



Project No.

Associated Cases

Council Bill

Council District

School District

Requested by

Deferral

Staff Reviewer

Staff Recommendation

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

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

None

20 – Walls

1 – Thompson

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

This item was deferred at the January 13, 2005, Planning Commission meeting at the request of the applicant.

Wood

Defer to the February 10, 2005 meeting to allow additional time for staff to continue working with the applicant.

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



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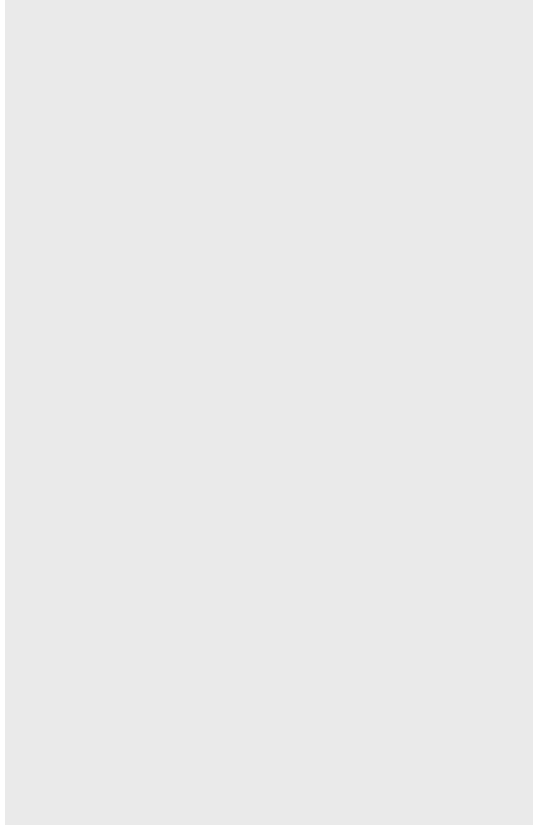
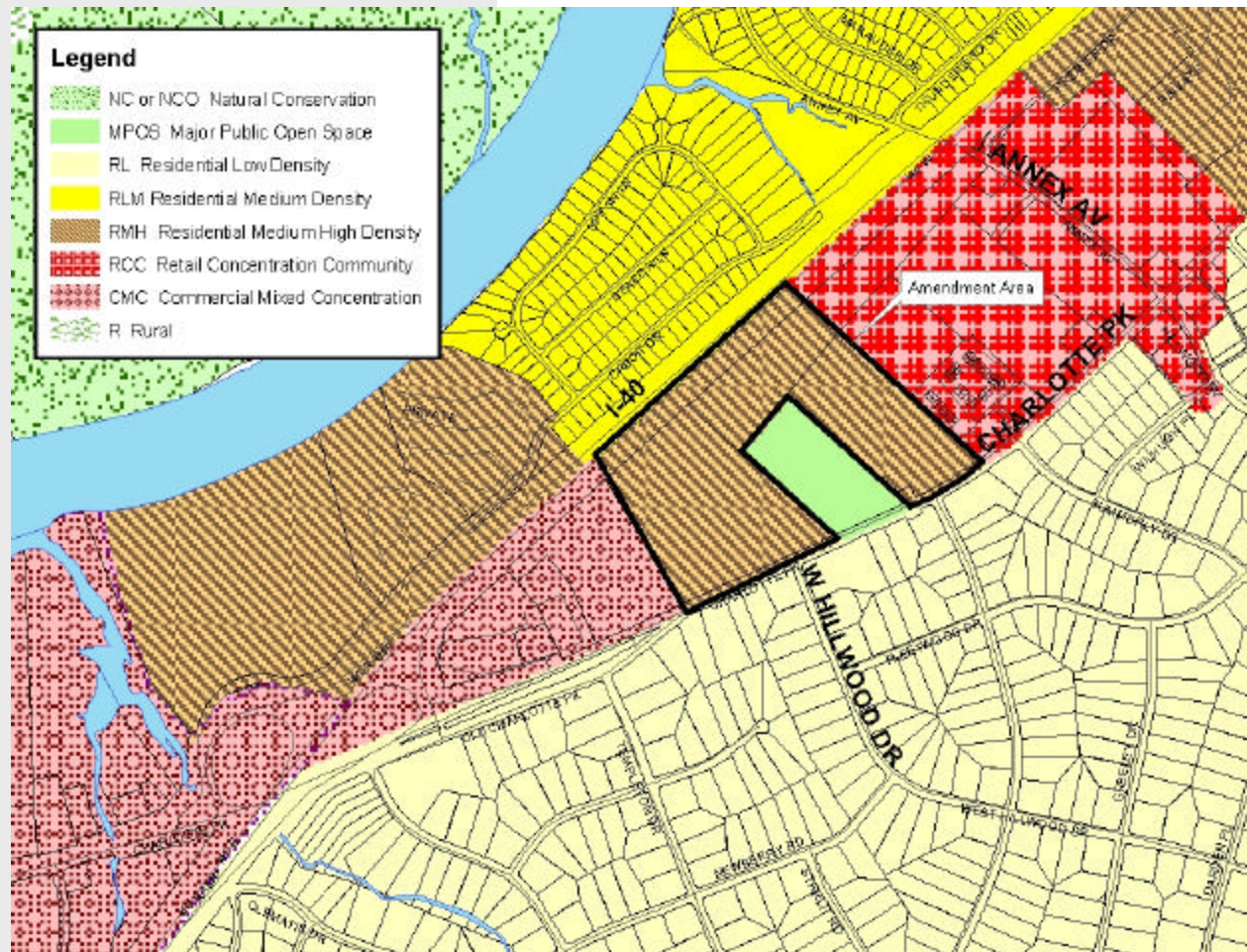
lifestyle center concept is new to Nashville, there are malls in the Nashville area, such as Green Hills and Cool Springs, that already contain tenants that are typically found in lifestyle centers.

Staff expressed several concerns with this proposal in the previous staff report for this amendment. Staff has since met with the applicant to work towards a more mixed use concept for the development that would include a substantial amount of residential development and better interface with the park.

