



**Project No.**

**Proposed Amendment to the Southeast Community Plan**

Associated Cases

2004Z-161G-12

Council Bill

None

Council District

31 – Toler

School District

2 – Blue

Requested by

Kevin F. Gangaware of Civil Site Design Group PLLC, applicant, for Gene K. Smith, owner.

Staff Reviewer

**Wood**

Staff Recommendation

*Disapprove*

---

**APPLICANT REQUEST**

**Change the land use policy from Rural (R) to Residential Low-Medium Density (RLM) for approximately 70.76 acres for property located at 6891 Burkitt Road, approximately 2,200 feet west of Whittemore Lane.**

**Existing Land Use Policy**

Rural

R is intended for areas that are physically suitable for urban or suburban development, but the community has chosen to remain predominantly rural in character. Agricultural uses, low intensity community facility uses, and low density residential uses (one dwelling unit per two acres or lower) may be appropriate.

**Proposed Land Use Policy**

Residential Low-Medium Density

RLM policy is intended for existing and future residential areas characterized by densities of two to four dwelling units per acre. The predominant development type in RLM areas is single-family residential. Civic and public benefit activities are appropriate within RLM areas.

---

**ANALYSIS**

This is a request to extend the Residential Low-Medium Density policy area that adjoins this site to the west. The large (approximately 3,295 acres) Rural policy area was established because there was a strong desire on the part of community planning process participants living in this area to preserve some of the rural development pattern in the Cane Ridge area and because the land was not needed to meet growth projections during the planning period. Those growth expectations have not changed, and staff has no reason to believe that community sentiment has changed either.



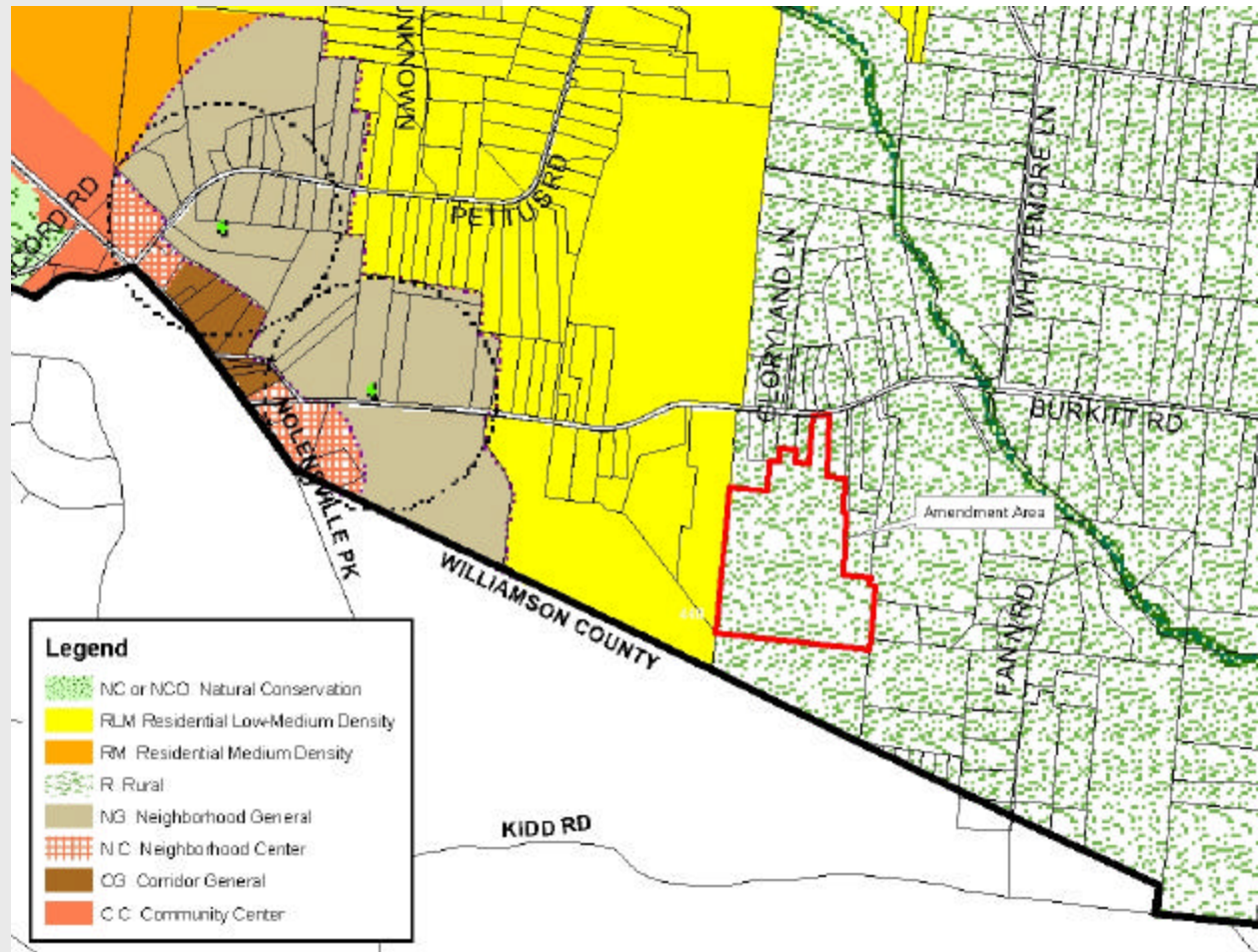
## Metro Planning Commission Meeting of 1/13/05

Expanding the Residential Low-Medium Density policy to this site would implicate neighboring Rural parcels and would lead to pressure to further expand Residential Low-Medium Density policy eastward along Burkitt Road and also along Kidd/Battle Road to the south (part of which is in Williamson County). The Residential Low-Medium Density policy that adjoins this Rural area has been identified as an infrastructure deficiency area in the Southeast Community Plan because of road and school inadequacies. Opening up additional land to suburbanization beyond that which is planned for it compounds the problems of infrastructure deficiencies that exist in the general area.

Additionally, this development brings with it no design approaches to providing a transition between the rural and emerging suburban areas, further increasing the likelihood of additional incursions into the Rural policy area. For these reasons cited above, staff recommends disapproval of this amendment request.



# Metro Planning Commission Meeting of 1/13/05





**Project No.**

**Proposed Amendment to the Subarea 7 Plan:  
1999 Update**

**Associated Cases**

2004Z-150U-07 and 2004P-036U-07

**Council Bill**

None

**Council District**

20 – Walls

**School District**

1 – Thompson

**Requested by**

Littlejohn Engineering Associates, applicant for  
Nashville West Shopping Center, owner

**Staff Reviewer**

**Wood**

**Staff Recommendation**

*Disapprove*

---

**APPLICANT REQUEST**

**Change the land use policy from Residential Medium High Density (RMH) to Commercial Mixed Concentration (CMC) for approximately 49 acres for property located between the north margin of Charlotte Pike and the south margin of I-40 (6810 and unnumbered Charlotte Pike and unnumbered Annex Avenue).**

**Existing Land Use Policy**

Residential Medium High Density

RMH policy is intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multi-family housing types are appropriate. The most common types include attached townhomes and walk-up apartments

**Proposed Land Use Policy**

Commercial Mixed Concentration

CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

---

**ANALYSIS**

This is a request to expand the Commercial Mixed Concentration policy area that adjoins this site to the west in order to develop a large shopping center (“Nashville West”) classified as a “lifestyle center,” a relatively recent type of shopping center design that is an alternative to a fully enclosed mall. Although the lifestyle center concept is new to Nashville, there are malls in the Nashville area, such as Green Hills and Cool Springs, that already contain tenants that are typically found in lifestyle centers.



## Metro Planning Commission Meeting of 1/13/05

Expansion of this CMC policy area would in effect create a continuous commercial strip slightly more than two miles long along the north side of Charlotte Pike, to be interrupted only by a small park. This is a development pattern that is strongly discouraged by Nashville's General Plan, and by community participants in planning processes throughout the county. The existing RMH policy provides a substantial break in this pattern that should be maintained, especially given the residential pattern on the south side of Charlotte Pike that would be further threatened by additional retail on the north side.

In addition to the interruption provided to strip commercial by the RMH policy, that policy meets an important housing need that should continue to be met under the plan. Opportunities for multifamily housing are particularly scarce in West Nashville and should be preserved. Local demographics support the case for continuing to provide for diverse housing opportunities in the plan. For example, over a third of the residents within a five-mile radius of the site are aged 45 and older, or are in other words the typical "empty nesters" who often seek some form of multifamily housing option. Slightly under a third are between the ages of 18 and 30, another demographic group that also often seeks multifamily housing.

With respect to this specific site, housing also has greater flexibility to respect the site's characteristics, such as the park it surrounds and the streams on the eastern portion of the site. These could be incorporated as special amenities in a predominantly residential development with relatively little alteration compared to that required by commercial development, with its large building footprints and parking areas. The developers in this proposal are attempting to utilize the park as an amenity, but at the cost of bisecting it with a road. The streams on the site are also being altered to accommodate the development.

Another problem with this request is that there is already a substantial amount of vacant and underutilized commercial land in the vicinity of this site in the Retail Concentration Community (RCC) policy area that adjoins this site to the east. The 15 acre site of the former WalMart store has a building on it, but it is



## Metro Planning Commission Meeting of 1/13/05

nearly vacant. Approximately half of the 7 acre parcel on which the grocery store sits is vacant, and there is another 13 vacant acres within the RCC area. The presence of so much vacant and underutilized commercial land adjacent to the site indicates a lack of need for additional commercial opportunity. It may be the case that some neighborhood-serving commercial would be warranted within what is now the RMH policy area, perhaps adjacent to the park to serve as a bridge between the RCC and RMH areas and take advantage of the park, but there is no solid evidence of need.

Staff analysis of market factors related to lifestyle centers in general and this proposed lifestyle center in particular cast further doubt on the merits of the proposal. This site's primary competition in terms of proximity and similarity of tenants is the Mall at Green Hills, which contains several tenants typically found in lifestyle centers (ex: Ann Taylor Loft, Sharper Image, Restoration Hardware, Talbot's, Pottery Barn).

Not only does Green Hills already have a large number of lifestyle center oriented tenants, but much of the proposed Nashville West's trade area households are also within a 5 to 10 minute drive of the Mall at Green Hills; i.e. the proposed lifestyle center would share much of Green Hills's trade area and would compete with it. In addition to the Mall at Green Hills, there is a planned mixed use center (Hill Center) soon to be built in Green Hills that will have many of the characteristics of a lifestyle center. Furthermore, Planning staff is completing a planning effort for Harding Town Center that calls for mixed use redevelopment of that area, which is even closer to the site of the proposed Nashville West. Staff is concerned about creating additional competition with planned and existing mixed use areas that would have overlapping trade areas with Nashville West.

The proposed lifestyle center market area also has a small number of households and low Average Daily Traffic (ADT) count relative to other lifestyle centers studied for comparison. The population within a 5 mile radius of the site is approximately 108,000, as compared to a 5-mile radius of 212,000 for Boynton Center in West Palm Beach, Florida and 281,238 for



## Metro Planning Commission Meeting of 1/13/05

Lindbergh Plaza in Atlanta, Georgia. Other trade areas studied do not correspond precisely to a 5-mile radius but have much larger populations (490,000 – 1 million). ADT is also generally higher than the 17,600 at Charlotte Pike and Hillwood Boulevard, ranging from 9,000 ADT in the case of Boynton Center, which is adjacent to a super regional mall, to 109,000 ADT in the case of Lindbergh Plaza.

Given the factors cited above relative to creating an undesirable development pattern, eliminating needed housing opportunity, and lack of need for additional commercial space in the area, staff recommends disapproval of the amendment request.

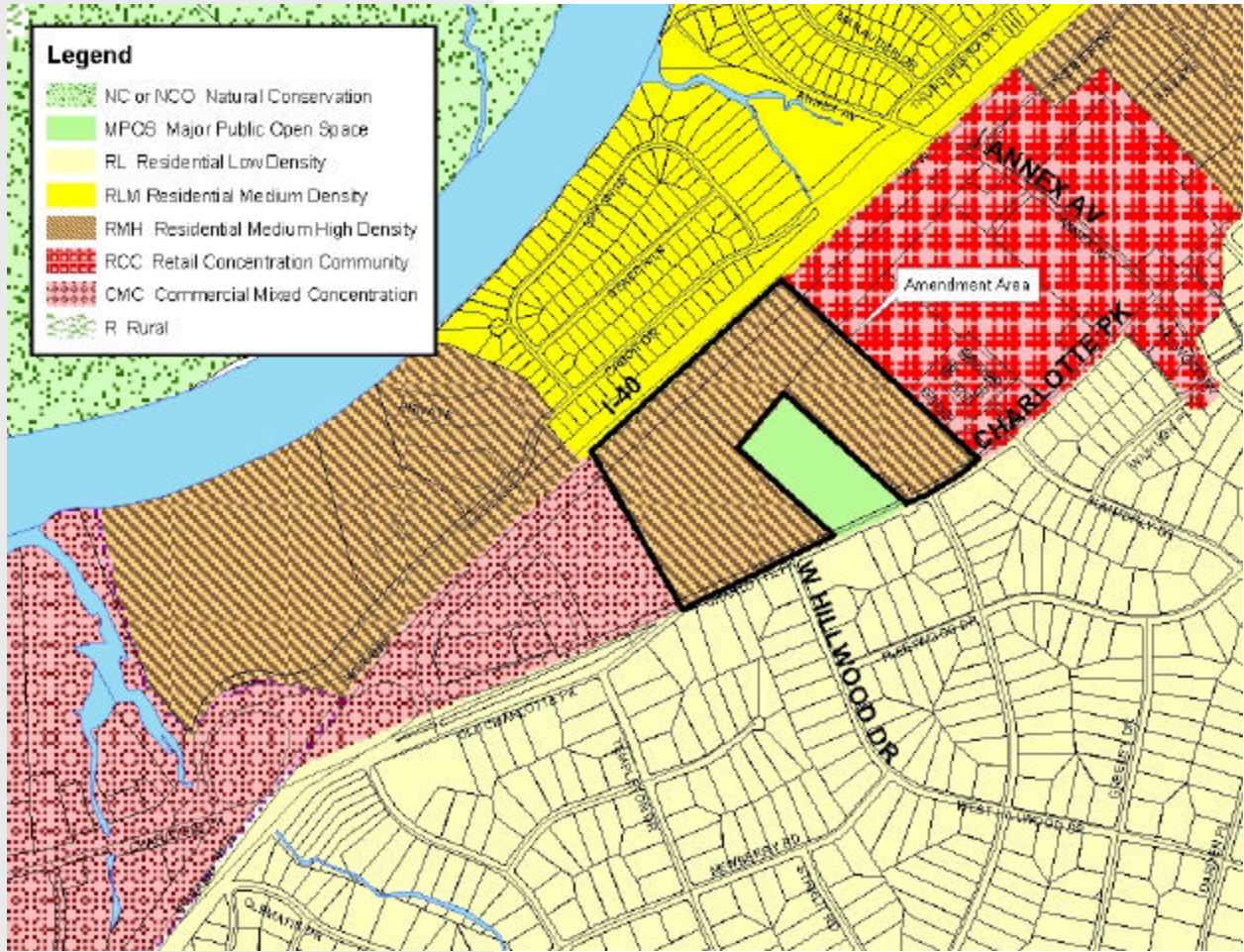




# Metro Planning Commission Meeting of 1/13/05

## Legend

- NC or NCO Natural Conservation
- MPOS Major Public Open Space
- RL Residential Low Density
- RLM Residential Medium Density
- RMH Residential Medium High Density
- RCC Retail Concentration Community
- CMC Commercial Mixed Concentration
- R Rural







**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**  
**Deferral**

**Zone Change 2004Z-144G-06**  
2005P-001G-06, Stoneridge Townhomes PUD  
None  
23 - Whitson  
9 - Warden  
CCH Partners, G.P., applicant/owner  
This item was deferred at the December 9, 2004, Planning Commission meeting at the request of the applicant and the councilmember.

