

September 9, 2020

VIA ELECTRONIC MAIL: abbie.rickoff@nashville.gov

Ms. Abbie Rickoff, AICP
Planner II | Land Development
Metropolitan Nashville Planning Department
800 Second Avenue South | P.O. Box 196300
Nashville, TN 37219

**RE: SOUTH HARPETH FARMS
REGULATORY SP
CASE NO. 2020SP-034-001
NASHVILLE, TENNESSEE**

Dear Abbie:

Planning Analysis Response:

Over the past two years, the owners and development team have conducted extensive due diligence on this site. We have corresponded with staff throughout our process. In one of our initial meetings with staff we discussed a possible straight rezoning and land-use policy amendment. We were informed by staff that they did not believe a landuse policy change could be supported. Therefore, we choose to submit a Regulatory SP to establish the basic bulk regulations, density, and design guidelines for the property, understanding that any development would have to meet the Subdivision and stormwater Regulations when submitted for Final SP and Construction Drawings.

Chapter 4.2.5F of Rural Subdivision Regulations states: Cluster Lot Option. Development through the Countryside (Open Alternative) Character Option may utilize the provisions of Cluster Lot Option (Section 17.12.090 of the Zoning Code) within the development footprint area, excluding lots abutting existing public streets. Smaller lot sizes may be appropriate with the application of a Specific Plan (SP) zoning district that addresses building height, architecture, landscaping, building placement and detailed grading plan.

As previously stated, the purpose of this Regulatory SP is to outline basic bulk regulations, density, and design guidelines for the project. This SP acknowledges the Subdivisions Regulations and states that the Final SP must comply with the Subdivision Regulations and Stormwater Management Ordinance in place at the time Final SP and construction drawings are submitted for approval.

The team has studied the site and its environmental features and understands that a final layout plan will have to meet the basic life/safety requirements relative to proposed accesses and circulation.

The proposed Regulatory SP proposes the following:

Permitted Uses: Single-Family Residential, Religious Institution, Greenway, Park, Agricultural Activities, Cemetery, Safety Services, and Pond/Lake.

Accessory Uses: Accessory Apartment, Garage Sale, Home Occupation, Leasing/Sales Office, Stable, Day Care Home, Community Gardening, Rural Bed and Breakfast Homestay.

Also, any utility infrastructure necessary to accommodate the proposed development.

Our primary goal is to develop a single-family neighborhood. There are some current existing uses and accessory uses we are proposing in addition to the single-family neighborhood that we believe could enhance the project such as a neighborhood church, possibly an owner-occupied bed and breakfast, and/or

community garden. We are open to discussion with the commission if any of these uses appear not to be conducive to a residential neighborhood.

We understand that staff does not support our application, we respectfully request a approval of your plan, and believe that this documents provides the framework for the owner to develop the property in a manner that respects the community and natural resources of the property.

COMMENTS:

FIRE MARSHAL RECOMMENDATION

- Comments from previous review remain. Details on access roads, grades, fire hydrant flows, size and type of proposed units is required. Per Ragan Smith response letter (7/6/20) and attached. A more detailed site plan will be submitted with the Final SP.

Response: Agreed

- Updated notes 8/5/20- Provide engineering analysis for emergency access easement wooden bridge and roadway. 20' minimum pavement width capable of supporting 75,000lb loading. Maximum allowable grade for required fire apparatus access rout is 10%.

Response: We agree to provide the engineering analysis and list improvements required for the emergency access easement to meet the Fire Marshall requirements at the time we submit a Final SP.

STORMWATER RECOMMENDATION

Approve with conditions

- The plans reference outdated FEMA information. The correct map number should be 47037C0317H. Multiple references to the old map information should be revised.

Response: Understood, the FEMA notes have been updated

WATER SERVICES RECOMMENDATION

N/A

- Harpeth Valley Water and Sewer Utility District.

HARPEETH VALLEY UTILITIES DISTRICT RECOMMENDATION

- Domestic water service is available from an existing 6-inch water line located along S. Harpeth Road. Improvements to this water line would be required in order to support the proposed development

Response: Understood, the developer is prepared to make necessary improvements to support this development.

- Water service for the proposed higher elevation section depicted on the provide area map is available from an existing 4-inch water line located along Griffith Road. Pressures can be expected to range between 30 to 45 pounds per square inch at this location. Improvements to this water line and the Griffith Road water tank may be required in order to support the proposed development

Response: Understood, the developer is prepared to make necessary improvements to support this development.

- The District needs to perform improvements to its sanitary sewer system downstream of this proposed development. Upon receipt of tapping privilege fees, construction of these improvements will begin and are anticipated to require approximately nine to twelve months to complete. Once completed, sewer service will be available from an existing 8-inch sewer line located between McCrory Land and Westhaven Drive bordering Davidson Co. Tax Map parcels 15515001200 and 1551500300. An extension of the public sewer system at the Developer's expense will be required to connect to this location.

Response: Understood, the developer is prepared to make necessary improvements to support this development.

PUBLIC WORKS RECOMMENDATION
Approve

TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions

The following is required at full build-out.

- Widen South Harpeth Road from Highway 100 to Proposed Access to include a 2' paved shoulder on each side of South Harpeth Road.
Response: We will access the 2' paved shoulder requirement along South Harpeth Road to understand it's necessity.

- Highway 100 at South Harpeth Road / Old Harding Pike
 Construct an eastbound left-turn lane, westbound right-turn lane, and a southbound right-turn lane. Storage shall be provided per the TIS.
Response: Understood, the developer is prepared to make traffic and roadway improvements necessary to support this development.

- Highway 100 at McCrory Lane
 If not built prior, development shall construct a westbound right-turn lane and an additional southbound lane with traffic signal modifications per the TIS by the 125th residential unit. In the study
Response: Understood, the developer is prepared to make traffic and roadway improvements necessary to support this development.

- Lewis Road at Griffith Road
 Development shall resolve all sight distance limitations.
Response: Understood, the developer is prepared to make traffic and roadway improvements necessary to support this development.

- McCrory Lane at Lewis Road
 Construct a southbound right-turn lane.
 Developer shall assess sight distance constrains and maximize sight distance where feasible.
Response: Understood, the developer is prepared to make traffic and roadway improvements necessary to support this development.

- Highway 100 at Proposed Access
 Construct an eastbound left-turn lane and a westbound right-turn lane. Storage shall be provided per the TIS.
Response: Understood, the developer is prepared to make traffic and roadway improvements necessary to support this development.

- A detailed evaluation of available sight distance shall be submitted to establish the final location of the proposed access points on Highway 100, South Harpeth Road, and Griffith Road. Obstructions to the intersection sight distance shall be eliminated or mitigated prior to the construction of the intersection.

Maximum Uses in Existing Zoning District: **RS80, RS40, and AR2a**

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)	219*	-	110U	1136	83	112

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1,119	-	506 U	4622	365	482

Traffic changes between maximum: **RS80, RS40, AR2a and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+396 U	+3486	+282	+370

Response: Understood, the developer is prepared to make traffic and roadway improvements necessary to support this development.

STAFF RECOMMENDATION

Staff recommends disapproval.

Response: Understood, we respectfully request approval and a vote from the Planning Commission.

If you have any questions or need anything further, please contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Jay Easter, PLA, AICP
Senior Landscape Architect / Certified Planner

JLE:cmm

Attachments