Staff believes that the land use policy change should be disapproved if it is for the purpose of accommodating commercial development that expands the character of the existing commercial strip, fails to incorporate significant housing opportunities, and fails to incorporate the existing Metro park as an integral feature of the development. The land use policy change could be appropriate for approval with a special policy that establishes a mixed-use destination, includes a meaningful housing component, and seamlessly incorporates the park into the context of a new mixed-use community. It is staff's hope that continuing discussions with the applicant can successfully resolve these issues.



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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
This item was deferred at the January 13, 2005, Planning Commission meeting at the request of the applicant.

Deferral

Staff Reviewer
Staff Recommendation

Fuller
Staff recommends a deferral to February 24, 2005 to continue working with the applicant towards a recommendation of approval. If the applicant chooses to process, staff recommends disapproval with the condition that the PUD is re-referred from the Council prior to 3rd reading.

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



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shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

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

See Public Works comments for 2004P-036U-07.

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
This item was deferred at the January 13, 2005 Planning Commission meeting at the request of the applicant.

Deferral

Staff Reviewer
Staff Recommendation

Fuller
Staff recommends a deferral to February 24, 2005, to continue working with the applicant towards a recommendation of approval. If the applicant chooses to process, staff recommends disapproval with the condition that the PUD is re-referred from the Council prior to 3rd reading.

APPLICANT REQUEST
Preliminary PUD

Request for preliminary PUD located at Charlotte Pike (unnumbered), 6710 and 6806 Charlotte Pike (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



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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 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.



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

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

Traffic Division Comments

The following conditions and site plan changes will be required prior to approval of this project:

1. The developer shall construct a minimum 3 lane cross section along the project frontage on Charlotte Pike from Hillwood Boulevard /Annex Avenue intersection to the 5 lane section of Charlotte at the I- 40 ramps . This widening shall be coordinated with the other roadway mitigations including the left turn lanes on Charlotte Pike and the additional Charlotte Pike widening as conditioned.

Developer shall reserve and or dedicate ROW on Charlotte Pike for the U- 4 road classification.

2. The developer shall provide cross access to the adjacent properties along Charlotte Pk. Out parcels shall have access to project perimeter road with no additional access to Charlotte Pike.

At the Templeton /Charlotte intersection/western project access

3. The project access road opposite Templeton Road shall be constructed with 2 entering lanes and 3 separate exiting lanes, a right, a through, and a left lane. These lanes shall be constructed with a minimum 240 feet of storage.

The project perimeter road intersection with this access road shall be located in order to provide adequate queue distance for exiting vehicles at Charlotte Pike.

4. The developer shall construct a Templeton Road extension to form a 4th leg at the intersection with the western project access drive and Charlotte Pike. The northbound approach on Templeton Road shall be constructed with a left turn lane and a thru/right turn lane with 100ft storage and design per AASHTO standards. This road construction will be required when the access drive at this location is constructed.

5. The developer shall construct a dedicated Eastbound left turn lane on Charlotte Pike at this project access driveway with 350 feet of storage.

6. The developer shall construct a Westbound right turn lane with 100 ft of storage and transition per AASHTO standards on Charlotte Pike at this project access drive.

7. The developer shall conduct traffic counts and submit warrant analysis and install a signal at this location when approved by the Metro Traffic Engineer and Traffic and Parking Commission. Developer shall submit Signal plan for approval by Metro Traffic engineer. Signal shall utilize Video detection on the project access roads. Signal shall be interconnected with signals at I -40 ramp and Hillwood Boulevard. Pedestrian signals shall be installed. The signal warrant analysis shall be submitted at 25 % project completion.



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AT middle project access driveway

8. The middle project access driveway shall be constructed with an appropriate design to ensure Right In and Right Out only vehicle operation.

9. The developer shall construct a Westbound right turn lane on Charlotte Pike at middle mall access drive with 100 ft of storage and transition per AASHTO standards.

At Brook Hollow Road/ project Access/ Charlotte Pike intersection

10. The developer shall construct a dedicated eastbound left turn lane on Charlotte Pike at Brook Hollow Road/Project access drive with 150 feet of storage. This left lane shall be required at the time of construction of this access road opposite Brook Hollow Road.

11. The developer shall construct a separate Northbound left turn lane and a through /right turn lane on Brook Hollow Road with minimum storage lengths of 200 feet and transition per AASHTO standards. This road construction shall be required at construction of this project access drive.

12. The developer shall construct an eastbound and westbound through/right turn lane on Charlotte Pike a distance of 500 feet prior to and after this access drive intersection with transitions per AASHTO standards.

13. The developer shall construct access driveway with 3 exit lanes providing separate left, through and right lanes with 220 feet storage and design per AASHTO standards.

14. The developer shall conduct traffic counts and submit warrant analysis and install a signal at this location when approved by the Metro Traffic Engineer and Traffic and Parking Commission. Developer shall submit Signal plan for approval by Metro Traffic engineer. Signal shall utilize Video detection on the project access roads. Signal shall be interconnected with signals at I -40 ramp and Hillwood Boulevard. Pedestrian signals shall be installed. The signal warrant analysis shall be submitted at 25 % project completion.

15. Widening of Charlotte Pike shall include wide shoulders to accommodate bike riders.

16. Modify existing signal at Charlotte Pike and Hillwood Boulevard/Annex Avenue intersection to include eastbound and westbound right turn overlap phases on Charlotte Pike. Submit signal plan for Metro Traffic Engineer approval.

CONDITIONS (if approved)

1. All Public Works Conditions as listed above.
2. The plans will need to be stamped by design professionals registered by the State of Tennessee, not the state of Georgia.
3. A sidewalk is required along the frontage of the Metro Park property as well as the rest of the Charlotte Pike frontage.
4. All conditions of the Stormwater Management Committee must be complied with.



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5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

Deferral

This item was deferred at the January 13, 2005 Planning Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Fuller
Staff recommends a deferral to February 24, 2005, to continue working with the applicant towards a recommendation of approval. If the applicant chooses to process, staff recommends disapproval with the condition that the PUD is re-referred from the Council prior to 3rd reading.

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.



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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.



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



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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.



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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.
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
In lieu of recommending approval without sufficient information, staff recommends deferral pending additional information being provided to allow adequate review of the flooding and environmental impacts of the proposed development. If the applicant wishes to proceed at this time, the recommendation is disapproval.

