



Project No.

**Proposed Amendment to the Subarea 4 Plan:
1998 Update**

Associated Cases
Council Bill
Council Districts
School District
Requested by

2005Z-026G-04
None
4 (Craddock)
3 – Binkley
Catherine Hoorman, owner

Staff Reviewer
Staff Recommendation

Wood
Disapprove

APPLICANT REQUEST

Change the land use policy from Office Concentration to Neighborhood Center for 1202, 1208, and 1212 South Graycroft Avenue and 1221 Briarville Road (3.64 acres) and refine the boundaries of the Office Concentration, Residential Low Density, and Residential Medium Density policy areas within the amendment area

Existing Land Use Policies
Residential Low Density

Residential Low Density is a Structure Plan category designed to conserve large areas of established, low density (two dwelling units per acre or below), subdivided residential development that have their own street systems.

Residential Medium Density

Residential Medium Density is a Structure Plan category designed to accommodate residential development within a density range of about four to nine dwelling units per acre.

Office Concentration

The Office Concentration Structure Plan category applies to existing and future large concentrations of office development. The predominant uses in Office Concentration areas are offices although it is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas. Residential uses of at least Residential Medium High density (9-20 housing units/acre) are also an appropriate secondary use.

Proposed Land Use Policy

Neighborhood Center (NC)

Neighborhood Center is the Structure Plan classification for small, intense areas that may contain multiple functions and are intended to act as local



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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 Neighborhood Center areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Residential development in these areas generally consists of a mix of medium to high density single- and multi-family housing.

ANALYSIS

Staff recommends disapproval of the request for Neighborhood Center policy for the area including the applicant's parcel because the local community and the Councilmember have expressed their opposition to the proposal and unwillingness to go forward with the zoning the would be required to implement the policy. Although there is merit to placing a Neighborhood Center at this location, there is no urgent need to consider the amendment at this time. It will be considered as part of the update for the Madison Community Plan anticipated during the latter half of 2006.

This area currently contains a mixture of office and residential development with no nearby convenient retail services. The nearest retail services are along Gallatin Pike, about three quarters of a mile to the east. A small Neighborhood Center node near the intersection of South Graycroft and Due West Avenues would provide such services at a good location near the corner of two busy streets that is fairly central to the amendment area. There are also sidewalks along both South Graycroft and Due West Avenues, which helps provide pedestrian access. In addition, the properties have access to both South Graycroft Avenue and Briarville Road.

Staff held a community meeting on May 31, 2005, to discuss the amendment proposal. About 25 people attended and most were opposed to the proposal. They were most concerned with the potential traffic impacts of the proposed Neighborhood Center, which although small would contain at least one retail use. South Graycroft Avenue is a busy road where speeding is a problem. Retail development does typically generate more traffic per square foot than does office. In addition to the problem of increasing the quantity of traffic,