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

Fuller  
*Disapprove*

**APPLICANT REQUEST**

**Rezone 13.32 acres from residential (R10) to residential multi-family (RM9) property at 7301 Sonya Drive and Sonya Drive (unnumbered), east of Old Hickory Boulevard.**

**Existing Zoning**  
R10 district

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% duplex lots. The R10 zoning would allow 49 lots, or 61 units with 25% duplex.

**Proposed Zoning**  
RM9 district

RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre. The RM9 zoning would allow 120 dwelling units on this property; however, the associated PUD limits the density to 115 units.

**BELLEVUE COMMUNITY PLAN POLICY**  
Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

**Policy Conflict**

Yes. The proposed zoning district (RM9) is not consistent with the RLM policy, which is intended for residential development within a density range of two to four dwelling units per acre. RLM policy may support a lower density multi-family residential district such as the RM4 district (4 units per acre).



## Metro Planning Commission Meeting of 1/13/05

A higher density multifamily district may be appropriate for this area, but the associated Planned Unit Development (2005P-001G-06) does not demonstrate protection of the hillsides greater than 20% slope present on the property or meet the policies set forth in the adopted Bellevue Community plan.

### RECENT REZONINGS

The Bellevue Property PUD on the adjacent parcel to the east was approved in 1997, for 412 apartments and 35 single-family lots on 105 acres (4.25 units per acre).

### TRAFFIC PUBLIC WORKS' RECOMMENDATION

No exceptions taken.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.

#### Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	13.32	3.7	49	540	44	57

#### Typical Uses in Proposed Zoning District: RM9

Land Use (ITE Code)	Acres	Units per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condos/townhome (230)	13.32	9	120	750	60	70

#### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	13.32			210	16	13



## Metro Planning Commission Meeting of 1/13/05

### METRO SCHOOL BOARD REPORT

**Projected student generation**

7 Elementary    5 Middle    5 High

**Schools Over/Under Capacity**

Students would attend Brookmeade Elementary School, Hill Middle School, and Hillwood High School. Hill Middle School has been identified as being over capacity by the Metro School Board, by 11 students. The fiscal liability of accommodating these new students beyond Hill's capacity is \$65,000. This information is based upon data from the school board last updated January 16, 2004.



<b>Project No.</b>	<b>Planned Unit Development 2005P-001G-06</b>
<b>Project Name</b>	<b>Stoneridge Townhomes</b>
<b>Associated Case</b>	2004Z-144G-06
<b>Council Bill</b>	None
<b>Council District</b>	23 - Whitson
<b>Requested By</b>	Civil Site Design Group, PLLC, applicant, for CCH Partners, GP, owner
<b>Staff Reviewer</b>	Fuller
<b>Staff Recommendation</b>	<i>Disapprove</i>

**APPLICANT REQUEST**  
**Preliminary PUD**

**Request for preliminary approval for a Planned Unit Development overlay district to allow for the development 115 townhomes. The PUD property is located at Sonya Drive (unnumbered), northeast of Old Hickory Boulevard.**

**PLAN DETAILS**

*Bellevue Community Plan*

As discussed in the rezoning staff report, the proposal for 9 dwelling units per acre is not consistent with the RLM policy, which is intended for residential development within a density range of 2 to 4 dwelling units per acre. RLM policy may support a lower density multi-family residential district such as the RM4 district (4 units per acre). A higher density multifamily district could be appropriate for this area, but this proposal does not protect hillsides greater than 20% slope present on the property, or meet the policies set forth in the adopted Bellevue Community plan

*17.36.050 Minimum Performance Standards in PUDs*

This plan is not in compliance with section 17.36.050 of the Metro Zoning Ordinance. That section requires that approval of a proposed master plan be based upon finding that specific design and development objectives have been satisfied. In particular, the section specifies that the proposed development plan will result in greater protection and preservation of environmentally sensitive areas than would result from development at the minimum standards (straight zone). The areas on this site that must be protected under the Code include hillsides with 20% or greater slopes and problem soils. The applicant has been notified that if the site development is approved and adopted as drawn it will require variances



## Metro Planning Commission Meeting of 1/13/05

from the Board of Zoning Appeals to build in areas over 20% slope. The Planning Staff recommends that the commission make a recommendation to the Board of Zoning Appeals to disapprove any variance request.

This site contains areas that are 20% and greater and the steep areas of the site consist of Delrose Chirty Silt Loam soil, one of the soils listed in the zoning ordinance as a problem soil. The plan does little to avoid these areas. The PUD design should cluster development in areas of the site that are less than 20% slope and do not contain problem soils.

If the applicant were to use a different dwelling unit type, such as a multi-story stacked unit, it may be possible to achieve the desired density of this site and meet the additional requirements of the PUD overlay district. Additionally, the applicant is providing 136 more parking spaces than required by the zoning ordinance. Providing less parking may help reduce the disturbed area on site.

---

### **TRAFFIC METRO PUBLIC WORKS' RECOMMENDATION**

Preliminary approvals are subject to Public Works review and approval of construction plans to be included with the final PUD.

The access study has been reviewed and the following conditions will be required for development. Per the TIS guidelines only an access study was required and therefore the Sonya /Old Hickory Blvd (OHB) intersection was not studied.

#### **Stoneridge townhomes conditions**

1. Remove vegetation at the access driveway to provide adequate sight distance.

#### **Plan comments**

The driveway and median shall be a maximum of 35 ft wide and designed to accommodate at a minimum Su-30 truck turning movements.



## Metro Planning Commission Meeting of 1/13/05

---

### **STORMWATER MANAGEMENT RECOMMENDATION**

1. Add preliminary note to the plans.
2. Metro GIS indicates that the stream should be buffered up to the Phase 1 boundary. Show the buffer to this extent, or demonstrate a different 40-acre drainage area extent exists, or request a variance.
3. A significant portion of the site, including all of Phase 3, drains to the creek without detention or water quality. Water quality treatment is required and pre-development flows must not be exceeded without a variance.

---

### **CONDITIONS, IF APPROVED**

1. The PUD will comply with all conditions listed in the recommendations from Metro Public Works and Stormwater Management.





**Project No.**  
**Associated Case**

**Zone Change 2004Z-161G-12**  
See Subarea Plan Amendment Request for the Southeast Community Plan

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

None  
31 – Toler  
2 – Blue  
Kevin F. Gangaware of Civil Site Design Group PLLC, applicant, for Gene K. Smith, owner.

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

Harris  
*Disapprove*

---

**APPLICANT REQUEST**

**Rezone 70.76 acres from agricultural/residential (AR2a) district to residential single-family (RS15) district at 6891 Burkitt Road, approximately 2,200 feet west of Whittemore Lane.**

**Existing Zoning**  
AR2a district

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. This zoning district would permit approximately 35 homes total on this site.

**Proposed Zoning**  
RS15 district

RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. The proposed zoning district would permit approximately 175 homes total on this site.

---

**SOUTHEAST COMMUNITY PLAN**

Rural (R)

R is intended for areas that are physically suitable for urban or suburban development, but the community has chosen to remain predominantly rural in character. Agricultural uses, low intensity community facility uses, and low density residential uses (one dwelling unit per two acres or lower) may be appropriate.

**Policy Conflict**

Yes. The proposed RS15 district is not consistent with the Southeast Community Plan’s Rural policy intended for one dwelling unit per two acres or lower. The RS15 district would allow 2.47 homes per acre which is a higher density than the policy intends for this area. A subarea plan amendment has been requested and staff



## Metro Planning Commission Meeting of 1/13/05

recommends disapproval of the amendment (see Southeast Community Plan amendment staff report).

The development pattern in this area has been created with smaller lots closer to Nolensville Pike (Neighborhood General policy) and larger lots closer to this property (Residential Low Medium policy).

This property is not in the infrastructure deficiency area because the Rural land use policy in this area is intended for very low density residential development (one unit per two acres). The roadway network is not planned, designed, or constructed to accommodate development of the intensity proposed by the applicant.

---

### RECENT REZONINGS

Parcels to the west adjacent to this parcel (009, 154, and a portion of 155) were approved by the Commission for a rezoning request from AR2a to RS10 at the November 11, 2004, meeting. Those parcels are within a Residential Low Medium policy area.

Parcels also to the west (015 and 021) were approved by the Commission for a request from AR2a to RS10, R8, and RM9 and a Planned Unit Development overlay at the November 11, 2004, meeting. Those parcels are within Neighborhood General and Residential Low Medium policy areas.

---

### TRAFFIC: PUBLIC WORKS' RECOMMENDATION

A Traffic Impact Study will be required at development.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.



# Metro Planning Commission Meeting of 1/13/05

## Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	70.76	0.5	35	335	27	36

## Typical Uses in Proposed Zoning District: RS15

Land Use (ITE Code)	Acres	Units per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	70.76	2.47	175	1737	132	178

## Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+140	1402	105	142

---

## METRO SCHOOL BOARD REPORT

### Projected student generation

**30 Elementary 25 Middle 22 High**

### Schools Over/Under Capacity

Students would attend Maxwell Elementary School, Antioch Middle School, or Antioch High School. All three schools have been identified as being overcrowded by the Metro School Board. There is capacity at another elementary and middle school within the cluster and capacity at another high school in an adjacent cluster (Glenclyff). This information is based upon data from the school board last updated August 31, 2004.

This area has been designated in the community plan to remain rural and the school system is not planned or designed to accommodate a significantly increased student population.



**Project No.**  
**Project Name**  
**Associated Cases**  
**Council District**  
**School District**  
**Requested By**

**Subdivision 2004S-355U-10**  
**Hobbs Place**  
None  
34- Lynn Williams  
8- Harkey  
Gresham Smith and Partners, for Thomas and Lesley Nabors, owners.

**Deferral**

This item was deferred at the December 9, 2004, Planning Commission meeting at the request of the applicant.

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

Leeman  
*Approve with conditions*

---

**APPLICANT REQUEST**

**Final Plat**

**This request is for final plat approval to subdivide 0.91 acres on one existing lot into two duplex lots (four total units), at 3300 Hobbs Road, along the north side of Hobbs Road. The lots will be served by a private joint access easement, not a public road.**

---

**ZONING**  
**R20 District**

R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots. However, because this parcel was created before August 1, 1984, the Zoning Code allows each new lot to have a duplex for any subdivision up to three lots.

---

**SUBDIVISION DETAILS**

The Planning Commission approved the preliminary plat on June 24, 2004, with a variance to the 4:1 Rule, with three conditions. The conditions were as follows:

1. Buildings must be located so as to avoid the existing 20 foot wide sewer easement at the back of the lot.
2. All common parking areas must be located as shown on the preliminary plat. No common parking spaces are to be located directly facing Hobbs Road.
3. The front-façade of the unit along Hobbs road shall face Hobbs Road.



## Metro Planning Commission Meeting of 1/13/05

4. The final plat approval must go to the Planning Commission.

The approved preliminary and proposed final plat include two lots of 20,098 square feet and 20,470 square feet, with frontages of 79 feet and 24 feet. The comparability standards in the Subdivision Regulations require the lots to have a size of no less than 38,387 square feet, a frontage of at least 129 feet.

Although the two proposed lots fail lot comparability for lot frontage and lot size, the Planning Commission granted a waiver with the approval of the preliminary plat under Section 2-4.7 A1 of the Subdivision Regulations. This section of the regulations allows the Planning Commission to grant a waiver to the lot comparability standards when a subdivision is within a one-half mile radius (2,640 feet) of a Regional Activity Center (RAC) policy. This subdivision is approximately 2,400 feet from the Green Hills Mall RAC policy.

Stormwater

The Stormwater division of Metro Water Services has approved the final plat with a condition that the needed drainage easements be recorded by separate instrument.

---

### TRAFFIC ENGINEER'S FINDINGS

No exception taken.

---

### CONDITIONS

Staff recommends conditional approval of this final plat, subject to the following conditions:

1. Buildings must be located to avoid the existing 20 foot wide sewer easement at the back of the lot.
2. All common parking areas must be located as shown on the preliminary plat. No common parking spaces are to be located directly facing Hobbs Road.
3. The front-façade of the unit along Hobbs Road shall face Hobbs Road.



**Project No.**  
**Project Name**  
**Council Bill**  
**Associated Case**  
**Council District**  
**School District**  
**Requested By**

**Planned Unit Development 154-73-G-14**  
**Hermitage Woods – Raintree Village**  
None  
None  
12 - Gotto  
4 - Nevill  
Paul W. Lockwood, of Barge, Waggoner, Sumner & Cannon, applicant for owner, Davco O.H. Blvd. Properties

**Deferral**

Deferred from the November 11, 2004, Planning Commission meeting for the applicant to work out access issues with Public Works staff.

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

Fuller  
*Approve with conditions; disapprove if the conditions have not been met prior to Third Reading at Council.*

---

**APPLICANT REQUEST**  
**Cancel PUD**

**Request to cancel a 10.65 acre portion of an existing Planned Unit Development, approved for 74 multifamily units, located at Old Hickory Boulevard (unnumbered), north of Central Pike.**

---

**DETAILS OF REQUEST**  
*History*

The approved preliminary PUD plan allowed for the construction of 128 townhomes on 23.47 acres, including parcel 355. The land for six of the units was lost when TDOT acquired 0.65 acres for right-of-way. After the completion of 48 of the 128 planned homes, a new plat was recorded that established phase lines dividing the 128 units into three sections. When the bank subsequently foreclosed on the project, the three sections were converted into properties to be owned separately. Davco-O.H. Properties acquired the vacant 10.65 acres in 1988, and now wishes to cancel the PUD in order to construct condominiums, as well as create another access point from the parcel to Old Hickory Boulevard.

*Donelson-Hermitage Community Plan Policy*

The subject site is located within Residential Medium (RM) density policy, which accommodates residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact,





## Metro Planning Commission Meeting of 1/13/05

*Policy Conflict*

**TRAFFIC -- PUBLIC WORKS  
RECOMMENDATION  
11/11/2004**

**PUBLIC WORKS'  
RECOMMENDATION 1/13/2005**

single-family detached units, town-homes, and walk-up apartments.