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



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Stormwater Issues

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 consistent with the surrounding zoning pattern in the area.

The plans for this PUD change show water quality and stormwater facilities at the southern end of the property near the Stanford Village Subdivision. There are also two streams running through this property that connect to streams in the Stanford Village Subdivision. Area residents have raised concerns about runoff from the property. Accordingly, staff recommends that further analysis of the stormwater facilities for the proposed development should be performed. **Until more information is reviewed by the Metro Stormwater Division for adequacy, staff recommends deferral of this PUD request.**

At the last meeting, concerns were raised regarding dumping issues on the site. A recommendation from the Metro Health Department will need to be obtained prior to the approval of the preliminary PUD plan.

Infrastructure Deficiency 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'



Metro Planning Commission Meeting of 1/27/05

RECOMMENDATION

See PUD for traffic conditions.

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
In lieu of recommending approval without sufficient
information, staff recommends deferral pending
additional information being provided to allow
adequate review of the flooding and environmental
impacts of the proposed development. If the applicant
wishes to proceed at this time, the recommendation is
disapproval.

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

Southeast Community Plan
RLM policy

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.

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



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Street/Pedestrian Connectivity

areas such as slopes 20% or greater and streams in common open space (according to Section 17.36.070 Zoning Code).

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

Stormwater Issues

The plans for this PUD change show water quality and stormwater facilities at the southern end of the property near the Stanford Village Subdivision. There are also two streams running through this property that connect to streams in the Stanford Village Subdivision. Area residents have raised concerns about runoff from the property. Accordingly, staff recommends that further analysis of the stormwater facilities for the proposed development should be performed. **Until more information is reviewed by the Metro Stormwater Division for adequacy, staff recommends deferral of this PUD request.**

At the last meeting, concerns were raised regarding dumping issues on the site. A recommendation from the Metro Health Department will need to be obtained prior to the approval of the preliminary PUD plan.

Staff Recommendation

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. If the Stormwater issues noted above are sufficiently addressed, then staff will recommend approval of this proposed PUD.



Metro Planning Commission Meeting of 1/27/05

PUBLIC WORKS RECOMMENDATION

At Barnes/ Nolensville / Celebration Way

1. Developer shall install a separate westbound right turn lane on Barnes Rd at Nolensville with 150 ft of storage for both left /through lane and right turn lane.
2. Developer shall modify signal to include a right turn overlap phase for westbound right turns.
3. Developer shall construct Barnes roadway design to align with Celebration way.

At OHB/ Barnes Road

1. Developer shall Provide and document adequate sight distance at Old Hickory Blvd (OHB) and Barnes Rd intersection with the project construction plans.

At Barnes/site access

1. Developer shall construct Site access road with 1 entering lane and 2 exiting lanes for separate left and right turns each with 100 ft of storage.
2. Developer shall construct westbound left turn lane on Barnes Rd at site access road with 75 ft of storage and transition per AASHTO standards. Provide and document adequate sight distance at this intersection with the project construction plans.
3. Dedicate and /or reserve ROW necessary for left turn lane and 1/2 of a collector rd along Barnes Road frontage.

CONDITIONS

Prior to the recording of any final plat, all traffic mitigations required by Metro Public Works as listed above shall be completed or bonded.



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
This item was deferred at the January 13, 2005, Planning Commission meeting at the request of the applicant to hold a community meeting on January 26, 2004.

Deferral

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
RS15 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



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development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

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 step 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.



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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 2004S-345U-13
Keeneland Downs, Preliminary Plat
None
33 - Bradley
6 - Awipi
Anderson, Delk, Eppes & Associates, applicant, for Fischer/Ford, LLC, owner
This item was deferred at the December 9, 2004 Planning Commission meeting at the request of the applicant.

Deferral

Staff Reviewer
Staff Recommendation

Fuller
Approve with conditions, specifically that the applicant enlarge the lots backing up to the stream buffer to a minimum of 7,500 square feet by shrinking lots located along the perimeter to meet the criteria set forth by the Neighborhood General Policy.

APPLICANT REQUEST
Preliminary Plat

A request for Preliminary plat approval to create 161 single-family lots in a cluster lot subdivision. The property is located on the south side of Hamilton Church Road and the west side of Mt. View Road.

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.

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 stream buffer crossing the site. The plan proposes to utilize the bulk standards (setbacks, lot coverage, etc.) of the RS5 district, but proposes lots between 6,500 square feet and 15,123 square feet. The average lot size is 7,420 square feet. The applicant is proposing 19%, or 8.74 acres, of open space, which exceeds the minimum requirement of 15%.

ANTIOCH-PRIEST LAKE
COMMUNITY PLAN:
2003 UPDATE

This area is located in the Neighborhood General and Neighborhood Center land use policies.



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Neighborhood General (NG)

The Neighborhood General classification is intended for areas that are primarily residential in character. To meet a spectrum of housing needs, ideally, NG areas contain a variety of housing that is carefully arranged, not randomly located. Regardless of location, the right mix of density is the key to the success of the of an NG area. Too much of one type of residential development could be detrimental to the neighborhood.

Neighborhood Center (NC)

Neighborhood Center classification is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize.

Standard Policies for Areas Without Detailed Neighborhood Design Plans

Standard policy 14 from Land Use Policy Application applies to residential proposals in NG areas:

In areas designated Neighborhood General on the Structure Plan, proposals for residential development should meet the following criteria to be considered on their merits.

1. The proposal contributes to the building of the neighborhood as envisioned in the applicable Structure Plan. In addition to generally reflecting principles of good neighborhood design, the proposal: a) includes components of the open space and transportation systems shown on the Structure Plan and b) contains a mix and arrangement of development that is appropriate to the site based on where it is situated within the neighborhood with respect to the center and edge of the neighborhood as envisioned in the Structure Plan.
2. The proposal is a combination of any conventional residential zoning districts none of which yield more than 20 units/acre and an Urban Design or Planned Unit Development overlay district or site plan, to assure appropriate design and that the type of development conforms with the intent for NG areas and the location in question.



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Subdivision Regulations 2-1.1
Conformance to Applicable Rules
and Regulation

STAFF ANALYSIS

3. No other special policy applies to the site that expressly makes an exception to this policy or does not support the proposal.