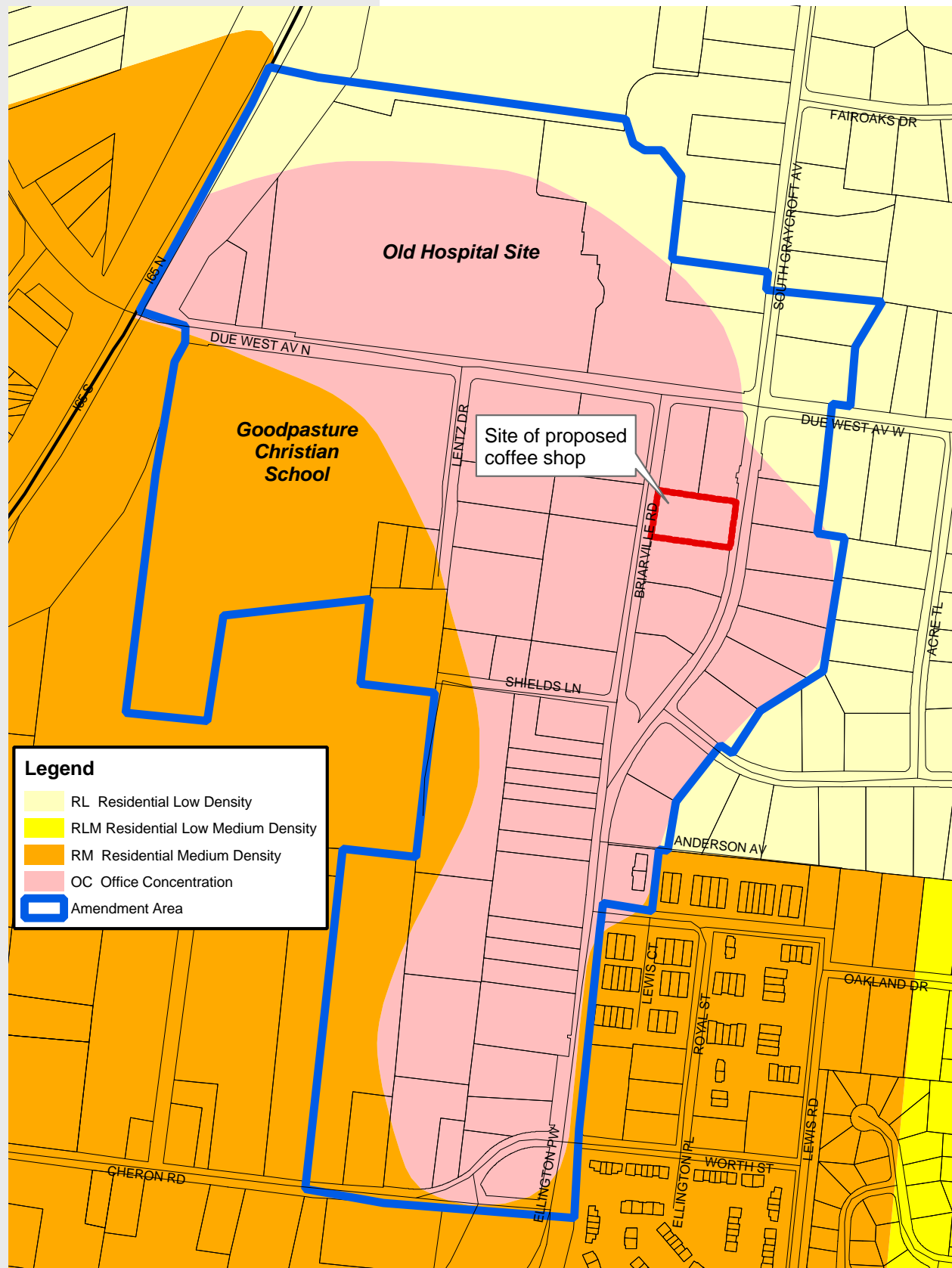
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community representatives are concerned about the increased number of turning movements along this section of South Graycroft Avenue.

When the applicant initially approached staff with this request, staff discussed with Councilmember Craddock and the applicant the need to look at a larger amendment area than just the applicant's parcel. The larger amendment area is outlined in blue on the graphic, which shows the current policy arrangement and indicates the location of the applicant's parcel, where she wishes to open a coffee shop. Staff discussed at the community meeting the possibility of refining the policy boundaries within this larger area. The community was hesitant about adding any amount of land to the existing Office Concentration policy in part because of the existing vacancies in the area. Until the hospital site is reused, demand for small offices and associated support services will likely remain flat. Staff sees no reason to address any other policy issues within this amendment area at this time.



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Project No.

