4 MU land use policy and is appropriate given the site location and context.



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# Metro Planning Commission Meeting of 12/12/2019



**2019SP-047-001**

**KNIPFER CORNER SP**

Map 015, Parcel(s) 046-049

01, Joelton

01 (Jonathan Hall)



**Project No.** Specific Plan 2019SP-047-001  
**Project Name** Knipfer Corner SP  
**Council District** 01 – Hall  
**School District** 1 – Gentry  
**Requested by** Dale and Associates, applicant; Dorothy Knipfer, Carl Knipfer, and Lisa Arrington, owners.

**Deferrals** This request was deferred at the June 13, 2019, June 27, 2019, August 22, 2019 and November 14, 2019, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Defer to the January 16, 2020, Planning Commission meeting.*

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**APPLICANT REQUEST**

**Rezone from RS40 to SP-MU to permit a mixed use development.**

Preliminary SP

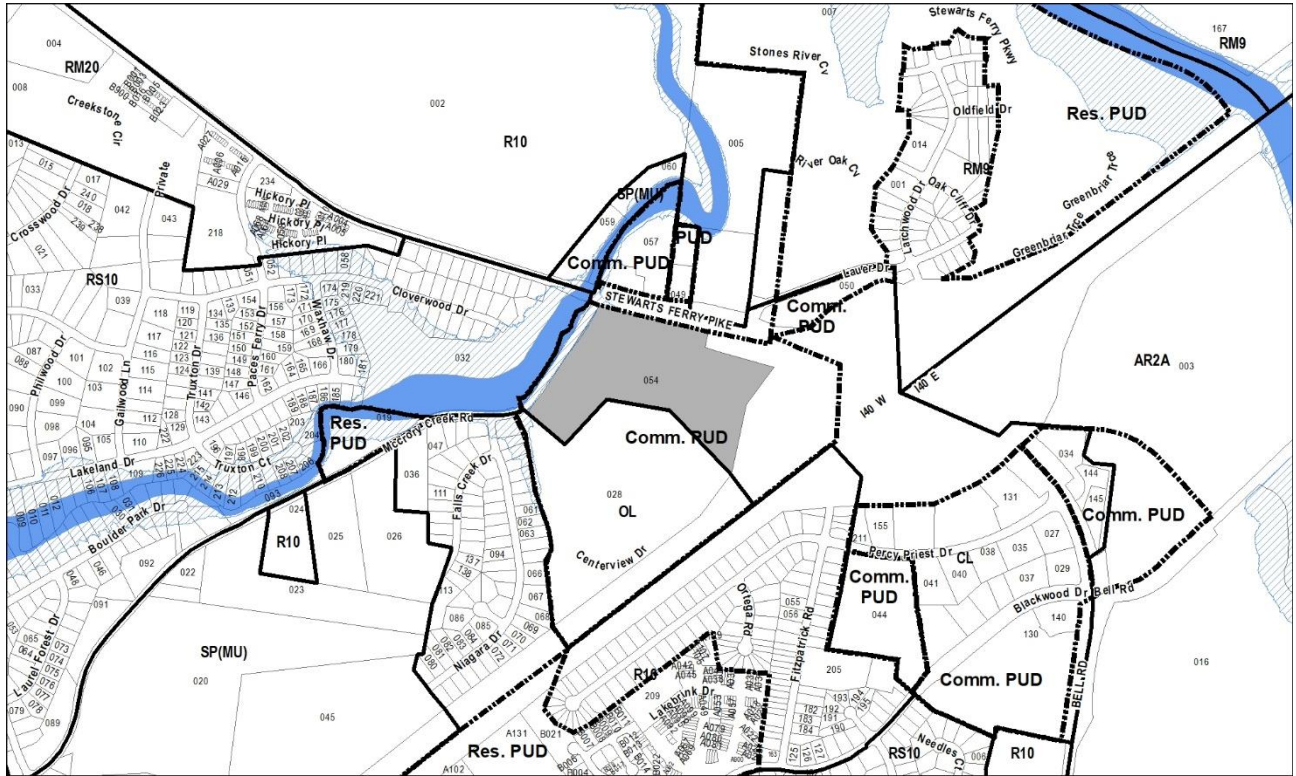
A request to rezone from Single-Family Residential (RS40) to Specific Plan – Mixed Use (SP – MU) zoning for properties located at 7330, 7340, 7350, 7360 and 7368 White Creek Pike, approximately 1860 feet northeast of Eaton’s Creek Road (8.82 acres), to permit a mixed use development.

**STAFF RECOMMENDATION**

Staff recommends deferral to the January 16, 2020, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 12/12/2019



**2019SP-068-001**  
**STEWARTS FERRY PIKE MULTIFAMILY**  
Map 096, Parcel(s) 054  
14, Donelson – Hermitage – Old Hickory  
14 (Kevin Rhoten)





**Project No.** Specific Plan 2019SP-068-001  
**Project Name** Stewarts Ferry Pike Multifamily  
**Associated Case** 155-74P-009  
**Council District** 14 - Rhoten  
**School District** 4 – Shepherd  
**Requested by** Catalyst Design Group, applicant; Commerce Center TN Land, L.P., owner.

**Deferrals** This request was deferred at the November 14, 2019, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Approve with conditions and disapprove without all conditions.*

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**APPLICANT REQUEST**

**Rezone from CL to SP to permit a mixed-use development.**

Preliminary SP

A request to rezone from Commercial Limited (CL) to Specific Plan – Mixed-Use (SP-MU) zoning for property located at 600 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and McCrory Creek Road and within a Commercial Planned Unit Development Overlay District (19.04 acres), to permit a mixed-use development.

**Existing Zoning**

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

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**

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.



# Metro Planning Commission Meeting of 12/12/2019



**Proposed Site Plan**



## Metro Planning Commission Meeting of 12/12/2019

### **DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN**

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.

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

### **PLAN DETAILS**

The approximately 19 acre site is located at the southwest corner of Stewarts Ferry Pike and McCrory Creek Road. The site is adjacent to the I-40, west bound entrance ramp. The site is on a hillside and contains shallow slopes as well as steep slopes in excess of 25 percent. Most of the steeper slopes are located along Stewarts Ferry Pike and McCrory Creek Road. The site is located in a portion of the Larchwood PUD. This portion of the PUD was last approved for approximately 246,550 square feet of commercial and office. This application is associated with an application to cancel the portion of the PUD encompassed by this proposed SP. The adjacent site to the south is within the PUD and contains two large office buildings.

#### Site Plan

The plan permits a maximum of 318 multi-family residential units and up to 8,000 square feet of nonresidential uses per the Commercial Limited (CL) zoning district. The plan specifically prohibits the following nonresidential uses:

- Alternative financial services
- Automobile sales
- Beer and Cigarette Market
- Power/Gas substation
- Construction demolition waste processing

The nonresidential area is located at the corner of Stewarts Ferry Pike and McCrory Creek Road. The multi-family units are distributed amongst five individual buildings. The max height for the commercial portion is two stories and the maximum height for the residential portion is four stories. Parking is primarily made up of surface parking, but there are also some low scale single-story detached garages. Access is from three locations, with two private drives on Stewart's Ferry Pike and one on McCrory Creek Road. Sidewalks are located throughout the development. An eight-foot-wide sidewalk, six-foot-wide planting strip are shown along the site frontage of Stewart's Ferry



## **Metro Planning Commission Meeting of 12/12/2019**

Pike and McCrory Creek Road. A bike lane is shown along Stewarts Ferry Pike. A sidewalk connection is also provided to the adjacent office complex.

### **ANALYSIS**

As proposed the plan is consistent with the CO and T3 CC land use policies. Due to the site's location along a major arterial and I-40, the site is appropriate for the density provided with this plan. While policy primarily supports non-residential uses, the policy also supports residential as a component of a diverse community center. A large commercial area is located on the south side of I-40 and a large mixed-use SP is approved west of the site along McCrory Creek Road. There are also numerous commercial PUDs located along Stewarts Ferry Pike. Given the existing and planned commercial in the area, additional residential density is appropriate in order to support the surrounding commercial areas. The T3 CC policy is a suburban policy, and the design of the proposed development is consistent with the form supported by the policy. The plan meets the Major and Collector Street plan (MCSP). Staff recommends approval with conditions since the plan is consistent with the T3 CC land use policy and the MCSP.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/ or building construction information provided. 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**

- Adequacy of northwest area detention will be assessed with Final SP.

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Preliminary SP only. Public water & sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Call out MPW ramp section standards; ST-324.
- Comply with MPW traffic comments.



## Metro Planning Commission Meeting of 12/12/2019

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

Developer shall construct the following roadway improvements.

- Provide adequate sight distance at all access drives. SD exhibits will be required with Final SP plan.
- Provide adequate WB LTL storage at access drive A and determine if grass median modification is required.
- Construct adequate NB LTL and NB thru / RTL storage on Access driveway A at Stewarts Ferry intersection.
- Provide adequate sight distance at internal access drives.
- Access to corner parcel with restaurant from drive access A shall be located appropriate distance from Stewarts Ferry Pk to prevent queueing into Stewarts Ferry Pk. and appropriate traffic operations with on- site traffic flow.
- Construct ped crossing and Submit signal plans for pedestrian crossings across Stewarts Ferry Pk at McCrory Creek Rd. traffic signal.
- Provide parking per code.
- Dimension travel lanes on Stewarts Ferry Pk and McCrory Creek Rd per MSCP on Final SP plan.

#### Maximum Uses in Existing Zoning District: CL/PUD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	19.04	-	246,550 SF	15649	785	1687

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	17.59	-	318 U	2328	147	179

#### 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 (814)	1.45	-	8,000 SF	477	24	52

#### Traffic changes between maximum: CL/PUD and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-12844	-614	-1456



## **Metro Planning Commission Meeting of 12/12/2019**

### **METRO SCHOOL BOARD REPORT**

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

**Projected student generation proposed SP-MU district: 19 Elementary 16 Middle 13 High**

The proposed SP-MU zoning district would generate 48 more students than what is typically generated under the existing CL zoning district. Students would attend Hickman Elementary, Donelson Middle School, and McGavock High School.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

### **CONDITIONS**

1. Permitted land uses shall be limited to a maximum of 318 multi-family residential units and a maximum of 8,000 square feet on nonresidential uses as indicated on the site plan. Short-term rental properties – not-owner occupied shall be prohibited.
2. The 8,000 square feet of non-residential uses shall not be developed in 1 building. The square footage shall be split between 2 buildings within the area designated on the plan.
3. 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.
4. 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 zoning district for nonresidential and RM20 for residential as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. 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.
7. 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.
8. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.
9. 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.

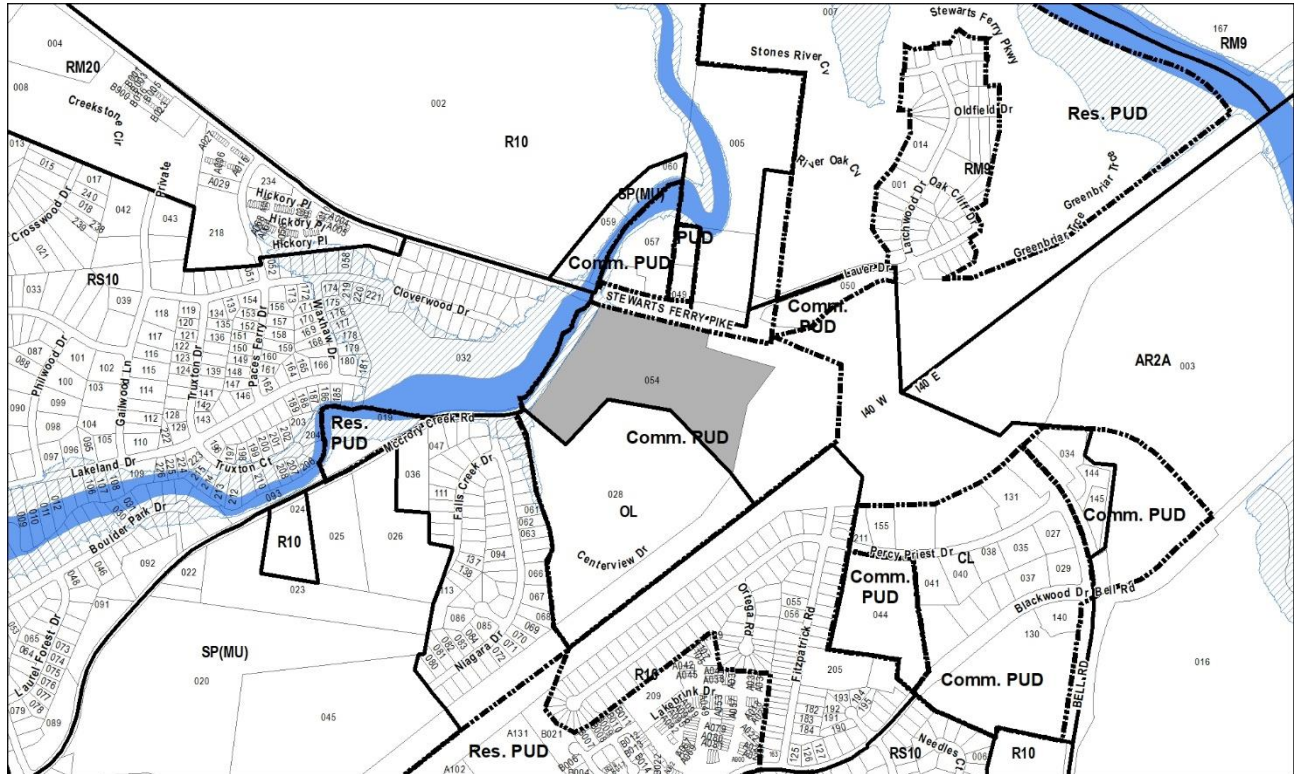


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# Metro Planning Commission Meeting of 12/12/2019



**155-74P-009**

**LARCHWOOD PUD (CANCELLATION)**

Map 096, Parcel(s) 054

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)





**Project No.** **Planned Unit Development 155-74P-009**  
**Project Name** **Larchwood PUD (Cancellation)**  
**Associated Case** 2019SP-068-001  
**Council District** 14 - Rhoten  
**School District** 4 – Shepherd  
**Requested by** Catalyst Design Group, applicant; Commerce Center TN Land, L.P., owner.

**Deferrals** This request was deferred from the November 14, 2019, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.*

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**APPLICANT REQUEST**  
**Cancel a portion of a Planned Unit Development.**

Cancel Portion of PUD

A request to cancel a portion of a Commercial Planned Unit Development Overlay District located at 600 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and McCrory Creek Road, zoned Commercial Limited (CL) (19.04 acres).

**Existing Zoning**

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

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.

**DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN**

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.



## Metro Planning Commission Meeting of 12/12/2019

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

### **ANALYSIS**

The Larchwood PUD was originally approved in 1974, for a mixture of office and commercial uses. The overlay applies to properties on the north and south side of I-40. This portion of the PUD was last approved for approximately 246,550 square feet of commercial and office. The site is mostly vacant, but a small portion of the site was once used for parking associated with the adjacent Commerce Center East office complex. The base zoning district is Commercial Limited (CL). CL permits a variety of commercial and office uses, and it is consistent with the T3 CC land use policy. This application is associated with a zone change request to permit a mixed-use development. If the associated SP is approved, then staff recommends approval of the PUD overlay being canceled.

### **STAFF RECOMMENDATION**

Staff recommends approval if the associated SP zoning district is approved and disapproval if the associated SP zoning district is not approved.



**SEE NEXT PAGE**



**NO SKETCH**



<b>Project Nos.</b>	<b>Text Amendment 2019Z-020TX-001</b>
<b>Project Name</b>	<b>Home Occupations</b>
<b>Council Bill No.</b>	BL2019-48
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Requested by</b>	Councilmember Dave Rosenberg
<b>Staff Reviewer</b>	Shepard
<b>Staff Recommendation</b>	<i>Approve with a substitute.</i>

**APPLICANT REQUEST**

Amend Section 17.16.250 of the Zoning Code relative to home occupation.

**PROPOSED AMENDMENTS TO TITLE 17**

The Zoning Code currently permits Home Occupations as an accessory use to a residence in Agricultural, Residential, Mixed Use, Office/Residential, Commercial Service (CS), and Shopping Center Regional (SCR) zoning districts subject to the conditions listed in Section 17.16.250.D of the Zoning Ordinance. Those conditions include requirements that the use be conducted by one or more occupants of the dwelling and that no clients or patrons may be served on the property. The proposed bill would amend section 17.16.250 of the Zoning Code by deleting Subsection D in its entirety.

Planning staff has reviewed the bill as filed as proposes revisions to the text of the proposed bill as shown below (deleted text is shown in strikethrough; new text is shown underlined):

D. Home Occupation. A home occupation shall be considered an accessory use to a residence subject to the following:

1. Location
  - a. A home occupation must be conducted entirely within the dwelling unit or accessory building.
  - b. The home occupation shall not occupy more than twenty percent of the total floor area of the principal structure and in no event more than one thousand square feet of floor area.
  - ~~c. No more than one home occupation permit that does not meet the requirements of subsection 5(d) herein may be active for each dwelling unit.~~
2. Employees and Vehicles
  - a. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation location.
  - b. Parking a commercial vehicle on the premises or on a street adjacent to residentially zoned property is prohibited. Vehicles associated with the home occupation shall be limited to one passenger vehicle such as a motorcycle, automobile, pick-up truck, sport utility vehicle, van or similar, with a maximum axle load capacity of one and one-half tons.



## Metro Planning Commission Meeting of 12/12/2019

- c. No truck deliveries or pick-ups, except by public or private parcel services, and permitted.
3. Customer Visits
  - a. ~~A home occupation may not generate more than three vehicle trips each day of customer related vehicular traffic.~~
  - b. Customer visits must occur by scheduled appointment and only between the hours of 8 a.m. and 7 p.m., Monday through Saturday.
  - c. Customer visits shall be limited to no more than two visits per hour and a maximum of ten total visits per day; however, for group instruction a maximum of four students shall be allowed for one lesson provided the maximum number of visits per day is not exceed.
  - d. The permit holder shall maintain and make available to the Codes Department a log or register of appointments for each calendar year.
4. Outward Appearance
  - a. ~~Any Signs, as defined in Section 17.32.030.B, exterior or interior displays of goods visible from the outside, or any exhibit that would indicate the dwelling unit or accessory building is being used for any purpose other than a residence are prohibited. on a property used for a home occupation shall be governed by the provision of Chapter 17.32 — Sign Regulations.~~
  - b. The residential character of the lot and dwelling must be maintained. A home occupation that requires a structural alteration of the dwelling to comply with a nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements.
  - c. A home occupation may not produce noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, glare, humidity, fumes, electrical interference, waste run-off, or other objectionable effects outside the dwelling unit or garage.
5. Activities
  - a. ~~The sale of merchandise directly to a customer on the premises is prohibited.~~
  - a. The storage of materials or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards.
    - i. All materials or goods shall be stored completely within the space designated for home occupation activities.
    - ii. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.
    - iii. All materials or goods shall be stored completely within the dwelling unit or accessory building.
    - iv. All flammable or combustible compounds, products or materials shall be maintained and utilized in compliance with Fire Code NFPA-30.
  - b. The following are prohibited as home occupations:
    - i. adult entertainment businesses;
    - ii. after hours establishments;



## Metro Planning Commission Meeting of 12/12/2019

- iii. any business primarily engaged in retail sales;
- iv. any use listed as an industrial use, medical use, transportation use, utility use, or waste management use in the zoning district land use table in Section 17.08.030;
- v. automobile repair ~~services~~;
- vi. automobile service;
- vii. bars or night clubs;
- viii. bed and breakfast inns;
- ix. funeral homes;
- x. hotels;
- xi. major appliance repair;
- xii. restaurants;
- xiii. sex clubs; and
- xiv. short term rental properties;

### 6. Permit Requirements

- a. Home occupations that meet both of the following conditions are not required to acquire a permit for activity under this section:
  - i. The home occupation does not serve customers on the property; and
  - ii. The home occupation does not employ anyone who does not live within the dwelling.
- b. Prior to issuance of a permit, the applicant shall provide the Codes Department with a statement that the applicant has confirmed that operating the proposed home occupation would not violate any home owners association agreement or bylaws, condominium agreement, covenants, codes and restrictions, lease or any other agreement governing and limiting the use of the property proposed for the home occupation. If the applicant is not the property owner, the applicant shall also certify that the property owner is aware of the application and does not object to pursuit of the home occupation permit.
- ~~e.~~ In single-family and two-family zoning districts, if more than one permit is acquired for activity under this section, all permit holders are liable for ensuring that their cumulative activity does not exceed the thresholds for business activity under this section, including number of employees, number of associated vehicles, and number of vehicle trips per day. no more than one home occupation permit may be issued per lot.

### ~~6.~~ 7. Transferability and Enforcement

- b. Permit Transferability. A permit issued for activities under this section shall not be transferred or assigned to another person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the business. Upon termination of the occupant's residency, the home occupation permit shall become null and void.
- c. Revocation of Permit. Upon the filing of three or more verified complaints within a calendar year regarding a permit issued for activities under this section, the Zoning Administrator, or his or her designee, shall notify the permit holder in writing of



## **Metro Planning Commission Meeting of 12/12/2019**

such complaints and the Zoning Administrator, or his or her designee, will determine whether such complaints are valid. If it is determined that violations have occurred, the Zoning Administrator may revoke a permit as provided in Section 17.40.590. The permit holder may appeal the Zoning Administrator's decision to the Board of Zoning Appeals for a public hearing as provided in this Title.

### **ANALYSIS**

In recent years, Metro Council has considered several bills proposing changes to the Home Occupation standards in the Zoning Ordinance. The changes were generally aimed at allowing for clients, customers, or patrons to be served on the property, although each bill took a slightly different approach. Although the Metro Planning Commission recommended approval of each of these bills, none managed to garner the support necessary for Metro Council approval.

NashvilleNext recognizes the need for places for businesses to locate across a variety of scales in order to support overall goals for economic and workforce development. The ability to launch a new business at home can eliminate economic obstacles to entrepreneurship and give new businesses a way to get off the ground prior to moving to a commercial or industrial location. Home-based businesses can also provide property owners with supplemental income to help them remain in their homes as cost of living increases. NashvilleNext also recognizes the importance of protecting the character of existing residential neighborhoods. Volume IV of NashvilleNext, the Action Plan, identifies action steps that should be taken to address the goals identified in the plan. Action EWD 1.1 suggests that rules be created that allow home-based businesses in existing neighborhoods without disrupting the character and enjoyment of those neighborhoods.

The proposed amendments would modify the standards applicable to Home Occupations to permit customer visits subject to restrictions on maximum vehicle trips and hours of operation. The amendments would also establish restrictions on the activities associated with a Home Occupation use, including establishment of uses that are prohibited as a Home Occupation. Home occupations that do not serve customers on site and that do not employ anyone who doesn't live within the dwelling would continue to be permitted but would no longer require a permit. Permits would be required for home occupations that fail to meet both of these conditions.

Staff recommends approval of a substitute ordinance which further refines some of the proposed limitations on home occupations. The recommended substitute consolidates and clarifies the provisions for permit requirements to ensure more consistent application by the Codes Department. In order to better balance the potential impacts of a proposed home occupation on neighborhood character, staff also recommends changes to the operating standards. Specifically, the proposed substitute limits customer visits per hour and per day and expands the list of prohibited activities to incorporate additional impactful uses such as automobile service. The recommended substitute would also prohibit signs associated with home occupations to further preserve the residential character of the dwelling.

### **FISCAL IMPACT RECOMMENDATION**

The Metro Codes Department will issue permits pursuant to these standards and enforce the standards on a complaint driven basis, as is their current enforcement practice. Given that the proposed amendment expands upon an existing set of standards for home occupations which are





## Metro Planning Commission Meeting of 12/12/2019

already being permitted and enforced on a complaint drive basis, the Codes Department anticipates this proposed amendment to be revenue neutral.

### ZONING ADMINISTRATOR RECOMMENDATION

No exception taken.

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### SUBSTITUTE ORDINANCE NO. BL2019-48

#### **An ordinance amending Section 17.16.250 of Title 17 of the Metropolitan Code of Laws relative to home occupation. (Proposal No. 2019Z-020TX-001)**

WHEREAS, current regulations prohibit even one client from visiting a home-based business; and

WHEREAS, these regulations create a hardship on residents seeking additional income to survive in a city with a skyrocketing cost of living; and

WHEREAS, these regulations create a significant barrier for children seeking tutoring services, music lessons, and other enrichment; and

WHEREAS, 5.7% of Nashville workers aged 16 and older work from home; and

WHEREAS, permitting limited home-based business activity will protect the residential character of neighborhoods while allowing more Nashvillians to earn supplemental income to remain in their homes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Subsection D of Section 17.16.250 of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

D. Home Occupation. A home occupation shall be considered an accessory use to a residence subject to the following:

1. Location

- a. A home occupation must be conducted entirely within the dwelling unit or accessory building.
- b. The home occupation shall not occupy more than twenty percent of the total floor area of the principal structure and in no event more than one thousand square feet of floor area.
- ~~c. No more than one home occupation permit that does not meet the requirements of subsection 5(d) herein may be active for each dwelling unit.~~

2. Employees and Vehicles

- a. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation location.