If the above criteria are not met, proposals for single family residential development using RS20 or RS15 zoning, civic activities, and low-rise public benefit uses may be considered on their merits.

“In addition to the requirement established herein, divisions of land shall comply with all applicable laws, ordinances, resolutions, rules, or regulations, including but not limited to the following:

....

C. The adopted General Plan and Major Street Plan.

....

Plat approval may be withheld if a subdivision is not in conformity with the above provisions.”

Staff has reviewed the application and found that it currently does not meet the criteria for a mix of housing densities and types envisioned in the Neighborhood General Policy.

At the zone change stage, the applicant submitted a sketch indicating they would comply with the policy by developing medium sized lots along the stream buffer in the center of the site, and smaller lots at the perimeter of the site. This layout of lot sizes is necessary to comply with the land use policies in this area. The proposed plat shows similar sized lots with no discernable size variations and will not allow for differences in housing product types.

The street layout is mostly acceptable, allowing for connectivity between Hamilton Church Road and Mt. View Road, and provides stub streets to undeveloped neighboring properties, however, a connection between lots 32 and 58, aligning with Tea Garden Way is needed.

Staff recommends approval with the condition that the applicant enlarge the lots backing up to the stream buffer to a minimum of 7,500 square feet by shrinking lots located along the perimeter, as was proposed by the applicant’s sketch plan submittal at the zone change



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review. This will allow the plan to meet the criteria set forth by the Neighborhood General Policy.

METRO PUBLIC WORKS' RECOMMENDATION

Preliminary approvals are subject to Public Works' review and approval of construction plans.

The applicant will contribute their fair share of off-site road improvements to be determined. Public Works is currently coordinating with three developers for their share of road improvements for this area. If the developer disagrees with the final Public Works determination, the issue will be brought before the Planning Commission with the approval of the first final plat.

CONDITIONS

1. The applicant will provide a street connection to Hamilton Church Road between lots 58 and 32 and aligning with Tea Garden Way.
2. The applicant shall enlarge the lots backing up to the stream buffer to a minimum size of 7,500 square feet by shrinking lots located along the perimeter to meet the criteria set forth by the Neighborhood General Policy. The applicant must submit a revised plan by January 13, 2005.
3. A paved pedestrian connection shall be provided from the the end of Cul-de-sac "E" or at some point along Road "B" to allow pedestrian access to Hamilton Church Road.
4. Landscape plans for the required buffer yard shall be submitted to the Urban Forest for review prior to the issuance of the grading permit.



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

Subdivision 97S-014U-03
Forest Vale Subdivision
None
1 - Gilmore
1 - Thompson
Metropolitan Department of Law
This item was deferred at the December 9, 2004
Planning Commission meeting at the request of the
applicant.

Staff Reviewer
Staff Recommendation

Fuller
*On advice from the Metropolitan Department of Law,
staff recommends that the prior approval be rescinded.*

APPLICANT REQUEST

The Metropolitan Department of Law recommends the rescission of the original approval of this subdivision since it was recorded in error without a bond in place. The original plat was recorded without the required sewer line extension being built or properly bonded.

SUBDIVISION DETAILS

Timeline
July 17, 1997

James S. Norman of Metro Water Services issued a letter to the Planning Department indicating approval of the Forest Vale Subdivision with the contingency for a bond for the construction of sanitary sewer in the amount of \$28,400.

January 14, 1999

The Forest Vale final plat was recorded without the required bond for sewer improvements.

February 21, 2003

Scott Potter, Director of Water Services, sent a letter to Terry Cobb, Director of Codes Administration, informing Codes of the problem and requesting that any building permit applications of these properties be denied. This letter was copied to Mr. Howard Fisher, the developer, and identified the steps that needed to be taken to rectify the situation.

The steps Mr. Potter identified to correct the situation were:

- Resubmittal of sewer construction plans for approval by the State of Tennessee and Metro Water Services.
- A posting of a bond for \$40,000.



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June 3, 2004

Brooks Fox, Metropolitan Department of Law, issued a letter to Howard Fisher, developer, informing him that if the steps were not taken to comply with the construction and bonding of the sewer line, then the Planning Commission could rescind the approval of the subdivision.

June 8, 2004

The Department of Law issued a letter to Mr. Rick Bernhardt, Planning Director, requesting that the issue be placed on the July 22, 2004, agenda of the Planning Commission to give the developer ample time to show an intent to comply. This letter was copied to both owners of the land, Howard Fisher and Don Whitfield.

July 22, 2004

The request to rescind the plat approval was deferred to August 26, 2004.

August 26, 2004

The request was recommend for indefinite deferral by the staff to allow the developer, Howard Fisher, time to resubmit construction plans for the sewer line.

October 1, 2004

Notice was given to Peter Curry, Esq. by Metro Legal that staff intended to recommend rescinding the plat, unless a construction permit was issued or an appropriate bond was posted by October 12, 2004.

STAFF RECOMMENDATION

Staff recommends rescission of the Forest Vale final subdivision plat approval. The developer of record, Howard Fisher, has had ample time to construct a sewer line since the recording of the plat in 1999, and has shown no intent to comply with the requirements of the subdivision plat approval.



Project No.	Zone Change 2005Z-014U-05
Associated Case	None
Council Bill	None
Council District	6 – Jameson
School District	5 – Hunt
Requested by	Charles Crawford, applicant/owner
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Rezone 0.16 acres from residential (R6) to mixed use neighborhood (MUN) district at 1521 Russell Street, at the northwest corner of Russell Street and South 16th Street.

Existing Zoning
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
MUN district

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

SUBAREA 5 PLAN

Residential Medium (RM)

RM policy is intended to accommodate 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, single-family detached units, town-homes, and walk-up apartments.

Policy Conflict

The proposed zoning district MUN is consistent with the Subarea 5 Plan in that its intent is to conserve nodes of neighborhood commercial areas. The Metro Historical Commission has confirmed that prior to 1985, this building served as a neighborhood grocery and residence and has historical significance. Although the RM Policy is intended for residential development, the subarea plan does acknowledge these existing nonconforming commercial nodes and suggests conservation of these areas. The MUN district will also allow the return of residential uses should the retail cease to be viable.