No. The current RM9 zoning on the property is consistent with the RM land use policy. The RM9 zoning would allow 95 units to be constructed, 21 more than are currently permitted by the PUD.

Traffic does not support cancellation of the PUD unless the cancelled portion is accessed by way of the approved PUD roadway. This PUD was approved with the consolidation of potential driveways along Old Hickory Boulevard into one major access point at Hermitage Woods Drive.

**Conditions for approval to cancel the portion of the PUD are as follow:**

1. The applicant shall obtain permission from the existing PUD homeowners association in order to install 3-way stop signs at the Hermitage Woods Drive and the proposed site access driveway.
2. The applicant shall obtain permission from the existing PUD homeowners association to allow the developer to modify the private Hermitage Woods drive to construct a new site access drive intersection and removal of a portion of the median .
3. No curb cut will be permitted on Old Hickory Boulevard.

---

**CONDITIONS**

The applicant shall comply with all of the Public Works conditions listed above and provide written permission from the existing homeowners association to perform the required work prior the Third Reading at Council.



**Project No.  
Project Name**

**Mandatory Referral 2004M-092U-08  
Right of way abandonment -- Close a portion  
of 31<sup>st</sup> Ave., North**

**Council Bill  
Council District  
Requested by  
Deferral**

None  
21 – Whitmore  
Hella Temple, property owners.  
Deferred from the October 14 and November 11, 2004,  
meetings

**Staff Reviewer  
Staff Recommendation**

Kleinfelter  
*Disapprove, but approve if new recommendation is  
received from Metro Public Works prior to Planning  
Commission meeting*

**APPLICANT REQUEST**

**A request to close an unbuilt 200-foot portion of 31st Ave., North, between Delaware Ave. and Georgia Ave., requested by Hella Temple, property owner.**

The applicant has stated that they need this right-of-way to be abandoned so the property on either side of it can be developed for use by the Hella Temple #105. The Temple owns the property abutting this portion of 31<sup>st</sup> Avenue North, an unbuilt right-of-way.

**DEPARTMENT AND AGENCY COMMENTS**

The Department of Public Works has recommended disapproval of the request to abandon this portion of Metro right-of-way. Closing this section of 31<sup>st</sup> Avenue North would eliminate a connection to the adjacent unimproved Alley #1202, and completely isolate an unnamed alley to the west from Metro right-of-way. Where there are unbuilt rights-of-way, as in this case, staff must evaluate the consequences of closing one portion of right-of-way on the use of other public rights-of-way that exist in the area. In this case, closing a portion of 31<sup>st</sup> Avenue North would deny access to the alleys in the future, should those alleys be improved in the future.

The applicant has been able to obtain the signatures of all the abutting property owners adjacent to the two alleys except for a couple property owners. Metro requires the signatures of all property owners. Despite their best attempts of knocking on doors and sending letters certified mail to these few remaining property owners, it appears unlikely they will obtain these



## Metro Planning Commission Meeting of 1/13/05

signatures. Hence, staff has developed an alternative closure plan which Hella Temple #105 supports.

The alternative plan involves closing a smaller portion of 31<sup>st</sup> Avenue North, reducing the closure length from 281 feet to 181 feet. This plan would avoid the closure of the two alleys and obtaining all the property owners signatures. If this alternative plan is approved by Public Works, then two alleys would remain open and retain access to the existing portion of unbuilt 31<sup>st</sup> Avenue North. The sketch that follows this staff report shows the alternative plan.

---

### RECOMMENDATION

At this time, therefore, Planning staff recommends **disapproval** of this alley closure because the last recommendation received from Public Works was to disapprove the request. If a recommendation to approve the requested abandonment is received from Metro Public Works prior to the January 13, 2005, Planning Commission meeting, then staff will change it's recommendation to **approval**.

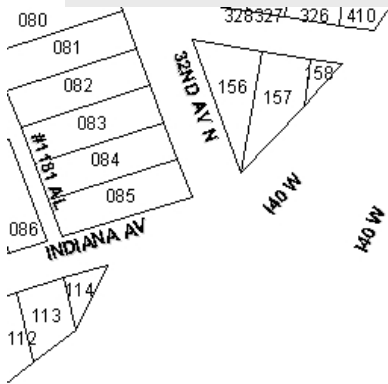
As of the date that this staff report was mailed to the Planning Commission and the applicant, Metro Public Works did not have an opportunity to review the compromise proposal and has not provided a revised recommendation to the Planning Department.

### OTHER AGENCIES

In addition to Public Works, the following departments or agencies have reviewed this request: NES and the Stormwater Division recommend approval. Metro Water Services recommends approval with retention of easement rights for an 8" sewer and 6" water line.



# Metro Planning Commission Meeting of 1/13/05



Portion of 31st Ave., North and Unnamed Alley requested to be abandoned (COMPROMISE PROPOSAL)



140 RAMP

140

140 W

140



**Project No.**

Associated Case

**Council Bill**

**Council District**

**School District**

**Requested by**

**Zone Change 2004Z-150U-07**

2004P-036U-07

None

20 - Walls

1 - Thompson

Littlejohn Engineering Associates, applicant for Nashville West Shopping Center, owner

**Staff Reviewer**

**Staff Recommendation**

Fuller

*Disapprove because proposed zoning conflicts with land use policy for the area. A Revised Traffic Impact Study also has not been submitted, so traffic conditions and comments cannot be prepared.*

---

**APPLICANT REQUEST**

**Rezone 53.1 acres from residential one and two-family (R6) and commercial limited (CL) to shopping center regional (SCR) district, located at Charlotte Pike (unnumbered), 6710 and 6806 Charlotte Pike, Annex Ave (unnumbered), abutting the north margin of Charlotte Pike and the south margin of I-40**

**Existing Zoning**

CL district

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

R6 district

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

**Proposed Zoning**

SCR district

Shopping Center Regional is intended for high intensity retail, office, and consumer service uses for a regional market area.

---

**SUBAREA 7 COMMUNITY PLAN POLICY**

**Existing Plan Policy**

Commercial Mixed Concentration

CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.



## Metro Planning Commission Meeting of 1/13/05

Residential Medium High

RMH policy is intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multi-family housing types are appropriate. The most common types include attached townhomes and walk-up apartments

### Policy Conflict

Yes. The current RMH policy does not support Shopping Center Regional Zoning. The applicant has requested a plan amendment. The staff has recommended disapproval of the plan amendment citing factors such as creating an undesirable development pattern, eliminating needed housing opportunity, and lack of need for additional commercial space in the area

---

### RECENT REZONINGS

None.

---

### TRAFFIC PUBLIC WORKS' RECOMMENDATION

**A TIS IS REQUIRED PRIOR TO REZONING.** The applicant's traffic consultant was informed Nov 15, 2004, that the Traffic Impact Study was insufficient and additional analysis was required. To this date, a revised TIS has not been submitted and therefore conditions and comments cannot be prepared before January 13, 2005.





## Metro Planning Commission Meeting of 1/13/05

### Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	71.01	6.18	439	4065	317	408

### Typical Uses in Proposed Zoning District: SCR with proposed PUD

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	71.01	--	474,484	18,677	339	1750

### Typical Uses in Proposed Zoning District: SCR with proposed PUD

Land Use (ITE Code)	Acres	FAR	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/Townhome (230)	71.01	--	32*	243	21	24

\* Lots proposed in PUD

### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				14855	43	1366



**Project No.**  
**Project Name**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested By**

**Planned Unit Development 2004P-036U-07**  
**Nashville West Shopping Center**  
2004Z-150U-07 and 114-66-U-07  
None  
20 - Walls  
1 - Thompson  
Littlejohn Engineering Associates, applicant for  
Nashville West Shopping Center, owner

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

Fuller  
*Disapprove because proposed zoning conflicts with land use policy for the area. A Revised Traffic Impact Study also has not been submitted, so traffic conditions and comments cannot be prepared.*

**APPLICANT REQUEST**  
**Preliminary PUD**

**Request for preliminary PUD located at Charlotte Pike (unnumbered), 6710 and 6806 Charlotte Pike, Annex Ave. (unnumbered), abutting the north margin of Charlotte Pike and the south margin of I-40, classified R6 and CL, requested for SCR (53.1 acres) to permit the development of 474,484 square feet of retail, restaurant and office use and 24 residential units, requested by Littlejohn Engineering Associates for Nashville West Shopping Center LLC, owners.**

**PLAN DETAILS**

*Site Design*

The site is bordered by I-40 on the north and Charlotte Pike on the south. The plan is proposed to have an internal access drive that will traverse this site and will eventually cross the adjacent site to the east as it redevelops, to eventually connect with Annex Avenue. The drive will have to cross an existing Metro Park, however, and the Parks Board has not yet agreed to allow it.

The applicant also intends to relocate a portion of an existing perennial stream and grade within a 25 foot stream buffer zone. Because the Stormwater Regulations prohibit disturbance within 25 feet of a streambank, the relocation and grading will require approval of a variance from the Stormwater Management Committee. If this variance is not approved the applicant will be required to redesign the



## Metro Planning Commission Meeting of 1/13/05

eastern edge of the site adjacent to Charlotte Pike to relocate a building that is in the path of the current stream.

The design places large “anchor” stores, ranging in size from 9,000 square feet to 88,000 square feet, along the I-40 edge of the site. Out parcels of smaller shops and offices are located along the Charlotte Pike frontage. Four restaurants line the edge of the existing Metro H.G. Hill Park. The applicant has proposed to change the existing park from a wooded natural area to a “Park Green” to complement the shopping center. Residential uses are planned to be located above first floor retail in the building located in the eastern corner of the site adjacent to Charlotte Pike.

Staff recommends disapproval of the associated land use plan amendment and the associated zone change request citing factors such as creating an undesirable development pattern, eliminating needed housing opportunity, and lack of need for additional commercial space in the area.

With respect to the specific site design, housing would offer greater flexibility to respect the site’s characteristics, such as the park it surrounds and the streams on the eastern portion of the site. These could be incorporated as special amenities in a predominantly residential development with relatively little alteration compared to that required by commercial development, with its large building footprints and parking areas. As discussed above, the developers in this proposal are attempting to utilize the park as an amenity, but at the cost of bisecting it with a road and the streams on the site are also being altered to accommodate the development.

---

### **METRO PUBLIC WORKS’ RECOMMENDATION**

Preliminary approvals are subject to Public Works review and approval of construction plans to be included with the final PUD.

Show sidewalk as either existing sidewalk or new Metro ST-210 sidewalk.



## Metro Planning Commission Meeting of 1/13/05

### Traffic Division Comments

Show existing curb or new Metro ST-200 curb & gutter along Charlotte Pike.

**A TIS IS REQUIRED PRIOR TO REZONING.** The applicant's traffic consultant was informed Nov 15, 2004, that the Traffic Impact Study was insufficient and additional analysis was required. To this date, a revised TIS has not been submitted and therefore conditions and comments cannot be prepared before January 13, 2005.

---

### CONDITIONS (if approved)

1. The plans will need to be stamped by design professionals registered by the State of Tennessee, not the state of Georgia.
2. A sidewalk is required along the frontage of the Metro Park property as well as the rest of the Charlotte Pike frontage.
3. All conditions of the Stormwater Management Committee must be complied with.
4. The applicant must obtain approval from the Metropolitan Board of Parks and Recreation for the road bisecting the H.G. Hill Park and associated changes to the park prior to third reading at Metro Council.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
6. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
7. This approval does not include any signs. Business accessory or development signs in commercial or



## Metro Planning Commission Meeting of 1/13/05

industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.

8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
9. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.



**Project No.**  
**Project Name**  
**Council Bill**  
**Associated Case**  
**Council District**  
**School District**  
**Requested By**

**Planned Unit Development 211-73-U-07**  
**Charlotte Pike PUD**  
None  
2004Z-150U-07 and 2004P-036U-07  
20 - Walls  
1 - Thompson  
Littlejohn Engineering Associates, applicant for  
Nashville West Shopping Center, owner.

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

Fuller  
*Approve*

**APPLICANT REQUEST**  
**Cancel PUD**

**Request to cancel a 10.65 acre portion of an unbuilt commercial Planned Unit Development, located at Charlotte Pike (unnumbered), opposite Templeton Drive.**

**DETAILS OF REQUEST**

This property was never developed under the PUD zoning overlay and currently contains one single-family residence. This property is proposed to be part of the Nashville West Planned Unit Development.

**EXISTING ZONING**  
Commercial Limited

CL zoning is intended for retail, consumer service, financial, restaurant, and office uses.

**SUBAREA 7 COMMUNITY PLAN POLICY**  
Commercial Mixed Concentration

CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Policy Conflict

No, the current policy of CMC supports the existing CL base zoning.

**TRAFFIC PUBLIC WORKS RECOMMENDATION**

No exceptions taken.  
The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.

**STAFF RECOMMENDATION**

Recommend approval of the request to cancel the PUD.



<b>Project No.</b>	<b>Zone Change 2004Z-158G-06</b>
Associated Case	2005P-004G-06
Council Bill	None
Council District	35 - Tygard
School District	9 - Norris
Requested by	Michael Hartley, Landmark Realty Services Corporation, applicant for Roger Brown, owner
<b>Deferral</b>	
Staff Reviewer	Pereira
Staff Recommendation	<i>Approve</i>

**APPLICANT REQUEST**

**Rezone 4.92 acres from agricultural/residential (AR2a) district to residential single-family (RS10) district at 8872 McCrory Lane, approximately 160 feet north of Spring Ridge Drive.**

**Existing Zoning**  
AR2a District

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. Under this zoning district, a maximum of 2 lots would be permitted on this property.

**Proposed Zoning**  
RS10 District

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. With this rezoning, a maximum of 18 lots would be permitted on this property.

**BELLEVUE COMMUNITY PLAN POLICY**

Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

**Policy Conflict**

No. However, special factors about this site do make a proposal to maximize the density permitted by the RLM policy difficult. The design has been limited accordingly, via the submittal of an associated Planned Unit Development. Density has not been maximized,



## Metro Planning Commission Meeting of 1/13/05

as the PUD proposes 16 lots rather than the maximum of 18 allowed under the proposed zoning. Development around the stream that runs across the property parallel to the frontage has been restricted by a 30-foot stream buffer. The applicant has been granted a variance (with conditions) by the Metro Stormwater Management Committee to allow the disturbance of the stream buffer to construct a road, sewer and waterline crossing, and removal of an existing bridge, as shown on the plan of record.

The applicant has complied with Public Works' concerns about site distance along McCrory Lane.

### RECENT REZONINGS

None.

### TRAFFIC PUBLIC WORKS RECOMMENDATION

No exception taken. See PUD comments.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.

#### Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210 )	4.92	0.5	2	34	11	4

#### Typical Uses in Proposed Zoning District: RS10\*

Land Use (ITE Code)	Acres	FAR	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210 )	4.92	3.7	16*	193	21	21

\*Includes total number of units as proposed in associated PUD

#### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	4.92		+14	+159	+10	+17





## Metro Planning Commission Meeting of 1/13/05

### METRO SCHOOL BOARD REPORT

**Projected student generation**

**2 Elementary    1 Middle    1 High**

**Schools Over/Under Capacity**

Students would attend Harpeth Valley Elementary School, Bellevue Middle School, and Hillwood High School. All three schools have been identified as being full or overcrowded by the Metro School Board, but there is capacity at other elementary and middle schools within the cluster.

Hillwood High School has been identified as being full, but there are high schools that have capacity in adjacent clusters, including Whites Creek, Hillsboro, and Pearl-Cohn. This information is based upon data from the school board last updated August 31, 2004.



<b>Project No.</b>	<b>Planned Unit Development 2005P-004G-06</b>
<b>Project Name</b>	<b>Brown Property</b>
<b>Associated Case</b>	2004Z-158G-06
<b>Council Bill</b>	None
<b>Council District</b>	35 - Tygard
<b>School District</b>	9 - Norris
<b>Requested By</b>	Walter Davidson & Associates, applicant for owner, Roger C. Brown
<b>Staff Reviewer</b>	Pereira
<b>Staff Recommendation</b>	<i>Approve with conditions</i>

**APPLICANT REQUEST**  
**Preliminary PUD**

**Request for preliminary approval for a Planned Unit Development overlay district on 4.92 acres, located at 8872 McCrory Lane, approximately 160 feet north of Spring Ridge Drive, to permit the development of 16 single-family lots.**

**PLAN DETAILS**

*Site Design*

The proposed plan calls for the development of 16 single-family lots, ranging between 8,000 and 12,000 square feet. The applicant has reserved 5 feet for right of way (ROW) along McCrory Lane, to contribute to a total ROW of 60 feet.

*Access and Sidewalks*

The plan proposes a new public access street off of McCrory Lane. The street stubs to the western limit of the PUD boundary in order to allow for future development on the adjacent property without the need for an additional stream crossing and road entrance onto McCrory Lane.

As this is a new subdivision, sidewalks are required on both sides of the proposed new street. Because the site is within the General Services District and not in an area with a Sidewalk Priority Index of 20 or greater, no sidewalk is required on McCrory Lane. A sidewalk has been shown on both sides of the new street named Whitfield Drive/Lane.

*Open Space*

The site plan has 3.22 acres designated as lot area, 1.01 acres designated as streets and right of way reservation, and 0.72 acres as open space. As the open space constitutes 15% of the total PUD acreage, it complies



## Metro Planning Commission Meeting of 1/13/05

### *Environmental*

with Section B of Article 17.36.070 of the Metro Zoning Ordinance.

This property has a Blue-Line stream that flows across it along the southern border, parallel to McCrory Lane. The applicant has preserved the required 30 foot stream buffer from top of the bank, on both sides of the stream. There is a small detention areas proposed just north of the stream buffer area.

There are several lots in the PUD that have up slopes at or near 15%, including lots 7, 8, 9, and 14. These lots have been marked as critical lots, and must have plans submitted to the Planning Commission that provide a survey of existing conditions and details of the proposed development of the lot. No clearing or grading may take place prior to the approval of the critical lot plan and issuance of a building permit.

### *Stormwater variance*

The applicant has been granted a variance (with conditions) by the Metro Stormwater Management Committee to allow the disturbance of the stream buffer to construct a road, sewer and waterline crossing, and removal of an existing bridge, as shown on the Plan of Record. Conditions of approval of this variance are as follows:

1. Field stake the stream buffer, and Limits of Disturbance and obtain approval from Metro Water Services (NPDES Department) of staked locations prior to installation of temporary E&S measures.
  2. Provide a copy of approval from TDEC fro the crossings prior to obtaining plan approval for a Grading Permit.
  3. A bottomless culvert shall be used for the crossing.
  4. This variance will expire on December 16, 2005.
  5. The applicant is reminded that no construction or disturbance should commence prior to obtaining a Grading Permit from Metro Water Services and any or all applicable Building Permits from Metro Codes.
-



## Metro Planning Commission Meeting of 1/13/05

### *Scenic landscape easement*

Section 17.24.070 of the Metro Zoning Ordinance requires that a property abutting a street designated a scenic arterial by the major street plan shall comply with the following: That the area of a lot located within ten feet of the right-of-way of a designated scenic arterial shall be designated as a "scenic landscape easement" and shall be planted with a Standard A landscape buffer yard. Existing vegetation may be used, in part or in whole to meet this requirement. The designation of this 10' scenic landscape easement on the front of the Brown Property will not affect the open space as laid out because part of this easement will overlap with the designated open space.

---

### **TRAFFIC: PUBLIC WORKS' RECOMMENDATIONS**

Preliminary approvals are subject to Public Works review and approval of construction plans with the final PUD.

---

### **CONDITIONS**

1. Prior to application for a building permit on the lots designated as "critical", a plan shall be submitted to the Planning Commission staff for approval. This plan shall provide a survey of existing conditions and details of the proposed development on the lot. No clearing or grading may take place prior to approval of the critical lot plan and issuance of a building permit.
2. The applicant shall comply with the conditions associated with the approved stormwater variance, as required by the Metro Stormwater Management Committee.
3. As per Section 17.24.070 of the Metro Zoning Ordinance, a 10 foot scenic landscape easement shall be platted as the area of the Brown Property that is located within ten feet of McCrory Lane (a designated scenic arterial). This easement shall be planted with a Standard A landscape buffer yard. Existing vegetation may be used, in part or in whole to meet this requirement. The portions of this easement that fall within the stream shall be exempt from this vegetation requirement.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
5. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary



## Metro Planning Commission Meeting of 1/13/05

plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.

6. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
7. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
8. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2004Z-160G-06**  
None  
None  
35 - Tygard  
9 - Norris  
William E. Kantz Jr., applicant for owners, Mary O'Neil, Catherine Grose, and David Finney

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

Pereira  
*Disapprove RM4. Staff would recommend approval of RM2 accompanied by the submittal of a Planned Unit Development that preserves the site's natural features and steepest slopes.*

---

**APPLICANT REQUEST**

**Rezone 57.42 acres from residential (R80) to residential multi-family (RM4) at 5820 River Road and River Road (unnumbered), west of Charlotte Pike.**

**Existing Zoning**  
R80 district

R80 requires a minimum 80,000 square foot lot and is intended for single - family dwellings and duplexes at an overall density of .58 dwelling units per acre including 25% duplex lots. The R80 district would permit 27 lots or 34 total units with 25% duplexes.

**Proposed Zoning**  
RM4 district

RM4 is intended for single-family, duplex, and multi-family dwellings at a density of 4 dwelling units per acre. The RM4 district would permit 230 multi-family units.

---

**BELLEVUE COMMUNITY PLAN POLICY**

Natural Conservation (NCO)

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

**Policy Conflict**

Yes. The residential density that is permitted by the proposed RM4 zoning district exceed what is allowed by NCO policy, which permits single and two-family residential development at an overall density of 0.50 units/acre. The NCO policy was adopted in February



## Metro Planning Commission Meeting of 1/13/05

### *Topography*

2003, with the Bellevue Community Plan 2003 Update, and should be observed to the fullest extent possible. It was adopted to provide a buffer area for the river, as well as to protect the area's steep slopes.

It should be noted that the current zoning of the two parcels, R80, does allow for low density single and two-family development to occur. Staff recommends disapproval of the request since the proposed district is more intense than what is called for by the NCO policy, and since the existing R80 zoning is consistent with the policy.

Further, this site is encumbered by very steep slopes that average over 25% slope, which means that variances would be required from the Board of Zoning Appeals to develop lots less than 1 acre in size, according to the Hillside Development Standards of the Zoning Ordinance.

---

### **RECENT REZONINGS**

Parcels 074, 042, and 072 on River Road to the southeast were requested to be rezoned from R40 to CS. Council deferred indefinitely this request on May 4, 2004. While it has not yet been heard on Third Reading at Council, Planning Commission approved this request at the February 26, 2004, MPC meeting.

---

### **TRAFFIC PUBLIC WORKS' RECOMMENDATION**

A TIS will be required at development.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.



# Metro Planning Commission Meeting of 1/13/05

## Typical Uses in Existing Zoning District: R80

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	57.42	0.46	26	249	20	27

## Typical Uses in Proposed Zoning District: RM4

Land Use (ITE Code)	Acres	Units per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo./Townhome (230)	57.42	4	230	1302	101	119

## Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				1053	81	92

## METRO SCHOOL BOARD REPORT

### Projected student generation

**13 Elementary   9 Middle   9 High**

### Schools Over/Under Capacity

Students would attend Brookmeade Elementary School, Hill Middle School, and Hillwood High School. Hill Middle School has been identified as overcrowded by the Metro School Board, but there is capacity at another middle school within the cluster.

Hillwood High School has been identified as being full, but not overcrowded. There are high schools that have capacity in adjacent clusters, including White's Creek, Hillsboro, and Pearl-Cohn. This information is based upon data from the school board last updated August 31, 2004.





**Project No.**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-004G-13**  
None  
13 – Coleman  
6 – Awipi  
Civil Site Design Group, PLLC, applicant for  
Belz/Becker-Lewis-Schlenkon Properties, owner.

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

Fuller  
*Approve*

---

**APPLICANT REQUEST**

**Rezone 0.34 acres from residential one and two-family (R8) to commercial service (CS) district on Hobson Pike, approximately 500 feet east of Murfreesboro Pike.**

**Existing Zoning**  
R8 district

R8 requires a minimum 8,000 square foot lot and is intended for single and two family dwellings at a density of 5.41 dwelling units per acre including 25% duplex lots

**Proposed Zoning**  
CS district

Commercial Service is intended for a variety of commercial uses, including retail trade, consumer services, financial institutions, general and fast food restaurants, auto-repair, auto sales, self-storage, and light manufacturing and small warehouse uses.

---

**SUBAREA 11 PLAN**

Community/  
Corridor Center-

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses.

**Policy Conflict**

No. The proposed zoning district (CS) is consistent with Antioch-Priest Lake Community Plan’s CC policy. This zoning is also consistent with the current zoning pattern at the intersection of Hobson Pike and Murfreesboro Pike.



## Metro Planning Commission Meeting of 1/13/05

### RECENT REZONINGS

Yes. Properties on the northwest corner of Murfreesboro Pike and Hobson Pike were rezoned to MUL in June 2003. The Planning Commission recommended approval of this rezoning.

---

### TRAFFIC PUBLIC WORK'S RECOMMENDATION

A Traffic Impact Study may be required at development. Dedication of right-of-way in conformance with the Major Street Plan will be required at the time of development.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.



## Metro Planning Commission Meeting of 1/13/05

### Typical Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.34	4.63	2	23	11	3

### Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.34	0.188	2,784	31	11	82

### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	.34			8	-	79

### Maximum Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.34	4.63	2	23	11	3

### Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (852)	0.34	.60	8,886		275	307

### Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--					265	304



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-005U-08**  
None  
None  
2 – Isabel  
1 – Thompson  
Amulet Associates LP, applicant and owner.

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

Harris  
*Disapprove MUG, approve CS or CL.*

**APPLICANT REQUEST**

**Rezone 20.88 acres from industrial warehousing/distribution (IWD) district to mixed use general (MUG) district at 2200 MetroCenter Boulevard, at the intersection of Metrocenter Boulevard and Athens Way.**

**Existing Zoning**  
IWD district

Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

**Proposed Zoning**  
MUG district

Mixed Use General is intended for a moderately high intensity mixture of residential, retail, and office uses.

**NORTH NASHVILLE  
COMMUNITY PLAN**

**METROCENTER-NORTH RHODES PARK  
DETAILED NEIGHBORHOOD DESIGN PLAN  
(DNDP)**

Commercial in Corridor Center

Commercial in Corridor Center DNDP policy is intended for commercial uses only, with no residential uses. It is intended for mixed commercial buildings with shops at street level and office uses on the upper levels. The broader Corridor Center structure plan policy is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.



## Metro Planning Commission Meeting of 1/13/05

### Policy Conflict

Yes. The proposed MUG district is not consistent with the Metro Center-North Rhodes Park DNDP calling for commercial uses only in this area, while the MUG district would allow for residential uses. CS or CL zoning would only allow for office, retail, and commercial uses, which is consistent with the policy. Although there is MUG zoning adjacent to this property, this was rezoned prior to the adoption of the DNDP in this area, which was adopted in October 2003.

---

### RECENT REZONINGS

Parcel to the west was rezoned from IWD to MUG in January 2002, by Metro Council. The Planning Commission recommended approval in December 2001. This property was rezoned prior to the adoption of the Metro Center and North Rhodes Park DNDP.

---

### TRAFFIC: PUBLIC WORKS' RECOMMENDATION

A Traffic Impact Study may be required at development.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.



# Metro Planning Commission Meeting of 1/13/05

## Typical Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	20.88	0.184	167,354	1983	283	266

## Typical Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	20.88	0.184	167,354	1983	283	266

## Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	20.88			--	--	--

## Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	20.88	.80	727,626	6150	918	894

## Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (188)	20.88	3.0	2,728,598	17015	2642	3135

## Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+ 10865	+1724	+2241

---

## METRO SCHOOL BOARD REPORT

**Projected student generation\***

**3 Elementary   2 Middle   2 High**

**Schools Over/Under Capacity**

Students would attend Harpeth Valley Elementary School, Bellevue Middle School, or Hillwood High School. All three schools have been identified as being overcrowded by the Metro School Board. There is capacity at another elementary and middle school within the cluster and capacity at another high school in an adjacent cluster. This information is based upon data from the school board last updated August 31, 2004.



## Metro Planning Commission Meeting of 1/13/05

\*The numbers for MUG zoning are based upon students that would be generated if the MUG zoning were to develop as residential instead of office and commercial. This also assumes each multi-family unit has 1,500 sq.ft. of floor area.



<b>Project No.</b>	<b>Zone Change 2005Z-006U-12</b>
<b>Associated Cases</b>	2004Z-123U-12 and 15-85-P-12
<b>Council Bill</b>	None
<b>Council District</b>	31 - Toler
<b>School District</b>	2 - Blue
<b>Requested by</b>	Gresham Smith & Partners, applicant for Thomas H. and Ruby Smith and Lucy Ann Hardy, owners.
<b>Staff Reviewer</b>	Leeman
<b>Staff Recommendation</b>	<i>Disapprove due to the lack of an updated TIS.</i>

**APPLICANT REQUEST**

**Rezone a 10.76 acres from Agricultural/residential (AR2a) to Commercial Limited (CL) district at Nolensville Road (unnumbered), south of Swiss Avenue.**

**Existing Zoning**

AR2a district:

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres

**Proposed Zoning**

CL district:

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

**SOUTHEAST COMMUNITY PLAN POLICY**

Retail Concentration Super Community (RCS) Policy

Super community scale concentrations serve essentially the same function as community scale concentrations but are generally larger in size and provide a wider array of goods and services. Typical RCS uses include retail shops, consumer services, restaurants, and entertainment. In RCS areas that are located at highway interchanges, a limited amount of uses intended to serve travelers is also appropriate. In addition, super community scale retail concentrations usually contain large, single, specialized retail stores, which draw people from a wider market area.