## Metro Planning Commission Meeting of 12/12/2019

- b. Parking a commercial vehicle on the premises or on a street adjacent to residentially zoned property is prohibited. Vehicles associated with the home occupation shall be limited to one passenger vehicle such as a motorcycle, automobile, pick-up truck, sport utility vehicle, van or similar, with a maximum axle load capacity of one and one-half tons.
- c. No truck deliveries or pick-ups, except by public or private parcel services, and permitted.
3. Customer Visits
  - a. ~~A home occupation may not generate more than three vehicle trips each day of customer related vehicular traffic.~~
  - b. Customer visits must occur by scheduled appointment and only between the hours of 8 a.m. and 7 p.m., Monday through Saturday.
  - c. Customer visits shall be limited to no more than two visits per hour and a maximum of ten total visits per day; however, for group instruction a maximum of four students shall be allowed for one lesson provided the maximum number of visits per day is not exceed.
  - d. The permit holder shall maintain and make available to the Codes Department a log or register of appointments for each calendar year.
4. Outward Appearance
  - a. ~~Any Signs, as defined in Section 17.32.030.B, exterior or interior displays of goods visible from the outside, or any exhibit that would indicate the dwelling unit or accessory building is being used for any purpose other than a residence are prohibited. on a property used for a home occupation shall be governed by the provision of Chapter 17.32 — Sign Regulations.~~
  - b. The residential character of the lot and dwelling must be maintained. A home occupation that requires a structural alteration of the dwelling to comply with a nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements.
  - c. A home occupation may not produce noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, glare, humidity, fumes, electrical interference, waste run-off, or other objectionable effects outside the dwelling unit or garage.
5. Activities
  - a. ~~The sale of merchandise directly to a customer on the premises is prohibited.~~
  - c. The storage of materials or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards.
    - i. All materials or goods shall be stored completely within the space designated for home occupation activities.
    - ii. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.
    - iii. All materials or goods shall be stored completely within the dwelling unit or accessory building.



## Metro Planning Commission Meeting of 12/12/2019

- iv. All flammable or combustible compounds, products or materials shall be maintained and utilized in compliance with Fire Code NFPA-30.
- d. The following are prohibited as home occupations:
  - xv. adult entertainment businesses;
  - xvi. after hours establishments;
  - xvii. any business primarily engaged in retail sales;
  - xviii. any use listed as an industrial use, medical use, transportation use, utility use, or waste management use in the zoning district land use table in Section 17.08.030;
  - xix. automobile repair ~~services~~;
  - xx. automobile service;
  - xxi. bars or night clubs;
  - xxii. bed and breakfast inns;
  - xxiii. funeral homes;
  - xxiv. hotels;
  - xxv. major appliance repair;
  - xxvi. restaurants;
  - xxvii. sex clubs; and
  - xxviii. short term rental properties;.

### 6. Permit Requirements

- d. Home occupations that meet both of the following conditions are not required to acquire a permit for activity under this section:
  - iii. The home occupation does not serve customers on the property; and
  - iv. The home occupation does not employ anyone who does not live within the dwelling.
- e. Prior to issuance of a permit, the applicant shall provide the Codes Department with a statement that the applicant has confirmed that operating the proposed home occupation would not violate any home owners association agreement or bylaws, condominium agreement, covenants, codes and restrictions, lease or any other agreement governing and limiting the use of the property proposed for the home occupation. If the applicant is not the property owner, the applicant shall also certify that the property owner is aware of the application and does not object to pursuit of the home occupation permit.
- ~~f. In single-family and two-family zoning districts, if more than one permit is acquired for activity under this section, all permit holders are liable for ensuring that their cumulative activity does not exceed the thresholds for business activity under this section, including number of employees, number of associated vehicles, and number of vehicle trips per day. no more than one home occupation permit may be issued per lot.~~

### 6. 7. Transferability and Enforcement

- b. Permit Transferability. A permit issued for activities under this section shall not be transferred or assigned to another person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to commence or carry on



## **Metro Planning Commission Meeting of 12/12/2019**

the business. Upon termination of the occupant's residency, the home occupation permit shall become null and void.

- c. Revocation of Permit. Upon the filing of three or more verified complaints within a calendar year regarding a permit issued for activities under this section, the Zoning Administrator, or his or her designee, shall notify the permit holder in writing of such complaints and the Zoning Administrator, or his or her designee, will determine whether such complaints are valid. If it is determined that violations have occurred, the Zoning Administrator may revoke a permit as provided in Section 17.40.590. The permit holder may appeal the Zoning Administrator's decision to the Board of Zoning Appeals for a public hearing as provided in this Title.

Section 2. This Ordinance shall take effect from and after its final passage, and such change shall be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

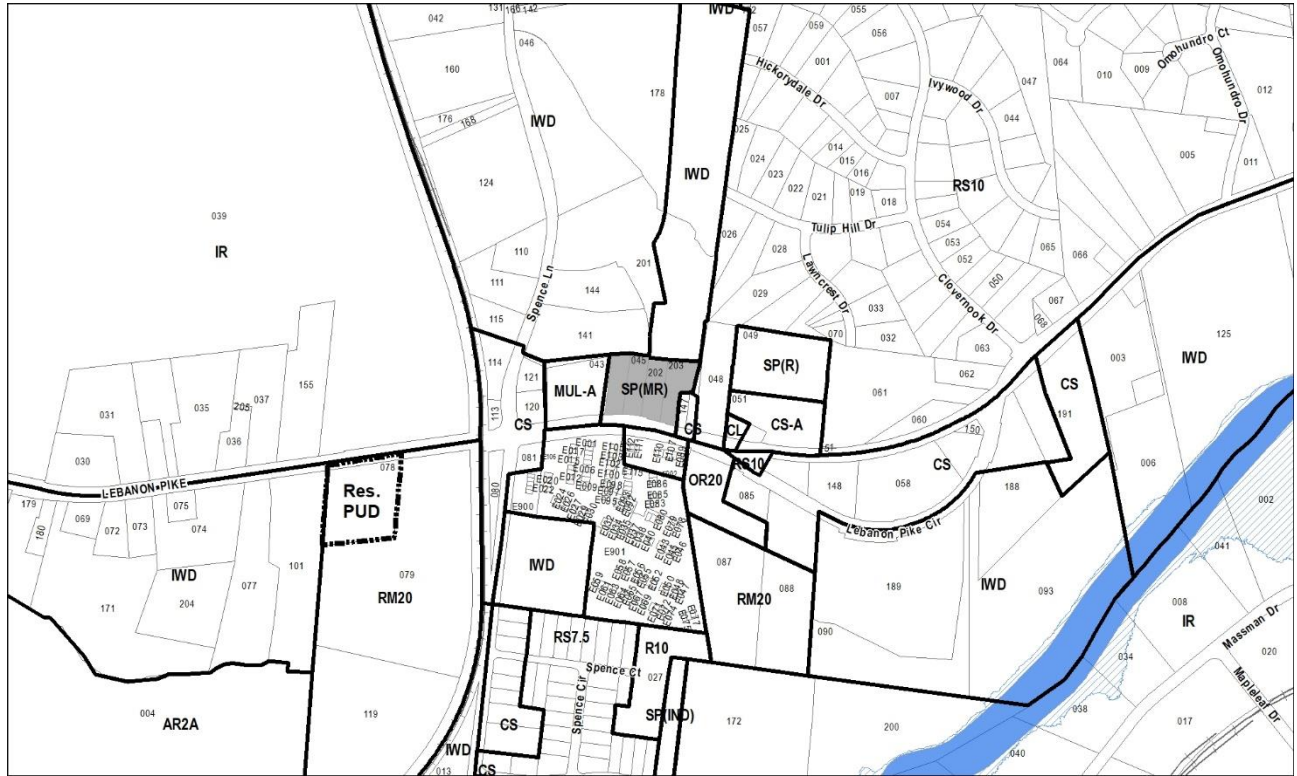
Sponsor(s) Dave Rosenberg



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2017SP-048-005**

**THE SOMERSET SP (AMENDMENT)**

Map 094, Parcel(s) 044-045, 202-203

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



**Project No.** Specific Plan 2017SP-048-005  
**Project Name** The Somerset SP (Amendment)  
**Council District** 15 - Syracuse  
**School District** 4 – Shepard  
**Requested by** Stone and Howorth Group LLC, applicant; Somerset Development Partners, LLC, owner.

**Staff Reviewer** Elliott  
**Staff Recommendation** *Approve with conditions and disapprove without all conditions.*

**APPLICANT REQUEST**

**Amend a Specific Plan to permit 79 multi-family residential units.**

Revise Preliminary SP

A request to amend a Specific Plan on properties located at 1590, 1600, 1602 and 1604 Lebanon Pike, approximately 400 feet east of Spence Lane, zoned Specific Plan - Residential (SP-R) (2.93 acres), to permit 79 multi-family residential units.

**Existing Zoning**

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

**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN**

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

**Requested Amendment**

The current request is to amend a specific plan that received preliminary approval for 33 multi-family units from the Planning Commission at its April 12, 2018 meeting. A final site plan application was submitted but was never approved. The approved preliminary plan is being amended to change the product type of interior residential units from attached townhomes that front a common open space to a single multi-family building that wraps a common courtyard. The townhomes that front Lebanon Pike are shifting to accommodate a modified access point but are largely consistent with the previously approved plan. The landscaping plan is also being modified to provide for a perimeter buffer.







## Metro Planning Commission Meeting of 12/12/2019

### Site Plan

The plan proposes 16 attached townhomes that front Lebanon Pike, 3 attached townhomes interior to the site, and a multi-family building with up to 60 units interior to the site and centrally located. The townhomes fronting Lebanon pike are proposed to be 3-stories in 45 feet while the multi-family building is proposed to be 4-stories. There is a single access point with a pedestrian connection from the public sidewalk to the interior sidewalk network. The units that front on Lebanon Pike engage the street with pedestrian connections and the multi-family building wraps an interior courtyard. The plan provides a type "A" landscape buffer around the perimeter of the site and will preserve the northeast corner of the site that is designated as conservation area in its current natural condition.

### **ANALYSIS**

The proposed amendment to the approved site plan is consistent with the intent of the urban mixed-use corridor as the plan proposes higher-density residential in a form that addresses the street and accommodates multi-modal transportation.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/ or building construction information provided. 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**

### **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. The required capacity fees must also be paid prior to Final Site Plan/SP approval, (see Permit #'s T2019068731 and T2019068737).

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Show location for postal service in compliance with USPS Policy. Vehicles should be out of roadway when accessing kiosks and mailbox clusters. USPS POC:  
SANDY.L.ALSMAN@USPS.gov Caryville, TN Office: (423) 562-3243 USPS Links below: '<https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>' '<https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/operations-developers-and-builders-guide.pdf>'



# Metro Planning Commission Meeting of 12/12/2019

## TRAFFIC & PARKING RECOMMENDATION

### Approve with conditions

- Previous approved transportation conditions still apply
- Vehicle stopping is prohibited on Lebanon Pike along project frontage. Developer may be required to install regulatory signage along project frontage.

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	2.93	-	33 U	242	16	19

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	2.93	-	79 U	557	39	48

Traffic changes between maximum: SP and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 46 U	+315	+23	+29

## METRO SCHOOL BOARD REPORT

Projected student generation existing SP district: 2 Elementary 1 Middle 1 High

Projected student generation proposed SP district: 4 Elementary 3 Middle 2 High

The proposed SP zoning will generate 5 more students than the existing SP zoning district. Students would attend Pennington Elementary School, Two Rivers Middle School, and McGavock High School.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to a maximum of 79 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. The 4-story residential building shall be limited to a maximum height of 60 feet, as measured by the Metro Zoning Code.
3. Units along Lebanon Pike shall be oriented toward Lebanon Pike.
4. 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.



## Metro Planning Commission Meeting of 12/12/2019

5. 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.
6. 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.
7. 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.
8. Comply with all conditions and requirements of Metro reviewing agencies.
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 RM40-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. 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 12/12/2019



**2018SP-085-001**  
1313 53<sup>RD</sup> AVENUE NORTH SP  
Map 091-07, Parcel(s) 069  
07, West Nashville  
20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>Specific Plan 2018SP-085-001</b>
<b>Project Name</b>	<b>1313 53<sup>rd</sup> Avenue North SP</b>
<b>Council District</b>	20 – Roberts
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Dale and Associates, applicant; Christopher McAlhany, owner.
<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 four multi-family residential units.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan- Residential (SP-R) zoning for property located at 1313 53rd Ave N, at the corner of 53rd Avenue N and Louisiana Ave, to permit four multi-family residential units (0.3 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 2 lots, including 2 duplex lots, for a total of 4 units, based on acreage only. However, application of the Subdivision Regulations may result in fewer units at this site. The Codes Department provides a final determination on duplex eligibility.*

**Proposed Zoning**

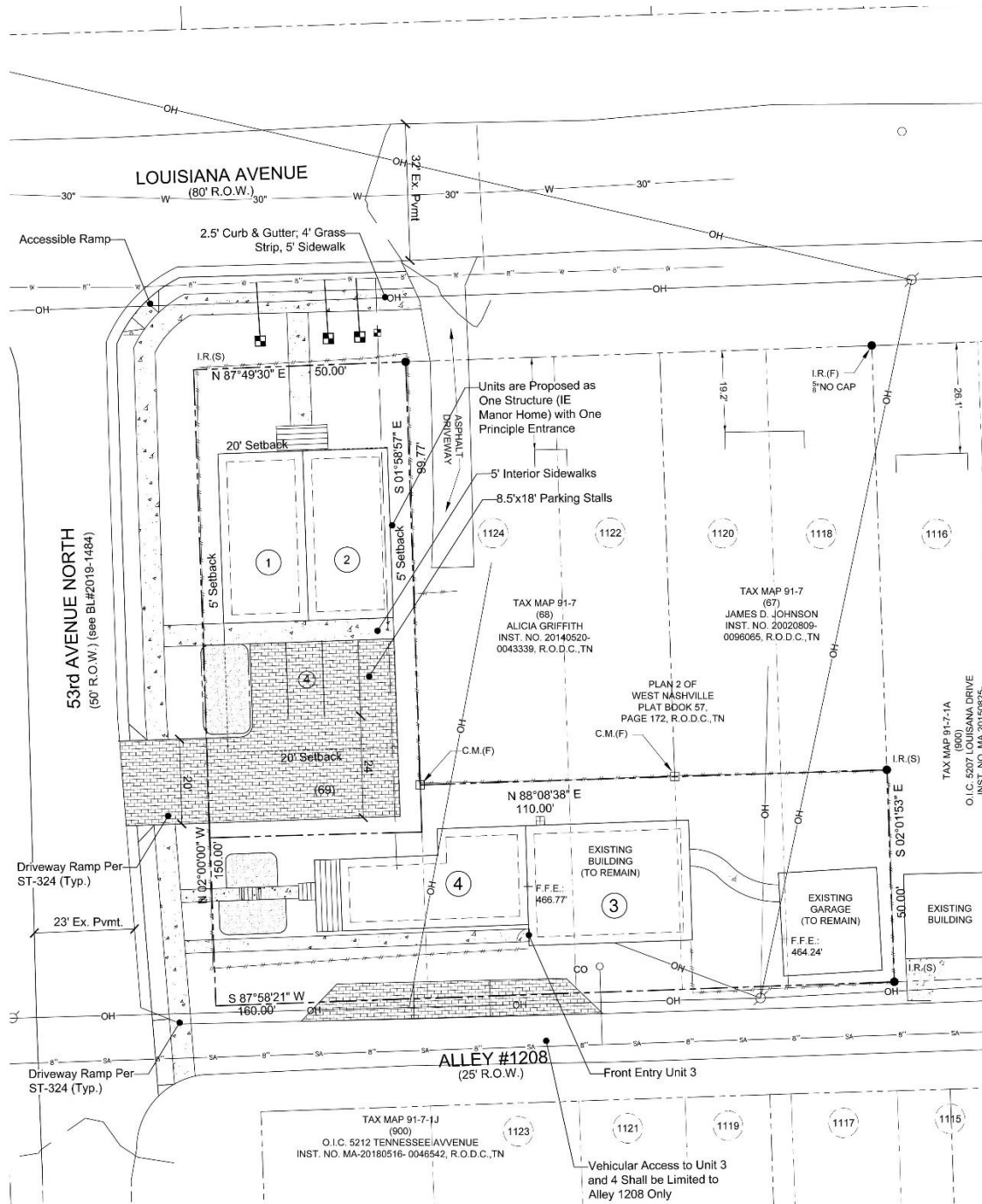
Specific Plan- Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

**SITE CONTEXT AND PLAN DETAILS**

The 0.30-acre site is located at the southeast corner of Louisiana Avenue and 53<sup>rd</sup> Avenue North, southwest of Centennial Boulevard. The parcel is L-shaped, with frontage on Louisiana Avenue (north), 53<sup>rd</sup> Avenue North (west), and Alley #1208, which forms the southern property line. The site contains an existing residential structure and detached garage located along the alley, which are included in the proposal. The area includes a mixture of single and two-family residential uses located west of Centennial Boulevard, and commercial, office, and industrial uses located along both sides of the corridor. The 5212 Tennessee Avenue SP, a residential SP with 4 residential units, is located opposite the site on the south side of Alley #1208.



# Metro Planning Commission Meeting of 12/12/2019



**Proposed Site Plan**



## Metro Planning Commission Meeting of 12/12/2019

### Site Plan

The plan includes four multi-family units housed in two separate structures. Units 1 and 2 are proposed in one “manor home” that fronts Louisiana Avenue. The manor home includes one pedestrian entrance that connects from the front of the structure to Louisiana Avenue. Units 3 and 4 are proposed in the second structure, located behind the manor home and oriented towards 53<sup>rd</sup> Avenue North. Proposed Unit 4 will be located in front of Unit 3, which is the existing residential structure that will be retained. Units 3 and 4 have separate pedestrian entrances that connect to 53<sup>rd</sup> Avenue North.

Vehicular access is provided from 53<sup>rd</sup> Avenue North to a surface parking area located behind the manor home. Access is also provided directly from Alley #1208, which will include parallel parking along the north side and access to the existing detached garage, located behind Unit 3. Vehicular access to Units 3 and 4 is limited to the alley only. No individual access to Louisiana Avenue is proposed.

The units include street setbacks consistent with surrounding homes and with the area’s urban residential development pattern. A 5-foot sidewalk and 4-foot planting strip is proposed along Louisiana Avenue and 53<sup>rd</sup> Avenue North, consistent with the local street standards. Open space is provided around the periphery of the site, including a row of landscaping located between the surface parking lot and the adjacent property to the east.

The plan limits the overall maximum building height for Units 3 and 4 to 35 feet, measured to the highest point of the roof. Conceptual architectural elevations have been incorporated into the SP for Units 1 and 2. The plan also includes architectural standards requiring raised foundations, minimum glazing requirements, minimum porch depths, and prohibited materials. The final SP will include architectural elevations that demonstrate compliance with the conceptual elevations and the proposed architectural standards.

### **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**

Staff finds the plan to be consistent with the T4 Neighborhood Maintenance policy, which is intended to maintain the existing development pattern in an area while also recognizing that gradual change may occur over time. The plan proposes four units in two detached structures, consistent with the single and two-family development pattern in the area, at a level of intensity that is appropriate given the proximity of non-residential uses and mixed-use policy areas to the east. The site is in proximity to the T4 CM, Urban Mixed Use Corridor, policy area located approximately 300 feet to the east, where mixed residential and non-residential uses are encouraged. The plan encourages urban development patterns by limiting vehicular access to the side and rear, as opposed to individual access from the street.



# Metro Planning Commission Meeting of 12/12/2019

## FIRE MARSHAL RECOMMENDATION

### Approve with conditions

- Fire Code issues will be addressed in the permit phase. Any additional access or construction issues will be addressed prior to construction permitting.

## STORMWATER RECOMMENDATION

### Approve

## WATER SERVICES RECOMMENDATION

### Approve with conditions

- Approved as Preliminary SP only. However, prior to final SP, an updated capacity study must be submitted and capacity reserved for the additional lot, as well as an update to the site utility plan accounting for an additional metered water service line to proposed unit #4. The relocation of existing unit 3's metered water service line must be coordinated as part of the site utility plan review/approval and field inspection by MWS.

## PUBLIC WORKS RECOMMENDATION

### Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Prior to bldg. permit approval, coordinate proposed parking (unit #3) and improvements in alley. Note: No pervious pavers (brick included) shall be in alley ROW, MPW doesn't maintain pervious pavers, no parallel parking permitted in/adjacent to alley ROW, for waste disposal access.

## TRAFFIC AND PARKING RECOMMENDATION

### Approve with conditions

- Provide guest parking on site. Apply to T&P to restrict parking and short term loading and delivery on Louisiana Ave. or construct a bulb in area along frontage a minimum of 25 ft from corner.

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
Two-Family Residential (210)	0.30	7.26 D	4 U	38	3	4

\*Based on two-family residential lot

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.30	-	4 U	30	2	3





# Metro Planning Commission Meeting of 12/12/2019

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-8	-1	-1

## METRO SCHOOL BOARD REPORT

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

**Projected student generation proposed SP-R district: 1 Elementary 0 Middle 0 High**

The proposed SP zoning is expected to generate one more student than the existing R6 zoning. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to a maximum of 4 multi-family residential units.
2. On the corrected copy, update the 53<sup>rd</sup> Avenue North street setbacks in the Development Summary: “5’ measured from Ex. ROW for Unit 1, and 20’ from Ex. ROW for Unit 4 (53<sup>rd</sup> Avenue North).
3. On the corrected copy, update the TDU schedule to reflect the correct site acreage and requirements of BL2018-1416.
4. No individual access to Louisiana Avenue shall be permitted.
5. Perimeter landscaping shall be included along the eastern property line, between the surface parking area and the adjacent parcel to the east.
6. Areas reserved for bioretention and stormwater management shall be designed as an amenity in addition to their other functions, including any stormwater treatment areas located within the common space fronting public streets.
7. With the submittal of the final site plan, provide architectural elevations that demonstrate compliance with the conceptual elevations and 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 R6-A 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.



## **Metro Planning Commission Meeting of 12/12/2019**

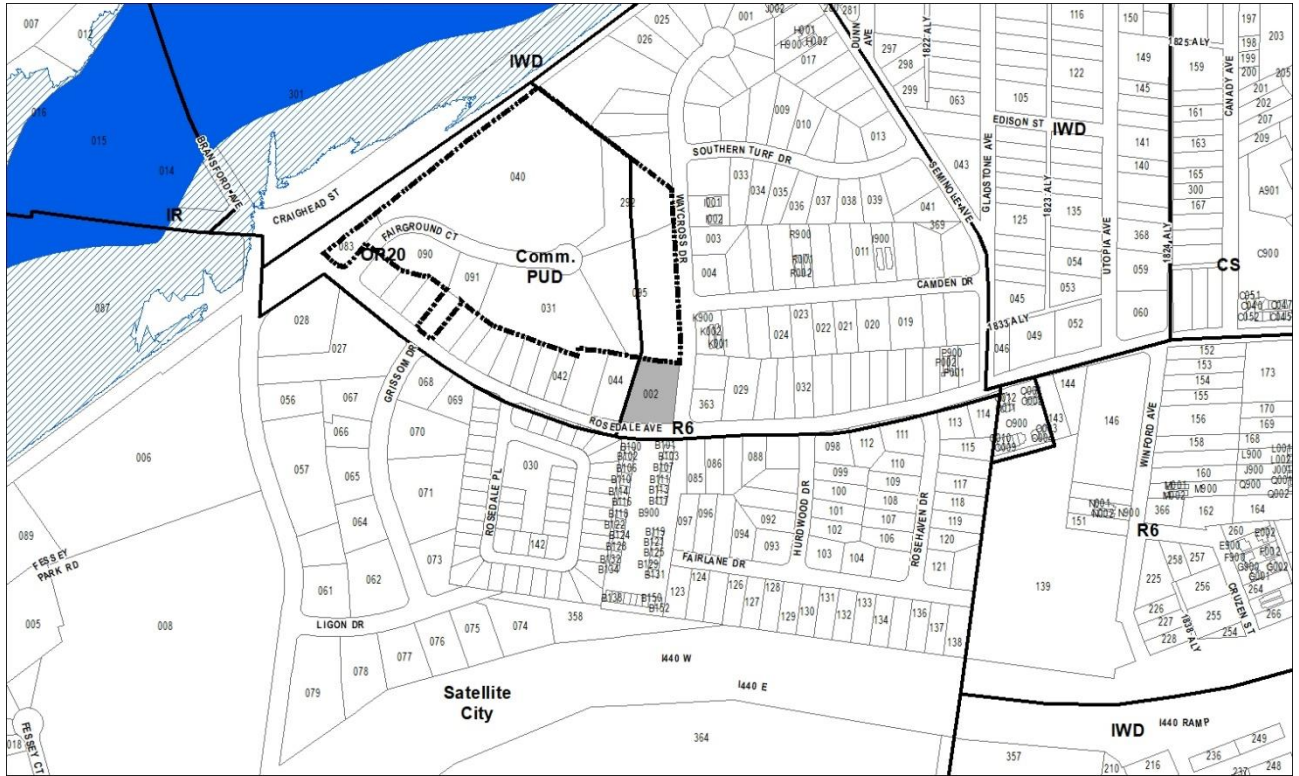
11. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. Comply with all conditions and requirements of Metro reviewing agencies.
15. 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.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019SP-015-001**  
538 ROSEDALE AVE SP  
Map 118-04, Parcel(s) 002  
11, South Nashville  
17 (Colby Sledge)



<b>Project No.</b>	<b>Specific Plan 2019SP-015-001</b>
<b>Project Name</b>	<b>538 Rosedale Ave SP</b>
<b>Council District</b>	17 - Sledge
<b>School District</b>	7 - Pinkston
<b>Requested by</b>	Dale & Associates, applicant; H & L Enterprises LLC, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Defer to the January 16, 2020, Metro Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.</i>

**APPLICANT REQUEST**

**Rezone from R6 to SP-MU to permit a mixed-use development.**

Preliminary SP

A request to rezone from One and Two Family Residential (R6) to Specific Plan – Mixed Use (SP-MU) zoning on property located at 538 Rosedale Avenue, approximately 200 feet northwest of Waycross Drive and Rosedale Avenue, (0.73 acres), to permit a mixed-use development.