RECENT REZONINGS

None.



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TRAFFIC

A Traffic Impact Study may be required at development.

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Units per Acre	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single family detached (210)	0.16	6.18	1	15	10	2

Typical Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station W/ Conv. Market (945)	0.16	0.12	836		65	81

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
--					55	79

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Units per Acre	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
()	0.16	6.18	1	15	10	2

Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station w/Convenience Market ()	0.16	0.60	4,182		542	672

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
--					532	670



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METRO SCHOOL BOARD REPORT

Projected student generation*

1 Elementary 1 Middle <1 High

Schools Over/Under Capacity

Students would attend Warner Elementary School, Bailey Middle School, or Stratford High School. None of these schools have been identified as being overcrowded by the Metro School Board. This information is based upon data from the school board last updated August 31, 2004.

*The numbers for MUN zoning are based upon students that would be generated if the MUN zoning were to develop as residential instead of office and commercial. This also assumes each multi-family unit has 1,000 sq.ft. of floor area.



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

Subdivision 2005S-278U-10
Sneed Estates, Resubdivision of Lot No. 45
None
34 – Williams
8 - Harkey
A.R.Sharp, Jr., owner, Campbell, McRae and Assoc. Surveying, Inc., surveyor.

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST
Final Plat

This request is to create 2 lots at the southwest corner of Colewood Drive and Wallace Lane (0.91 acres).

ZONING
RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

SUBDIVISION DETAILS

Lot Comparability

Section 2-4.7 of the Subdivision Regulations state 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 General Plan.

A lot comparability test was conducted and the lot area yielded a minimum lot size of 23,767 square feet and a minimum allowable lot frontage of 98 feet. Both lots pass for lot frontage, but not lot area. Both lots are proposed for 20,000 square feet.

Staff recommends disapproval of a lot comparability waiver because it is not consistent with the land use policy. The Residential Low land use policy in this area is intended for residential development at a density of 1 to 2 dwelling units per acre. This subdivision is not consistent with the policy because the subdivision proposes 2 homes on less than one acre of land (0.91 acres).



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Sidewalks

Sidewalks are not proposed or required because the application was submitted prior to the adoption of the amended sidewalk regulations.

PUBLIC WORKS' RECOMMENDATION

No Exception Taken.



Project No.
Project Name
Council Bill
Council District
School District
Requested by
Deferral
Staff Reviewer

Subdivision Proposal No. 2005S-023U-12
Barbara Battle Property
None
30 - Kerstetter
2 - Blue
John Franklin, applicant, Meridian Construction, owner

Pereira

Staff Recommendation

Approve subdivision, but disapprove sidewalk variance

APPLICANT REQUEST

A request for final plat approval to create 2 lots abutting the southwest corner of Taylor Road and Flora Maxwell Drive, with a variance for sidewalks (0.32 acres).

ZONING
R6

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.

SUBDIVISION DETAILS

Two lots will be created with this subdivision. Lot 1, at the corner of Flora Maxwell Road and Taylor Road, will front the two streets, and Lot 2 will front on Taylor Road. There is an existing house on Lot 1. There is a 20 foot public utility and drainage easement along the frontages of these lots. A 50 foot right-of-way has been observed on both of these local roads.

Sidewalk variance request

The applicant has requested a variance from providing sidewalks along the frontage of the properties being subdivided. This includes lot one's frontage along Taylor Road.

The property falls within the Urban Services District, and is zoned R6. As there is an existing house on Lot 1, Subdivision Regulations do not require a sidewalk along the Flora Maxwell frontage because a new development right is not being created. However, a new development right is being created on lot 2, and a sidewalk is required. The Subdivision Regulations allow the developer to either construct the sidewalk segment or make a financial contribution to the sidewalk fund in lieu of actually constructing.



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Alternatively, the developer may seek a sidewalk variance.

The applicant requests a variance from building a sidewalk due to the difficulties created by the elevation drop immediately east of Taylor Road. The elevation is claimed to decline into a drainage ditch that measures 24 inches deep. A Sidewalk Constructability Report prepared by Public Works confirms the existence of an ephemeral stream / drainage area just south of the property, adjacent to Taylor Road. The report concludes that if a sidewalk were to be constructed south of lot 2 along Taylor Road, a culvert/drainage structure would be required at this ephemeral stream.

Section 1-10 of the Subdivision Regulations addresses the conditions that must apply for the Planning Commission to grant a variance. One condition is that if “the particular physical surroundings, shape, or topographical conditions of the specific property involved” result in a “particular hardship to the owner, as distinguished from a mere inconvenience,” a variance may be granted. Given that the ephemeral stream is located south of the property proposed for subdivision, staff contends that this site does not have “particular physical surroundings, shape or topographical conditions” that result in “a particular hardship to the owner, as distinguished from a mere inconvenience,” and therefore fails to meet the technical requirements for a variance. Staff recommends that the applicant make a financial contribution to the sidewalk fund for this portion of property frontage, in lieu of actually constructing it. Staff accordingly recommends disapproval of the sidewalk variance.

**PUBLIC WORKS
RECOMMENDATIONS**

No Exceptions Taken.



Project No.	Subdivision 2005S-025G-14
Project Name	Hadley's Bend City, Block 1, Lots 1-4
Associated Cases	None
Council District	11 – Brown
School Board District	4 - Nevill
Requested By	Day B. Winters, owner, C & K Surveying, surveyors
Staff Reviewer	Harris
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Final Plat	This request is to create 2 lots at the southeast corner of Main Street and Capitol Street (0.46 acres).
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ZONING	
R8 District	

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

SUBDIVISION DETAILS

<i>Lot Comparability</i>	
--------------------------	--

Section 2-4.7 of the Subdivision Regulations state 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 7,187 square feet and a minimum allowable lot frontage of 95 feet. Both lots pass for lot area and lot frontage.

<i>Sidewalks</i>	
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Sidewalks are proposed on lot 2 along Capitol Street. This property is located within the General Services District in an area where the Sidewalk Priority Index (SPI) is 20 or greater.

PUBLIC WORKS RECOMMENDATION

	No Exception Taken.
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CONDITIONS

1. Metro Water Services and Public Works approval shall be submitted and performance bonds posted prior to final plat recordation, if any.