Associated Cases

Council Bill

Council Districts

School District

Requested by

Staff Reviewer

Staff Recommendation

**Proposed Amendment to the Southeast
Community Plan: 2004 Update**

Collector Street Plan amendment

None

31 (Toler)

2 – Blue

Don Smithson, Janice Williams, and Steve Williams,
owners

Wood

*Hold public hearing but continue the hearing and
consideration until the June 23, 2005, Commission
meeting.*

APPLICANT REQUEST

**Change the Structure Plan land use policy from
Rural to Neighborhood General and Neighborhood
Center with Detailed Land Use Policies of Mixed
Housing, Mixed Live/Work, Mixed Use, and Open
Space for approximately 682.46 acres for property
located along Carothers and Battle Roads**

ANALYSIS

Information regarding the traffic analysis of the
proposed new street network has not yet been received
and is needed to complete the analysis for this
amendment. Therefore, staff recommends that the public
hearing for this item be held but that action be deferred
until the June 23, 2005, Commission meeting.



Project No.

Associated Cases

Council Bill

Council Districts

School District

Requested by

Staff Reviewer

Staff Recommendation

Proposed Amendment to the Collector Street Plan

Proposed Amendment to the Southeast Community Plan

None

31 (Toler)

2 – Blue

Don Smithson, Janice Williams, and Steve Williams, owners

Wood

Hold public hearing but continue the hearing and consideration until the June 23, 2005, Commission meeting.

APPLICANT REQUEST

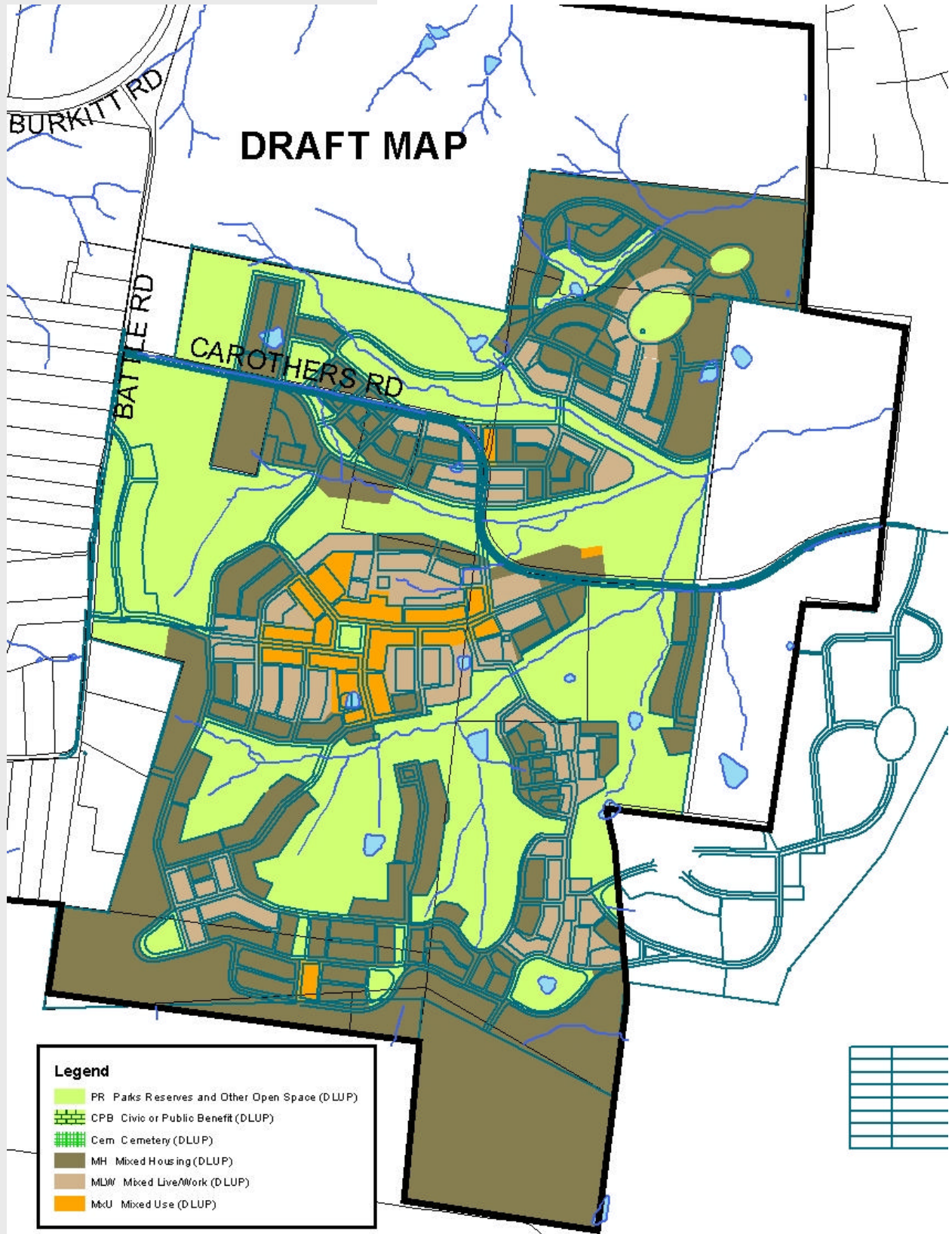
Amend the Collector Street Plan to change Carothers Road from a Collector to a Local designation