**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 5 lots with 1 duplex lot for a total of 6 units.*

**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.

**WEST NASHVILLE COMMUNITY PLAN**

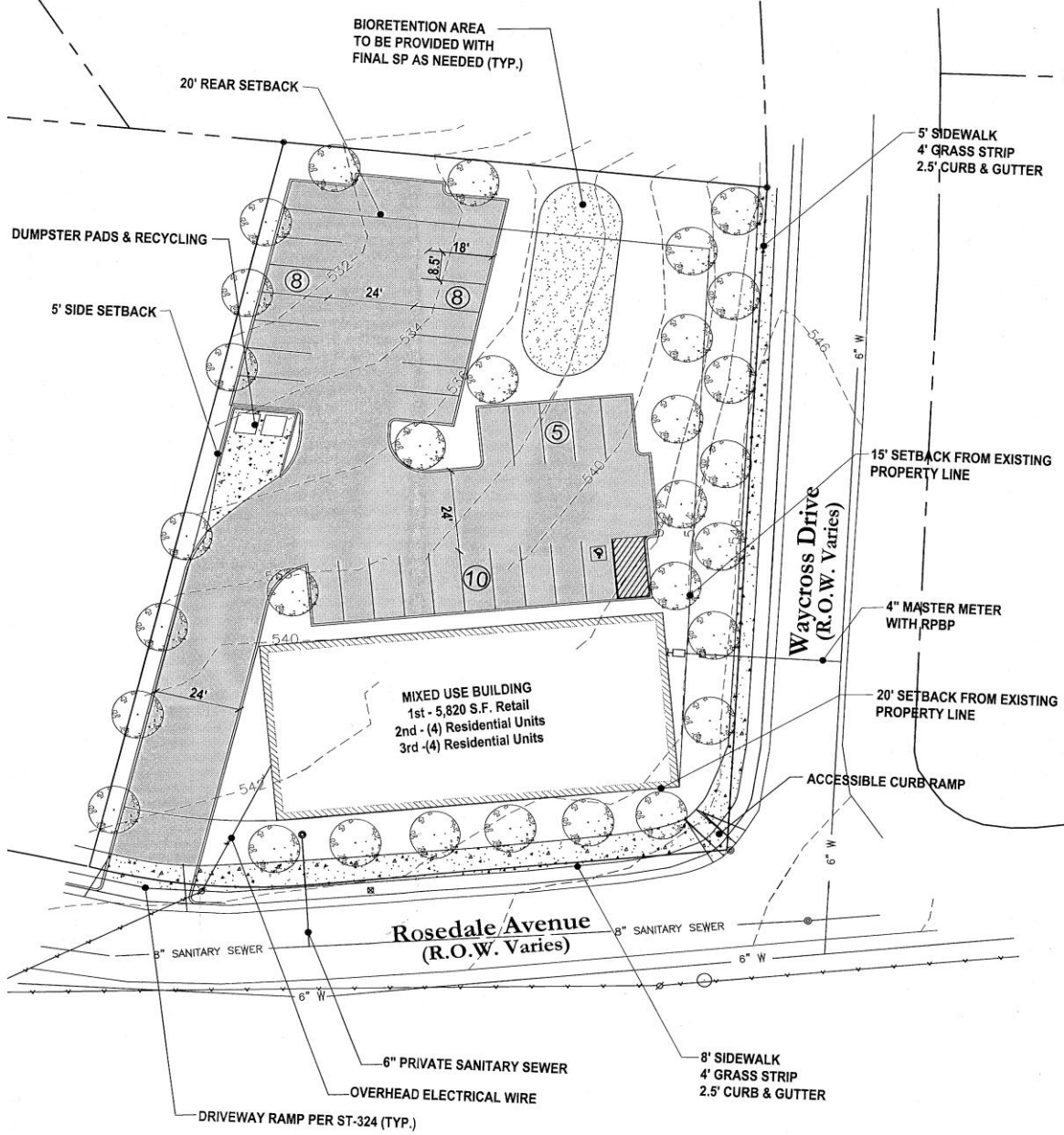
T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels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

**PLAN DETAILS**

The 0.73 acre site is located at 538 Rosedale Avenue, at the intersection of Waycross Drive and Rosedale Avenue.



# Metro Planning Commission Meeting of 12/12/2019



## Proposed Site Plan



## Metro Planning Commission Meeting of 12/12/2019

The site is flat and contains a single family structure. Rosedale Avenue is classified as a collector street by the Major and Collector Street Plan and Waycross Drive is designated as local street. The surrounding land uses consist of single-family, two-family, and multi-family structures. A small area of light industrial warehouse use is located to the north of this site.

### Site Plan

The plan calls for a mixed-use development, including a maximum of 8 multi-family residential units and a maximum of 5,820 square feet of retail space. The plan consists of a single structure with a maximum height of 3 stories in 35 feet.

The plan indicates a single point of access from Rosedale Avenue. Parking consists of two modules of surface parking located behind the proposed structure. A total of 31 parking spaces are provided within the site. The plan includes an 8 foot wide sidewalk and 4 foot wide planting strip along Rosedale Avenue, and a 5 foot wide sidewalk and 4 foot wide planting strip along Waycross Drive. Street trees are included within the planting strips. Landscape buffers are provided along the east and north property lines. The plan provides architectural standards pertaining to, but not limited to, glazing, materials, and raised foundations. Elevations will be required with the submittal of the final site plan.

### **ANALYSIS**

The T4 MU policy is intended to enhance urban mixed use neighborhoods by providing a greater mix of higher density and mixed use development. The plan calls for a mixed-use development that would provide additional density and housing options as well as commercial space at the corner of Waycross Drive and Rosedale Avenue. The plan and architectural standards are consistent with the urban nature of the policy. The plan will enhance the pedestrian realm by placing parking away from the intersection and screening the view from Waycross drive with vegetation. The pedestrian realm will also be enhanced through the construction of sidewalks which are consistent with the Major and Collector Street Plan and local street standards.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
- Except as approved by the fire code official; fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have a minimum unobstructed width of 20 feet. Where a fire hydrant is located on a fire apparatus access road the minimum width in the vicinity of the hydrant shall be 26 feet.
- Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
- Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
- All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.



## Metro Planning Commission Meeting of 12/12/2019

- Fire department connections for standpipe/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.
- Multi-family residential developments having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.
- Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Buildings exceeding 30 feet in height or 62,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
- Gates across fire apparatus access roads shall comply with adopted code and standards.
- Approval of a preliminary or final site plan is not an approval for building construction. Full and complete review of building plans is required prior to approval for construction and may require changes to the site.

### WATER SERVICES RECOMMENDATION

#### Approve with conditions

- The applicant must submit for, and receive approval of, a variance for the proposed shared private sewer system, prior to Final SP approval. This variance package must contain a Letter Of Responsibility, and must match the Final Site Plan/SP plans, Please update Availability study prior to Final Site Plan/SP approval, (Study has expired). The required capacity fees must also be paid prior to Final Site Plan/SP approval. Additionally, prior to final SP approval, confirm location of existing public sanitary sewer currently located at the NW Corner of the property as well as in Rosedale Avenue.

### STORMWATER RECOMMENDATION

#### Approve

### PUBLIC WORKS RECOMMENDATION

#### Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Vegetation along frontage shall not obstruct drivers sight triangle (looking East or West) from access.

### TRAFFIC AND PARKING RECOMMENDATION

#### Returned for corrections

- Verify road names on plan; identify distance to adjacent drive on Rosedale Avenue.

Maximum Uses in Existing Zoning District: R6 \*Based on two-family lots

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.73	7.26 D	6 U	79	10	7





## Metro Planning Commission Meeting of 12/12/2019

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-family residential (220)	-	-	8 U	59	4	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	-	-	5,820 SF	370	19	40

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+350	+13	+38

### METRO SCHOOL BOARD REPORT

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

**Projected student generation existing SP-MU district: 1 Elementary 1 Middle 0 High**

The proposed SP-MU zoning is expected to generate 2 more students than the existing R6 zoning district. Students would attend Fall-Hamilton Elementary School, Cameron College Prep Middle School, and Glen Cliff High School.

### STAFF RECOMMENDATION

Defer to the January 16, 2020, Metro Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

### CONDITIONS (if approved)

1. Permitted uses shall be limited to a maximum of 8 multi-family residential units, and a maximum of 5,820 square feet of retail. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. Elevations are required with the submittal of the final site plan.
3. All principle entrances shall have a pedestrian connection to the proposed sidewalks.
4. Comply with all conditions and recommendations of Metro agencies.
5. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. 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 zoning district as of the date of the applicable request or application.
7. 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.



## **Metro Planning Commission Meeting of 12/12/2019**

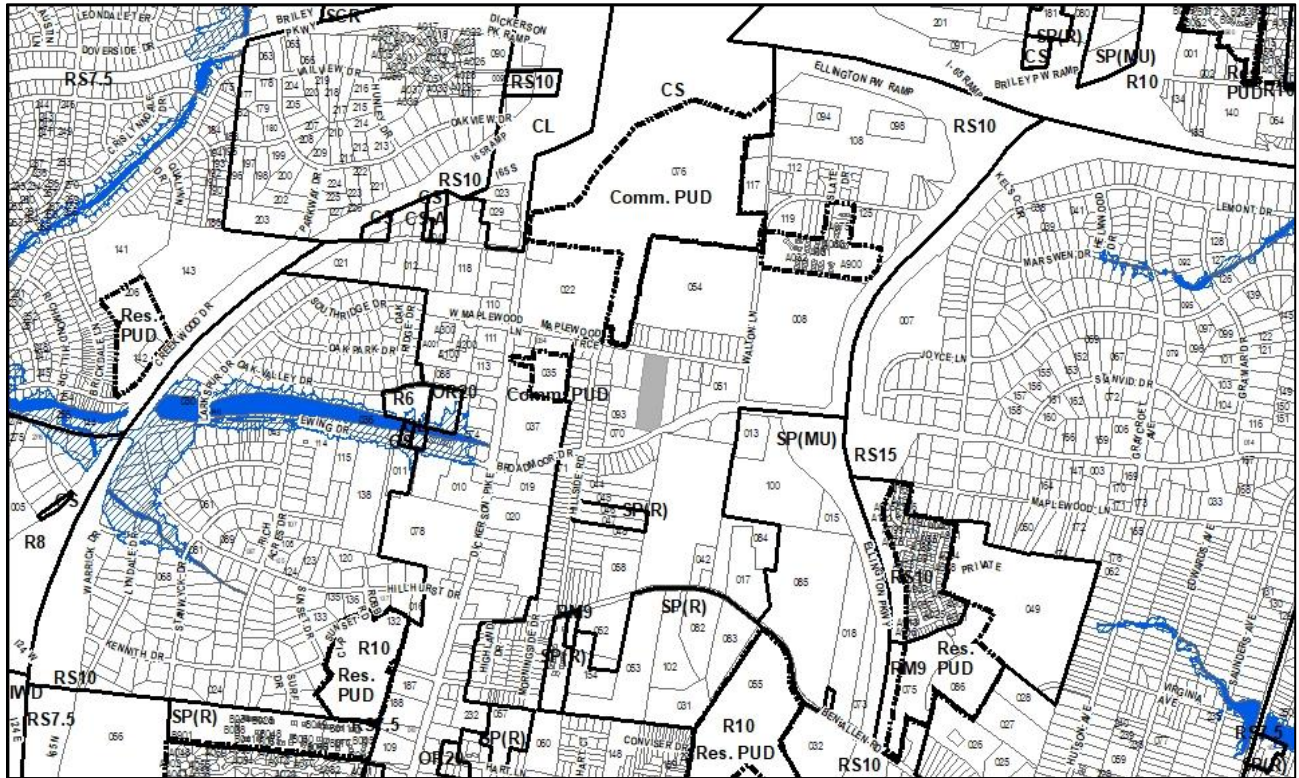
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee 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.
10. 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.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019SP-055-001**  
218 MAPLEWOOD TRACE  
Map 060-04, Parcels 057  
5, East Nashville  
08 (Nancy VanReece)



<b>Project No.</b>	<b>Specific Plan 2019SP-055-001</b>
<b>Project Name</b>	<b>218 Maplewood Trace</b>
<b>Council District</b>	08 - VanReece
<b>School District</b>	3 - Speering
<b>Requested by</b>	Duane Cuthbertson, applicant; Todd Realty LLC, owners.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the January 16, 2019, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Zone change from RS10 to SP-R zoning.**

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan – Residential (SP-R) zoning for property located at 218 Maplewood Trace, approximately 450 feet east of Hillside Road (3.54 acres), to permit 48 multi-family residential units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the January 16, 2019, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 12/12/2019



**2019SP-063-001**

1711 5<sup>th</sup> AVENUE

Map 081-08, Parcel(s) 457-458

08, North Nashville

19 (Freddie O'Connell)



<b>Project No.</b>	<b>Specific Plan 2019SP-063-001</b>
<b>Project Name</b>	<b>1711 5<sup>th</sup> Avenue</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Dale & Associates, applicant; Ludie Lou Holdings, LLC, owner.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Rezone to SP to permit 7 multi-family residential units.**

Preliminary SP

A request to rezone from One and Two-Family Residential-Alternative (R6-A) to Specific Plan-Residential (SP-R) zoning for properties located at 1711 and 1713 5th Avenue North, approximately 245 feet north of Garfield Street and within the Salemtown Neighborhood Conservation Overlay District (0.43 acres), to permit seven multi-family residential units.

**Existing Zoning**

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit three duplex lots with a maximum of six units based on acreage only. Application of the Subdivision Regulations may result in fewer lots on this property.*

**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.

**NORTH 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.







## Metro Planning Commission Meeting of 12/12/2019

### PLAN DETAILS

The site consists of two parcels on the west side of 5<sup>th</sup> Ave N. between Buchanan Street and Garfield Street. One of the parcels contains one single family structure; the other parcel is vacant. The site contains a total of 0.42 acres. The existing zoning allows for one and two-family residential uses.

The proposed plan includes seven multi-family residential dwelling units. One unit is the existing detached structure on the site. Three of the units orient toward 5<sup>th</sup> Ave. N. The other four units are behind the three street facing units, in a house court style layout, facing internally to the site. Vehicular access is provided by Alley 207 which forms the west property line. A total of 11 surface parking spaces are provided off of the alley. A five-foot sidewalk and four-foot planting strip is proposed along 5<sup>th</sup> Ave. N., consistent with the requirements of the Major and Collector Street Plan.

The site is located the Salemtown Neighborhood Conservation Zoning Overlay. The Metropolitan Historic Zoning Commission (MHZC) recommended approval at the November 20, 2019, MHZC meeting. The approval granted includes the site layout as proposed in this staff report in addition to elevations which will be required with the final SP submittal.

### ANALYSIS

The T4 NE policy supports infill development to produce a different character that includes increased housing diversity. Three of the units are oriented toward 5<sup>th</sup> Ave. N. to activate the pedestrian realm and establish a presence along the street.

The surrounding properties are a mix of one and two-family units as well as multi-family along 6<sup>th</sup> Ave. N. and Garfield Street. By keeping the pattern of street facing houses along the street, directing vehicular access to the alley, and adding intensity at the rear of the site while keeping the form consistent along the street frontage, the SP is consistent with policy to increase diversity of housing as well as adding intensity at a level consistent with the surrounding properties.

### METRO HISTORIC ZONING COMMISSION RECOMMENDATION

#### Approve with conditions

- Approved with the condition that the applicant return to the Metro Historic Zoning Commission for final approval of the design—including materials, window and door placement, utility connections, HVAC locations, and appurtenances—if the SP is approved by Metro Council.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

- Approved with conditions. Building height shall not exceeds 30' to the intersection of wall and eave of roof, or top of any parapet, whichever is taller unless fire department aerial access requirements are met.

### STORMWATER RECOMMENDATION

#### Approve



# Metro Planning Commission Meeting of 12/12/2019

## 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.
- The required capacity fees must also be paid prior to Final Site Plan/SP approval, (see capacity fee Permit #'s T2019041213 & T2018041197).

## PUBLIC WORKS RECOMMENDATION

### Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.

## TRAFFIC AND PARKING RECOMMENDATION

### Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.43	7.26 D	3 U	29	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.43	16.27 D	7 U	52	4	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+23	+1	+1

## METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning is expected to generate three additional students than the existing R6-A zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.



## Metro Planning Commission Meeting of 12/12/2019

### CONDITIONS

1. Permitted land uses shall be limited to a maximum of 7 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. A landscaping plan and elevations will be required with the Final SP.
3. Access shall be limited to the alley only.
4. Height shall be measured consistent with the requirements of the Metro Zoning Code.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application.
8. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. 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. 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.



# Metro Planning Commission Meeting of 12/12/2019



**2019SP-065-001**  
1400 ARTHUR SP  
Map 081-16, Parcel(s) 173-174, Part of Parcel 175  
08, North Nashville  
19 (Freddie O'Connell)



<b>Project No.</b>	<b>Specific Plan 2019SP-065-001</b>
<b>Project Name</b>	<b>1400 Arthur SP</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Civil-Site Design Group, applicant; 1400 Arthur LLC, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Preliminary SP to permit up to 6 multi-family residential units.**

Preliminary SP

A request to rezone from One and Two Family Residential (R6-A) to Specific Plan –Residential (SP-R) zoning for properties located at 1400 Arthur Avenue, approximately 100 feet north of Monroe Street (0.36 acres), to permit six multi-family residential units.

**Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units based upon acreage alone, application of the subdivision regulations may result in fewer lots.*

**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 a mixture of housing types.

**NORTH 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.





## Metro Planning Commission Meeting of 12/12/2019

### PLAN DETAILS

The site contains approximately .36 acres of vacant land on two lots and a portion of a third lot. The site is located at 1400 Arthur Avenue. Surrounding land uses include one, two, and multifamily residential uses. This site is located within a National Historic Register Eligible District. There are several two-family properties that have recently developed immediately north of the site.

The site plan proposes 6 multi-family detached townhome units. Three townhome units will front Arthur Avenue along the western portion of the site. The remaining units will front onto the alley at the rear of the site. Vehicular access is provided from the existing alley. Access to all units is provided by a central driveway from the alley to the interior of the site. All of the units will contain two-car garages. The existing sidewalk along the frontage of this site exceeds the requirements of the local street standard; therefore, no public sidewalks will be constructed as a part of this plan. A pedestrian connection is provided from the alley units to the existing sidewalk fronting the site.

The plan includes architectural standards requiring, minimum glazing requirements, minimum porch depths and prohibited materials. A condition limiting the height to three stories in 40 feet recommended by staff.

### ANALYSIS

The SP is consistent with the site's land use policy. The site is located in between a T4 Urban Mixed Use Neighborhood policy area and northern edge of T4 Neighborhood Maintenance policy area. The development provides an effective transition from the intensity supported within the T4 MU area to the less intense T4 NM to the north of this site. The SP provides for additional housing choice for residents in the area, and the proposed architectural standards and treatments enhance the design quality of the neighborhood.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

- Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
- Except as approved by the fire code official; fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have a minimum unobstructed width of 20 feet. Where a fire hydrant is located on a fire apparatus access road the minimum width in the vicinity of the hydrant shall be 26 feet.
- Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
- Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
- All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
- Fire department connections for standpipe/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.



## **Metro Planning Commission Meeting of 12/12/2019**

- Multi-family residential developments having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.
- Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Buildings exceeding 30 feet in height or 62,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
- Gates across fire apparatus access roads shall comply with adopted code and standards.
- Approval of a preliminary or final site plan is not an approval for building construction. Full and complete review of building plans is required prior to approval for construction and may require changes to the site.
- \*\*\*Alley access route widened to 26' in the vicinity of the units\*\*\*.

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- The development is within the combined sewer. Add a note stating that additional requirements / offsite improvements may be required.

### **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.

### **HISTORIC ZONING COMMISSION STAFF**

- The subject property is located in the Buena Vista National Register Historic District, but the lots are currently vacant.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Final construction plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Coordinate with planning on sidewalks requirements on Arthur.
- Submit shared access agreement for drive.
- Provide private hauler for waste/recycle. Are dumpsters shared between adjacent parcel? Indicate on plans.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve**





## Metro Planning Commission Meeting of 12/12/2019

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.34	7.26 D	2 U	19	2	2

\*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
Multi-Family Residential (220)	0.34	17.64 D	6 U	44	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+25	+1	+2

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R6 district: 1 Elementary 1 Middle 0 High**

**Projected student generation proposed SP-MR district: 2 Elementary 2 Middle 1 High**

The proposed SP-R zoning is expected to generate 3 more students than the existing R6 zoning. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School.

### STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

### CONDITIONS

1. Permitted uses shall be limited to a maximum of 6 multi-family units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
3. 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 by staff.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. 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 RM40-A 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.



## Metro Planning Commission Meeting of 12/12/2019

8. 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.
9. 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.
10. 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.
11. 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.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



## 2019SP-069-001

1228 4<sup>TH</sup> AVENUE NORTH SP

Map 082-09, Parcel 322

8, North Nashville

19 (Freddie O'Connell)



**Project No.** Specific Plan 2019SP-069-001  
**Project Name** 1228 4<sup>th</sup> Avenue North SP  
**Council District** 19 – O’Connell  
**School District** 1 - Gentry  
**Requested by** Barge Cauthen & Associates, applicant; Herbett L. Morrow, owners.

**Staff Reviewer** Dunnavant  
**Staff Recommendation** *Approve with conditions and disapprove without all conditions.*

**APPLICANT REQUEST**

**Zone change from IR to SP-R zoning.**

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan- Residential (SP-R) zoning for property located at 1228 4<sup>th</sup> Avenue North, approximately 40 feet south of Monroe Street and within the Phillips-Jackson Street Redevelopment Overlay District and Germantown Historic Preservation Overlay District (0.40 acres), to permit six multi-family residential units.

**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-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.

**NORTH 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.

**PLAN DETAILS**

The site is in north Nashville and within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment Overlay District. The site is comprised of one vacant property. Surrounding land uses are commercial, industrial, office, and multi-family residential.

The plan proposes a multi-family residential development of six townhomes. Detailed elevations are included for the townhomes to be built along 4<sup>th</sup> Avenue North with proposed raised foundations of 8” to 36”.





## **Metro Planning Commission Meeting of 12/12/2019**

Prohibited building materials include: aluminum siding, vinyl siding, or concrete block. The townhome units are proposed to be a maximum of 35 feet in height. The plan includes six, two car garages – three attached and three detached, one garage for each home. There is an internal driveway connecting the housing units to the rear. The plan proposes internal 5-foot brick sidewalks. There is an existing 8-foot sidewalk along Fourth Avenue North.