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

Subdivision 2005S-026U-05
Burkett Subdivision
None
7 – Cole
5 - Hunt
Todd Burkett, owner, Tommy Smith, surveyor

Staff Reviewer
Staff Recommendation

Harris
Defer to allow for the Board of Zoning Appeals approval.

APPLICANT REQUEST

Final Plat

This request is to create 2 lots on 2.31 acres along the north side of Kenmore Place at the terminus of Oxford Street.

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

Section 2-4.7 of the Subdivision Regulations state 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 test was conducted and both lots pass for lot area and frontage.

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 RS7.5, which requires a minimum lot size of 7,500 square feet and the under the Regulations allows a maximum of 22,500 square feet. The plan proposes 87,873 square foot lot for lot 2, which exceeds the maximum lot size requirement under the Regulations.

Staff recommends approval of this variance. The existing parcel is 1.83 acres or 79,715 sq. ft., which already exceeds the maximum lot size requirement for



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Setback Variance

RS7.5 zoning. This subdivision also creates a better situation since it would consolidate one parcel that has no street frontage into one lot with street frontage onto Kenmore Place.

The existing house is located on the proposed lot 1 of the subdivision, however, it does not meet the rear setback requirement of 20 feet. The Board of Zoning Appeals will need to make a recommendation of this variance request prior to a recommendation being granted for this subdivision by the Commission. Therefore, staff recommends deferral to allow time for the Board of Zoning Appeals to review the rear setback variance.

PUBLIC WORKS RECOMMENDATION

No Exception Taken.



Project No.
Project Name

Subdivision 2005S-029U-10
Bellemeade Annex, Subdivision of Part of Lot 29 and All of Lot 30

Associated Cases
Council District
School Board District
Requested By

None
34 – Williams
8 - Harkey
G.W. Weesner, owner, Barge, Waggoner, Sumner & Cannon, surveyors

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions, disapprove sidewalk variance.

APPLICANT REQUEST
Final Plat

This request is to create 3 lots at the southeast corner of Hobbs Road and Sneed Road (2.06 acres).

ZONING
RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

SUBDIVISION DETAILS

Lot Comparability

Section 2-4.7 of the Subdivision Regulations state 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 test was conducted and all three lots pass for lot area and frontage.

Sidewalks

A sidewalk variance has been requested by the applicant for Lot 2, the portion along Sneed Road, citing that there is terrain that would require a retaining wall for support and the relocation of a power pole. The applicant also states that there are no sidewalks in this area and would not be possible for the extension of the sidewalk due to headwalls and culverts at the various driveways along Sneed Road.

Staff recommends disapproval of the sidewalk variance. Sidewalks are required since this is in the Urban Services District and would be contiguous to and connect existing sidewalk segments. There is an existing sidewalk along Hobbs Road and lot 2 is a corner lot which would extend the existing sidewalk



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network in this area. Julia Green Elementary school is also to the east of the property.

Prior to the amendment of the subdivision regulations, sidewalks would not have been required because the zoning is RS20 and the lots are proposed for 20,000 sq. ft. or greater. With the amended regulations, the area is in the urban services district and extends the existing sidewalk network and is required.

PUBLIC WORKS RECOMMENDATION

No Exception Taken.

CONDITIONS

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



Project No.
Project Name
Council Bill
Council District
School District
Associated Case

Planned Unit Development 90P-018U-12
Nipper’s Corner (Publix)

None
27 - Foster
2 - Blue

Requested By

Mandatory Referral # 2005M-018U-12 was approved at the January 13, 2005, Commission meeting
Littlejohn Engineering, applicant for BSM Nippers LLC, owner

Staff Reviewer
Staff Recommendation

Pereira
Approve with the condition that Metro Public Works’ requirements be met prior to issuance of a building permit

APPLICANT REQUEST
Revision to Preliminary & Final PUD

Request to revise the preliminary PUD and for final approval of a portion of the Commercial PUD on 5.69 acres, located on the north side of Old Hickory Boulevard, east of Edmondson Pike, to permit the development of a 46,031 square foot grocery store and an 8,000 square foot retail use, replacing 40,500 square feet of retail, restaurant and movie theater uses.

Staff Consideration

Staff recommends the Planning Commission treat this request as a revision for the reasons listed below, but if the commission believes this change alters the basic development concept of this PUD, then the Commission can recommend an amendment to the PUD, which requires referral to the Metro Council.

Based on the following factors, staff finds that this request to modify the PUD should be treated as a revision, which is not required to be referred to the Metro Council:

1. The proposed use is consistent with the Council-approved uses in the PUD.
2. This revised PUD plan does not increase the total floor area more than ten percent beyond the total floor area last approved by Metro Council. The revised PUD plan proposes a total of 91,893 square feet, which does not increase the total floor area



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more than ten percent beyond the Council-approved amount of 88,102 square feet.

3. The proposed access points are consistent with the Council-approved plan.
4. The proposed plan does not significantly increase the height of the buildings in the PUD.
5. The proposed plan does not significantly change the impact to the surrounding area.

PLAN DETAILS

Existing Zoning

The site (PUD) is currently zoned as Shopping Center Community district property. SCC is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

Site design

A 46,031 square foot grocery store is proposed on Lot 5 (parcel 264) to replace a current building that has 15,000 square feet of retail and restaurant uses. A 8,000 square foot building is proposed on Lot 6 (parcel 265) to replace a 25,500 square-foot movie theater building.

Access

The proposed plan shows four points of ingress/egress that are existing: two driveways from Edmondson Pike on the west and two along Old Hickory Boulevard. The applicant proposes to shift the northern driveway location along Edmondson Pike.

A mandatory referral was approved at the January 13, 2005, Planning Commission meeting to modify the restrictive covenants and grant a permanent easement and temporary construction easement across Metro owned property for Fire Station #10, on the southeast side of the PUD. This easement will allow the applicants to shift the existing driveway along Old Hickory Boulevard to the east as it extends north.

Sidewalks

The proposed new right turn lane on Old Hickory Boulevard at its intersection with Edmondson Pike will encroach upon the existing sidewalk between the first driveway on Old Hickory Boulevard and Edmondson Pike. An existing sidewalk along Old Hickory Boulevard is proposed to be replaced where it is not compliant with ADA standards.