ANALYSIS

Information regarding the traffic analysis of the proposed new street network has not yet been received and is needed to complete the analysis for this amendment. Therefore, staff recommends that the public hearing for this item be held but that the hearing be continued and consideration and action be deferred until the June 23, 2005, Commission meeting.



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

Zone Change 2005Z-056BT
None.
BL2005-648
Countywide
n/a
Councilmember-at-Large Buck Dozier
Deferred at the May 26, 2005, Commission meeting.

Staff Reviewer
Staff Recommendation

Regen
Disapprove

APPLICANT REQUEST

Amend Zoning Code to permit signs with video and/or rapidly changing graphics or text when oriented to a four-lane or controlled access highway.

ANALYSIS

Existing Law

Except in the Commercial Amusement (CA) zoning district, the Zoning Code prohibits signs with copy or graphics that change more frequently than every two seconds. In May 2004 the Council adopted an ordinance to allow such signs in the CA zoning district. Prior to that time, signs with copy or graphics that change more frequently than every two seconds were prohibited throughout Davidson County. This type of sign includes signs with full-motion video.

Proposed Text Change

The proposed amendment would create a new exception to this general prohibition against signs with copy or graphics that change more frequently than every two seconds. It would permit video and/or rapidly changing text and graphics on permitted signs countywide, provided they are oriented to a four-lane or controlled access highway.

The ordinance would amend the Code as follows:

Section 17.32.050

G. Signs with any copy, graphics, or display that change by electronic means, when the copy, graphics, or display does not remain fixed, motionless and nonflashing for a period of two seconds or more, provided that this provision shall not be applicable to any sign **oriented to a four-lane or controlled access highway** ~~located within the CA district.~~



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Analysis

Currently, changeable text and graphics on sign faces in most locations within Davidson County must remain static for at least two seconds. Sign copy that changes more rapidly, such as that seen in a video display, is currently permitted only in the CA district. An ordinance adopted by Council in May 2004 exempted the CA district from this restriction to allow video and other rapidly changing copy for use by the amusement, recreation, lodging, retail, and tourism uses affiliated with the CA district. By expanding this type of sign countywide, signs that display rapidly changing text or graphics would be permitted on any four-lane or controlled-access highway.

Clarification

The term “highway” is defined in the Metro Code as “every way [street] publicly maintained . . . [and] open to the use of the public for vehicular travel.” Based on this definition, the proposed amendment would allow signs with video and/or rapidly changing text or graphics on any four-lane road in Metro. Currently, these signs are permitted only in the CA district, which is found only along portions of four roads: Briley Parkway, Pennington Bend Road, Music Valley Drive, and McGavock Pike.

With this proposed text amendment, many more roads will be permitted to have these kinds of signs, including:

West End Avenue, Old Hickory Boulevard, Bell Road, Nolensville Pike, Lebanon Pike, Dickerson Pike, 21st Avenue/ Hillsboro Road, Thompson Lane, Charlotte Pike, Clarksville Pike, Antioch Pike, Mt. View Road, Blue Hole Road, Edmondson Pike, Andrew Jackson Parkway, Tulip Grove Road, Shute Lane, Ashland City Highway, Shelby Avenue, Harding Road, and White Bridge Road.