Because this property is within the Germantown Historic Preservation District, this plan was presented before the Metro Historic Zoning Commission and a public hearing was held on November 20, 2019. The Commission voted to recommend approval of the massing proposal for 1228 4<sup>th</sup> Avenue North with conditions.

### **ANALYSIS**

The plan proposes intensity of development which is consistent with the T4-MU policy area. The buildings address the street, with parking located internally which is consistent with the design principles laid out in the policy. As the surrounding existing land use is primarily commercial and industrial, providing a multi-family residential use at this location supports the goals of the T4-MU policy to create urban, mixed use neighborhoods by establishing a mix of uses within the area.

### **METRO HISTORIC ZONING COMMISSION RECOMMENDATION**

#### **Approve with conditions**

- The applicant returns to the MHZC with the final approval of the design, materials, window/door placement, and all utilities, mechanicals, and other appurtenances if the SP is approved by Metro Council;
- The applicant provides more details on any proposed roof decks in the MHZC's final SP review; and
- A new brick public sidewalk to match the historic brick sidewalks of Germantown be installed in front of the development.

### **MDHA RECOMMENDATION**

#### **Approve with conditions**

- The applicant will need to come before MDHA's Design Review Committee before MDHA can sign off on any permits.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/ or building construction information provided. 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. Aerial Fire Apparatus access shall be provided for any structure 30 feet or greater in height.

### **PUBLIC WORKS DEPARTMENT RECOMMENDATION**

#### **Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.



## Metro Planning Commission Meeting of 12/12/2019

- Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Prior to bldg. permit submit recorded copy of the HOA/ Master Deed that establishes private hauler.
- Indicate curb and gutter (match existing brick sidewalks down 4th) for proposed brick sidewalk on plans.
- Comply w/ MPW traffic comments.

### STORMWATER DEPARTMENT RECOMMENDATION

#### Approve with conditions

- Additional storm detention may be required (to be determined during Construction Drawing phase).
- Because this is in the combined sewer district, additional requirement may be needed (such as additional storage and / or downstream improvements).

### WATER DEPARTMENT RECOMMENDATION

#### Approve with conditions

- Approved as a preliminary SP only. Prior to Final SP approval, confirmation of: approved site utility plans, an approved variance/letter of responsibility for a shared/private sewer service, and capacity reserved (capacity fees paid) for water and sanitary sewer based on the final SP unit count.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approved with conditions

- Apply to T&P to sign loading zone along site frontage on 4th Ave. for short term deliveries and ride share operation.

#### 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)	0.4	0.6 F	10,454 SF	19	2	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.4	-	6 U	44	3	4

#### 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
-	-	-	-	+25	+1	+2





## **Metro Planning Commission Meeting of 12/12/2019**

### **METRO SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning will generate no more students than the existing IR zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School.

### **STAFF RECOMMENDATION**

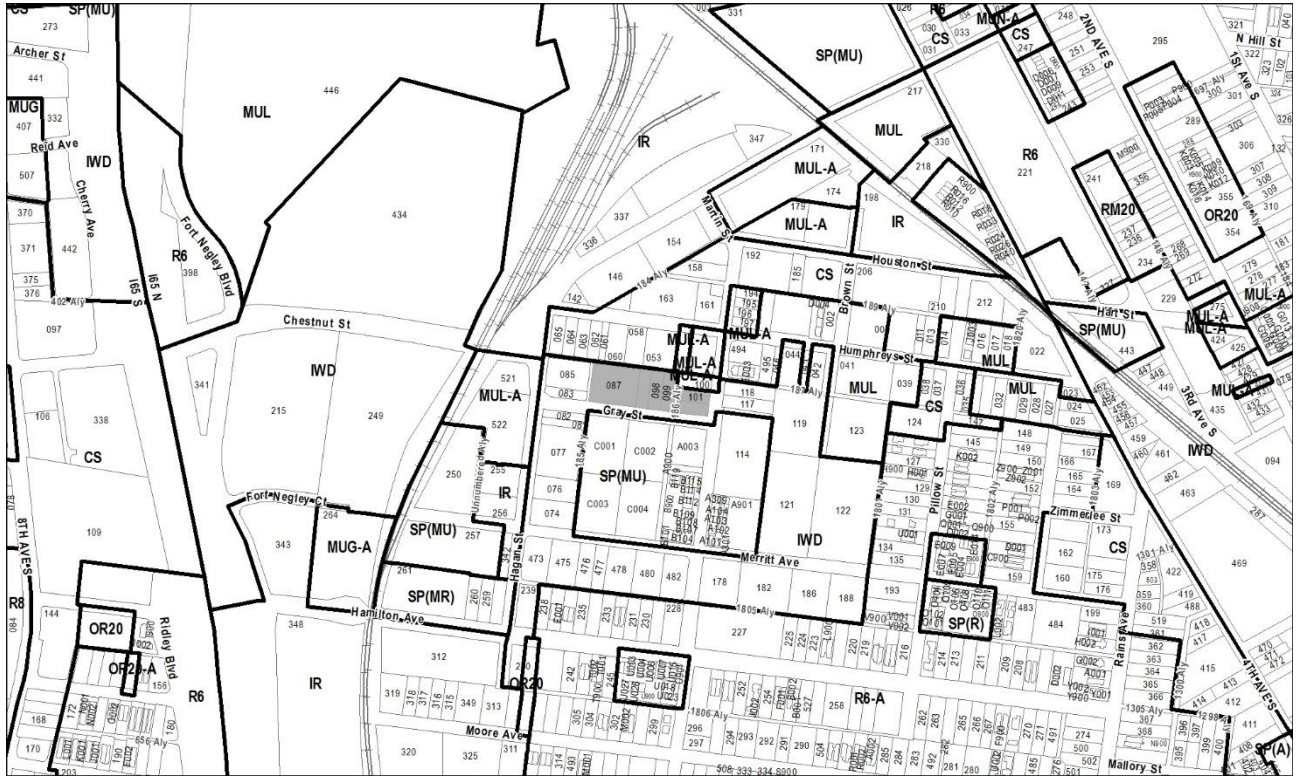
Staff recommends approval with conditions and disapproval without all conditions.

### **CONDITIONS**

1. Permitted uses shall be limited to a maximum of 6 multi-family residential units. Short term rental property – not-owner occupied shall be prohibited.
2. Finalized elevations shall be submitted with the final site plan.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. 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.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or 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 12/12/2019



**2019SP-071-001**

**FINERY NORTH SP**

Map 105-07, Parcel(s) 087, 097-099, 101-102

11, South Nashville

17 (Colby Sledge)



<b>Project No.</b>	<b>Specific Plan 2019SP-071-001</b>
<b>Project Name</b>	<b>Finery North SP</b>
<b>Associated Case</b>	2019CP-003-003
<b>Council District</b>	17 - Sledge
<b>School District</b>	5 - Buggs
<b>Requested by</b>	Hastings Architecture, applicant; 2-Wood Driver LLC, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Defer to the January 16, 2020, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Rezone from IWD to SP to permit a mixed use development.**

Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan (SP-MU) zoning for properties located at 476 Gray Street, 1229 and 1231 Martin Street and Gray Street (unnumbered), at the northwest corner of Gray Street and Martin Street (1.41 acres), to permit a mixed use development.

**STAFF RECOMMENDATION**

Staff recommends deferral to the January 16, 2020, Planning Commission meeting at the request of the applicant.





<b>Project No.</b>	<b>Specific Plan 2019SP-072-001</b>
<b>Project Name</b>	<b>Trinity 24 SP</b>
<b>Council District</b>	02 – Toombs
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Dale and Associates, applicant; TTF Investments, owners.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the January 16, 2020, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Rezone from RS7.5 and RS20 to SP-R zoning.**

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5 and RS20) to Specific Plan- Residential (SP-R) for properties located at 869 West Trinity Lane, Walker Lane (unnumbered), Day Street (unnumbered), Overall Street (unnumbered), and West Trinity Lane (unnumbered), approximately 370 feet east of Old Buena Vista Road (25.43 acres), to permit 438 multi-family residential units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the January 16, 2020, Planning Commission meeting at the request of the applicant.





# Metro Planning Commission Meeting of 12/12/2019



**2019SP-073-001**

429 HOUSTON STREET

Map 105-03, Parcel(s) 206

Map 105-07, Parcel(s) 011, 013

11, South Nashville

17 (Colby Sledge)



<b>Project No.</b>	<b>Specific Plan 2019SP-073-001</b>
<b>Project Name</b>	<b>429 Houston Street</b>
<b>Council District</b>	17 - Sledge
<b>School District</b>	5 – Buggs
<b>Requested by</b>	Civil Site Design Group, 429 Houston Street LLC, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the January 16, 2019, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Rezone from CS to SP-MU to permit a mixed-use development.**

Preliminary SP

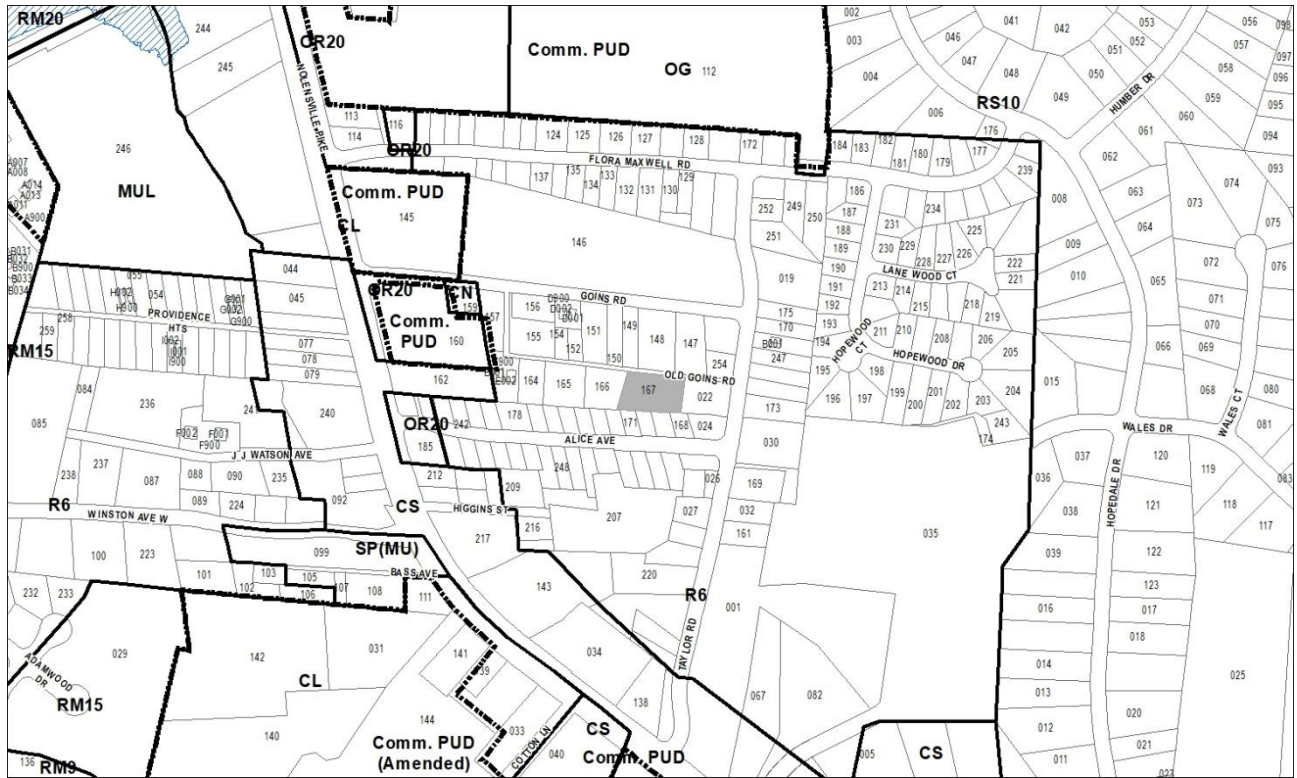
A request to rezone from Commercial Service (CS) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 429 Houston Street, 426 and 430 Humphreys Street, at the southeast corner of Houston Street and Brown Street (1.4 acres), to permit a mixed used development.

**STAFF RECOMMENDATION**

Defer to the January 16, 2019, Planning Commission meeting as requested by the applicant.



# Metro Planning Commission Meeting of 12/12/2019



**2019S-080-001**  
RESUB MAXIM HOLDINGS, LLC PROPERTY  
Map 147-07, Parcel(s) 167  
12, Southeast  
30, (Sandra Supelveda)





<b>Project No.</b>	<b>Final Plat 2019S-080-001</b>
<b>Project Name</b>	<b>Resub Maxim Holdings, LLC Property</b>
<b>Council District</b>	30 – Supelveda
<b>School District</b>	2 – Elrod
<b>Requested by</b>	DBS & Associates Engineering, applicant; Maxim Holdings, LLC., owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the January 16, 2020, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Final plat to create three residential lots.**

Final Plat

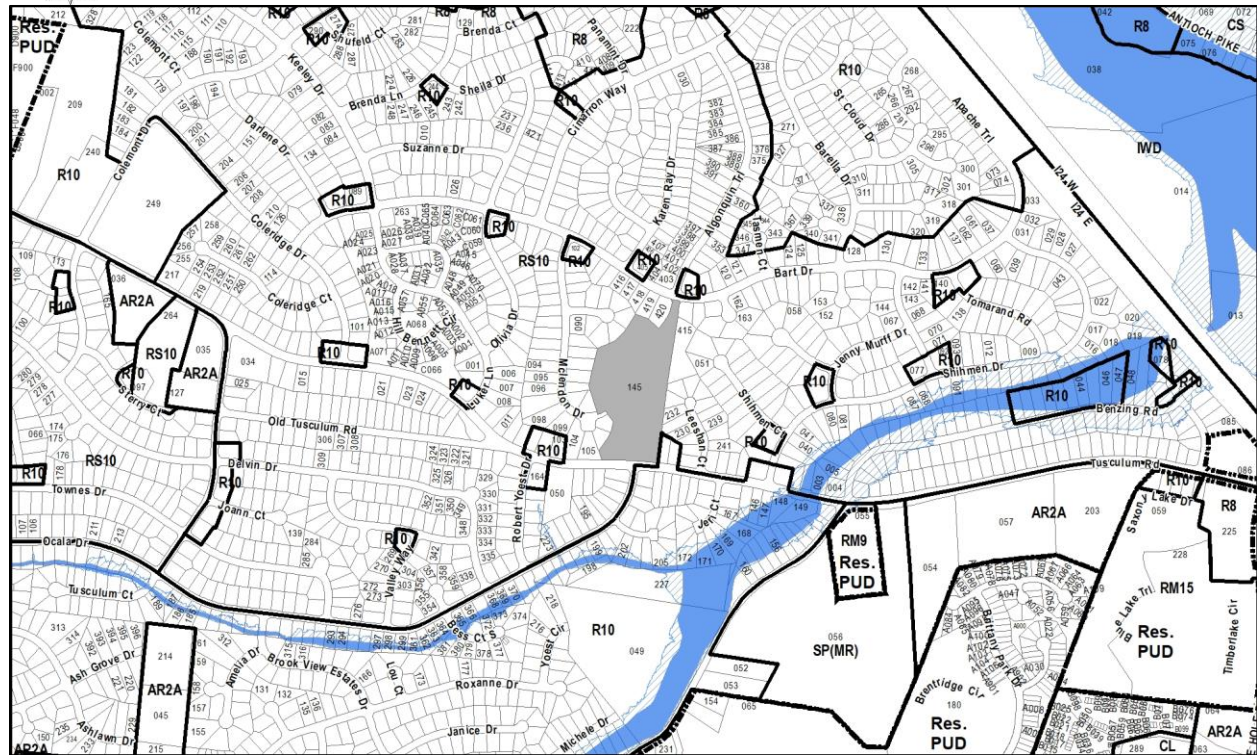
A request for final plat approval to create three lots on property located at 4341 Old Goins Road, approximately 150 feet west of Taylor Road, zoned One and Two-Family Residential (R6) (0.59 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the January 16, 2020, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 12/12/2019



**2019S-217-001**  
**MCLENDON'S SUBDIVISION**  
Map 162-07, Parcel(s) 145  
12, Southeast  
30 (Sandra Sepulveda)



<b>Project No.</b>	<b>Final Plat 2019S-217-001</b>
<b>Project Name</b>	<b>McLendon’s Subdivision</b>
<b>Council District</b>	30- Sepulveda
<b>School District</b>	2- Elrod
<b>Requested by</b>	Gaylon W. Northcutt, applicant; James E McLendon, owner.
<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Final plat approval to create three lots.**

Final Plat

A request for final plat approval to create three lots on property located at 140 Tusculum Road, approximately 290 feet west of Leeshan Court, zoned Single-Family Residential (RS10) (9.55 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 thirty-five single-family residential lots.*

**Community Character Manual Policy**

The property is within the Conservation (CO) and T3 Suburban Neighborhood Maintenance (T3 NM) policy areas. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM and CO, the conventional regulations found in Chapter 3 are utilized.

**PLAN DETAILS**

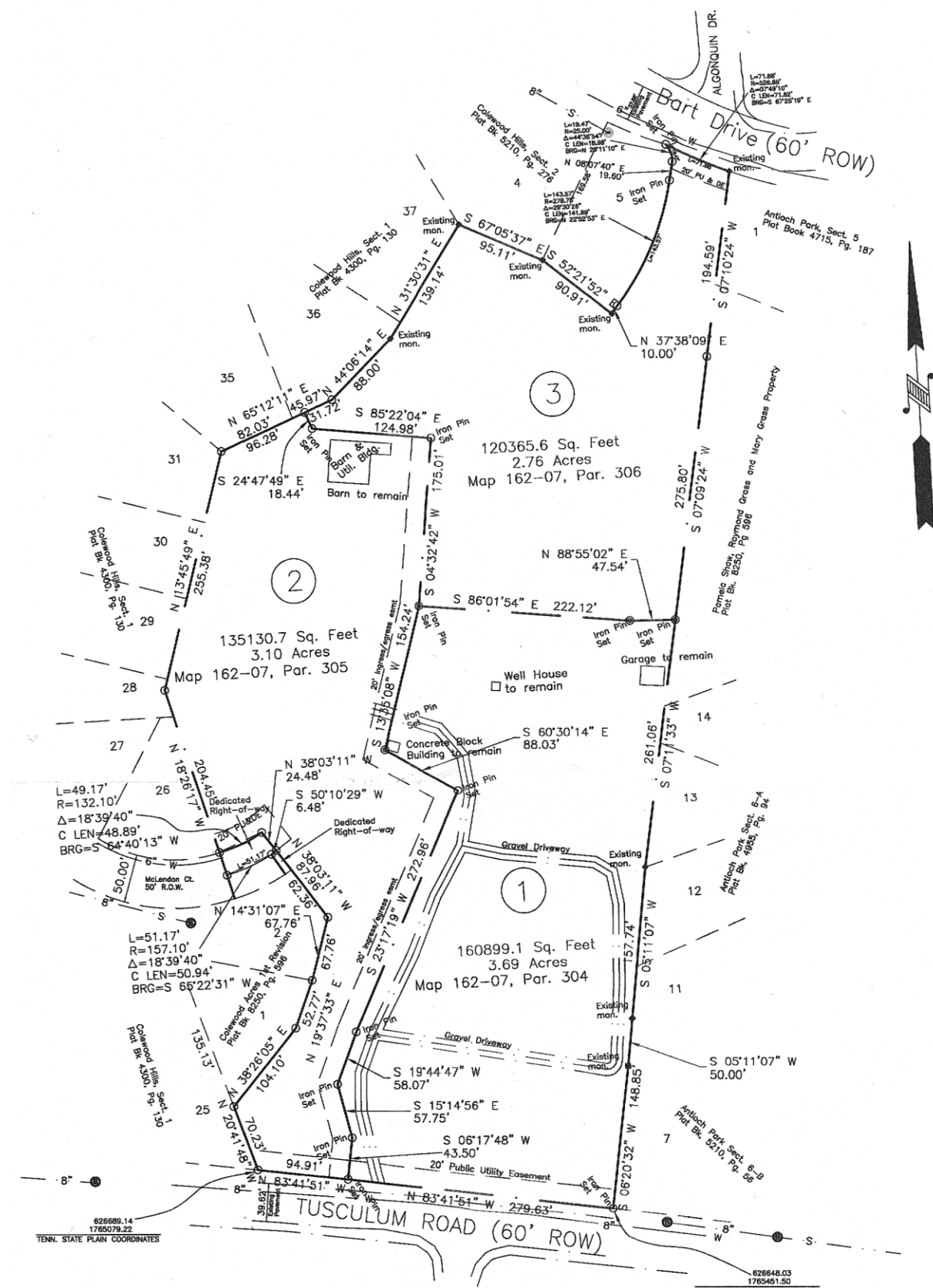
This site is located at 140 Tusculum Road, approximately 290 feet west of Leeshan Court. The proposal is to create three lots. The proposed lots have the following area and frontage:

Proposed Lots:

- Lot 1: 160,899 square feet (3.69 acres) and 297 feet of frontage along Tusculum Road. There is an existing well house and garage to remain.
- Lot 2: 135,130 square feet (3.10 acres) and 106 feet of frontage along McLendon Drive. There is an existing barn to remain.
- Lot 3: 120,365 square feet (2.76 acres) and 71 feet of frontage along Bart Drive.



# Metro Planning Commission Meeting of 12/12/2019



Final Plat

626889.14  
1765078.22  
TENN. STATE PLAIN COORDINATES

626648.03  
1765451.50  
TENN. STATE PLAIN COORDINATES



# Metro Planning Commission Meeting of 12/12/2019

## ANALYSIS

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

### Zoning Code

Each proposed lot meets the minimum standards of the Single-Family (RS10) zoning district.

### Street Frontage

Each proposed lot has frontage on a public street.

### Community Character

Section 3-5, 2, d of the subdivision regulations looks for consistency with the community character of surrounding parcels. "Surrounding parcels" is defined as the five parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same block face, whichever is less. The community character section of the subdivision regulations requires that the newly created lot frontage and lot size be either equal to or greater than 70% of the average frontage and size of the surrounding parcels or equal to or larger than the smallest surrounding lot, whichever is greater. All three of the newly created lots will front different streets, therefore lots on three separate roads (Tusculum Road, McLendon Drive, and Bart drive) were used to analyze compatibility.

1. Lot Frontage: Lot 1 has a lot frontage of 297 feet, Lot 2 has a lot frontage of 106 feet, and Lot 3 has a frontage of 71 feet, which are all greater than the minimum frontage requirements along each street outlined in the table below.

Lot 1 Frontage	
Proposed Frontage	297 ft.
<b>Minimum Frontage</b>	<b>60 ft.</b>
70% Average	56 ft.

Lot 2 Frontage	
Proposed Frontage	106 ft.
<b>Minimum Frontage</b>	<b>80 ft.</b>
70% Average	72 ft.

Lot 3 Frontage	
Proposed Frontage	71 ft.
<b>Minimum Frontage</b>	<b>64 ft.</b>
70% Average	51 ft.

2. Lot size: Lot 1 is 160,899 square feet, Lot 2 is 135,130 square feet, and Lot 3 is 120,365 square feet, all of which are greater than the minimum lot sizes outlined in the table below.

Lot 1 Area	
Proposed Size	160,899 sf
<b>Minimum Size</b>	<b>11,327 sf</b>
70% Average	8,826 sf

Lot 2 Area	
Proposed Size	135,130 sf
<b>Minimum Size</b>	<b>9,992 sf</b>
70% Average	8,352 sf

Lot 3 Area	
Proposed Size	120,365 sf
<b>Minimum Size</b>	<b>10,065 sf</b>
70% Average	9,219 sf

Street setbacks: Future development shall comply with setbacks as established by Metro Zoning Code.

Lot orientation: The orientation of the proposed lots is consistent with the surrounding parcels along each street.