Parking and landscaping

The applicant has calculated the required parking for the new and existing uses within the PUD that will be



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affected by construction. The applicant will provide 441 spaces to comply with the total 439 spaces required.

The PUD plan provides the required "C" standard landscape buffer yard between the PUD and the adjacent RM9 zoning districts to the north and east.

Recent Rezonings

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATIONS

1. Show and dimension ROW along Old Hickory Boulevard at property corners, consistent with major street plan (S6 - 70' from road centerline).
2. Show ROW dedication for proposed sidewalk, or record with the PUD a public pedestrian access easement.
3. Sidewalk construction shall be per Metro ST-210.
4. Show curb ramps, as shown in Metro ST-320.
5. Effective 1/1/2005, show detectable warnings at curb ramps, as shown in Metro ST-329/ST-330.
6. Show updated standard details from the Engineering Division of Public Works, if applicable.
7. Use street pavement schedule as shown in Metro ST-261.
8. Remove vegetation along the northern driveway (along Edmondson Pike) to allow for adequate site distance. Add a note to the plans that this will be done.
9. Modify the signal at the intersection of Old Hickory Boulevard turning north onto Edmondson Pike: the lane furthest north that is signed to allow straight and right-turn movements should be modified to allow right turn movement ONLY.
10. Construction drawings must be submitted and approved by Public Works.
11. Signaling and signing plans must be submitted and approved by Public Works.

CONDITIONS (If approved):



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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.
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.
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.
7. Prior to the issuance of any building permits, a revised final plat, or instrument, must be recorded



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showing the required right-of-way reservation along the frontage of Old Hickory Boulevard.

8. Compliance with all of Public Works' conditions listed above.



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

Planned Unit Development 2004P-017U-10
Parkview Circle PUD

BL 2004-328
25 - Shulman
8 - Harkey

Dale and Associates, applicant for Parkview Partners, owner

Staff Reviewer
Staff Recommendation

Pereira
Approve with conditions

APPLICANT REQUEST
Final PUD

Request for final PUD approval to develop two single-family lots on 0.42 acres, located at 4302 Parkview Circle, south of Frances Avenue, classified RS7.5.

PLAN DETAILS

Site Plan

The proposed PUD plan creates one 7,570-square foot lot (Lot 1) and one 7,722-square foot lot (Lot 2). Each lot proposes a 2,600-square foot, single-family residential structure. There is an existing dwelling on lot 1 that will remain.

Recent rezoning

The preliminary PUD and zone change request to RS7.5 were disapproved at the July 8, 2004, Planning Commission meeting. Both the PUD and zone change have now been approved by the Metro Council, however.

Access

The proposed plan includes one point of ingress/egress along Parkview Circle, and both lots share a 14 foot wide concrete joint use driveway.

Sidewalks

Because this site falls in the Urban Services District, sidewalks are required along the property frontage, or a financial contribution to the sidewalk fund must be made.
When the preliminary PUD was disapproved, a condition was put on the PUD plans that stated that if they were ultimately adopted by Metro Council, a



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Open Space and Landscaping

sidewalk was to be constructed along the frontage of both new lots in accordance with current Metro Public Works' design standards. A sidewalk has been shown on the final PUD plans, along the frontage of the property parallel with Parkview Circle.

Because this subdivision is proposed as a PUD, 15% open space is required as part of the plan. This requirement is met by a 2,680-square foot common space area in the southeast corner of the site, just south of Lot 2.

Because this PUD district is zoned RS7.5 and is surrounded by RS10 on all sides, a class B landscape buffer is required along its exterior perimeter. The final plans show the required landscape buffer yard along the entire exterior perimeter of the PUD.

Environmental

There is no floodway or floodplain on the property. There are also no blueline streams or slopes greater than 15 percent.

TRAFFIC PUBLIC WORKS' RECOMMENDATIONS

Final approvals are subject to Public Works' review and approval of construction plans.

CONDITIONS

1. Prior to the issuance of any building permits, a final plat / PUD boundary plat must be recorded.
2. Prior to final plat approval, a termination of master deed must be recorded that removes the horizontal property regime that currently exists on the property.
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



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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 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 District
Associated Case
Requested By

Planned Unit Development 2004P-027G-06
Bellevue KFC

None
22 - Crafton
9 - Warden

T Square Engineering, applicant for AJS Associates, optionee, and Suntrust Bank, owner

Staff Reviewer
Staff Recommendation

Pereira
Approve with conditions

APPLICANT REQUEST
Final PUD

Request for final PUD approval for a 3,125 square foot fast-food restaurant on 1.10 acres, located on the south side of Highway 70 S and the north side of Old Harding Pike.

PLAN DETAILS

Access

The proposed plan includes two points of ingress/egress: one from Hicks Road and one from Old Harding Pike.

Sidewalks

Sidewalk extensions are proposed along the frontage of the property on Highway 70 S and Hicks Road, but not along Old Harding Pike. This site falls within an area where the Sidewalk Priority Index is greater than 20, therefore, sidewalks are required or a financial contribution to the sidewalk fund must be made.

Right of Way

The applicant has dedicated 12 feet to the required Right of Way along Highway 70S (for a total ROW of 108 feet, or 54 feet from the centerline). The applicant has dedicated 5 feet and reserved 6 feet for the ROW along Hicks Road (for a total ROW of 50 feet). Along Old Harding Pike, the applicant has dedicated 12 feet to the required ROW (for a total ROW of 84 feet, or 42 feet from the centerline).

Parking and landscaping

Since the preliminary plans, parking has been reduced from 35 to 32 spaces, still complying with the required 31 spaces. Parking space orientation and internal landscaping have been modified slightly as well.



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The PUD plan provides the required landscape buffer yard between the adjacent bank and the proposed restaurant. The required five foot perimeter landscape strips have been shown along Hicks Road and Highway 70S.