Special Policy Area 3

This site falls within Special Policy Area 3 of the Southeast Community Plan, which is within the Wittemore Branch drainage area, calling for a comprehensive stormwater study to be conducted to determine a comprehensive





## Metro Planning Commission Meeting of 1/13/05

### Policy Conflict

solution to the flooding problems in this area. The plan states: "...any rezonings should be contingent on stormwater management solutions proposed and undertaken by the applicants that improve the drainage situation over both the current situation and what would be accomplished simply by meeting current regulatory requirements."

No. The proposed CL district is consistent with the Southeast Community Plan's RCS policy calling for a wide range of commercial uses, including consumer services, restaurants, retail, and entertainment.

### Staff Recommendation

This proposal is associated with a larger rezoning that was considered by the Planning Commission at its October 28, 2004, meeting to allow a Wal-Mart to locate near the corner of Old Hickory Boulevard and Nolensville Pike. The CL district is consistent with the Subarea Plan policy for this area. At the October 28, 2004, meeting, the Commission approved a request to rezone 43 acres on the parcels to the north after the applicant revised their application to CL from CS. The CL district would limit the uses to moderate commercial uses and would exclude the possibility of uses such as auto-repair, auto-sales, and mini-storage warehouse.

The Commission was also concerned about the street-connectivity issues from the existing residential stub-streets behind this site (Cedar Valley Drive, Cedarview Dr., and Cedar Hill Court). With the adoption of the new Southeast Community Plan policy for this area, the possibility of the residential street connections through commercial area is no longer practical. The large hill in this area, and a stream running through this area, also limits the potential connections between the commercial and residential area since there would be a significant grade difference between the commercial site and the residential behind it.

---

### RECENT REZONINGS

Yes, the Planning Commission approved CL on October 28, 2004, with the Traffic Conditions outlined below for the 43 acres area to the north of this proposal. Metro Council approved on Second Reading the request for CL district on the 43 acres to the north on January 4, 2005.

---



## Metro Planning Commission Meeting of 1/13/05

### **TRAFFIC: PUBLIC WORKS' RECOMMENDATION**

**Public Works' requires an updated Traffic Impact Study. That study has not been submitted.** The follow conditions were included in BL2004-469 for the adjacent property to the north.

#### **At Swiss Ave/ Nolensville Rd intersection**

1. Reserve 1/2 of U 6 ROW (108/2) and also ROW for 12ft wide NB right turn lane along Property frontage from Swiss Ave south to southern property line.
2. Provide cross access easement to northern property. Access feasibility to OHB between the portion of site with OHB frontage and the Supercenter portion will be determined at site plan development.
3. Provide cross access easement to southern adjacent property to allow access between properties. Site plan shall be designed to allow such a cross access.
4. Developer shall modify the center turn lane to a dedicated Southbound left turn lane with 100 ft storage on Nolensville at Swiss Ave intersection.
5. Developer shall install a signal or modify any signal, which may have been installed at Swiss Ave/ Nolensville Rd. This signal shall provide video detection for the supercenter driveway and loop detection or video detection for other approaches. Signal shall be interconnected and coordinated with OHB/Nolensville signal. The developer shall submit signal plans and warrant analysis to Metro Traffic Engineer for approval. Pedestrian signals and associated ADA facilities shall be included in design. The developer will have a qualified engineer prepare signal timing that will fit this signal into the Nolensville signal system. Metro will provide Synchro data files of the existing system to be utilized by the Engineer in preparation of the timing plans.
6. The Driveway at this location opposite Swiss Ave shall include 1 right turn lane and 1 right/thru lane both with 225 ft storage length and 1 left turn lane with 175 ft of storage.
7. Install pavement markings for a left turn lane and thru/right turn lane on Swiss Ave.
8. Install a Northbound right turn lane with 150 ft of storage and transition per AASHTO standards on Nolensville Rd. at Swiss Ave/Driveway access.

#### **At south driveway /Nolensville Rd intersection**

1. Developer shall install a southbound left turn lane on Nolensville with 300 ft of storage and transition per AASHTO standards.
3. Driveway shall include 2 exit lanes with 125 ft of storage and 1 entering lane.
4. Access to fuel center shall be located a minimum of 125 ft from intersection.



## Metro Planning Commission Meeting of 1/13/05

5. Install northbound Right turn lane on Nolensville with 100 ft of storage and transition per AASHTO standards in order to allow safe operation for truck route. (speed is 45mph)

### Additional site conditions

1. Install parking spaces required by code.
2. Document that adequate turning movements are possible for passenger and truck vehicles at driveways and on site. Use standard Metro driveway ramps for southern driveway.

#### Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	10.76	0.5	5	71	13	8

#### Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	10.76	0.249	116,708	5011	120	438

#### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+4940	+107	+430

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

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	10.76	0.5	5	71	13	8

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

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	10.76	0.6	281,223	12075	289	1054

#### Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+ 12004	+276	+1046



## Metro Planning Commission Meeting of 1/13/05

### CONDITIONS (If approved)

The traffic conditions listed under the Public Works' Recommendation are currently part of council bill BL2004-469. Any new or changed conditions from the revised Traffic Impact Study must be included in any bill arising out of this application as well. **If the amended conditions are not made part of this Council Bill, staff's recommendation is to disapprove.**



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-007G-12**  
2005P-003G-12  
None  
31- Toler  
2 - Blue  
Mayles B. Owens, Amy D. Ruggles, Clyde Delvin IV,  
Clyde Delvin III, and Cynthia A. Delvin, owners.

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

Harris  
*Disapprove, due to insufficient Traffic Impact Study.*

---

**APPLICANT REQUEST**

**Rezone 50.26 acres from agricultural/residential (AR2a) to residential single-family (RS10) district at 1015 Barnes Road and Barnes Road (unnumbered), east of Nolensville Pike.**

**Existing Zoning**  
AR2a district

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. This zoning district would permit approximately 25 homes total on this site.

**Proposed Zoning**  
RS10 district

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. The proposed zoning district would permit approximately 186 homes total on this site.

---

**SOUTHEASTCOMMUNITY PLAN**

Residential Low Medium

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

**Policy Conflict**

No. The proposed RS10 district is consistent with the Southeast Community Plan's RLM policy intended for residential development at a density of two to four dwelling units per acre. There is also an associated PUD plan that keeps both hillsides with slopes greater than 20% and streams in common open space. The plan proposes single-family lots with a density of 3 units per acre. The RS10 zoning district is also



## Metro Planning Commission Meeting of 1/13/05

### *Infrastructure Deficiency Area*

consistent with the surrounding zoning pattern in the area.

This property is located within an infrastructure deficiency area for transportation only. The transportation infrastructure deficiency grid was applied and Barnes Road at this location scored an "8". The property is located on a "fair segment of a fair road" and would provide 25% of two required street connections, as identified in the Community Plan. Proper road improvements should be considered at the development stage. Staff recommends that the Commission consider the conditions of the roadway prior to making their recommendation. An 8 on the transportation deficiency grid, however, generally does not require disapproval of the proposed development.

---

### **RECENT REZONINGS**

Parcels to the west were rezoned from AR2a to RS10 in March 2004, by Metro Council. The Planning Commission recommended approval in December 2003.

---

### **PUBLIC WORKS' RECOMMENDATION**

A Traffic Impact Study has been submitted, however, it is insufficient. The TIS identifies an increased delay of 61 secs at the Barnes/ Nolensville intersection with this development. The TIS identifies a new WB right turn lane and overlap phase to mitigate project impact but does not discuss the feasibility or responsibility of this mitigation. There is 50 ft ROW on Barnes but topography issues may prevent widening Barnes Rd.in the limited ROW for this collector Rd. The feasibility plan has not been submitted. The additional discussion of the general adequacy of Barnes Road has not been submitted. Therefore, no conditions can be prepared at this time.



# Metro Planning Commission Meeting of 1/13/05

## Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Units and Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	50.26	0.5	25	292	27	31

## Typical Uses in Proposed Zoning District: RS10/PUD

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	50.26	3.7	167*	1667	126	170

\*Units proposed in associated PUD originally. Number of proposed units has been reduced slightly

## Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--		+142	+1375	+99	+139

---

## METRO SCHOOL BOARD REPORT

### Projected student generation

**19 Elementary 17 Middle 16 High**

### Schools Over/Under Capacity

Students would attend Shayne Elementary School, Oliver Middle School, or Overton High School. Shayne has been identified as being overcrowded by the Metro School Board. There is capacity at another elementary school within the cluster. This information is based upon data from the school board last updated August 31, 2004.



**Project No.**  
**Project Name**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested By**

**Planned Unit Development 2005P-003G-12**  
**Delvin Downs Residential PUD**  
2005Z-007G-12  
None  
31 – Toler  
2 - Blue  
David Coode, Lose & Associates, Inc., applicant for  
Mayles B. Owens, Amy D. Ruggles, Clyde Delvin IV,  
Clyde Delvin III, and Cynthia A. Delvin, owners.

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

Harris  
*Disapprove, due to insufficient Traffic Impact Study.*

**APPLICANT REQUEST**  
**Preliminary PUD**

**Request to adopt a Preliminary Planned Unit Development overlay district to permit 154 single-family lots, on property located at 1015 Barnes Road and Barnes Road (unnumbered), east of Nolensville Pike (50.26 acres).**

**ZONING & LAND USE POLICY**  
AR2a to RS10

This request for preliminary PUD approval is associated with a zone change request (2005Z-007G-12). The RS10 district is consistent with the RLM policy in this area.

Southeast Community Plan  
RLM policy

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

**PLAN DETAILS**

*Site Design*

The plan proposes 154 single-family cluster lots with sizes ranging from 5,900 square feet to 11,000 square feet. The proposed overall density for the PUD is 3.06 dwelling units per acre. The PUD plan proposes clustering the lots to keep environmentally sensitive areas such as slopes 20% or greater and streams in common open space (according to Section 17.36.070 Zoning Code).

*Street/Pedestrian Connectivity*

Both required street connections by the subarea plan are provided and additional street connections are proposed





## Metro Planning Commission Meeting of 1/13/05

for future development. A stub-street is proposed to the south to connect with the Second Addition of Sugar Valley Subdivision. Two stub-streets are proposed to the east: one is connected to the Stanford Village Subdivision and one is a 50' easement for future development of parcels to the east. Three connections are also provided to the west.

### *Common Open Space*

Over 13 acres or 23.7% of the total project are proposed for common open space to protect the slopes and streams on the property, which exceeds the 15% requirement under the Code. A primitive trail is proposed through the larger portion of the common open space.

### *Staff Recommendation*

Staff may recommend conditional approval upon receipt and review of an adequate traffic impact study. The plan proposes a density that is consistent with the policy and clusters the lots to keep the environmentally sensitive areas protected. It also proposes street connectivity within this area. The TIS must be reviewed by Metro Public Works and Planning for adequacy of proposed traffic mitigations.

---

### **PUBLIC WORKS RECOMMENDATION**

“The Traffic Impact Study is insufficient and conditions cannot be prepared at this time.”



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-008U-10**  
None  
None  
21 – Whitmore  
8 – Hart  
Seth T. McDowell of Agilitas Property Development, applicant, for PLC Properties LLC and the Industrial Development Board of Nashville, owners

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

Harris  
*Disapprove, a Traffic Impact Study has not been submitted.*

---

**APPLICANT REQUEST**

**Rezone 9.44 acres from industrial restrictive (IR) district to mixed use general (MUG) district at 350 28th Avenue North and Charlotte Pike (unnumbered), west of Park Plaza.**

**Existing Zoning**  
IR district

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

**Proposed Zoning**  
MUG district

Mixed Use General is intended for a moderately high intensity mixture of residential, retail, and office uses.

---

**SUBAREA 10 PLAN**

Mixed Use (MU)

MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density.

Industrial (IN)

IND policy is intended for existing and future areas of industrial and distribution development. Most types of industrial and distribution uses are found in this policy category including: storage, business centers, wholesale centers, and manufacturing. Certain support uses such as sales, service, and office facilities will also be present in IND areas.



# Metro Planning Commission Meeting of 1/13/05

## Policy Conflict

No. There are two land use policies for these properties—IND and MU. The proposed MUG district is consistent with the Subarea 10 Plan’s MU policy and is consistent with the surrounding development pattern. The IND policy encompasses the southern portion of the property, which is near the industrial development at the terminus of 28<sup>th</sup> Avenue. Staff supports this change since office development is more prevalent than industrial development near the intersection of Charlotte and 28<sup>th</sup> Avenue.

A Traffic Impact Study is required and one has not been submitted.

## RECENT REZONINGS

None.

## TRAFFIC: PUBLIC WORKS’ RECOMMENDATION

A Traffic Impact Study is required prior to rezoning.

### Typical Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	9.44	0.596	245,079	1216	157	132

### Typical Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	9.44	1.851	761,143	6366	952	931

### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--	+1.255	+516,064	+5150	+794	+799



## Metro Planning Commission Meeting of 1/13/05

### Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial (110)	9.44	0.6	246,723	1720	227	242

### Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	9.44	3.0	1,233,619	13,582	1400	1382

### Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--	+2.4	+986,896	+11,862	+1173	+1140

---

## METRO SCHOOL BOARD REPORT

### Projected student generation\*

**47 Elementary   21 Middle   24 High**

### Schools Over/Under Capacity

Students would attend Park Avenue Elementary School, Bass Middle School, or Pearl-Cohn High School. Bass has been identified as being overcrowded by the Metro School Board. There is capacity at another middle school within the cluster. This information is based upon data from the school board last updated August 31, 2004.

\*The numbers for MUG zoning are based upon students that would be generated if the MUG zoning were to develop as residential instead of office and commercial. This also assumes each multi-family unit has 1,200 sq.ft. of floor area.



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-010G-06**  
None  
None  
35 – Tygard  
9 – Norris  
Craighead Patten Properties, applicant, for Mary and James Johnson and Betty French, owners.

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

Harris  
*Approve with conditions*

---

**APPLICANT REQUEST**

**Rezone a total 6.33 acres from commercial limited (CL) district (.42 acres) and office limited (OL) district (5.9 acres) to residential multi-family (RM9) district at Route 5 Highway 100.**

**Existing Zoning**  
CL district

Commercial Limited is intended for a limited range of commercial uses primarily concerned with retail trade and consumer services, general and fast food restaurants, financial institutions, administrative and consulting offices.

OL district

Office Limited is intended for moderate intensity office uses.

**Proposed Zoning**  
RM9 district

RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre.

---

**BELLEVUE COMMUNITY PLAN**

Community Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An accompanying Urban Design overlay or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure



## Metro Planning Commission Meeting of 1/13/05

### Office Transition (OT)

appropriate design and that the type of development conforms with the intent of the policy.

OT policy is intended for small offices intended to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

### Policy Conflict

No. The RM9 district is consistent with the CC policy, but is not entirely consistent with the OT policy. The OT policy is intended for office uses to be used as a transition between residential and commercial areas. The RM9 district can also serve as a transition, however, between the low density residential development to the south and the commercial uses to the north.