## FIRE MARSHAL RECOMMENDATION

**Approve**



## **Metro Planning Commission Meeting of 12/12/2019**

### **WATER SERVICES RECOMMENDATION**

**Approve**

### **STORMWATER RECOMMENDATION**

**Approve**

### **PUBLIC WORKS RECOMMENDATION**

**Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

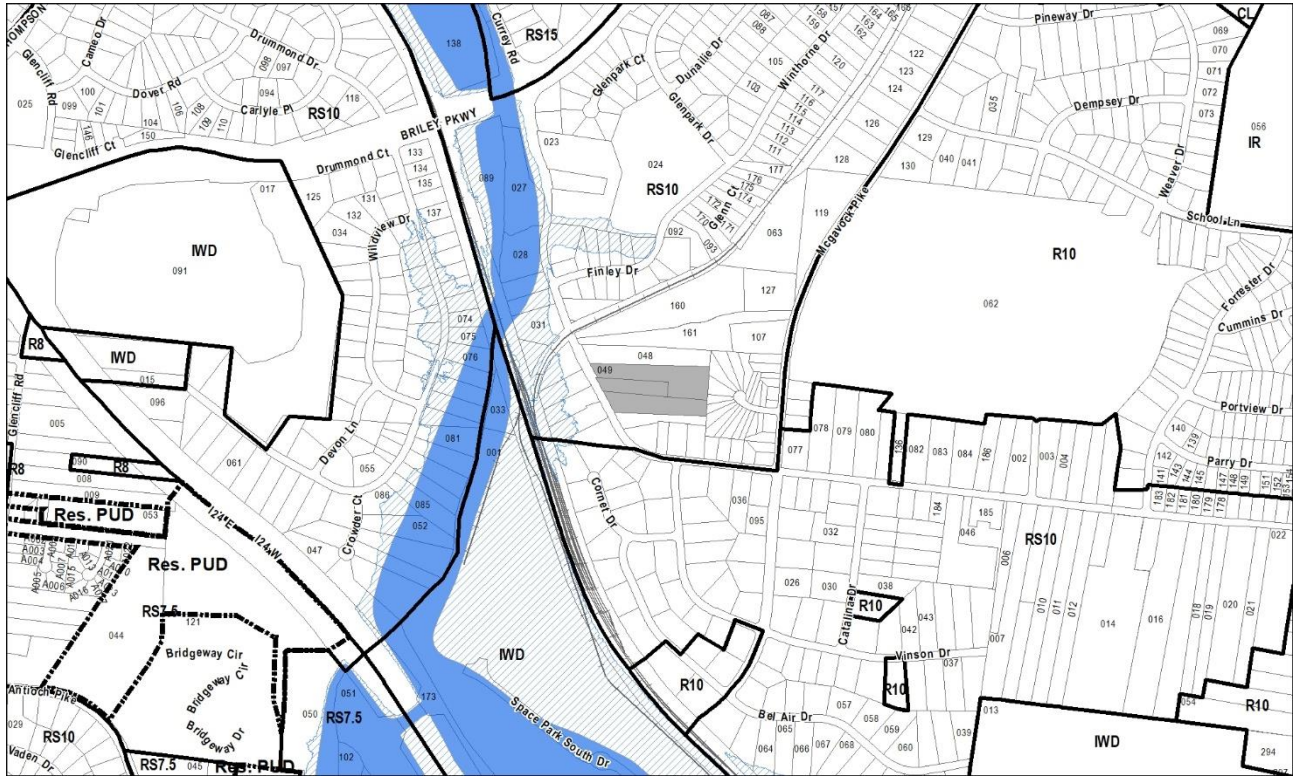
1. Each lot is limited to one single-family residence only.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019S-219-001**

**GLENSIDE DOWNS SUBDIVISION**

Map 120-13, Parcel 049-051

13, Antioch – Priest Lake

13 (Russ Bradford)





<b>Project No.</b>	<b>Concept Plan 2019S-219-001</b>
<b>Project Name</b>	<b>Glenside Downs Subdivision</b>
<b>Council District</b>	13 - Bradford
<b>School District</b>	7 – Player-Peters
<b>Requested by</b>	Dale and Associates, applicant; Exit Properties, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Concept plan approval to create 18 cluster lots.**

Concept Plan

A request for concept plan approval to create 18 lots on properties located at 940 and 944 Currey Road and Currey Road (unnumbered), approximately 560 feet south of Finley Drive, zoned Single-Family Residential (RS10) (5.3 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 19 lots.*

**Community Character Manual Policy**

The site is within the Suburban Neighborhood Maintenance (T3 NM) and the Conservation (CO) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM and CO, the conventional regulations found in Chapter 3 are utilized.

**PLAN DETAILS**

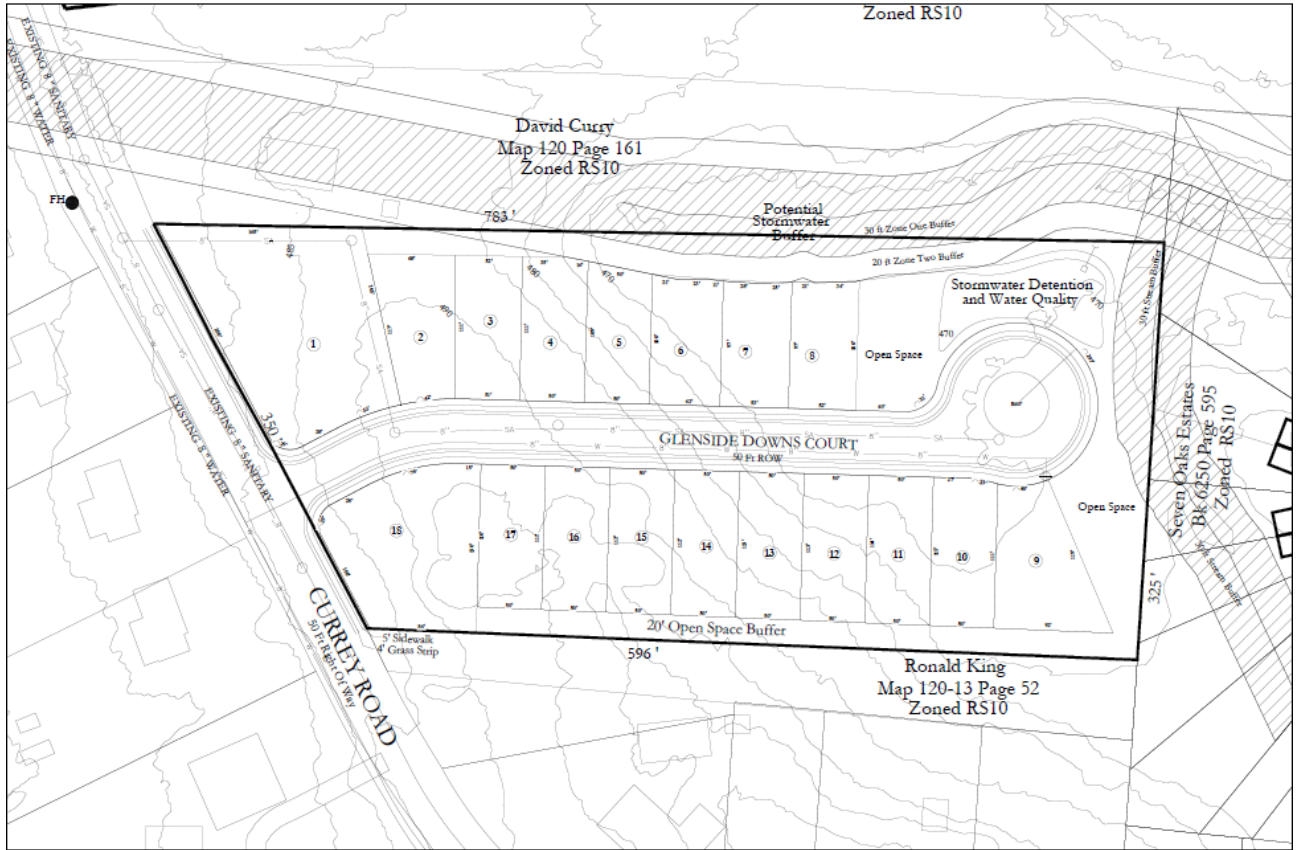
The 5.3 acre site is located on Currey Road near Seven Oaks Park and Glengarry Elementary School. The plan proposes 18 single-family residential cluster lots and a 50 right-of-way for a public road with sidewalks on both sides of the street. The application of the Cluster Lot option to this property allows for minimum lot size of 5,000 square feet if a type “C” landscape buffer is provided on the perimeter lots. The applicant is providing for a type “C” landscape buffer along the southern property line and a type “C” landscape buffer in addition to the required Stormwater buffer along the northern property line. The open space and storm water detention areas are located to the rear of the site at the eastern boundary.

**ANALYSIS**

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space, and the preservation of natural features in residential zoning districts. To promote creative designs, cluster lots are allowed to contain less than area than what is required by the base zoning district. The minimum lot area within a cluster subdivision can be reduced down two smaller base zone districts.



# Metro Planning Commission Meeting of 12/12/2019



## Proposed Concept Plan



## **Metro Planning Commission Meeting of 12/12/2019**

This concept plan includes 18 lots clustered down to a minimum lot size of 5,000 square feet, two reductions from the RS10 zoning. The applicant is providing the necessary landscape buffers to utilize the cluster lot option. In cluster lot subdivisions, a minimum of 15% of the development must be set aside as open space. This development includes 1.2 acres of common open space which is 22.6% of the site gross acreage. The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/ or building construction information provided. 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. – JLA

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve**

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- On Sheet C0.0 - General Note 5, correct FEMA flood map panel number
- Ensure final plans do not have lots inside buffer zone

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Remove vegetation along the property frontage if necessary to provide sight distance per AASHTO.

### **WATER SERVICES RECOMMENDATION**

#### **Approve**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. A landscape buffer shall be provided around the perimeter of the development per Section 17.12.090.C.3 of the Metro Zoning Code.
2. 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.
3. If the final site plan indicates that there is less acreage than what is shown on the approved concept plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of lots be reduced.



# Metro Planning Commission Meeting of 12/12/2019



**2019S-235-001**  
RESUBDIVISION OF PART OF LOT 9 ON THE PLAN OF BATTLEFIELD  
ESTATES, SECTION 1 A  
Map 118-06, Parcel(s) 057  
10, Green Hills - Midtown  
17 (Colby Sledge)



<b>Project No.</b>	<b>Final Plat 2019S-235-001</b>
<b>Project Name</b>	<b>Resubdivision of Part of Lot 9 on the Plan of Battlefield Estates, Section 1 A</b>
<b>Council District</b>	17 – Sledge
<b>School District</b>	4 – Shepherd
<b>Requested by</b>	Clint T. Elliott Surveying, applicant; Patricia G. Turner, owner.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Disapprove unless the Planning Commission finds the subdivision can provide for harmonious development of the community.</i>

**APPLICANT REQUEST**

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

Final Plat

A request for final plat approval to create two lots on property located at 909 Gale Lane, approximately 360 feet west of Vaulx Lane, zoned One and Two-Family Residential (R10) (0.98 acres).

**Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 4 lots with 1 duplex lot for a maximum of 5 units, based solely on the total acreage of the site. The application of the Subdivision Regulations results in fewer lots.*

**Community Character Manual Policy**

The site is located within the T4 Urban Neighborhood Maintenance (T4 NM) Policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T4 NM, the conventional regulations in Chapter 3 are applied.

**PLAN DETAILS**

The site is located on the south side of Gale Lane, west of the intersection of Vaulx Lane and Gale Lane. There is an existing single family structure fronting Gale Lane located on the site. The existing structure is shown to be demolished. The surrounding properties are zoned R10 and have been developed with one and two-family structures. The proposal is to create two lots. The proposed lots have the following area and frontage along Gale Lane:

- Lot 1: 19,563 square feet (0.45 acres) and 52.21 feet of frontage.
- Lot 2: 20,128 square feet (0.46 acres) and 52.21 feet of frontage.





## Metro Planning Commission Meeting of 12/12/2019

### ANALYSIS

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

#### Zoning Code

Each proposed lot meets the minimum standards of the One and Two-Family Residential (R10) zoning district.

#### Street Frontage

Each proposed lot has frontage on a public street.

#### Compatibility

Section 3-5.2 of the Subdivision Regulations outlines criteria for determining compatibility for property located in Neighborhood Maintenance policy areas. "Surrounding parcels" is defined as the five parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same block face, whichever is less. The five lots on either side of parcel proposed for subdivision were used in this evaluation.

Based on the surrounding parcels, the minimum required lot frontage along Gale Lane is determined to be 53.62 feet and the minimum required lot area is 0.43 acres per lot.

For the proposed subdivision, the minimum required area for each proposed lot is 0.43 acres. The proposed area of Lot 1 is 0.45 acres and the proposed area of Lot 2 is 0.46 acres. Both proposed lots meet this requirement. The minimum required lot frontage is 53.62 feet. Each proposed lot has a frontage of 52.21 feet. The proposed lots do not meet this standard.

Based on the lots not meeting the minimum frontage requirement and therefore failing to meet the compatibility requirement, staff recommends disapproval.

### **Planning Commission Consideration – Harmonious Development**

Section 3-5.2.f states that if a proposed subdivision meets all required standards except for the compatibility requirement, the Planning Commission may consider whether the subdivision can provide for the harmonious development of the community. In doing so, the Planning Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may also place reasonable conditions on the development of the subdivision. Below is information that the Planning Commission may want to consider in making the determination as to whether the subdivision provides for harmonious development.

#### Development Pattern

All properties along Gale Lane are located within the T4 NM policy area, and therefore subject to compatibility requirements. Of the 17 lots on the south side of Gale Lane between Craig Avenue and Vault Lane, and not including the subject property, seven of the 18 properties have a frontage less than 53.62 feet, the required minimum for this proposal. Of the 16 properties on the north side of



## **Metro Planning Commission Meeting of 12/12/2019**

Gale, no lots have a frontage of less than 65 feet. The lots along the north side have less depth than the lots on the south side.

The zoning along this block of Gale Lane is R10, which permits both one and two-family residential units. Many lots along Gale Lane have redeveloped in recent years from single-family structures to two-family.

### Geographic, Topographic, and Environmental Factors

Staff has found no relevant geographic, topographic, or environmental features on this site.

### Applicant Proposed Conditions

The applicant proposes several standards to be added to the face of the plat that would control any development on site. This includes a height maximum of 2 stories in 35 feet, having shared access between the lots, and placing one unit per lot at the building setback, with the possibility for one additional unit to be located at the rear of the site, for a total of two units on each proposed lot. This is likely a standard to address the existing style of development on the surrounding lots where one unit is located along the building setback and the second unit is set back further on the site, as opposed to a building with two entrances along the same façade as in some duplexes.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Obtain a permit from Public Works for any new driveway connections. Provide adequate sight distance per ASSHTO requirements.

### **WATER SERVICES RECOMMENDATION**

#### **Approve**

### **STAFF RECOMMENDATION**

Staff recommends disapproval unless the Planning Commission finds the subdivision can provide for harmonious development of the community.

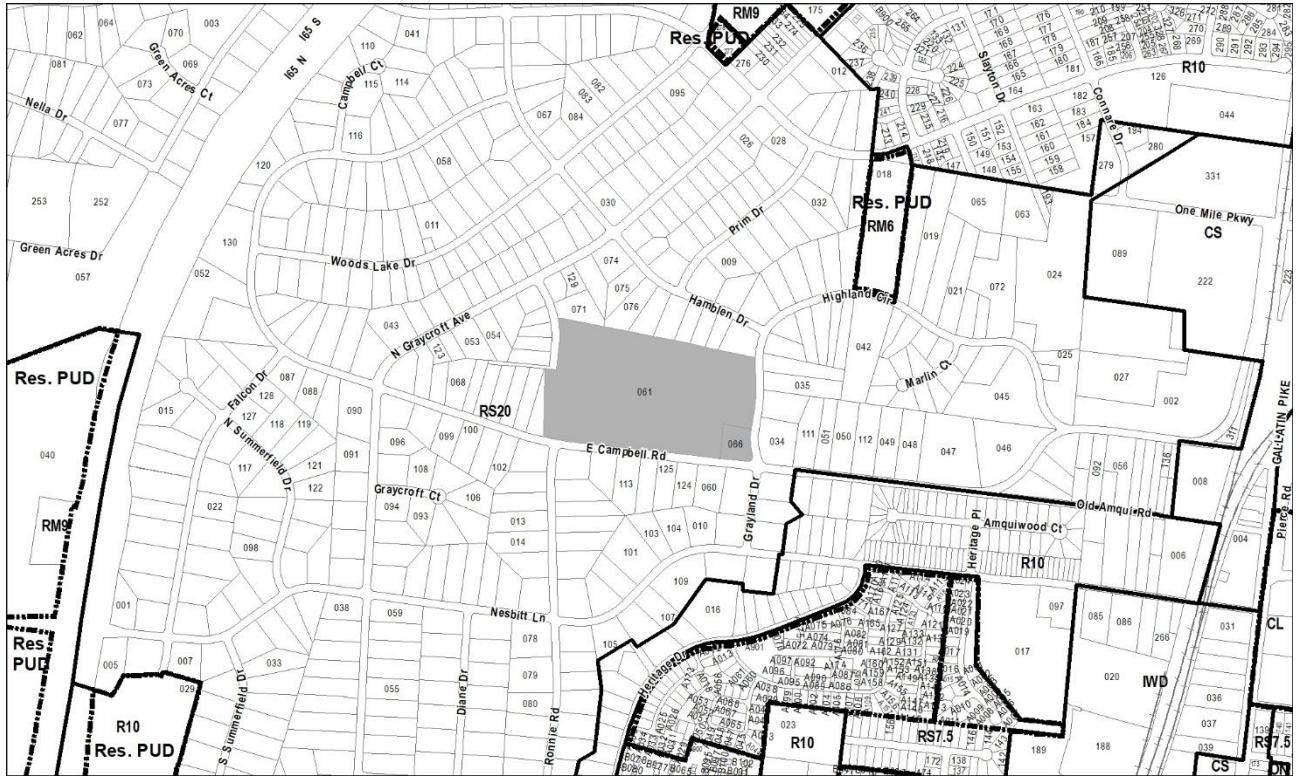




**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019S-241-001**

**COARSEY FARMS**

Map 042-03, Parcel(s) 061

Map 042-04, Parcel(s) 066

04, Madison

08 (Nancy VanReece)



<b>Project No.</b>	<b>Concept Plan 2019S-241-001</b>
<b>Project Name</b>	<b>Coarsey Farms</b>
<b>Council District</b>	08 – VanReece
<b>School District</b>	3 – Speering
<b>Requested by</b>	Civil Site Design Group, applicant; AMH TN Development, LLC, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Concept plan approval to create 44 single-family lots.**

Concept Plan

A request for concept plan approval to create 44 lots on properties located at 500 and 510 East Campbell Road, at the northwest corner of Highland Circle and East Campbell Road, zoned Single-Family Residential (RS20), (23.53 acres).

**Existing Zoning**

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 51 residential units.*

**Community Character Manual Policy**

The site is within the Suburban Neighborhood Maintenance (T3 NM) and the Conservation (CO) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM and CO, the conventional regulations found in Chapter 3 are utilized.

**PLAN DETAILS**

The approximately 23 acre site is located on the north side of East Campbell Road and consists of two separate properties. Highland Circle runs along the eastern site boundary, and Ronnie Road runs to the property near the site’s northwest property corner. This site is an old farm and consists of open field. There is a pond on the site, and no known environmental constraints.

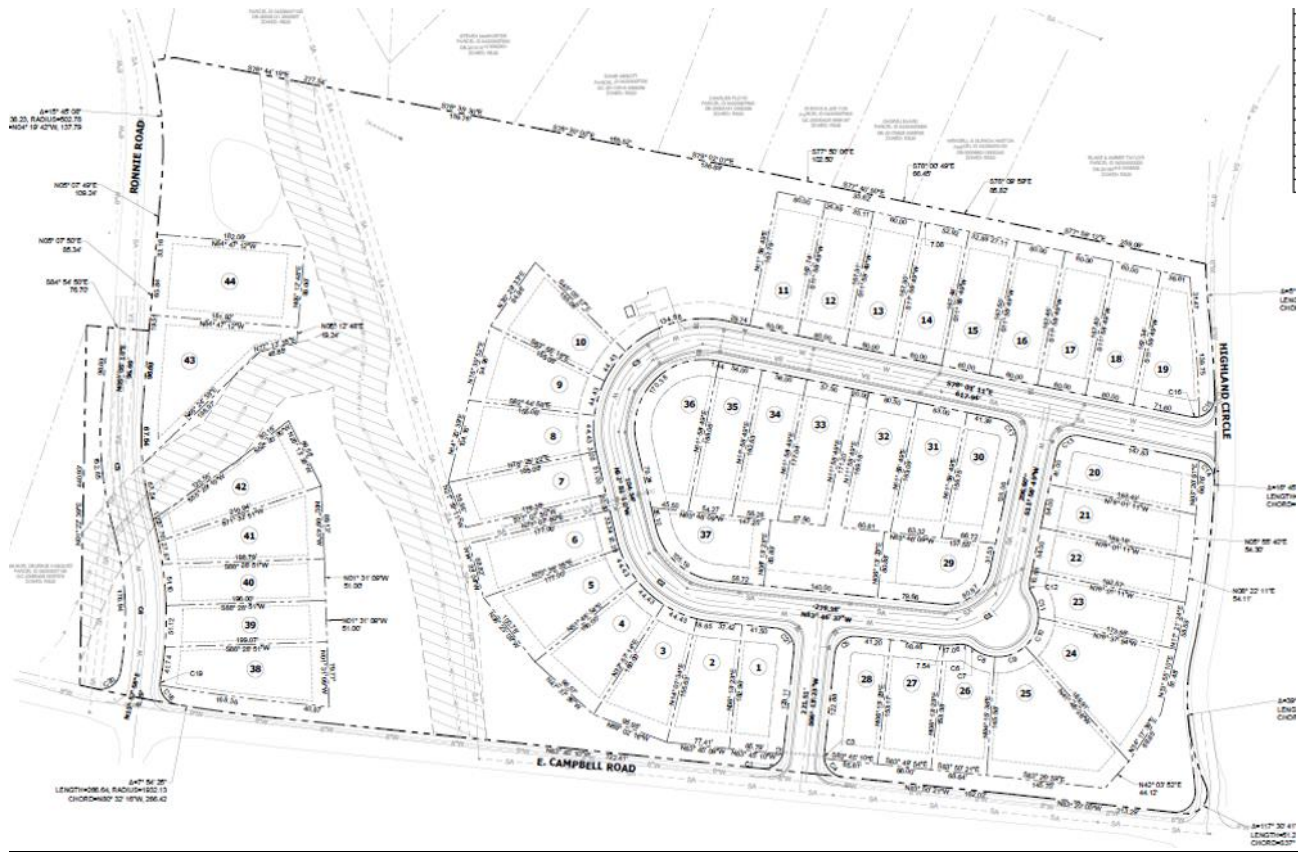
Site Plan

The plan proposes 44 single-family residential cluster lots with an overall density of approximately two units per acre. Lots range in size from a little over 10,000 square feet to over 18,000 square feet. All lots front onto and are accessed from proposed new local public roadways.

New roads connect to Highland Circle and East Campbell Road. The plan also extends Ronnie Road from its current terminus to East Campbell Road to the south of the current dead-end. A five-foot-wide sidewalk and four-foot-wide planting strip is shown along all new roadways, and along Highland Circle, East Campbell Road and the east side of Ronnie Road.



# Metro Planning Commission Meeting of 12/12/2019



**Proposed Concept Plan**



## Metro Planning Commission Meeting of 12/12/2019

A standard C landscape buffer yard is shown along the lots with rear yards adjacent to Highland Circle and East Campbell Road. A C landscape buffer yard is also shown at the rear of lots along the northern property line. Out of the approximately 25 acre site, approximately 8.8 acres (33%) of the site is in open space. Out of the 8.8 acres, 1.5 acres (17%) is designated as active.

### ANALYSIS

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in Single-Family (RS) and One and Two-Family (R) zoning districts. To permit creative design necessary to meet the premise of the cluster lot option, residential lots are allowed to contain less land area than what is normally required by the base zoning district when certain standards are met. The minimum lot area within a cluster lot subdivision may be reduced down to a minimum of two smaller base zone districts. The cluster lot option does not allow more density than what would be allowed under the existing RS20 zoning district. The proposed plan reduces the minimum lot area by two zone districts to 10,000 square feet (RS10).

In cluster lot subdivisions, a minimum of 15 percent of the development must be open space. Of the approximately 25 acres, 8.5 acres will remain as open space, or 33% of the total area. Recreational facilities are required within a portion of the open space. Final determination of the required recreation area will be provided with the final site plan. As proposed, the plan meets all requirements of the Subdivision Regulations and the Zoning Code for the cluster lot option. In addition to meeting all requirements of the Subdivision Regulations and the Zoning Code for the cluster lot option, the plan provides new sidewalks along adjacent roads and internally which will improve walkability in the area. Staff recommends approval as the proposed plan is consistent with the Subdivision Regulations and the Zoning Code.

### FIRE DEPARTMENT RECOMMENDATION

#### Approve with conditions

- Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
- Except as approved by the fire code official; fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have a minimum unobstructed width of 20 feet. where a fire hydrant is located on a fire apparatus access road the minimum width in the vicinity of the hydrant shall be 26 feet.
- Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
- Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
- All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
- Fire department connections for standpipe/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.