BL2005-633

Another bill addressing allowable signs, BL2005-633 (2005-056aT), is scheduled to be considered by the Metro Council on third reading on June 7. That bill proposes to permit larger signs along controlled-access highways. If both of these bills were adopted, then larger signs with video and rapidly changing text and graphics would be permitted along Briley Parkway, Ellington Parkway, and all controlled access highways.



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Staff Recommendation

Disapprove. This text amendment provides signs that are attention-getting because of their method of message display. By permitting these signs to locate countywide, additional distractions will be erected along heavily traveled roadways which may present a public safety issue and increase the visual clutter along Nashville's major thoroughfares.

If a bill is approved to allow more signs with video and/or rapidly changing text and graphics, staff recommends that the signs not be permitted along every four-lane highway in Davidson County. Some consideration of factors such as the posted speed limit should be included.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-058U-05

None
6 – Jameson
5 – Hunt

Donelson Construction and Development, applicant for Gary Lee Tussing, owner.

Deferral

Deferred at the May 12, 2005, Commission meeting to allow the Councilmember to hold a community meeting.

Staff Reviewer
Staff Recommendation

Pereira
Approve

APPLICANT REQUEST

Request to change 0.12 acres from Commercial Neighborhood (CN) to Mixed Use Limited (MUL) district zoning located at 1516 Ordway Place, west of North 16th Street.

Existing Zoning
CN district:

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

Proposed Zoning
MUL district:

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

**EAST NASHVILLE
COMMUNITY PLAN POLICY**

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.

RM Area 5G in Subarea 5 Plan

RM policy also applies to this entire subsection of the East Nashville Community Plan.

The East Nashville Community Plan is currently undergoing an update, but has not yet been approved by the Planning Commission. The draft plan calls for a Neighborhood Center policy for this parcel.

Policy Conflict

The proposed MUL is in partial conflict with the existing RM policy of the East Nashville Community



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MDHA and Historical Commission Consideration

Structure Plan, and RM Area 5G in the same plan, because MUL allows restaurant, retail, and office uses. However, the proposed MUL district is not in conflict with the draft policy for the site, Neighborhood Center.

This parcel also falls within the Five Points Redevelopment District Plan, overseen by MDHA, and is categorized as a historic property on the National Register, overseen locally by the Metro Historical Commission.

In the opinion of MDHA and the Historical Commission staff, the site's land uses are legally limited to only those uses allowed by both zoning *and* the Five Points Redevelopment District land use plan. The MDHA plan is more restrictive than straight MUL zoning regarding land uses, and has the effect of precluding the more intensive uses allowed by a straight MUL district, including a fast food restaurant, automobile parking, a mobile storage unit, or a car wash. MDHA and Historical staffs also consider the design guidelines of the Five Points Plan to be sufficiently restrictive so as to ensure appropriate design for the site, staying consistent with the established neighborhood character.

Neighborhood meeting

A community meeting was held on May 26, 2005, in order for the developer to better explain his plans with neighborhood residents. The Councilmember has informed staff that the consensus at the community meeting was that a Planned Unit Development should accompany the applicant's request to rezone to MUL. The applicant has not, to date, applied for a PUD on this property.

Staff recommends approval of the requested MUL zoning because it is consistent with the MDHA Five-Points Redevelopment Plan and that Plan restricts the uses available on the property under MUL zoning.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

No Exceptions Taken



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Typical Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	0.12	0.302	1,578	455	13	41

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station W/Convenience Market (853)	0.12	0.088	460	389	21	28

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
--	0.12			-66	8	-13

Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.12	0.25	1,307	47	6	81

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station With Convenience Market (853)	0.12	0.2*	1,045	884	48	64

*Adjusted as per use

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
--				837	42	17

METRO SCHOOL BOARD REPORT

Projected student generation*

1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Ross Elementary School, Bailey Middle School, or Stratford High School. All three schools have been identified as having capacity by the Metro School Board. This information is based upon data from the school board last updated Feb. 3, 2005.