A site plan was submitted that proposes 56 townhomes off using access from Highway 100. Staff has reviewed the site plan and suggests that the applicant consider the following with the final development plan: a.) coordinated access with adjacent properties, b.) protection of the hillside, and c.) pedestrian access to the proposed YMCA site adjacent to the property to the east.

---

### RECENT REZONINGS

This property was rezoned from RS40 to CL and OL in March 2004. The Planning Commission recommended conditional approval of both rezonings. Conditions were based on Public Works recommendations.

---

### TRAFFIC PUBLIC WORKS' RECOMMENDATION

A portion of this property was previously conditioned during last zone change. A revised Traffic Impact Study (TIS) may be required to establish new conditions. However, the previous conditions still apply until a revised TIS is submitted.



# Metro Planning Commission Meeting of 1/13/05

### Typical Uses in Existing Zoning District: CL and OL

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	6.23	0.010	2,757	84	11	5

### Maximum Uses in Existing Zoning District: CL and OL

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	6.23	0.75	206,801	2334	335	308

### Typical Uses in Proposed Zoning District: RM9

Land Use (ITE Code)	Acres	Units per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. condo/townhome (230)	6.23	9	57	397	25	38

### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	6.23			+313	+14	+34

---

## METRO SCHOOL BOARD REPORT

**Projected student generation**

**3 Elementary   2 Middle   2 High**

**Schools Over/Under Capacity**

Students would attend Harpeth Valley Elementary School, Bellevue Middle School, or Hillwood High School. All three schools have been identified as being overcrowded by the Metro School Board. There is capacity at another elementary and middle school within the cluster and capacity at another high school in an adjacent cluster. This information is based upon data from the school board last updated August 31, 2004.

---

## CONDITIONS

Prior to the issuance of any permits, an updated Traffic Impact Study should be permitted or if not submitted, the following conditions should apply:

1. Extend the existing left turn lane (12 ft wide) on Hwy 100 from the Collins Rd intersection to the westernmost site access joint access driveway. Install required



## Metro Planning Commission Meeting of 1/13/05

transition per AASHTO. Lane shall be marked as 2-way left turn.

2. Dedicate 1/2 of ROW along HWY 100 frontage as required for street classification of U4 (84' ROW) per TDOT's APR plans. Adjacent western property shall also dedicate such ROW along its Hwy 100 property frontage.

3. Two site driveways shall be installed with 1 entering lane and 2 exiting lanes. Driveway widths shall not exceed 35 ft.

One drive shall be installed opposite the barn theater drive and the other drive shall be a joint access drive with adjacent western property. Adequate sight distance shall be provided.

4. The driveway opposite the Barn Theater shall be signalized if warrants are justified at completion of property development. Developer shall conduct traffic counts and submit warrant analysis to Metro Traffic Engineer for approval.

Signal shall be bonded. Signal design shall provide video detection equipment for site traffic movements. Pedestrian facilities shall also be installed.

5. No access to Moss road shall be allowed.

6. Since Hwy 100 is a state facility, Hwy 100 improvements shall be submitted to TDOT for their approval.





**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-011G-06**  
None  
None  
35 - Tygard  
9 - Norris  
Civil Site Design Group, PLLC, applicant for Linda Mauk, et al, owners.

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

Leeman  
*Disapprove*

**APPLICANT REQUEST**

**Rezone 1.44 acres from residential single-family and duplex (R15) to commercial services (CS) district a portion of property located at 2940 Old Hickory Boulevard, approximately 850 feet south of Highway 70 South.**

**NOTE:**

*An associated PUD amendment to permit a 49,000 square foot addition to the existing mini-storage warehouse on the adjacent parcel was originally requested, but later withdrawn by the applicant. Planned Unit Development districts do not permit development on slopes greater than 20%. Staff has determined from Metro's GIS mapping data that all of this property has slopes of 20% or greater. Under CS zoning, the Zoning Code has an Impervious Surface Ratio (ISR) adjustment factor that allows development on some steep slopes with a reduction of paved areas. The applicant is choosing to use the CS zoning, which would likely result in an effective ISR of 59% for this site. When averaging the slopes across the site, the applicant argues that slopes will be between 15% and 20%, which under CS zoning and the ISR adjustment factor in the Code would allow an adjusted ISR of 59%. In other words, 59% of the property could be graded covered with impervious surfaces. There are less limits on the amount of the hillsides that can be disturbed under straight CS zoning.*

**Existing Zoning**  
R15 district

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% duplex lots.

**Proposed Zoning**  
CS district

Commercial Service is intended for retail, consumer service, financial, restaurant, office, auto-repair, auto



## Metro Planning Commission Meeting of 1/13/05

sales, self-storage, light manufacturing and small warehouse uses.

---

### **BELLEVUE COMMUNITY PLAN POLICY**

Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

#### **Policy Conflict**

Yes. The proposed zoning district (CS) is not consistent with the RLM policy, which is intended for residential development within a density range of two to four dwelling units per acre. RLM policy may support a lower density multi-family residential district such as the RM4 district (4 units per acre).

The commercial services district is not consistent with the RLM policy in that it allows for a wide range of commercial uses. Since the site also contains steep slopes, the general provisions of the Land Use Policy Application (LUPA) guide apply:

“These policies are designed to encourage preservation of steeply sloping areas and reduce pressure for modification and development of these areas. The policies in this section apply to the areas within all Structure Plan categories, except NCO, DC, CBD, and older developed traditional neighborhood development areas that have slopes of 12% or more.

#### **a. Land Uses**

- Non-structural, low intensity uses and very low density residential uses are recommended in areas with 20%+ slopes.
- Any residential development in areas of conventional development with a prevalence of slopes of between 12% and 20% should be at Low-Medium densities or below.
- Non-residential uses in areas of conventional development with a predominance of slopes between 12% and 20% should not be more intense than RLC development.
- In all areas with 12-20% slopes, development should be small footprint and, to the greatest extent possible, should be carefully designed to fit the natural land form of the site.

#### **b. Development Arrangement and Intensity**

- Development should be clustered on the portion of the site with slopes less than 12%.
- Development potential for the steeply sloping portions of a site should be lower than it is for the more developable portion of a site, to an extent that preserves the essential integrity of the natural landform and vegetation.

#### **c. Natural Preservation**



## Metro Planning Commission Meeting of 1/13/05

- The preservation of steeply sloping areas (20%+) in their natural state is encouraged. Disturbance, modification, and development of these areas should be kept to a minimum.
- Preservation of areas with 12-20% slopes is preferable; although, with careful design, some development may be accommodated. Disturbance and modification of areas with 12-20% slopes should be kept to a minimum.”

### RECENT REZONINGS

The adjacent site (parcel 279) was changed from SCC to CS and the existing PUD was amended to permit a 74,588 square foot self-service storage facility, replacing a 29,340 square foot office building previously approved in the PUD. This request was recommended for disapproval by the Planning Commission in November 1999. The Metro Council subsequently approved the request in 2000.

When the original PUD Plan was proposed in 1999/2000, the Subarea 6 Plan called for natural conservation policy at this location, which called for preservation of the steep hill sides. The Planning Commission, and Staff, believed that the already approved office use would have less impact than self storage. However, the Metro Council approved the PUD amendment and zone change to CS on the site.

### TRAFFIC PUBLIC WORKS' RECOMMENDATION

No exceptions taken.

#### Typical Uses in Existing Zoning District: R15

Land Use (ITE Code)	Acres	Units Per Acre	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.44	2.47	4	54	12	6

#### Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Mini-warehouse (151)	1.44	n/a	49,000*	116	8	12

\*square footage proposed

#### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	1.44			+62	-4	+6



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2005Z-012U-07**  
2005P-005U-07  
None  
23 - Whitson  
9 - Warden  
Civil Site Design Group, applicant for SCJ Realty Partners, LLC, owner.

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

Fuller  
*Approve*

---

**APPLICANT REQUEST**

**Rezone .83 acres from commercial service (CS) district to residential multi-family (RM40) district property at 112 Harding Place, approximately 360 feet east of Harding Pike.**

**Existing Zoning**  
CS district

Commercial Service is intended for retail, consumer service, financial, restaurant, office, Auto-repair, Auto sales, self-storage, light manufacturing and small warehouse uses

**Proposed Zoning**  
RM40 district

RM40 is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. The RM40 zoning would allow 33 dwelling units on this property, however, a Planned Unit Development is proposed on this property that would cap the number of dwelling units at 14. The applicant is requesting the RM40 zoning for the additional building height permitted.

---

**SUBAREA 7 COMMUNITY PLAN POLICY**

Retail Concentration Community –

RCC policy is intended to accommodate concentrations of community scale retail. Community scale retail includes many forms of retail activity, including most types of retail shops, restaurants, entertainment, and consumer services but at a scale smaller than that of a regional mall. Also appropriate in RCC areas are higher density residential uses and upper floor residential uses in buildings with ground floor commercial.

**Policy Conflict**

No, higher density residential uses are permitted in the RCC areas. This proposal, along with Bellmeade



## Metro Planning Commission Meeting of 1/13/05

Terrace Condominiums and Harding Academy on the opposite side of Richland Creek, will serve as a transition zone between the strip commercial development concentrated at the intersection of Harding Pike and Harding Place and the Residential Low Medium Policy area.

### RECENT REZONINGS

None.

### TRAFFIC PUBLIC WORKS' RECOMMENDATION

No exceptions taken.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.

#### Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	0.83	0.429	15,510	687	102	42

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

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	0.83	0.60	21,692	961	148	59

#### Typical Uses in Proposed Zoning District: RM40/PUD

Land Use (ITE Code)	Acres	Units per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	0.83	40	14*	170	19	18

\*Number of units as proposed in associated PUD

#### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-517	-83	-24



## Metro Planning Commission Meeting of 1/13/05

---

### METRO SCHOOL BOARD REPORT

**Projected student generation**

**1 Elementary    1 Middle    1 High**

**Schools Over/Under Capacity**

Students would attend Julia Green Elementary School, Moore Middle School, and Hillsboro High School. There is capacity at an elementary, middle school and high school within the cluster. This information is based upon data from the school board last updated August 31, 2004.



<b>Project No.</b>	<b>Planned Unit Development 2005P-005U-07</b>
<b>Project Name</b>	<b>Harding Place Condominiums</b>
<b>Associated Case</b>	2005Z-012U-07
<b>Council Bill</b>	None
<b>Council District</b>	23 - Whitson
<b>Requested By</b>	Civil Site Design Group, PLLC, applicant, for SCJ Realty Partners, LLC, owner
<b>Staff Reviewer</b>	Fuller
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Preliminary PUD**

**Request for preliminary approval for a Planned Unit Development overlay district to allow for the development of 14 condominiums units. The PUD property is located at 112 Harding Place, east of Harding Pike.**

**PLAN DETAILS**

*Site Design*

This is a redevelopment of the site which previously was the home of the Nashville Humane Association. The site is located completely in the floodway of Richland Creek. Since this site has been previously disturbed, the current floodplain regulations do not apply.

The proposal is for a five-story structure to be constructed on piers. The first floor will be an elevated parking deck with no fill placed under the building in order to address floodway issues. The flood elevation for the site is 505 feet above sea level, while the parking garage is proposed at 505.8.

Building elevations are not a requirement of submittal; but the applicant has indicated they will comply with the height restriction of 45 feet at the building setback lines, as required by the Zoning Code. The building will then increase in height away from the setbacks as allowed by the slope/height control plane of 2 to 1.

**METRO PUBLIC WORKS' RECOMMENDATION**

Preliminary approvals are subject to Public Works review and approval of construction plans to be included with the final PUD.



## Metro Planning Commission Meeting of 1/13/05

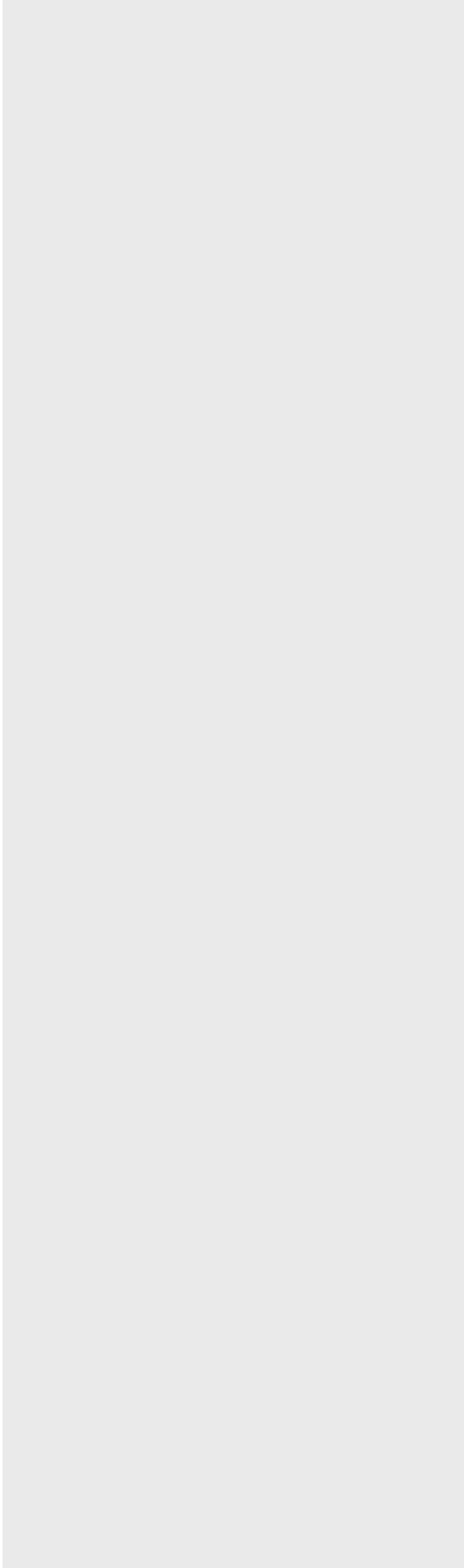
### CONDITIONS

1. The applicant must provide a greenway open space and conservation easement to include Richland Creek, the creek bank and 15 feet from the top of bank prior to the issuance of building permits.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
6. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.





## Metro Planning Commission Meeting of 1/13/05





**Project No.**  
**Project Name**  
**Associated Case**  
**Council District**  
**School District**  
**Requested By**

**Subdivision 2005S-004G-03**  
**Carrington Place, Preliminary Plat**  
None  
1 - Gilmore  
1 - Thompson  
Anderson, Delk, Eppes & Associates, applicant, for The  
Craig Company, developer and Elsie Carrington, owner

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

Fuller  
*Approve with conditions.*

---

**APPLICANT REQUEST**  
**Preliminary Plat**

**A request for Preliminary plat approval to create 129 single-family lots on 52.3 acres in a cluster lot subdivision. The property is located on the east side of Eaton’s Creek Road, south of Briley Parkway.**

---

**Zoning**  
RS10 district

RS15 requires a minimum of 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. The property was zoned R15 in 1974, and rezoned to RS15 in 1998, with the overall zoning update. The RS15 zoning district permits a maximum of 129 lots on 52.3 acres.