## **Metro Planning Commission Meeting of 12/12/2019**

- Multi-family residential developments having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.
- Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Buildings exceeding 30 feet in height or 62,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
- Gates across fire apparatus access roads shall comply with adopted code and standards.
- Approval of a preliminary or final site plan is not an approval for building construction. full and complete review of building plans is required prior to approval for construction and may require changes to the site.

### **STORMWATER RECOMMENDATION**

**Approve**

### **PUBLIC WORKS RECOMMENDATION**

**Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

In accordance with traffic access study findings, the developer shall construct the following roadway improvements.

- Each of the project accesses should be constructed to include one entering lane and one exiting lane, striped as a shared lane for left and right turns.
- The analyses conducted for the purposes of this study indicate that dedicated turn lanes are not warranted on E. Campbell Road and Highland Circle at the project accesses.
- Sight triangle exhibits should be provided for the project accesses in conjunction with final site plan for the proposed project.
- At the intersection with E. Campbell Road, the existing southbound approach of Highland Circle should be modified to eliminate the existing off-set with the northbound approach of Grayland Drive.
- The site's internal traffic should be controlled by stop signs as shown in Figure 9. Stop signs shall also be install at internal drive intersection with subdivision roads.
- E Campbell Rd frontage has approximately 21 ft of existing pavement. Developer shall work with the MPW roads section to determine the appropriate road width and x -section design between Highland Circle and Ronnie Drive Ext.

### **WATER SERVICES**

**Approve**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.



## **Metro Planning Commission Meeting of 12/12/2019**

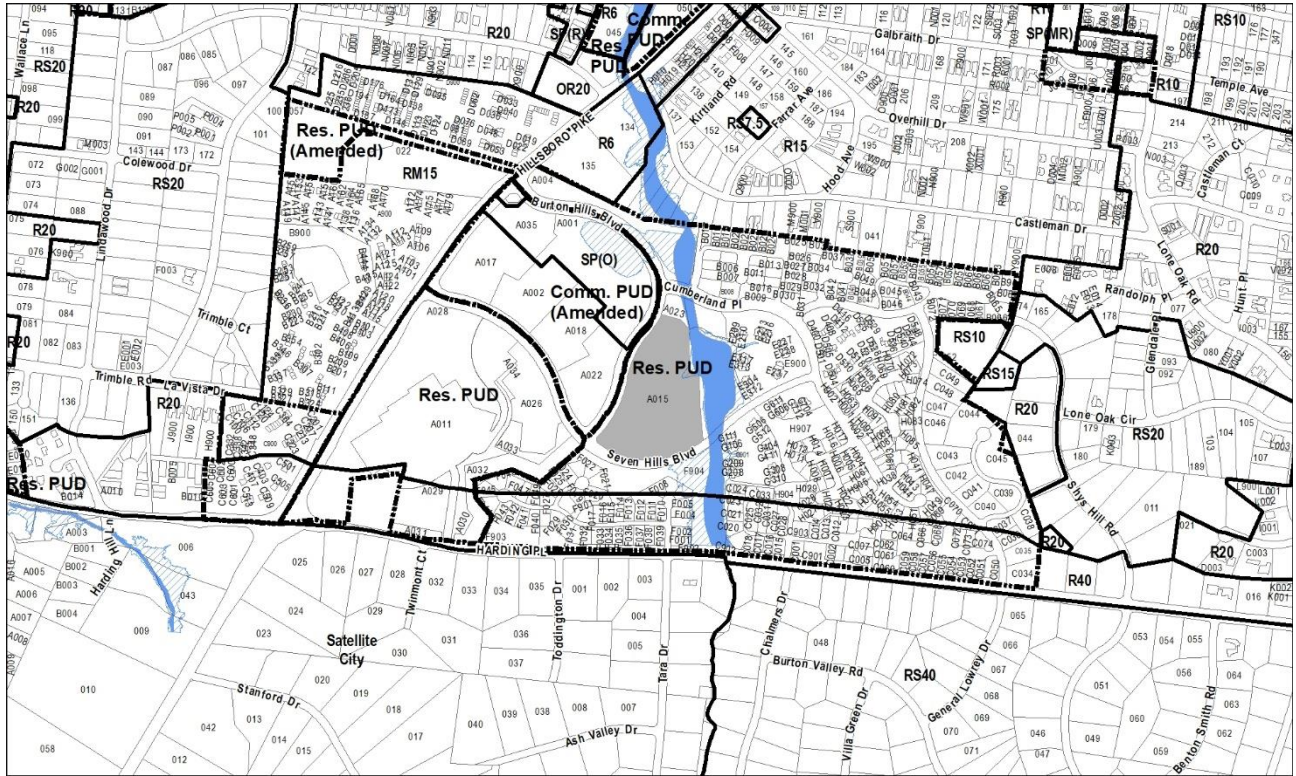
### **CONDITIONS**

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





# Metro Planning Commission Meeting of 12/12/2019



**18-84P-004**

**BLAKEFORD AT GREEN HILLS (AMENDMENT)**

Map 131-06-0-A, Parcel(s) 015

10, Green Hills - Midtown

25 (Russ Pulley)





<b>Project No.</b>	<b>Planned Unit Development 18-84P-004</b>
<b>Project Name</b>	<b>Blakeford at Green Hills (Amendment)</b>
<b>Associated Case</b>	2019Z-170PR-001
<b>Council District</b>	25 - Pulley
<b>School District</b>	8 – Pupo-Walker
<b>Requested by</b>	Catalyst Design Group, applicant; Blakeford at Green Hills, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Amend a portion of the Planned Unit Development to permit a residential development consisting of nursing home, assisted care living, and multi-family (independent living) units.**

Amend PUD

A request to amend a portion of a Residential Planned Unit Development Overlay District for property located at 11 Burton Hills Boulevard, at the eastern corner of Seven Hills Boulevard and Burton Hills Boulevard, zoned One and Two-Family Residential (R15) (9.52 acres), to permit a residential development consisting of nursing home, assisted care living, and multi-family (independent living) units.

**Existing Zoning**

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 56 lots with 14 duplex lots for a total of 70 units however, the number of permitted units is restricted by the PUD overlay.*

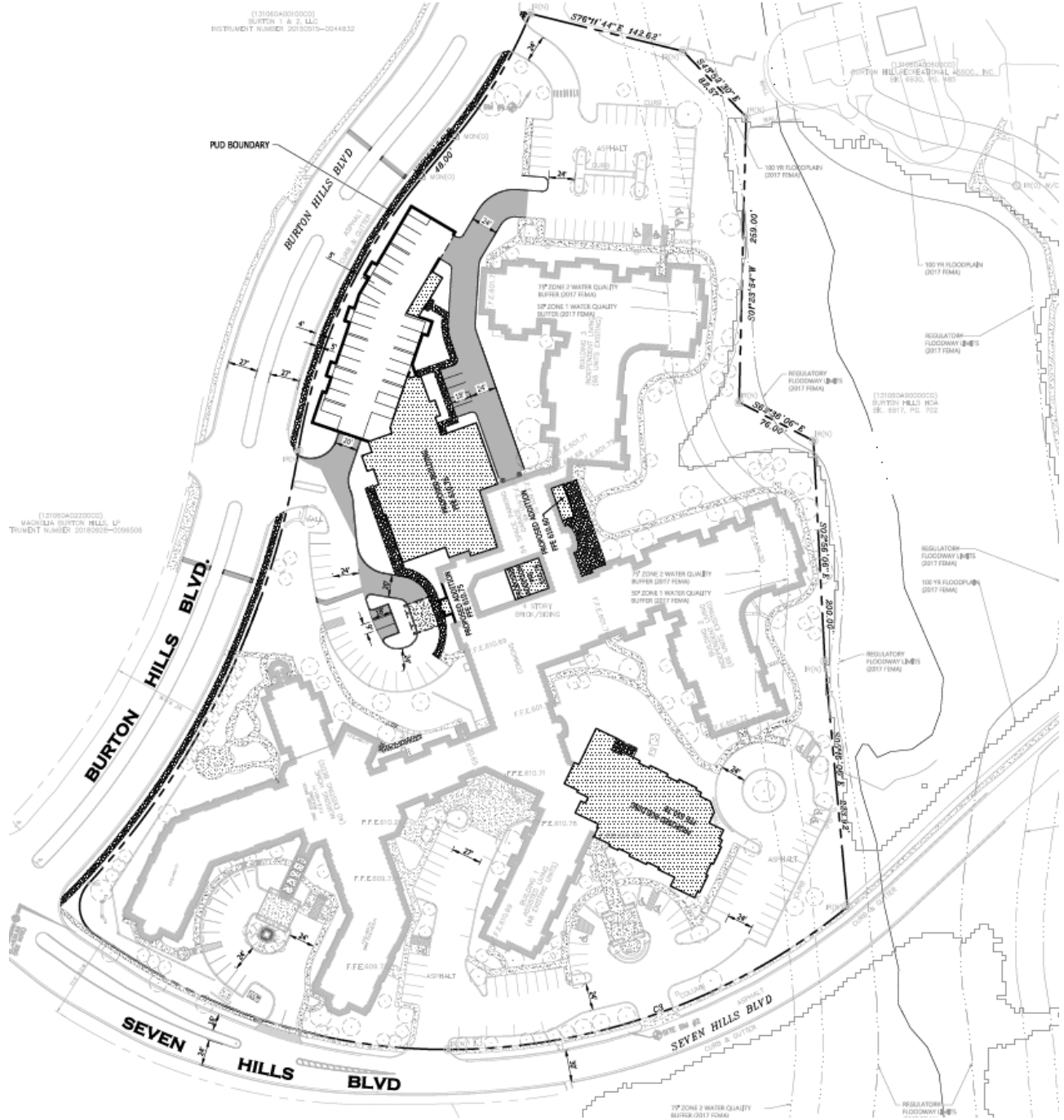
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. 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 provisions 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 provisions of essential utilities and streets.

**GREEN HILLS – MIDTOWN COMMUNITY PLAN**

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development



# Metro Planning Commission Meeting of 12/12/2019



**Proposed Site Plan**



## Metro Planning Commission Meeting of 12/12/2019

pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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

### **PUD History**

The Blakeford at Green Hills development is within the Burton Hills PUD that was originally approved at the March 14, 1984 Planning Commission meeting and included several residential sections consisting of single-family, townhouse, and multi-family developments with some commercial development as well. The original plan approved a total of 850 residential units and 550,000 square feet of commercial development. The PUD has been revised and amended multiple times. In 1997, the master development plan was amended to assign an approximately 9.9 acre piece of property within the PUD to the subject Blakeford at Green Hills property as open space for the purpose of calculating density and other area requirements. The assigned open space brings the effective site area to 19.41 acres for the Blakeford at Green Hills portion of the PUD.

### **Current Request**

The current application is a request to amend the PUD by adding to the existing buildings and amending the permitted residential units as follows:

	<u>Approved</u>	<u>Existing</u>	<u>Proposed</u>
Nursing Home	70 beds	70 beds	85 beds
Assisted Living	65 beds	65 beds	52 beds
Multi-Family (independent living)	150 units	132 units	180 units

The extent of the proposed changes exceeds the threshold for a minor review and will require this application to be reviewed by Metro Council.

### Site Plan

The application proposes a large addition to the existing building, a renovation to one of the wings of the building, several minor infill additions to the existing building, and interior vehicle circulation modifications. The large addition is proposed to be between the northern wing of the building and Burton Hills Boulevard. The addition includes 2-stories of parking and 5-stories of residential units above. The applicant has provided a landscape plan demonstrating how the building will be screened from the nearby street and sidewalk. This addition will alter and improve the interior circulation of the site and will connect the southern parking area with the northern parking lot. The renovation to an existing wing of the building is in the south-east corner and proposes the reconstruction of this wing in a similar footprint, with similar massing, and in a consistent architectural style. There are also minor various infill additions interior to the site.



## Metro Planning Commission Meeting of 12/12/2019

### ANALYSIS

The proposed amendment is consistent with the T3 NM policy as well as the intent of the originally approved PUD. The plan proposes additions that are consistent with the form of the existing buildings on the site. The proposed addition adjacent to Burton Hills Boulevard serves as a transition from the more intense District Employment Center policy area that is across the street. This policy dynamic supports a higher level of development intensity for this site than other T3 NM policy areas may. Landscaping is proposed to buffer this addition from the public and pedestrian realm. The applicant is also providing a sidewalk along the entire frontage of Burton Hills Boulevard. The application also proposes 53 additional parking spaces on-site and improves the internal circulation of the site by connecting the northern access point and parking area with the main entrance of the facility and the associated parking.

The Metro Zoning Code provides in Section 17.36.060 – Development Standards that the Council may approve alternative development standards in lieu of the base zoning standards if the alternative standards “would serve to enhance the general development concept of the PUD district, would equal or exceed the standard design objectives of the title, and would not impair the reasonable long-term use of other properties in fulfillment of the land use policies of the general plan”. The applicant is proposing an alternative street setback and building height for the addition fronting Burton Hills Boulevard. The request is to have a minimum street setback of 5 feet in lieu of the 20 feet required in the RM15 Zoning District and a maximum building height of 86 feet in lieu of the maximum height of 20 feet at the setback line with a Slope of Height Control Plane of 2 to 1 in the RM15 Zoning District. Staff finds the proposed design standards to comply with the criteria necessary for altering the base zoning code standards.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

- Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
- Except as approved by the fire code official; fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have a minimum unobstructed width of 20 feet. where a fire hydrant is located on a fire apparatus access road the minimum width in the vicinity of the hydrant shall be 26 feet.
- Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
- Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
- All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
- Fire department connections for standpipe/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.
- Multi-family residential developments having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.



## **Metro Planning Commission Meeting of 12/12/2019**

- Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Buildings exceeding 30 feet in height or 62,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
- Gates across fire apparatus access roads shall comply with adopted code and standards.
- Approval of a preliminary or final site plan is not an approval for building construction. full and complete review of building plans is required prior to approval for construction and may require changes to the site.

### **STORMWATER RECOMMENDATION**

**Approve**

### **PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted (if necess.) to MPW for Bldg. permit approval. Show ROW dedication on plans if needed to accommodate sidewalk along Burton Hills Blvd.
- Call out ST-210,-200 MPW details for sidewalks/curb & gutter along Burton Hills Blvd. Show waste/recycle location for proposed building.

### **TRAFFIC & PARKING RECOMMENDATION**

**Approve with conditions**

- Off site parking at Covenant Church shall be reserved for staff, not residents.

### **WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- No objection to amendment. All conditions of the capacity study (Permit No 2019061977) must be confirmed prior to building permits.

### **STAFF RECOMMENDATION**

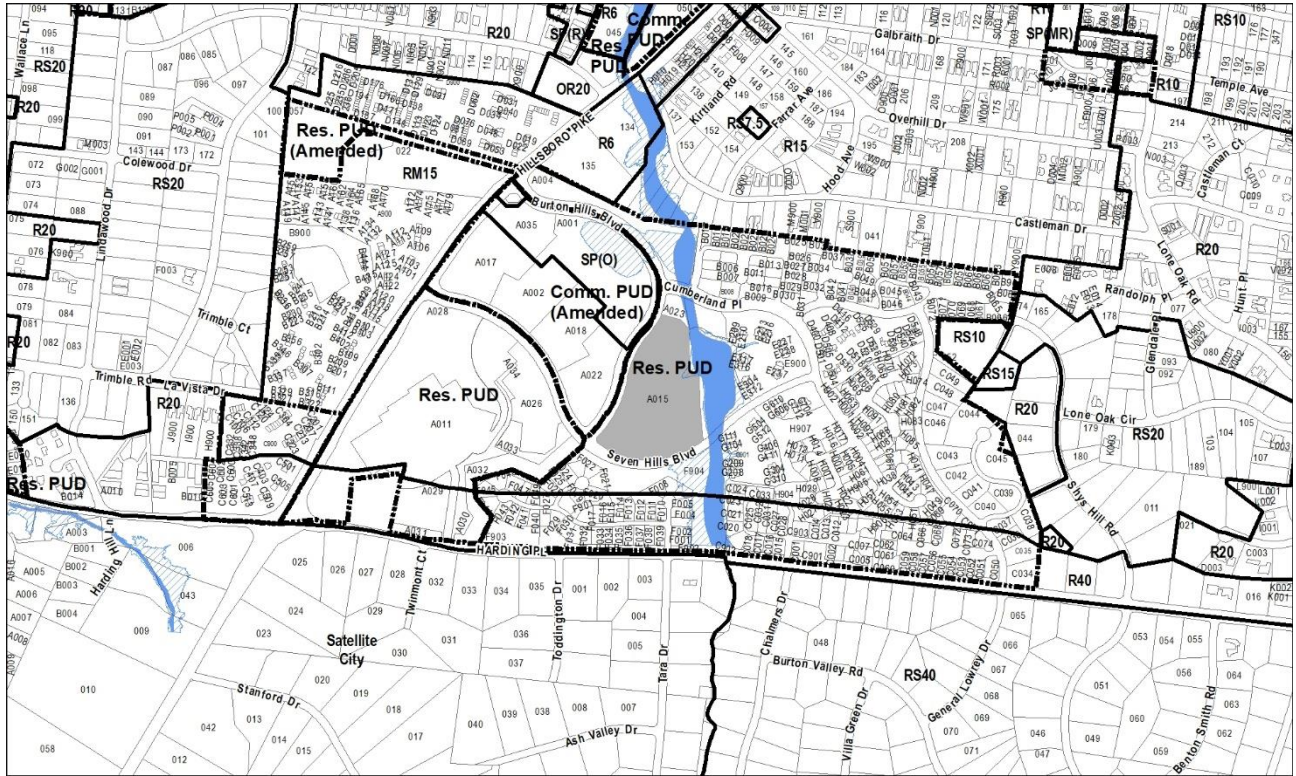
Staff recommends approval with conditions.

### **CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
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. Prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-170PR-001**

Map 131-06-0-A, Parcel 015

10, Green Hills – Midtown

25 (Russ Pulley)





**Project No.** Zone Change 2019Z-170PR-001  
**Associated Case** 18-84P-004  
**Council District** 25 – Pulley  
**School District** 8 - Pupo-Walker  
**Requested by** Catalyst Design Group, applicant; The Blakeford at Green Hills Corp, owner.

**Staff Reviewer** Elliott  
**Staff Recommendation** *Approve if PUD amendment is approved. Disapprove if PUD amendment is not approved.*

**APPLICANT REQUEST**  
**Zone change R15 to RM15.**

Zone Change

A request to rezone from One and Two-Family Residential (R15) to Multi-family Residential (RM15) zoning for property located at 11 Burton Hills Boulevard, at the eastern corner of Burton Hills Boulevard and Seven Hills Boulevard and located within a Residential Planned Unit Development Overlay District (PUD) (9.52 acres).

**Existing Zoning**

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 56 lots with 14 duplex lots for a total of 70 units however, the number of permitted units is restricted by the PUD overlay.*

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 (RM15) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. *RM15 would permit a maximum of 291 units. However, the PUD controls the uses and density.*

**GREEN HILLS - MIDTOWN COMMUNITY PLAN**

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made



## Metro Planning Commission Meeting of 12/12/2019

to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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

### ANALYSIS

This rezoning application is associated with a PUD amendment that aims to increase the entitlements for the property to allow for additional residential units. Through the PUD overlay, an approximately 9.9 acre piece of property was assigned to the subject property as open space for the purpose of calculating density and other area requirements. This open space property brings the effective site area to 19.41 acres and results in the RM15 zoning district providing the necessary density limit for the requested PUD amendment.

The subject property is located at the edge of a Suburban Neighborhood Maintenance Policy area and is across the street from a District Employment Center Policy area. This dynamic supports a higher level of development intensity than other T3 NM policy areas may. The surrounding transportation infrastructure also supports a zoning district with greater intensity.

### FIRE MARSHALL RECOMMENDATION

#### Approve with conditions

- Limited building detail, and/ or building construction information provided. 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.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (220)	19.41	2.904 D	112	820	52	63

\*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	19.41	15 D	291	2160	132	153





## Metro Planning Commission Meeting of 12/12/2019

Traffic changes between maximum: **R15 and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+179 U	+1340	+80	+90

### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing R15 district: 6 Elementary 3 Middle 2 High**

**Projected student generation proposed RM15 district: 12 Elementary 6 Middle 6 High**

The proposed RM15 zoning will generate 13 more students than the existing R15 zoning district. Students would attend Percy Priest Elementary School, J.T. Moore Middle School, and Hillsboro High School.

### **STAFF RECOMMENDATION**

Staff recommends approval if the PUD amendment is approved and disapproval if the PUD amendment is not approved.



# Metro Planning Commission Meeting of 12/12/2019



**2019NHL-002-001**  
1006 MONROE STREET  
Map 081-16, Parcel(s) 175  
08, North Nashville  
19 (Freddie O'Connell)



<b>Project No.</b>	<b>Neighborhood Landmark 2019NHL-002-001</b>
<b>Project Name</b>	<b>1006 Monroe Street</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Civil-Site Design Group, PLLC, applicant; 1400 Arthur, LLC, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**  
**Approve Neighborhood Landmark Overlay District.**

Neighborhood Landmark Overlay District

A request to apply a Neighborhood Landmark Overlay District on property located at 1006 Monroe Street, at the corner of Arthur Avenue and Monroe Street, zoned One and Two-Family Residential (R6-A) (0.35 acres), to permit a mixture of uses.

**Existing Zoning**

One and Two-Family Residential (R6-A) Alternative requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units based upon acreage alone; application of the subdivision may result in fewer lots.*

**Proposed Zoning**

Neighborhood Landmark Overlay District (NLOD) is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

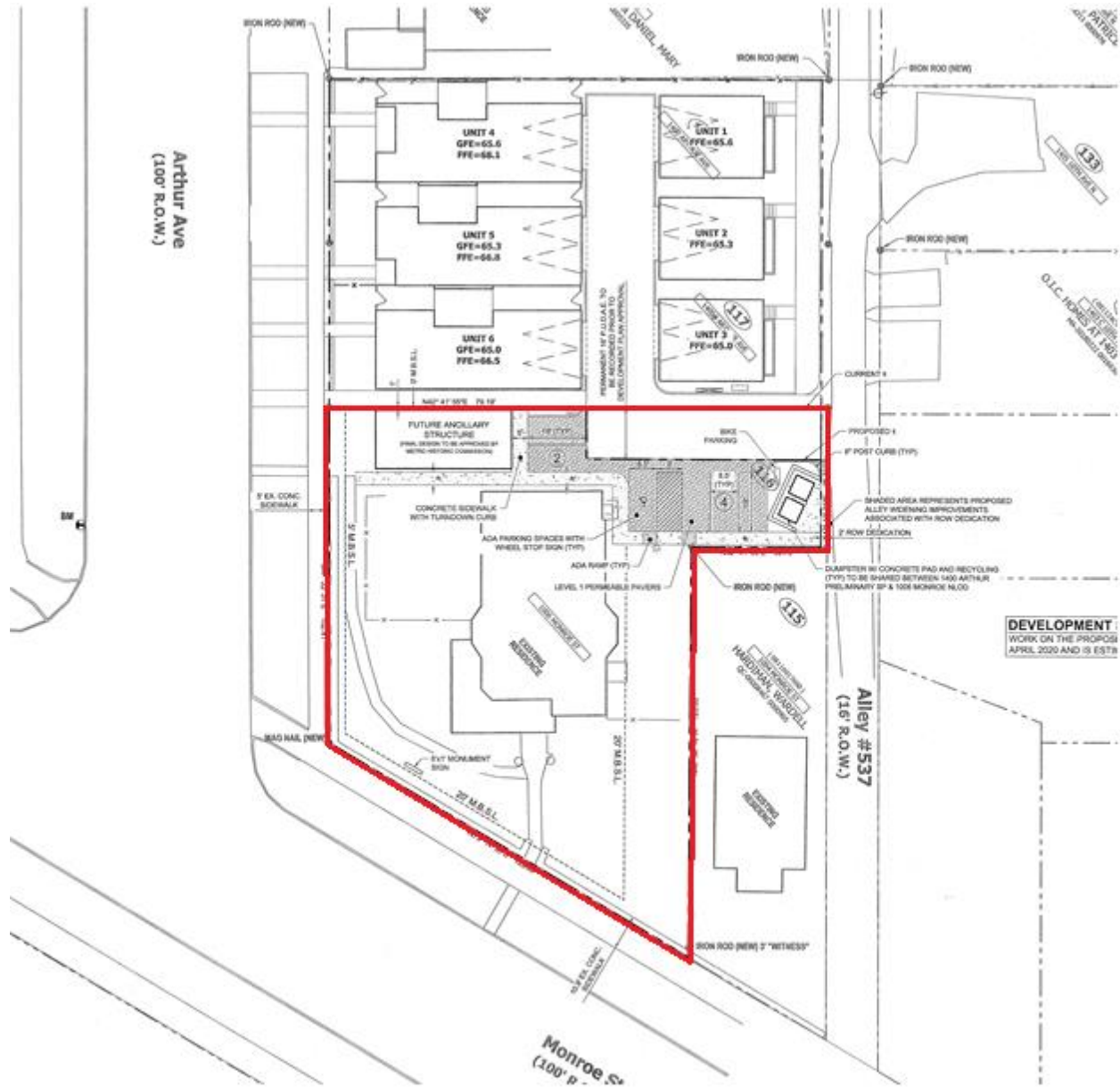
**Neighborhood Landmark Overlay District**

The purpose and intent of the Neighborhood Landmark District (NL) is to preserve and protect features that are important to maintain and enhance neighborhood character by allowing for adaptive reuse of the feature.