*School generation numbers are based on a 4 units at 1,000 square feet each.



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

Subdivision 2005S-084G-14
Hay's Hamlet Subdivision
11 – Brown
4 - Nevill
National Heritage of Tennessee Inc., owner, and
Craighead Development, LLC, optionee/developer,
Volunteer Surveying, surveyor.

Deferral

Deferred at the May 12, 2005, meeting by the
Commission to allow time for the applicant to hold a
community meeting.

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions.

APPLICANT REQUEST
Preliminary Plat

A request to create 39 single-family lots on 10.79 acres on the east side of Shute Lane, approximately 600 feet south of Saundersville Road.

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.

CLUSTER LOT OPTION

The cluster lot option allows the applicant to reduce minimum lot sizes two base zone districts from the base zone classification of R10 (minimum 10,000 sq. ft. lots) to R6 (minimum 6,000 sq. ft. lots). The proposed lots range from 6,392 square feet to 12,476 square feet.

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The applicant complies with this requirement by proposing a total of 1.78 acres (16%) of open space – which exceeds the minimum open space acreage required.

SUBDIVISION DETAILS

This property was once included in the cemetery adjacent to the west, however, it has been sold. No gravesites have been identified on this plan.

Access

One access road is provided from Andrew Jackson Parkway directly across from the entrance into Fox Run Subdivision. No stub streets are proposed since a cemetery is to the west and the adjacent properties to the north and south have already been developed.



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Sidewalks

Sidewalks are proposed along Andrew Jackson Parkway and the new street (Hamlet Drive).

Landscape Buffer Yards/Berm

Landscape buffer yards are not required since the perimeter lots are proposed for 10,000 square feet or greater and since the cemetery is to the north. A 3'-9" tall landscaped berm is provided along Hamlet Drive to provide a barrier between cars on that road and Andrew Jackson Parkway.

Stormwater Management

Approve, except as noted. Notes include: " You show water coming from the Wembly Downs subdivision in a 24" CMP that currently flows into a ditch cutting through the middle of this development. Per the approved plans for Wembly Downs, it should actually be twin 24" CMP's. You will need to route that water through your site. If necessary, you might be able to run some of this water through your water quality pond as make-up water since it doesn't appear that your proposed pond location could have all water from your site going through it. These items would be worked out during grading plan review."

PUBLIC WORKS' RECOMMENDATION

1. Along Hamlet Drive, show curb and gutter, four (4) feet grass area / furnishing zone, and five (5) feet sidewalk per Metro ST-210.
2. Approvals are subject to Public Works' review and approval of construction plans.

CONDITIONS

1. All traffic conditions listed above must be completed or bonded prior to the recording of the first final plat.



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

Subdivision 2005S-105G-12
Brentwood Knoll Subdivision

None
31 – Toler
2 – Blue
Dean Baxter & Mark Sarmadi, owners, Roger Harrah, surveyor.

Deferral

Deferred at the May 26, 2005, Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Harris
Disapprove sidewalk variance.

APPLICANT REQUEST

Final Plat

A request to create 15 lots on 5.0 acres at the southeast corner of Mt. Pisgah Road and Bryce Road. This final plat ordinarily could be administratively approved by staff. The applicant is requesting a sidewalk variance, however, for the proposed new street (Brentwood Knoll Court).

The final plat is not ready to be approved at this time because all approvals have not been received from the various Metro agencies, including Metro Stormwater and Water Services. Staff recommends that the Commission act only on the applicant’s requested sidewalk variance. Staff will approve the final plat when all necessary approvals have been received.

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.

This property was recently rezoned by the Metro Council from R20 to RS10 (BL2004-474) in January 2005. The Commission recommended conditional approval in October 2004.