---

**BORDEAUX/WHITES CREEK**  
**COMMUNITY PLAN:**  
**2003 UPDATE**

Residential Low Medium (RLM)

This area is located in the Residential Low Medium and Natural Conservation land use policies.

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Natural Conservation (NCO)

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.



## Metro Planning Commission Meeting of 1/13/05

---

### PLAN DETAILS

#### *Cluster Lot Option*

The proposed plan utilizes the cluster lot option in the Metro Zoning Code for areas with environmental constraints. The applicant is using the cluster lot option because of a existing undisturbed steep slopes on the site. The plan proposes to utilize the bulk standards (setbacks, lot coverage, etc.) of the RS7.5 district, and proposes lots between 7,500 square feet and 16,126 square feet. The applicant is proposing 40%, or 21.2 acres, of open space, which exceeds the minimum requirement of 15%. This open space includes areas classified as Natural Conservation Policy by the Bordeaux/Whites Creek Community Plan because of steep slope and floodplain.

#### *Street Connections*

There are two connections into the proposed subdivision, one from a collector (Eaton's Creek Road) and one from an existing local street in the adjacent Gold Key Subdivision (Queens Lane). The applicant is not connecting to Lila Lane because of slope issues. A five acre tract with access to Lila Lane is being set aside for an estate lot.

---

### TRAFFIC: METRO PUBLIC WORKS' RECOMMENDATION

1. Preliminary approvals are subject to Public Works' review and approval of construction plans.
2. With the construction plans, Public Works will require the sidewalk along Eatons Creek Road to be designed and constructed per the standard for the open ditch section and to be located in the right-of-way.
3. The developer shall construct, stripe and sign a Southbound left turn lane on Eaton's Creek Rd at the project access road with 75ft storage length and transitions per AASHTO standards.
4. Dedicate 5 ft ROW along Eaton's Creek Road in accordance with the major street plan.
5. Remove vegetation as necessary in order to provide adequate sight distance at the proposed access road onto Eaton's Creek Road.



## Metro Planning Commission Meeting of 1/13/05

6. The Access road shall be constructed with one entering lane and 2 exit lanes with 50 ft of storage length.

---

### CONDITIONS

1. Landscape plans for the required buffer yard shall be submitted to the Urban Forester for review prior to the issuance of the grading permit.
2. Comply with the Public Works conditions listed above.
3. The applicant is working with TDEC and Metro Stormwater to declassify a blue-line stream. TDEC has preliminarily agreed that stream is not a blue-line. The applicant may lose lots if the stream is ultimately found to be a blue-line.



**Project No.**  
**Project Name**  
**Associated Case**  
**Council District**  
**School District**  
**Requested by**

**Subdivision 2000S-026G-14**  
**Cole's Retreat**  
None  
12 - Gotto  
9 - Warden  
C. Michael Moran, surveyor and Arnold Cole, developer

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

Fuller  
*Approve with conditions*

**APPLICANT REQUEST**

**Final Plat**

**Request to revise a final plat for 5 lots, including a sidewalk variance. Sidewalk will be on lot 5 only (approximately 118 feet).**

**ZONING**

RS15 district

RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

**SUBDIVISION DETAILS**

This subdivision extends the existing street of Wonderland Pass. Wonderland Pass was built with sidewalks on the north side of the street only. In 2001, when the preliminary plat was approved, staff wanted the street to be extended as a stub to the remainder of the property. Staff worked with the applicant and verified with Public Works that this street extension would be difficult given the property's topography. These lots are proposed on one side of a hill. It was determined that the likelihood of any stub-out street extending further to the east is remote. However, staff recommended approval of that plat with the condition that the applicant revise the plat to show the required sidewalk (5 feet) and landscape strip (4 feet) along the Wonderland Pass extension, including the proposed cul-de-sac. In November of 2002, staff approved and recorded a final plat showing these required improvements.

On January 23, 2003, the Planning Commission reviewed a request for a sidewalk variance on all 5 lots. At that time, the Planning Commission required sidewalks to be constructed on one-half of the cul-de-sac to match the existing street and granted a variance for the other half of the cul-de-sac. Since that time, the



## Metro Planning Commission Meeting of 1/13/05

subdivision and the street have been constructed and site conditions have made the construction of the entire sidewalk difficult. Public Works has visited the site and verified that the topography causes a hardship for the applicant.

---

### **TRAFFIC: PUBLIC WORKS' RECOMMENDATION**

Approve.

Public Works met with the developer on site to evaluate the installation of sidewalks. They instructed the developer to install sidewalks on the south side of Wonderland Pass connecting to the existing sidewalk and go to the west side of the driveway on Lot # 5 and terminate with a curb ramp.

With the existing topography, existing driveways and a minimal amount of sidewalk that would be gained, it did not make sense to Public Works extend the sidewalk any further with the existing conditions.

---

### **CONDITION**

1. Prior to the recording of the revised plat, a signature for the authorized representative of Universal Builders shall sign the plat for Lots 1 and 4.



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

**Subdivision 2004S-195U-07**  
**West Meade Farms, Section 6, Resubdivision of Lot 45**

**Associated Case**  
**Council District**  
**School District**  
**Requested by**

None  
23 – Whitson  
9 – Warden  
William H. and Evelyn M. Rodgers, owners and John Kohl & Associates, surveyor

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

Fuller  
*Disapprove*

**APPLICANT REQUEST**

**Final Plat**

**Request to subdivide one existing lot into 2 lots on 2.02 acres on the north margin of Melinda Drive, west of Groome Drive.**

**ZONING**

RS40 district

RS40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre.

**SUBDIVISION DETAILS**

*Lot Comparability*

Section 2-4.7 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots. A lot comparability waiver can be granted if the lot fails the lot comparability analysis -- is smaller in lot frontage and size -- if the new lots would be consistent with the land use policy in the area.

A lot comparability test was conducted and the lot area yielded a minimum lot size of 38,517 sq. ft. and a minimum allowable lot frontage of 157 feet. Both lots pass for lot area. Lot 2 fails for frontage, with 103.01 feet being proposed.

Sidewalks are not required since the zoning is RS40. Sidewalks are not required unless zoned under RS20, or lot sizes are less than 20,000 square feet.

**STAFF RECOMMENDATION**

Staff recommends disapproval of the subdivision.



## Metro Planning Commission Meeting of 1/13/05

Although these lots are located within the Subarea 7 Plan's Residential Low policy intended for residential development within a density of 1 to 2 dwelling units per acre, and meet that policy, staff does not recommend that the Commission grant a waiver of the comparability requirement.

The existing lot is the largest lot in this block of Melinda Drive, but it is not large enough to pass comparability or justify a waiver. Proposed lot 1 includes the existing house. Proposed Lot 2 is approximately 54 feet narrower in frontage than the minimum allowed by comparability. The lot is encumbered by a creek, sanitary sewer and drainage easements which reduce the effective width of the lot to approximately 75 feet, approximately half the width of other lots in the area. The proposed lots are not in keeping with the character of the area.

---

### **PUBLIC WORKS RECOMMENDATION**

No Exception Taken.





**Project No.**  
**Project Name**  
**Associated Cases**  
**Council District**  
**School Board District**  
**Requested By**

**Subdivision 2005S-010U-03**  
**Orbie D. Nelson Estate Subdivision**  
None  
2 – Isabel  
1 - Thompson  
Estate of Orbie D. Nelson, owner, Elkins Surveying Company, surveyor.

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

Harris  
*Approve, including a variance for lot size.*

**APPLICANT REQUEST**

**Final Plat**

**This request is to create 2 lots abutting the south side of Doak Avenue at the southern terminus of Hailey Avenue on 2.80 acres.**

**ZONING**

RS10 District

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.

**SUBDIVISION DETAILS**

***Lot Size Variance***

Section 2-4.2 (D) of the Subdivision Regulations states that the proposed lot area is not to exceed three times the minimum lot size required by the Zoning Ordinance for the zone district where the proposed subdivision is located. The zoning district in this area is RS10, which requires a minimum lot size of 10,000 square feet and under the Regulations allows a maximum of 30,000 square feet. The plan proposes a 12, 271 square foot lot and a 100,188 square foot lot, which exceeds the maximum lot size requirement under the Regulations.

Staff recommends approval of this variance. The existing parcel is 2.55 acres or 111,078 square feet, which already exceeds the maximum lot size requirement for RS10 zoning. This subdivision creates a better situation by creating one lot that meets the requirements of the Subdivision Regulations and brings the other lot closer to conformance with the zoning.

**PUBLIC WORKS RECOMMENDATION**

No Exception Taken.

**CONDITION**

1. Metro Water Services approval shall be submitted and performance bonds posted prior to final plat recordation.



**Project No.**  
**Project Name**  
**Associated Case**  
**Council District**  
**School District**  
**Requested by**

**Subdivision 2005S-016U-05**  
**Talley Subdivision**  
None  
7 – Cole  
5 – Hunt  
James W. Talley, owner, and Wamble & Associates, surveyor.

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

Fuller  
*Approve with conditions, disapprove the sidewalk variance request. .*

**APPLICANT REQUEST**  
**Final Plat**

**Request to subdivide one existing lot into 3 lots on 0.75 acres on the northeast corner of Kenmore Place and McGavock Pike.**

**ZONING**  
RS7.5 district

RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

**SUBDIVISION DETAILS**

*Lot Comparability*

All 3 of the lots pass lot comparability. Two comparability tests were run since this subdivision fronts on two streets-- McGavock Pike and Kenmore Place. The results yielded a minimum frontage of 61 feet and a minimum lot size of 8,413 square feet for Kenmore Place and 77 feet of frontage and 10,382 square feet for McGavock Pike.

*Sidewalk Variance*

Sidewalk construction is required for lots 1 and 2. Lot 3 has an existing house that will remain.

The applicant has requested a variance from sidewalk construction and has indicated that they do not wish to make a contribution to Metro in-lieu of building sidewalks. The applicant noted in their application that a continuous sidewalk is present on the opposite side of McGavock Pike and that mature trees on the McGavock Pike frontage would be lost if a sidewalk were required. They also noted that a solution would be to require sidewalks on the Kenmore Place frontage only.

Public Works'

McGavock Pike frontage. The existing sidewalk is



## Metro Planning Commission Meeting of 1/13/05

### Constructability Report

built to the curb (no gutter - turn down curb) on the opposite side of McGavock. Pavement is approximately 22 ft (estimated).

McGavock Pike at this location is a U4 and should be a five-lane section with 60 feet of pavement and 84 ft of ROW according to the approved major street plan. If this segment of McGavock were constructed to a U4, it would require ~19 feet of pavement on each side to build a 5-lane roadway.

### Staff Recommendation

During a site visit, staff observed the ground to be relatively flat. Several NES poles and trees were observed on the McGavock Pike frontage where the sidewalk construction would take place. Staff observed the Kenmore Place frontage to be flat and have fewer obstacles. The Kenmore Place sidewalk would extend the sidewalk network from McGavock Pike back into the neighborhood.

Staff recommends disapproval of the variance request. The applicant may choose to construct the sidewalk or pay the in-lieu fee because there currently are no other sidewalks on the same block face of Kenmore Place or McGavock Pike. Staff recommends that the applicant construct the sidewalk on Kenmore Place and make a contribution to the sidewalk network for the McGavock Pike frontage, however, it is the applicant's choice whether to construct the sidewalk or make a contribution. However, staff does recommend that the applicant not be required to widen McGavock Pike to the Major Street Plan requirements if the applicant chooses to construct the sidewalk.

---

### **PUBLIC WORKS' RECOMMENDATION**

No Exception Taken.

---

### **CONDITIONS**

Prior to recordation, the sidewalk shall be added to the plat or the in-lieu contribution shall be paid.



**Project No.**  
**Project Name**  
**Council District**  
**School District**  
**Associated Case**  
**Requested By**

**Planned Unit Development 103-79-G-14**  
**Vanguard Secure Storage, Lot 1, Phase 2**  
11 - Brown  
4 - Nevill  
None  
Richard Williams, Williams Inc., applicant for owner,  
Charles Byrd, Jr., owner

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

Fuller  
*Approve with conditions*

**APPLICANT REQUEST**  
**Revise Preliminary & Final PUD**

**A request to revise a portion of the preliminary and for final approval for a phase of the existing Commercial Planned Unit Development district (2.23 acres) to permit the development of 32,000 square feet of storage facilities, replacing 28,880 square feet of previously approved storage space.**

Although the proposed plan changes the building footprints, parking layout and open space configuration, it is not considered to be an amendment because the use was previously approved and the expansion is not greater than 10% of the square footage approved for the entire PUD.

**PLAN DETAILS**

*Existing Zoning*  
R10/Commercial PUD

The property is currently zoned Commercial PUD with a base zoning of R10. The existing Commercial PUD is a grandfathered plan approved for office, retail, mini-storage warehouse and restaurant uses in 1979. This portion of the PUD plan is currently undeveloped.

*Site Design*

The site had to be slightly redesigned to accommodate a 25-foot stream buffer that was not accounted for in the original design.

*Access*

Access to Lot 1 within the PUD is from an internal drive that intersects with Robinson Road. This phase of Lot 1 will gain access through the previously approved phase of the mini warehouse. Existing units will be removed to accommodate the new driveway. The



## Metro Planning Commission Meeting of 1/13/05

proposed driveway appears to be undersized at 18-feet. This will need to be widened to 24-feet.

---

### CONDITIONS

1. Additional storage units need to be removed in the existing Phase of Vanguard Storage to accommodate a 24-foot wide driveway to this new phase.
2. The four required parking spaces in Phase 1 will need to be called out on the revised plans prior to the issuance of a building permit.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
6. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been



## Metro Planning Commission Meeting of 1/13/05

submitted to the Metropolitan Planning Commission.

8. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.



**Project No.**  
**Project Name**  
**Council Bill**  
**Council District**  
**School Board**  
**Requested By**

**Planned Unit Development 23-85-P-13**  
**Hamilton Creek Apartments**  
None  
29 – Wilhoite  
6 - Awipi  
Councilmember Vivian Wilhoite

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

Leeman  
*Disapprove*

**APPLICANT REQUEST**  
**Cancel a portion of PUD**

**Request to cancel an 8.46 acre portion of the Residential PUD approved for 116 apartment units. The property is located on the north side of Hamilton Church Road, east of Murfreesboro Pike.**

**ZONING**  
**R10 District**

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% duplex lots.

**PLAN DETAILS**

At the December 9, 2004, meeting, the Planning Commission approved a request to revise this portion of the Residential PUD to reduce the number of units in this section from 120 to 116 within a total of seven buildings located along either side of a single private drive that extends north into the site from Hamilton Church Road.

The connection to parcel 237, directly north of the subject site, remained intact as originally approved with the Council approved plan.