In 2018, Metro Council approved BL2018-1317, a text amendment to the Zoning Code that consolidated the NL District process into a single application process, where establishment of the NL District and approval of the development plan are considered concurrently. Therefore, this request is for establishment of the Neighborhood Landmark District and approval of the development plan outlining the proposed reuse of the feature.



# Metro Planning Commission Meeting of 12/12/2019



## Proposed Neighborhood Landmark Development Plan



## Metro Planning Commission Meeting of 12/12/2019

### PLAN DETAILS

This property is located within the Buena vista National Historic Register District. The existing structure comprises nearly 40% of the 0.36 acre site and is one-story, with its primary entrance located along Monroe Street. The building previously contained a boarding house use. The Neighborhood Landmark Overlay proposes to permit the following uses: bed and breakfast inn, general office, retail, restaurant, and/or multi-family residential. The landmark could include one use or a combination of the above uses. Uses are proposed within the existing structure and a small ancillary building to the rear of the site.

Minor exterior modifications are proposed for the structure, including a small addition, and a small ancillary structure is proposed at the rear of the site. The addition adds minimal depth to the building and allows more usable upper level space in the addition. Parking will be required per Metro Zoning Code. The Metro Historic Zoning Commission has recommended approval of the Neighborhood Landmark with a condition that the applicant apply for a Historic Landmark Overlay. Once applied, the Historic Landmark Overlay will require that modifications be reviewed and approved by Metro Historic.

### ANALYSIS

A Neighborhood Landmark Overlay District Development Plan requires a recommendation by the Planning Commission and must include design standards to ensure the compatibility of the proposed plan with surrounding uses. Neighborhood Landmark districts are intended to preserve and protect neighborhood features that are considered critical components of the neighborhood context by permitting additional uses, beyond uses permitted by the underlying zoning district, provided that the Planning Commission determines that they are “compatible with, and sensitive to, abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district.” A recommendation is also required by the Metro Historic Zoning Commission (MHZC) because the building is within a NRE district.

The plan allows for adaptive reuse that will support the preservation of a significant neighborhood feature, which is currently vacant. The proposed uses will provide for economically viable uses of this unique structure in order to support its preservation, and conditions recommended by staff will ensure that the use is compatible with the surrounding neighborhood context and appropriate given the location. As the proposed plan is consistent with the purpose and intent of the Neighborhood Landmark district, staff recommends approval with conditions.

### FIRE RECOMMENDATION

#### Approve with conditions

- Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
- Except as approved by the fire code official; fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have a minimum unobstructed width of 20 feet. Where a fire hydrant is located on a fire apparatus access road the minimum width in the vicinity of the hydrant shall be 26 feet.



## Metro Planning Commission Meeting of 12/12/2019

- Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
- Dead end fire apparatus access roads in excess of 150 feet shall be provided with an approved fire apparatus turnaround.
- All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
- Fire department connections for standpipe/sprinkler system shall be within 100 feet of the fire hydrant via approved access route.
- Multi-family residential developments having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads.
- Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
- Buildings exceeding 30 feet in height or 62,000 square feet in area (124,000 fully sprinklered) shall be provided with two separate and approved fire apparatus access roads.
- The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
- Gates across fire apparatus access roads shall comply with adopted code and standards.
- Approval of a preliminary or final site plan is not an approval for building construction. Full and complete review of building plans is required prior to approval for construction and may require changes to the site.
- \*\*\*Alley access route widened to 26' in the vicinity of the units\*\*\*.

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- The development is within the combined sewer. Add a note stating that additional requirements / offsite improvements may be required.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Final construction plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Prior to bldg. permit approval, submit copy of shared access agreement and private hauler HOA agreement for cross parcels to MPW(1400 Arthur, case: 2019sp-065-001).

### **TRAFFIC RECOMMENDATION**

- Comply with Roads comments.

### **METRO HISTORIC ZONING COMMISSION RECOMMENDATION**

#### **Approve with conditions**

- Apply for Historic Landmark Overlay designation



## **Metro Planning Commission Meeting of 12/12/2019**

- The applicant shall seek administrative approval for any alterations, demolition or new construction on the site, which can be administratively reviewed, prior to the establishment of a Historic Landmark;
- The color of the replacement asphalt shingle be black or terra cotta with salvaged terra cotta tiles to be used, at least, on the ridges and the dormer roofs.
- Applicant provide information about materials for reconstructed rear addition for administrative review.

### **WATER SERVICES RECOMMENDATION**

**Approve**

### **STAFF RECOMMENDATION**

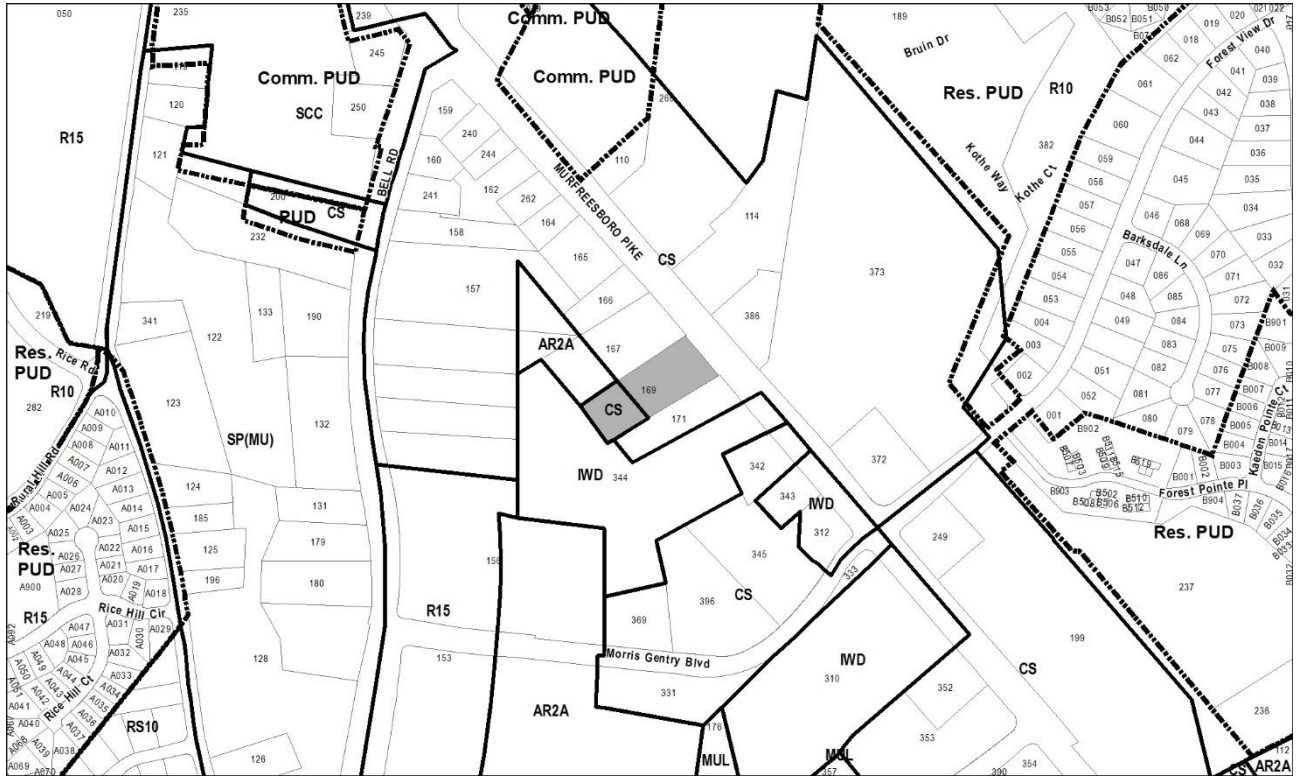
Staff recommends approval with conditions.

### **CONDITIONS**

1. Permitted uses shall be limited to bed and breakfast inn, general office, retail, restaurant, and/or multi-family residential.
2. Comply with all conditions and requirements of Metro Historic Zoning Commission.
3. The permitted uses shall take place entirely within the buildings as indicated on the site plan.
4. Parking shall meet the requirements of the Metro Zoning Code.
5. Signage shall be reviewed with the building permit. No pole signs are permitted. No internally illuminated signs are permitted. Ground signs shall be limited to the Monroe Street frontage.



# Metro Planning Commission Meeting of 12/12/2019



**2013UD-002-022**

**INTERNATIONAL MARKET (MODIFICATION)**

Map 149, Parcel(s) 169

13, Antioch-Priest Lake

32 (Joy Styles)





<b>Project No.</b>	<b>Urban Design Overlay 2013UD-002-021</b>
<b>Project Name</b>	<b>International Market (Modification)</b>
<b>Council District</b>	32 – Styles
<b>School District</b>	6 – Bush
<b>Requested by</b>	Dale and Associates, applicant; Malsal, LLC, owner.
<b>Staff Reviewer</b>	Wallace
<b>Staff Recommendation</b>	<i>Approve the request to modify building setback.</i>

**APPLICANT REQUEST**

**Modification of the building setback standard of the Murfreesboro Pike Urban Design Overlay.**

UDO Major Modification

A request to modify the building setback standard of the Murfreesboro Pike Urban Design Overlay on property located at 2737 Murfreesboro Pike, approximately 680 feet northwest of Morris Gentry Boulevard, zoned Commercial Service (CS) and within the Murfreesboro Pike Urban Design Overlay (UDO) (1.63 acres).

**Existing Zoning**

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

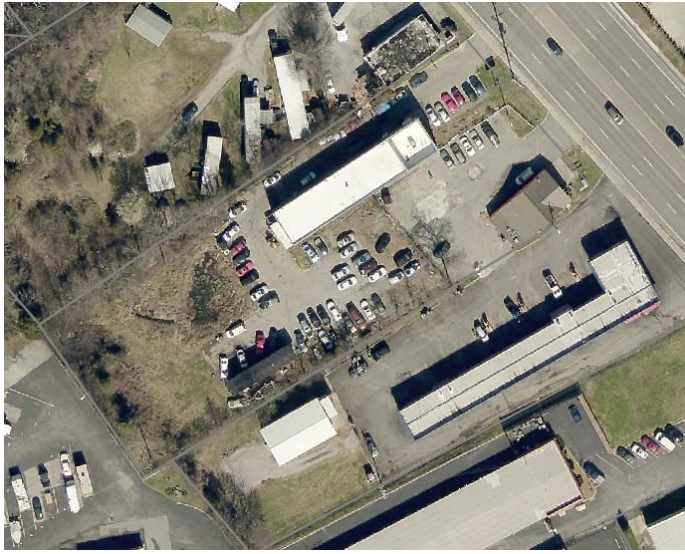
Murfreesboro Pike Urban Design Overlay (UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

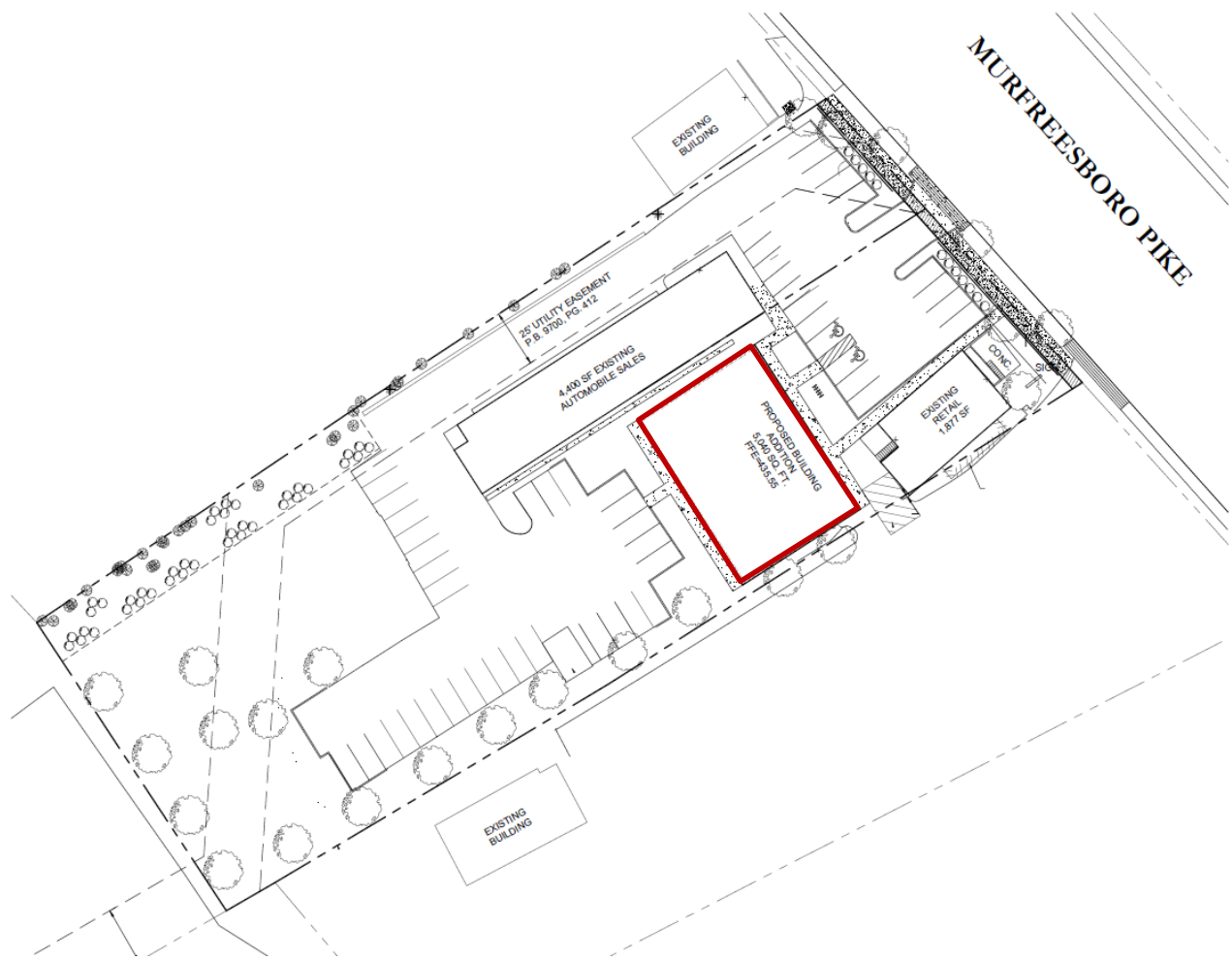
T3 Suburban Community Center Policy (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20-minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.



# Metro Planning Commission Meeting of 12/12/2019



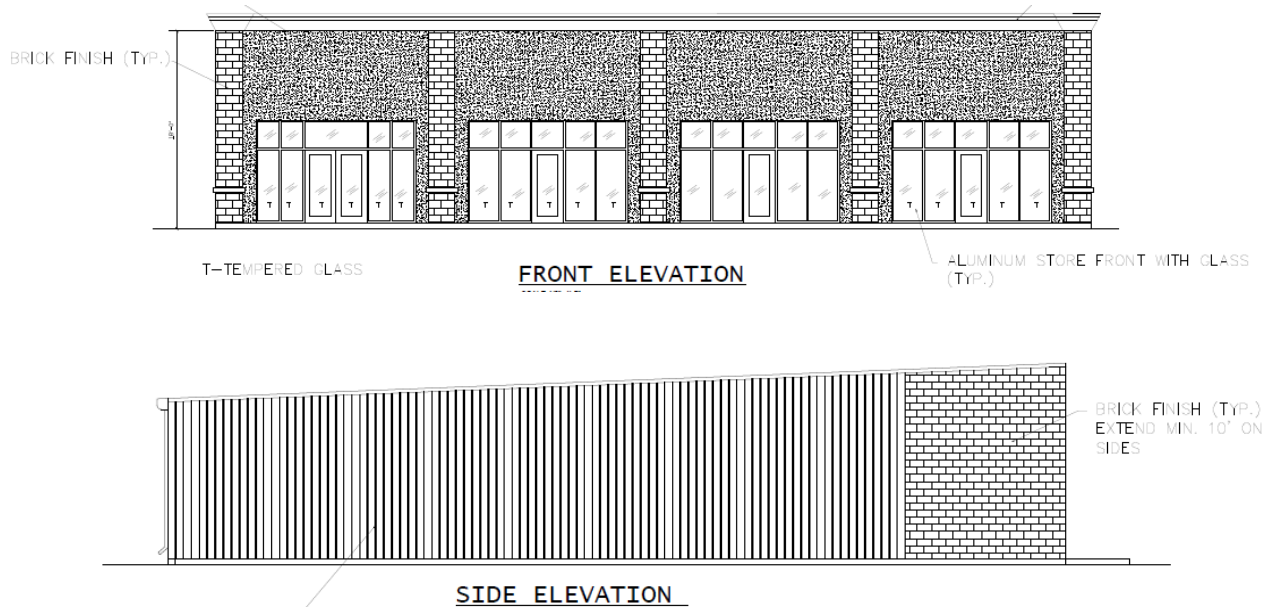
**Existing Conditions**



**Proposed Site Plan**



## Metro Planning Commission Meeting of 12/12/2019



### Elevations

#### PLAN DETAILS

The proposed 5,040 square foot building is proposed on a site with multiple existing structures. The new building is situated approximately 90 feet from the front property line behind an existing 1,977 square foot retail building and adjacent to an existing 4,400 square foot building. In order to unify the complex of buildings and improve the frontage condition along Murfreesboro Pike, a new joint access drive and common parking area with streetscape improvements is proposed at the front and side of buildings.

#### ANALYSIS

The applicant is seeking a modification to the building setback standard of the Murfreesboro Pike Urban Design Overlay (UDO), which requires a commercial building to be set back from the front property line between 0 and 80 feet maximum. The proposed building is setback approximately 90 feet from the front property line.

Because two separate businesses occupy the existing structures on site, the placement of a new structure is limited in order to accommodate the visibility and access to all businesses. Planning staff, along with Metro Public Works, worked with the applicant to consolidate two existing access points to one drive aisle that serves all three businesses with a common parking area.

The placement of the proposed building, along with the consolidated access point and common surface parking area, aligns with the goals and objectives of the Urban Design Overlay through a cohesive design. The landscaping in front of the parking area and new pedestrian walkway serve to reduce the visual impact of surface parking areas and balance vehicular modes of transit with accommodations for pedestrian and bicycle needs.



## **Metro Planning Commission Meeting of 12/12/2019**

Given site-specific constraints of existing structures on site, and site improvements made to create a cohesive frontage condition along Murfreesboro Pike, the proposed modification is in keeping with the general intent of the Murfreesboro Pike Urban Design Overlay.

### **FIRE DEPARTMENT RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/or building construction information provided. 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**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Prior to final approval, 1. Coordinate w/ planning on sidewalk requirements along Murfreesboro Pike. MCSP calls for 8ft. 2. Indicate waste/recycle disposal plan for site.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Consolidate adjacent grocery drive if feasible

### **STAFF RECOMMENDATION**

Staff recommends approval of the request to modify the building setback standard.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-165PR-001**  
Map 082-02, Parcel(s) 058, 091  
05, East Nashville  
05 (Sean Parker)



<b>Project No.</b>	<b>Zone Change 2019Z-165PR-001</b>
<b>Council District</b>	05 – Parker
<b>School District</b>	5 – Buggs
<b>Requested by</b>	Waddell Wright, applicant; Nanu and Manju Patel, owners.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from CL to MUL-A.**

Zone Change

A request to rezone from Commercial Limited (CL) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 1009 and 1013 Dickerson Pike, approximately 120 feet south of Evanston Avenue and within the Skyline Redevelopment Plan Overlay District and the Dickerson Pike Sign Urban Design Overlay District (0.55 acres).

**Existing Zoning**

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

**Proposed Zoning**

Mixed Use Limited-Alternative (MUL-A) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Dickerson South Corridor Study

The Dickerson South Corridor Study (Study), was adopted by the Planning Commission on June 13, 2019, after a participatory process with extensive community input. The Study provides supplemental guidance for future development in the Dickerson Pike area by addressing land use, transportation, and community design at the neighborhood scale while also supporting high-capacity transit envisioned by NashvilleNext. A portion of the Study area, bordering the McFerrin Park neighborhood, was removed from the adopted plan and deferred to a later date to allow for additional study.



## Metro Planning Commission Meeting of 12/12/2019

The site proposed for rezoning is located within the Study area that was adopted by the Planning Commission on June 13, 2019.

### ANALYSIS

The site includes two parcels comprising 0.55 acres located on the east side of Dickerson Pike, south of Evanston Avenue. The site is vacant and fronts Dickerson Pike, designated as an arterial-boulevard by the Major and Collector Street Plan (MCSP). Alley #309 forms the eastern boundary of the site, providing rear access to the property. Surrounding land uses along Dickerson Pike include commercial and other non-residential development along the corridor, recently constructed multi-family development located directly north of the site, and lower intensity residential development to the east.

The site is located along the eastern edge of a T4 CM policy area which extends to the north and south along both sides of Dickerson Pike. The T4 CM policy prioritizes higher-intensity mixed use and commercial uses along prominent corridors where additional intensity may be supported. The site is also guided by the Dickerson South Corridor Study Supplemental Policy, which indicates the MUL-A zoning district would be appropriate at this location. Dickerson Pike is identified as an arterial-boulevard and an immediate need, high capacity transit corridor, where there is an added focus on enhancing transportation infrastructure with improved access management. An existing bus route services the corridor and multiple bus stops are located in proximity to the site, including a stop at the adjacent multi-family development. Alley #309, which runs along the back of the site, allows the site to be accessed and parked from the rear, minimizing the potential of new conflict points along the corridor.

The proposed MUL-A district supports uses that are consistent with the goals of the policy and supplemental policy to create vibrant mixed use areas along the corridor, at a scale appropriate to transition to the adjacent neighborhood to the east. Uses permitted by MUL-A zoning include residential and mixed-use development, which will help to support existing and future transit services, and the Alternative district standards will provide building placement and design standards intended to achieve an urban character and enhance the pedestrian realm.

### FIRE MARSHAL RECOMMENDATION

**Approve**

### TRAFFIC AND PARKING RECOMMENDATION

**Approve with conditions**

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.55	0.6 F	14,374 SF	913	46	99





## Metro Planning Commission Meeting of 12/12/2019

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.27	1.0 F	11 U	81	6	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.14	1.0 F	6,098 SF	388	20	42

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	0.14	1.0 F	6,098 SF	512	5	48

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+68	-15	-2

### SCHOOL BOARD REPORT

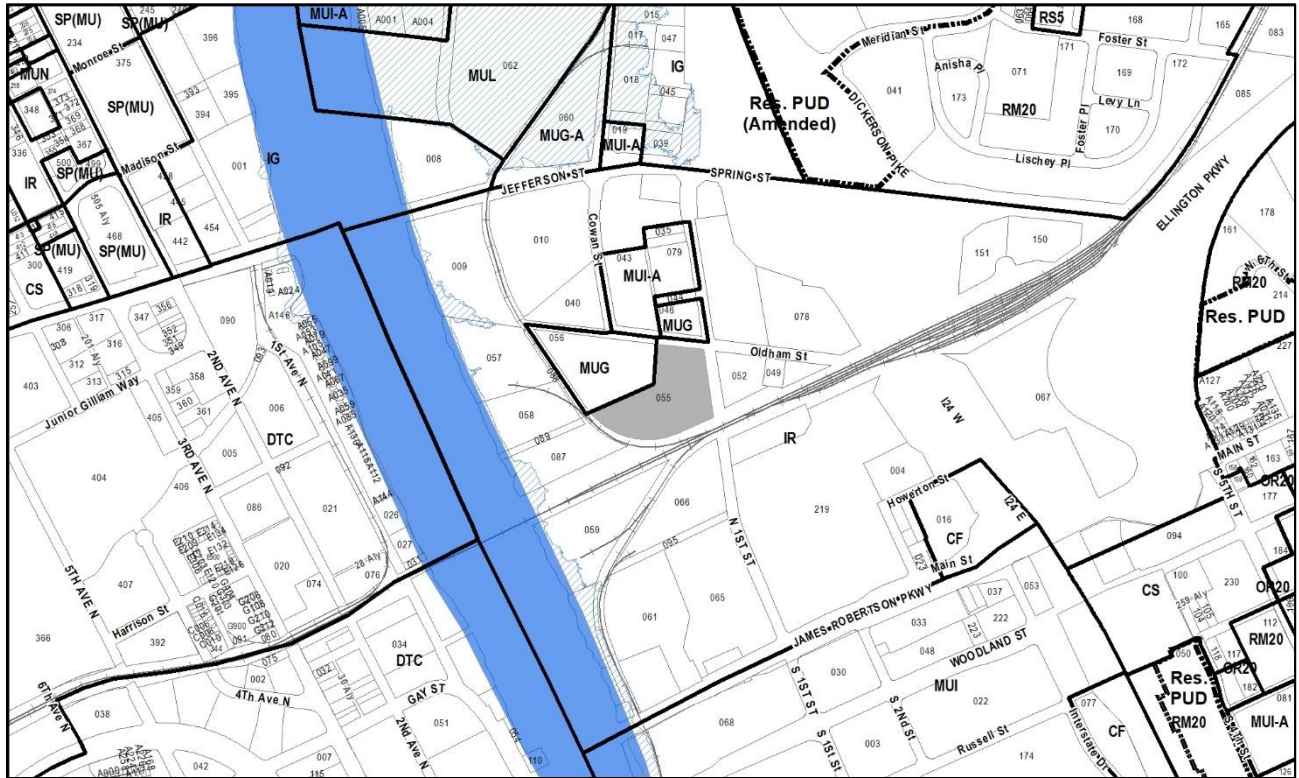
Given the mix of uses permitted by MUL-A, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

### STAFF RECOMMENDATION

Staff recommends approval.