SUBDIVISION DETAILS

The preliminary plat was approved with conditions including an offset T intersection variance from the Commission on February 24, 2005.

The plan proposes 15 single-family lots ranging in size from 10,000 square feet to 16,000 square feet. The



Metro Planning Commission Meeting of 6/9/05

Sidewalk Variance

access is proposed from Bryce Road on a cul-de-sac less than 750 feet in length.

Sidewalks are required along the new street (Brentwood Knoll Court). Sidewalks are not required along the lots with frontage on Bryce Road because those lots will be on an existing road in the General Services District and the area has a Sidewalk Priority Index score less than 20. The Subdivision Regulations do not require sidewalks on infill cul-de-sacs that are less than 750 feet in length. This application is not considered infill development because the development pattern is emerging and not established in this area of Davidson County.

Applicant Request

The applicant is requesting that the Commission consider the following for the sidewalk variance on Brentwood Knoll Court:

1. The subdivision should be considered to be an infill development as per the sidewalk regulations in Section 2-6.1 A. 3. of the Subdivision Regulations, which states that "Where all interior lots of an infill development, as defined in section 5-2, are accessed from permanently dead-ended street(s) of no more than 750 feet in length, sidewalks are not required along the dead-end street(s)."

The applicant requests that the Commission allow the extension of the existing sidewalk along Bryce Road to Mt. Pisgah Road in lieu of constructing sidewalks on the cul-de-sac.

2. Could the Commission waive the requirement for sidewalks on the side of the new street with no houses?

The applicant states that the hardship is that this is a small infill development with a 600' cul-de-sac, with lots only on one side of the street for most of its length. Additionally, much of the road way must be cut out to achieve the width necessary for sidewalks. This will require significant additional excavation, reduce the land available for the detention pond, and possibly necessitate a retaining wall.

Public Works Recommendation

Sidewalks are constructible at this site.



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Staff Recommendation

Staff recommends disapproval of a sidewalk variance. Infill development is defined as “areas previously subdivided or predominantly developed.” The property to the north is zoned AR2a and a request to rezone property to the north to RS10 is currently pending subdivision into 5 lots. This area is not “predominantly developed,” but rather is an area of emerging development. The property to the south is developed, but the majority of the land to the north is not. By providing sidewalks on the new street, the applicant would be providing pedestrian access to Bryce Road, which currently has a sidewalk and leads to the developed area to the south (Holt Woods Subdivision). There is no unique hardship cited as a reason for the sidewalk variance and therefore, no grounds for recommending approval of the variance.

Coordinated Access

The Commission recommended conditional approval of the zone change from R20 to RS10 with the condition that “with the submittal of any preliminary or final plat on this property, coordinated access may be required to be provided between various parcels shown on an overall development plan for the area prior to development.”

A cul-de-sac is proposed since there is a cemetery adjacent to the north, and existing residential developments are adjacent to the south and west. Staff would recommend approval of the cul-de-sac once the plat is approved by Stormwater, because the existing conditions prevent street connectivity to the adjacent property.



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

Subdivision 2005S-125G-10
Richland Woods
None
34 – Williams
8 - Harkey
Jeff Heinze, Littlejohn Engineering and Associates, for J. Mack Cantrell, for Mildred B. Carter, etal, and Mrs. Henry Carter, owners.

Deferral

Deferred at the May 12, 2005, Commission meeting due to lack of approvals from Metro Stormwater, Water Services, and Public Works.

Staff Reviewer
Staff Recommendation

Morgan
Approve with conditions

APPLICANT REQUEST
Final Plat

A request for approval of a cluster lot development to create 12 lots on 12.66 acres abutting the east side of Granny White Pike, approximately 1,000 feet south of Radnor Glen Drive.

ZONING
R40 District

R40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25% duplex lots.

SUBDIVISION DETAILS

All reviewing agencies have recommended approval.