**Council Approved Plan**

The original Council approved PUD plan was approved for a total of 779 units on 83.5 acres, which equals 9 units per acre. The 779 units approved by the Council included 207 single-family lots, 112 townhomes, and 460 apartments (which equals 572 multi-family homes). Only the 207 single-family lots have been built and 116 apartment units have been given Final PUD approval by the Planning Commission.

According to Metro Legal, since Council originally approved 572 multi-family units for this PUD, cancellation of this portion of this PUD would only



## Metro Planning Commission Meeting of 1/13/05

remove 116 units from the PUD, because that was the number of units last approved (by the Commission) for the canceled portion. Therefore, if the cancellation of this section of the PUD is approved by the Metro Council, an applicant would be permitted to apply for a revision to the remaining multifamily portion of this PUD to increase the number of units in that section up to 456, as long as all other requirements under the Zoning Code were met.

In this case:

1. 572 multifamily units were originally approved by Council as part of the overall PUD.
2. The site plan for the approved Preliminary PUD showed 256 of the multifamily units in the area that is currently requested to be cancelled.
3. The Commission has revised that section of the PUD to reduce the number in that section from 256 to 116.
4. The overall number of multifamily units in the PUD has not been revised by the Commission.
5. An applicant could come in and request a revision that would allow **up to** 456 units in the remaining multifamily area, so long as it did not change the overall "basic development concept," i.e., they could not propose a high-rise building to replace the 1-2 story buildings shown in the preliminary PUD approved by Council, or fail any other requirement in the Zoning Code. A revision that does not change the basic development concept and does not fail any other requirement in the Zoning Code would not be required to be submitted to the Metro Council as a PUD amendment.

---

### Land Use Policy: Antioch-Priest Lake Community Plan Policy

Residential Medium High (RMH)

RMH policy is intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multifamily housing types are appropriate. The most





## Metro Planning Commission Meeting of 1/13/05

### Staff recommendation

common types include attached townhomes and walk-up apartments.

The portion of the PUD proposed to be cancelled is approved for approximately 14 units per acre, which is consistent with the Subarea Plan's RMH policy calling for 9 to 20 dwelling units per acre. Staff recommends disapproval of the PUD cancellation since the currently approved PUD is consistent with the policy, while the underlying R10 base zoning would not be consistent with the policy.

---

### **METRO PUBLIC WORKS' RECOMMENDATION**

No Exception Taken.

The Department of Public Works has not identified any existing roadway network circumstances that would require any conditions to be placed on this rezoning or made any recommendations that the Metro Planning Commission and Metro Council disapprove the rezoning.



**Project No.**  
**Project Name**  
**Council Bill**  
**Council District**  
**School District**  
**Associated Case**  
**Requested By**

**Planned Unit Development 2004P-009G-14**  
**Bridgewater PUD, Phase 1**

None  
12 - Gotto  
4 - Nevill  
None  
Frank C. Batson Homes, applicant for Neal Smith,  
owner

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

Pereira  
*Approve with conditions*

**APPLICANT REQUEST**  
**Final PUD**

**Request for final approval for phase one of a Residential PUD, to develop 150 single-family lots, of 192 single-family and 98 duplex approved in the preliminary. Phase 1 involves 72.36 acres, located along the west margin of Earhart Road and the north margin of John Hager Road.**

**PLAN DETAILS**  
*History*

The preliminary residential PUD, which called for 290 single-family lots, was originally approved at the May 13, 2004, Planning Commission meeting. A modified plan was re-referred to the Commission from Council in October 2004, with changes made to a pedestrian trail, as well as a modification to include 98 duplexes as a portion of the 290 lots.

On October 14, 2004, the Planning Commission approved the PUD with sidewalk variances, and a final plat to include bonds for off-site road improvements and any necessary public improvements. The sidewalk variances required that there be a paved trail, in a public, pedestrian access easement, along the east side of Local Street D, across from Lots 80A to 88A. Sidewalks were not required along the west side of Local Street I or the south side of Local Street G, but a paved trail, in a public pedestrian access easement was to also be extended across the open space to connect the path along Street D with the Street G.

*Site Design*

The proposed plan calls for the development of three different housing types. The predominant type is the front-loaded lot with garages in front within the 8,000 to 10,000-square foot range. The second type is a more



## Metro Planning Commission Meeting of 1/13/05

### *Access*

traditional approach, with garages designed to the rear of each site and accessed by a private alley. The last housing type proposed is the single-family attached units, located mainly along the northwest portion of this phase. A condition was placed on this development originally that requires greater interconnectivity between housing types, is achieved through an internal system of trails and sidewalks.

The final PUD plans for Phase 1 show the same proposed public connections to John Hager Road at two points, access to Earhart Road, and access to the north to a yet-to-be-named, or built, roadway.

---

### *Previous conditions*

There were several conditions put on the preliminary, which included that the applicant:

1. Construct realigned John Hager Road as collector cross-section with wide outside lanes (WOL) per the Strategic Plan for Bikeways.
  2. Provide continuous center turn lane on new section of John Hager Road with 75 feet of dedicated storage for eastbound left turns at streets A, D, and E. In addition, the applicant was to provide 150 feet of dedicated storage for eastbound left turns at the intersection with Earhart Road.
  3. Provide 2 exit lanes and 1 entering lane for street D at intersection with John Hager Road.
  4. Make trails intersect roadways at street intersections.
  5. Make all internal pedestrian paths, excluding public sidewalks because of their standard construction requirements, a minimum of 4 feet in width and either paved or constructed with a permanent material such as pea gravel with railroad lumber edges.
  6. Determine the areas of the entire pedestrian path that might create potential safety concerns, such as areas that lack visibility from adjacent homes, and shall light these areas of the path.
-



## Metro Planning Commission Meeting of 1/13/05

7. Prior to the first final plat recordation, all traffic mitigation recommendations provided by the Public Works Department must “be completed or bonded with the appropriate performance agreement.”

---

### *Open Space*

The final site plan has 6.59 acres devoted to streets, and 27.27 acres to open space, the latter constituting 37.69% of phase 1. Open spaces are located sporadically throughout the development.

### *Environmental*

There are four storm drainage detention areas proposed throughout phase 1, and one retention pond.

---

### **CONDITIONS**

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works. All off-site traffic mitigation requirements must be bonded with the final plat for the first phase.
2. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
3. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and fire flow water supply during construction must be met prior to the issuance of any building permits.
4. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission.



## Metro Planning Commission Meeting of 1/13/05

5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
6. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.



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

**Mandatory Referral 2005M-001U-10**  
**Bellsouth Communications Easement**  
**Acceptance**

**Council Bill**  
**Council District**  
**Requested by**

BL2004-452  
19 – Wallace  
Department of Finance--Real Property Services

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

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A Council bill ordinance authorizing the Director of Public Property, or his designee, to grant an easement and accept \$7,000 in consideration, to install a fiber optic switching station at 1 Music Square East, requested by Real Property Services.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.**  
**Project Name**  
**Council Bill**  
**Council District**  
**Requested by**

**Mandatory Referral 2005M-002U-10**  
**Vanderbilt University Easement Acquisition**  
None  
19 – Wallace  
Metro Water Services

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

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 2215  
Garland Avenue , requested by Metro Water  
Services, Project No. 04-DL-0757.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY  
RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.**  
**Project Name**  
**Council Bill**  
**Council District**  
**Requested by**

**Mandatory Referral 2005M-003G-04**  
**Cornerstone Church Easement Acquisition**  
None  
4 – Craddock  
Metro Water Services

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

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 726 Old Hickory Boulevard, for a 20' wide access and drainage easement acquisition, requested by Metro Water Services, Project No. 04-DL-058.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.





<b>Project No.</b>	<b>Mandatory Referral 2005M-004U-07</b>
<b>Project Name</b>	<b>Michael Myers Easement Acquisition</b>
<b>Council Bill</b>	None
<b>Council District</b>	4 – Craddock
<b>Requested by</b>	Metro Water Services
<b>Staff Reviewer</b>	Harris
<b>Staff Recommendation</b>	<i>Approve</i>

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 6750 Centennial Boulevard, requested by Metro Water Services, Project No. 04-DL-0760.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



<b>Project No.</b>	<b>Mandatory Referral 2005M-005U-08</b>
<b>Project Name</b>	<b>Michael Myers Easement Acquisition</b>
<b>Council Bill</b>	None
<b>Council District</b>	19 – Wallace
<b>Requested by</b>	Metro Water Services
<b>Staff Reviewer</b>	Harris
<b>Staff Recommendation</b>	<i>Approve</i>

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 1015, 1017, 1021, 1023, 1025, 1027, and 1031 Scovel Street, requested by Metro Water Services, Project No. 04-DL-0759.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



<b>Project No.</b>	<b>Mandatory Referral 2005M-006U-14</b>
<b>Project Name</b>	<b>JDL Nashville LLC Easement Acquisition</b>
<b>Council Bill</b>	None
<b>Council District</b>	14 – White
<b>Requested by</b>	Metro Water Services
<b>Staff Reviewer</b>	Harris
<b>Staff Recommendation</b>	<i>Approve</i>

---

**APPLICANT REQUEST**

**A request for an easement acquisition at Elm Hill Pike (unnumbered), requested by Metro Water Services, Project No. 04-DL-0761.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.  
Project Name**

**Mandatory Referral 2005M-007G-12  
Darsino's Retail Center Easement  
Abandonment & Relocation**

**Council Bill  
Council District  
Requested by**

None  
31 – Toler  
Metro Water Services

**Staff Reviewer  
Staff Recommendation**

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request to abandon and relocate an easement at  
6601 Sugar Valley Drive, requested by Metro Water  
Services, Project No. 04-DL-0762.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY  
RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



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

**Mandatory Referral 2005M-008G-06**  
**Creekside Meadows Condominiums**  
**Easement Acquisition**

**Council Bill**  
**Council District**  
**Requested by**

None  
22 – Crafton  
Metro Water Services

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

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 810 Bellevue Road, requested by Metro Water Services, Project No. 03-D-0351.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.  
Project Name**

**Mandatory Referral 2005M-009U-10  
Creekside Meadows Condominiums  
Easement Acquisition**

**Council Bill  
Council District  
Requested by**

None  
25 – Shulman  
Metro Water Services

**Staff Reviewer  
Staff Recommendation**

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 908 Tower Place, requested by Metro Water Services, Project No. 03-D-365A.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



<b>Project No.</b>	<b>Mandatory Referral 2005M-010U-10</b>
<b>Project Name</b>	<b>Belmont University Easement Acquisition</b>
<b>Council Bill</b>	None
<b>Council District</b>	18 – Hausser
<b>Requested by</b>	Metro Water Services
<b>Staff Reviewer</b>	Harris
<b>Staff Recommendation</b>	<i>Approve</i>

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 1515 Wedgewood Avenue, requested by Metro Water Services, Project No. 04-DL-0743.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request



<b>Project No.</b>	<b>Mandatory Referral 2005M-011U-14</b>
<b>Project Name</b>	<b>Unifirst Corporation Easement Acquisition</b>
<b>Council Bill</b>	None
<b>Council District</b>	15 – Loring
<b>Requested by</b>	Metro Water Services
<b>Staff Reviewer</b>	Harris
<b>Staff Recommendation</b>	<i>Approve</i>

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 813 Massman Drive, requested by Metro Water Services, Project No. 04-DL-0736.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.





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

**Mandatory Referral 2005M-012U-07**  
**Nine Mile Hill/Nashville Jewish Community**  
**Center Easement Acquisition**

**Council Bill**  
**Council District**  
**Requested by**

None  
23 – Whitson  
Metro Water Services

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

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 801 Percy Warner Boulevard, requested by Metro Water Services, Project No. 04-SG-172.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



<b>Project No.</b>	<b>Mandatory Referral 2005M-013U-13</b>
<b>Project Name</b>	<b>Billy &amp; Peggy Dean Easement Acquisition</b>
<b>Council Bill</b>	None
<b>Council District</b>	28 – Alexander
<b>Requested by</b>	Metro Water Services
<b>Staff Reviewer</b>	Harris
<b>Staff Recommendation</b>	<i>Approve</i>

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 1700 Antioch Pike, requested by Metro Water Services, Project No. 04-DL-0746.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.**  
**Project Name**  
**Council Bill**  
**Council District**  
**Requested by**

**Mandatory Referral 2005M-014U-07**  
**Karl E. Peters Easement Acquisition**  
None  
24- Summers  
Metro Water Services

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

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 6007 Neighborly Avenue and Neighborly Avenue (unnumbered), requested by Metro Water Services, Project No. 04-DL-0732.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.  
Project Name**

**Mandatory Referral 2005M-015U-12  
A Storage Inn of Nashville Easement  
Acquisition**

**Council Bill  
Council District  
Requested by**

None  
31 – Toler  
Metro Water Services

**Staff Reviewer  
Staff Recommendation**

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 14985 Old Hickory Boulevard, requested by Metro Water Services, Project No. 04-DL-0737.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



**Project No.  
Project Name**

**Mandatory Referral 2005M-016G-13  
Center for Business and Technology  
Easement Acquisition**

**Council Bill  
Council District  
Requested by**

None  
32 – Coleman  
Metro Water Services

**Staff Reviewer  
Staff Recommendation**

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 1551 Heil  
Quaker Boulevard, requested by Metro Water  
Services, Project No. 04-DL-0733.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY  
RECOMMENDATIONS**

This item is recommended for approval by the Metro  
Water & Sewerage Services Department, Emergency  
Communications Center, and Nashville Electric Service  
(NES).

Planning staff also supports the request.



**Project No.  
Project Name**

**Mandatory Referral 2005M-017G-12  
S & B Properties/Try Properties L.P.  
Easement Acquisition**

**Council Bill  
Council District  
Requested by**

None  
31 – Toler  
Metro Water Services

**Staff Reviewer  
Staff Recommendation**

Harris  
*Approve*

---

**APPLICANT REQUEST**

**A request for an easement acquisition at 6601 Sugar Valley Drive, requested by Metro Water Services, Project No. 04-D-365A.**

---

**APPLICATION REQUIREMENTS**

None

---

**DEPARTMENT AND AGENCY RECOMMENDATIONS**

This item is recommended for approval by the Metro Water & Sewerage Services Department, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



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

**Mandatory Referral 2005M-018G-02**  
**Aerial encroachment – Fiber Optic Cable at Hickory Hills Boulevard**

**Council Bill**  
**Council District**  
**Requested by**

None  
03 – Tucker (At-Large)  
MTA Distributors

Staff Reviewer  
Staff Recommendation

Kleinfelter  
*Approve*

---

**APPLICANT REQUEST**

**A request for an aerial encroachment to place fiber optic cable in the right-of-way on existing utility poles for a distance of approximately 394 feet, on the west side of Hickory Hills Boulevard, north of the intersection of Westcap Road, requested by MTA Distributors, applicant.**

---

**DEPARTMENT AND AGENCY COMMENTS**

No responding departments or agencies take exception.

---

**RECOMMENDATION**

The following departments or agencies have reviewed this request and recommended approval: Metro Public Works, Emergency Communications Center and NES.

**Planning staff also recommends approval.**