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-166PR-001**

Map 082-14, Parcel(s) 055

09, Downtown

05 (Sean Parker)



<b>Project No.</b>	<b>Zone Change 2019Z-166PR-001</b>
<b>Council District</b>	05 - Parker
<b>School District</b>	5 - Buggs
<b>Requested by</b>	Park Center, applicant and owner.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from IR to MUG-A.**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use General-Alternative (MUG-A) zoning for property located at 186 North 1st Street, at the southwest corner of Oldham Street and North 1st Street (4.10 acres).

**Existing Zoning**

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

**Proposed Zoning**

Mixed Use General-Alternative (MUG-A) is intended for a moderately high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods using appropriate building placement and bulk standards.

**DOWNTOWN COMMUNITY PLAN**

T6 Downtown Neighborhood (T6 DN) is intended to maintain and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. T6 DN areas contain high density residential and mixed use development.

East Bank Neighborhood Supplemental Policy

The East Bank Neighborhood Supplemental Policy provides guidance for future growth and development in the area and is intended to accommodate a mixture of residential, office, and commercial uses. The area’s industrial character creates opportunities for adaptive reuse and conversion of existing warehouses into residential projects.

**ANALYSIS**

The 4.1-acre site is located at the southwest intersection of Oldham Street and North 1<sup>st</sup> Street, south of Jefferson Street and east of the Cumberland River. An existing CSX rail line curves along the southwestern boundary. The site currently contains a commercial use with multiple structures and has frontage on Oldham Street, a local street, and North 1<sup>st</sup> Street, an arterial boulevard, designated by the Major and Collector Street Plan. Properties in the immediate vicinity include



## Metro Planning Commission Meeting of 12/12/2019

commercial and industrial uses located in various mixed use and industrial zoning districts, with more intense uses located along the Cumberland River.

The site is located in the T6 DN policy area, which is intended to create high-intensity residential and mixed use development that transitions from less intense downtown neighborhoods to the more intense Downtown Core policy areas. The requested rezoning would help transition from the residential uses east of Interstate 24 to the more intense uses along the river bank, consistent with policy. Guidance in the Community Character Manual also recommends that properties in T6 DN have high levels of connectivity and access to public transit. The site has direct access to existing transit service along North 1<sup>st</sup> Street, with several stops nearby, and is also located approximately 0.2 miles from the I-24 on-ramp. The requested rezoning allows for redevelopment of property that has existing infrastructure in a way that enhances the downtown neighborhood, and the bulk and building placement standards associated with MUG-A zoning ensure mixed use development that addresses the pedestrian realm and limits the amount of parking between the building and the street. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

- Limited building detail, and/ or building construction information provided. 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.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at the time of development

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)	4.10	0.6 F	14,374 SF	26	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	2.05	3.0 F	267,894 SF	1985	122	142

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.03	3.0 F	134,600 SF	8544	429	921



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	1.02	3.0 F	133,293 SF	11176	98	1040

Traffic changes between maximum: **IR and MUG-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+21679	+646	+2100

### SCHOOL BOARD REPORT

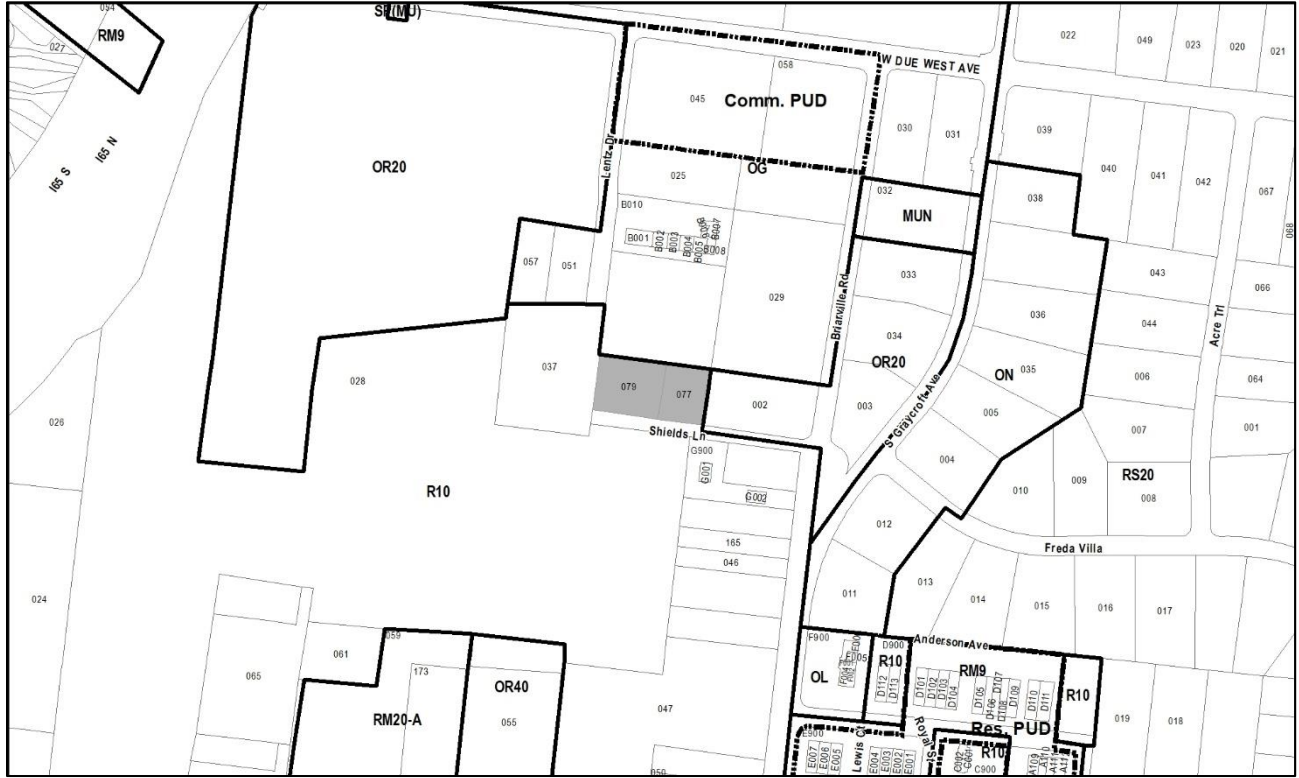
Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

### STAFF RECOMMENDATION

Staff recommends approval.



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-167PR-001**

Map 051-10, Parcel 077, 079

04, Madison

08 (Nancy VanReece)



<b>Project No.</b>	<b>Zone Change 2019Z-167PR-001</b>
<b>Council District</b>	08 - VanReece
<b>School District</b>	3 - Speering
<b>Requested by</b>	Rhythm Homes and Development, LLC, applicant; Rhythm Homes and Development, LLC and Rod Wimmer, owners.
<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**  
**Zone change from R10 to OR20 -A.**

Zone Change  
 A request to rezone from One and Two-Family Residential (R10) to Office/Residential - Alternative (OR20-A) zoning for properties located at 100 and 102 Shields Lane, approximately 260 feet west of Briarville Road (0.98 acres).

**Existing Zoning**  
One and Two-Family Residential District (R10) requires a minimum of 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 4 units.*

**Proposed Zoning**  
Office/Residential-Alternative (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods using appropriate building placement and bulk standards. *OR20-A would permit a maximum of 19 units.*

**MADISON COMMUNITY PLAN**  
D 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.

**ANALYSIS**  
 The proposal is for property located on Shields Lane in Madison. The surrounding land use is primarily office, park space, vacant, and residential. Shields Lane is a local road connecting to W. Due West Avenue, which is an arterial, via Briarville Road.

The goal of this policy area is to maintain, create, and enhance districts where a mixture of office, commercial, and light industrial uses are predominant. Because this property is adjacent to OG zoning to the north, OR20 to the East, and R10 zoning to the west and south, the proposed OR20-A



## Metro Planning Commission Meeting of 12/12/2019

provides a transition between the more intense OG zoning to the north and the less intense R10 zoning to the south. Starting from the arterial road, W. Due West Ave, the zoning and land use becomes less intense southward. The proposed OR20-A zoning will guide the existing transition in this area while supporting the goals of the policy to create a mixture of office and residential uses.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- A traffic study may be required at the time of development.

#### 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
Two- Family Residential* (210)	0.98	4.356 D	4 U	38	3	4

\*Based on two-family lots

#### Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.49	0.8 F	17,075 SF	167	20	20

#### Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.49	20 D	9 U	66	5	6

#### Traffic changes between maximum: **R10 and OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+195	+22	+22

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R10 district: 1 Elementary 0 Middle 1 High**

**Projected student generation proposed OR20-A district: 3 Elementary 2 Middle 2 High**

The proposed OR20-A zoning will generate 5 more students than the existing R10 zoning district. Students would attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School.

### STAFF RECOMMENDATION

Staff recommends approval.





**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-168PR-001**

Map 070-07, Parcel(s) 103, 112

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Kyonzté Toombs)



<b>Project No.</b>	<b>Zone Change 2019Z-168PR-001</b>
<b>Council District</b>	02 – Toombs
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Arnold Homes LLC, applicant and owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from R8 to MUL-A.**

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential-Alternative (RM20-A) zoning for properties located at 910 Youngs Lane and Youngs Lane (unnumbered), at the southern terminus of Roy Street (1.64 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 8 lots with 2 duplex lots for a total of 10 units.*

**Proposed Zoning**

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods using appropriate building placement and bulk standards. *RM20 would permit a maximum of 33 units.*

**BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN**

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

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.



## Metro Planning Commission Meeting of 12/12/2019

### Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development. The supplemental policy identifies a greenway along the rear of the property where the property meets the Cumberland River.

### **ANALYSIS**

The site consists of the parcels located 910 Youngs Lane and Youngs Lane unnumbered. There is an existing residential structure on the site. The site has frontage directly on the Youngs Lane. Youngs Lane is designated as a collector street by the Major Collector Street Plan. Surrounding properties along Youngs lane include single and two-family uses, and some heavy industrial uses.

The bulk and building placement standards required by the RM20-A district ensure a residential development that addresses the pedestrian realm and limits the amount of parking between the building and the street. These standards will also help enhance a pedestrian-friendly, urban streetscape, consistent with the goals of the policy.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Fire Code issues will be addressed in the permit phase.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Traffic study may be required at time of development.

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
Two- Family Residential* (220)	1.64	4.356 D	14 U	103	7	8

\*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 (220)	0.82	1.0 F	33 U	244	15	20

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+141	+8	+12



## **Metro Planning Commission Meeting of 12/12/2019**

### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing R8 district: 2 Elementary 1 Middle 0 High**

**Projected student generation proposed RM20-A district: 7 Elementary 6 Middle 4 High**

The proposed RM20-A zoning district will generate 14 additional students beyond what would be generated under the existing R8 zoning district. Students would attend Lillard Elementary, Joelton Middle School, and Whites Creek High School.

### **STAFF RECOMMENDATION**

Staff recommends approval.



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-169PR-001**

Map 054-13, Parcel(s) 048

14 Donelson – Hermitage – Old Hickory

11 (Larry Hagar)



<b>Project No.</b>	<b>Zone Change 2019Z-169PR-001</b>
<b>Council District</b>	11 - Hagar
<b>School District</b>	4 - Shepherd
<b>Requested by</b>	Dale and Associates, applicant; Roy Dale and Lisa Dale, owners.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**  
**Rezone from RS20 to MUN.**

Zone Change

A request to rezone from Single-Family Residential (RS20) to Mixed Use Neighborhood (MUN) zoning for property located at 3821 Old Hickory Boulevard, approximately 270 feet southeast of Lakeshore Drive (0.38 acres).

**Existing Zoning**

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of one residential unit.*

**Proposed Zoning**

Mixed Use Neighborhood (MUN) is intended for a low intensity mixture of residential, retail, and office uses.

**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN**

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

**ANALYSIS**

The subject property is approximately a quarter acre in size and is located on the east side of Old Hickory Boulevard. The property currently contains a single-family structure. The properties abutting the north and east include single-family structures. The adjacent property to the south is zoned MUN and includes a commercial strip center. Temple Baptist Church is on the opposite side of Old Hickory Boulevard. A railroad runs along the western side of Old Hickory Boulevard. The Major and Collector Street Plan (MCSP) classifies Old Hickory Boulevard as an arterial.

MUN is consistent with the T3 CM policy. MUN permits a mixture of residential and commercial uses, which is supported by the policy. Old Hickory Boulevard is a five-lane arterial and uses



## Metro Planning Commission Meeting of 12/12/2019

supported by MUN are more appropriate than single-family development. The intensity permitted by MUN is the lowest permitted under the mixed use zoning districts. The lower intensity and required buffer yards required by the Zoning Code will provide for the appropriate transition and buffering to the two surrounding residential lots that are located to the north and the east. Staff is recommending approval of MUN since MUN is consistent with the policy.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

- Limited building detail, and/ or building construction information provided. 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.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

#### Maximum Uses in Existing Zoning District: RS20

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)	0.38	2.178 D	1 U	10	1	1

#### Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.19	0.6 F	4 U	30	2	3

#### Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.10	0.6 F	2,613 SF	166	9	18

#### Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	0.09	0.6 F	2,352 SF	198	2	19

#### Traffic changes between maximum: RS20 and MUN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+384	+12	+39





## **Metro Planning Commission Meeting of 12/12/2019**

### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS20 district: 0 Elementary 0 Middle 0 High**

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

The proposed MUN zoning will generate no more students than the existing RS20 zoning district. Students would attend Dupont Elementary School, Dupont Hadley Middle School, and McGavock High School.

### **STAFF RECOMMENDATION**

Staff recommends approval.





<b>Project No.</b>	<b>Zone Change 2019Z-171PR-001</b>
<b>Council District</b>	06 - Withers
<b>School District</b>	5 - Buggs
<b>Requested by</b>	Richard McCoy, applicant; Christopher Seay, owner.
<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from CN to MUN-A.**

Zone Change

A request to rezone from Commercial Neighborhood (CN) to Mixed Use Neighborhood-Alternative (MUN-A) zoning for property located at 1400 Fatherland Street, at the southeast corner of Fatherland Street and South 14<sup>th</sup> Street and within the Lockland Springs-East End Neighborhood Conservation Overlay District and the Five Point Redevelopment Overlay District (0.18 acres).

**Existing Zoning**

Commercial Neighborhood District (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

**Proposed Zoning**

Mixed Use Neighborhood -Alternative (MUN-A) is intended for a low intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods using appropriate building placement and bulk standards.

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Center (T4 NC) is intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5-minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

**ANALYSIS**

The proposal is for property located at the southeast corner of Fatherland Street and South 14<sup>th</sup> Street. The surrounding land use is commercial and residential. Fatherland Street is a local road and S 14<sup>th</sup> Street is a collector. The surrounding policy is T4 Urban Neighborhood Maintenance. The T4 NC policy is applied at the eastern corners of the intersection, with T4 Neighborhood Maintenance all around.

The goal of the T4 NC area is to maintain, enhance, and create urban neighborhood centers that provide daily needs and services for surrounding urban neighborhoods. Because this property is located on a corner lot, along a collector and is within a walkable, urban neighborhood, the proposed MUN-A zoning supports the goals of the policy to create centers at prominent intersections that will provide services to support residents within a five to ten-minute walk.



## Metro Planning Commission Meeting of 12/12/2019

### FIRE RECOMMENDATION

#### Approve with conditions

- Limited building detail, and/ or building construction information provided. 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.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- A traffic study may be required at the time of development.

Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.18	0.25 F	1,960 SF	125	7	14

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.09	0.6 F	2 U	15	1	2

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.05	0.6 F	1,306 SF	83	5	9

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	0.04	0.6 F	1,045 SF	88	1	9

Traffic changes between maximum: CN and MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+61	0	+6

### STAFF RECOMMENDATION

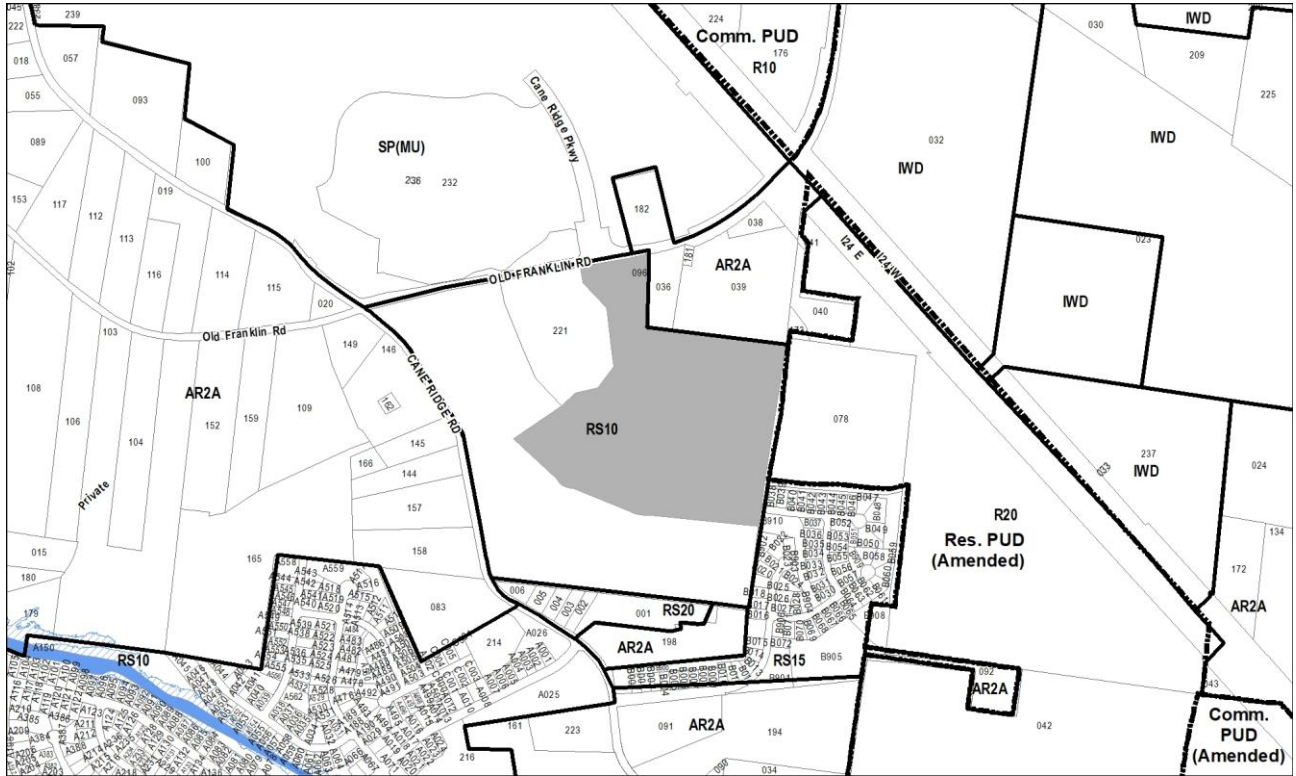
Staff recommends approval.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 12/12/2019



**2019Z-172PR-001**

Map 174, Part of Parcel(s) 096

12, Southeast

33 (Antoinette Lee)



<b>Project No.</b>	<b>Zone Change 2019Z-172PR-001</b>
<b>Council District</b>	33 – Lee
<b>School District</b>	6 - Bush
<b>Requested by</b>	Wood Partners, applicant; JCK Dev GP., owners.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from RS10 to RM9.**

Zone Change

A request to rezone from RS10 to RM9 zoning for a portion of property located at Old Franklin Road (unnumbered), at the southeast corner of Old Franklin Road and Cane Ridge Road (38.13 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 141 lots based upon acreage alone. Application of the subdivision regulations may result in fewer lots for this site.*

**Proposed Zoning**

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *RM9 would permit a maximum of 343 units.*

**SOUTHEAST NASHVILLE 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 site is located on the south side of Old Franklin Road between Cane Ridge Road and Interstate 24. The 38.13 acre site is currently undeveloped. This is a portion of an existing 80 acre tract of land. The surrounding properties are a mix of zoning districts including Agricultural/Residential (AR2A), Specific Plan- Mixed Use (SP-MU)), and Single-Family Residential (RS15 and RS20). The properties zoned Single-Family Residential and Agricultural/Residential are a mix of large and



## **Metro Planning Commission Meeting of 12/12/2019**

small lot residential. The SP-MU across Old Franklin Road was permitted for a mix of commercial and multi-family uses.

The policy guidance describes the T3-NE policy areas as typically undeveloped, underdeveloped, or suitable for substantial infill and redevelopment that are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods. The area south of Old Franklin Road is primarily residential in character. The proposed zoning district permits residential development with the potential for a mix of unit types. The proposed RM9 zoning district would permit more intensity and variation in housing style than the surrounding single-family zoned properties. This site can be accessed by two corridors, making it a candidate for increased intensity. Other provisions such as landscape buffers would be required by the Metro Zoning Code between future and existing development. In this case, a B landscape buffer will be required along the portion of the subject site that abuts existing RS15 development to the south.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Original traffic study was conducted in April 2019 for a 250 single-family residential unit development (105 units Phase 1 and 145 units Phase 2) with three vehicle access locations (Luke Drive and interconnection with Phase 1 and Phase 2 via Cane Ridge Road and Old Franklin Road).
- Revised development proposes for Phase 1 to remain as planned and for Phase 2 (this portion) to consist of 345 multi-family residential units. The revised Phase 2 trip generation will increase the April 2019 projected traffic by 415 daily trips, 7 AM peak hour trips, and 1 PM peak hour trips; 28%, 6%, and 1% increase in trips, respectively.
- Proposed vehicle connections are proposed to be revised. Phase 1 will consist of one driveway via Cane Ridge Road and Phase 2 will consist of one driveway via Old Franklin Road.
- A traffic memo was conducted to analyze if the increase in projected trips and revised vehicle connections result in additional off-site mitigation. No additional off-site mitigation is necessary.
- Prior to the approval of building permits, the developer shall provide additional analysis to determine the necessary westbound left-turn lane storage length at the intersection Old Franklin Road at Cane Ridge Parkway / Phase 2 Driveway, analyze the operations at the intersection of Old Franklin Road at Cane Ridge Parkway / Phase 2 Driveway to determine if an eastbound right-turn lane is warranted, analyze if the southbound left-turn storage at the intersection of Cane Ridge Road at Phase 1 Driveway is sufficient, and analyze if a northbound right-turn lane at the intersection of Cane Ridge Road at Phase 1 Driveway is warranted. Developer shall construct all necessary access improvements prior to issuing use and occupancy permit.





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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)	38.13	4.356 D	141 U	1427	105	142

Maximum Uses in Proposed Zoning District: **RM9**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	38.13	9 D	342 U	2545	154	177

Traffic changes between maximum: **RS10 and RM9**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+201 U	+1118	+49	+35

### METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 28 Elementary 27 Middle 20 High

Projected student generation proposed RM9 district: 41 Elementary 31 Middle 27 High

The proposed RM9 zoning is expected to generate 24 additional students beyond the existing RS10 zoning. Students would attend A.Z. Kelley Elementary School, Marshall Middle School, and Cane Ridge High School.

### STAFF RECOMMENDATION

Staff recommends approval.