Recent Rezonings

The Planning Commission recommended approval of the request to change from OR20 to CL district in January 2004. Metro Council passed this zone change bill on third reading on November 16, 2004. The bill included several conditions, including the following:

1. The construction of a monument style sign constructed of "municipal red brick" being a maximum eight feet in height and nine feet in length;
2. That the exterior of the proposed development be consistent with the rendering on file with the Planning Commission and made a part of this ordinance as though copied herein; and
3. That the proposed development be consistent with the Demolition and Layout Plan and the Landscape Plan filed with the Planning Commission as part of the Preliminary Planned Unit Development on file with the Planning Commission and made a part of this ordinance as though copied herein.

The Planning Commission has received the layout plans, as indicated above.

TRAFFIC PUBLIC WORKS' RECOMMENDATIONS

Final approvals are subject to Public Works' review and approval of construction plans.

CONDITIONS

1. The building's sign shall be constructed of a monument style of municipal red brick, at a maximum of eight feet in height and nine feet in length.
2. The exterior of the proposed development shall be consistent with the rendering on file with the Planning Commission.
3. Construction of sidewalks will be determined at the building permit stage.



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4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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-019G-14
Rename “John Hager Road” to “John Hagar Road”

Council Bill
Council District
Requested By

BL2005-506
12 – Gotto
Councilmember Jim Gotto

Staff Reviewer
Staff Recommendation

Kleinfelter
Approve

APPLICANT REQUEST

An ordinance to amend the Official Street and Alley Acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by renaming John Hager Road as “John Hagar Road,” requested by Councilmember Jim Gotto, 12th District.

Since this road was first constructed and accepted by Metro Government, it has been named “John Hager Road.” The person after whom it was to be named, however, was “John Hagar.” Accordingly, Councilmember Jim Gotto has filed a bill with the Metro Council to change the name to reflect the correct spelling of Mr. Hagar’s name.

All property owners have been mailed notices of the proposed renaming.

DEPARTMENT AND AGENCY COMMENTS

No responding departments or agencies take exception.

RECOMMENDATION

Public Works has reviewed this request and recommends approval.

Planning staff also recommends approval of this request.



Project No.
Project Name

Mandatory Referral 2005M-021U-09
Lease agreement: Metro Public Square
Parking Garage

Council Bill
Council District
Requested By

BL2005-522
6 - Jameson
MDHA and Metro Real Property Services

Staff Reviewer
Staff Recommendation

Kleinfelter
Approve

APPLICANT REQUEST

An ordinance approving a parking agreement between the Metropolitan Government and Stahlman Redevelopment Partners, LLC, for the use of up to 175 parking spaces for a fee in the new courthouse parking garage currently under construction, requested by MDHA.

DEPARTMENT AND AGENCY COMMENTS

No responding departments or agencies take exception.

RECOMMENDATION

The purpose of this lease is to enhance the redevelopment of the Stahlman Building to residential apartments. The lease has been approved and recommended for approval by MDHA and Metro Real Property Services.

Planning staff also recommends approval.



Project No.
Project Name

Mandatory Referral 2005M-022G-14
Steven Brewster & Kim Locke Easement
Acquisition

Council Bill
Council District
Requested by

None
11 – Brown
Metro Water Services Department

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for an easement acquisition at 345 Swinging Bridge Road, requested by Metro Water Services, Project No. 04-DL-0775.

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). NES suggests that high voltage overhead conductors are located in this area and extreme caution should be used when working on site.

Planning staff also supports the request.



Project No.
Project Name

Mandatory Referral 2005M-023U-14
Metro Commerce Park Easement
Acquisition

Council Bill
Council District
Requested by

None
15 – Loring
Metro Water Services Department

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for an easement acquisition at 1654 Elm Hill Pike, requested by Metro Water Services, Project No. 04-DL-0771.

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). NES suggests that high voltage overhead conductors are located in this area and extreme caution should be used when working on site.

Planning staff also supports the request.



Project No.	Mandatory Referral 2005M-024U-11
Project Name	Horrell Properties Easement Acquisition
Council Bill	None
Council District	16 – McClendon
Requested by	Metro Water Services Department
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request for an easement acquisition at 4285 Sidco Drive, requested by Metro Water Services, Project No. 04-DL-0772.

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.	Mandatory Referral 2005M-025U-10
Project Name	American Center Easement Acquisition
Council Bill	None
Council District	21 – Whitmore
Requested by	Metro Water Services Department
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request for an easement acquisition at Park Drive (unnumbered) and West End Avenue (unnumbered), requested by Metro Water Services, Project No. 04-DL-0773.

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). NES advises that underground facilities are in the area.

Planning staff also supports the request.



Project No.	Mandatory Referral 2005M-026U-12
Project Name	Mousavi Properties Easement Acquisition
Council Bill	None
Council District	32 – Coleman
Requested by	Metro Water Services Department
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request for an easement acquisition at 1631 Bell Road, requested by Metro Water Services, Project No. 04-DL-0774.

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.	Mandatory Referral 2005M-027G-06
Project Name	AJS Associates Easement Acquisition
Council Bill	None
Council District	22 – Crafton
Requested by	Metro Water Services Department
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request for an easement acquisition at 7121 Highway 70 South, requested by Metro Water Services, Project No. 04-DL-0781.

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-028U-07
Chad Cline Easement Acquisition
None
20 – Walls
Metro Water Services Department

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for an easement acquisition at 5302 Pennsylvania Avenue, requested by Metro Water Services, Project No. 03-D-0554.

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

2003M-033U-05
**MDHA Five Points Redevelopment Plan –
Amendment 5**

Council Bill
Council District
Requested by

BL2005-510
6 – Jameson
Metropolitan Development and Housing Agency

Staff Reviewer
Staff Recommendation

Kleinfelter
Approve

APPLICANT REQUEST

**An ordinance approving Amendment No. 2 to the
Five Points Redevelopment Plan, requested by
MDHA.**

DETAILS

The Metropolitan Development and Housing Agency (MDHA) has proposed three changes to the Five Points Redevelopment Plan. The area of the Five Points Redevelopment Plan is shown on the sketch accompanying this staff report.

Two of the proposed changes are housekeeping measures. A change is also proposed to amend section C of the Plan to allow residential uses in areas designated in the Plan as “Neighborhood Commercial.” The proposed land use change would allow mixed use development to occur in the Five Points area.

SUBAREA 5 PLAN

Policy Conflict

None. The proposed changes to the Five Points Redevelopment District do not affect the zoning on the property.