The Cluster Lot Option is being used in order to address the topographic constraints of the site. The applicant has elected to reduce the lot sizes to 30,000 square feet (one zone district), with the smallest lot being 30,085 square feet, and the largest being 48,052 square feet. Access to the site is provided by a cul-de-sac of less than 750 in length, with a street grade of less than 12 percent slope. The remainder of parcel 127 consists of 6.04 acres and is part of a large contiguous slope of 25 percent or greater, which is not included in this plat.

The double frontage lots along Granny White will be buffered with a 20 foot Landscape Buffer Yard, as is required under the Cluster Lot provisions of the Zoning Code. The applicant has included an additional 40 foot natural vegetation easement in order to further buffer the development. An additional easement has been provided to the south of the development to allow access



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Water Services/Stormwater

to an existing cemetery. To promote future connectivity, a stub street has been provided to the south of the development.

All streets are exempt from the sidewalk requirements for two reasons: 1) The subdivision occurs outside of the Urban Services District where the Sidewalk Priority Index score is less than twenty, 2) the subdivision is infill development with a dead end street less than 750 feet in length.

At the February 24, 2005, meeting, the Planning Commission recommended approval with the condition that the final plat be approved by the Planning Commission, that no grading be permitted prior to final plat approval, and that final plat must be approved by the Planning Commission, not administratively by staff.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

CONDITIONS:

1. Approval subject to issuance of a utility construction bond prior to recordation.
2. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must be platted to allow a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.



Project No.
Project Name

Planned Unit Development 103-79-G-14
Riverfront Shopping Center (Dollar
General) (Old Hickory Centre)

Council District
School District
Associated Case
Requested By

11 - Brown
4 - Nevill
None
Waste Water Engineering, applicant, for Old Hickory
Partnership, LTD, owner
Deferred at the April 14, 2005, Commission meeting.

Deferral

Staff Reviewer
Staff Recommendation

Fuller
Approve with conditions

APPLICANT REQUEST
Final PUD

A request for final approval of a portion of the Commercial Planned Unit Development district located along the south side of Robinson Road, (3 acres), to permit the extension of infrastructure, as well as grading to a remaining portion of undeveloped property. Final PUDs including building site plans will need to be approved before building permits can be issued.

This plan matches the revision to preliminary PUD plan that was approved by the Commission on March 10, 2005. That revision reconfigured previously approved retail and office uses and included buildings along Robinson Road where a large unbroken parking lot had previously been approved. The parking and landscaping were adjusted to meet the current regulations and the access drives were aligned with Martingale Drive and the existing Eckerd's access drive on the opposite side of Robinson Road.

PUBLIC WORKS'
RECOMMENDATION

Approvals are subject to Public Works review and approval of construction plans.



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STORMWATER RECOMMENDATION

1. A new Maintenance Agreement is needed for the detention pond.
2. The final plat provided does not show all pipes carrying public water within an easement. That will have to be included within the plat or a separate instrument (Dedication of Easement).
3. Need to show the outlet protection on sheet 2. Be sure to show the proper size of the outlet protection. Be sure that the outlet protection does not extend beyond your property limits.

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.
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 adequate water supply for fire protection must be met prior to the issuance of any building permits.



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

Zone Change 2005Z-026G-04
Subarea 4 Plan Amendment
BL2005-548
4 – Craddock
4 – Nevill
Catherine A. and Marion J. Hoormann,
applicant/owners.

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST

Rezone 0.88 acres from office/residential (OR20) to mixed use neighborhood (MUN) district property located at 1202 South Graycroft Avenue, on the east side of Briarville Road.

Existing Zoning
OR20 district

Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Proposed Zoning
MUN district

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

SUBAREA 4 PLAN POLICY

Office Concentration (OC)

The OC policy is intended for existing and future large concentrations of office development. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas. Residential uses of at least nine to twenty dwelling units per acre (RMH density) are also an appropriate secondary use.

PROPOSED POLICY
Neighborhood Center (NC)

NC 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.



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Policy Conflict

Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses.

Yes. The proposed MUN district is not consistent with the current policy of Office Concentration. Although a subarea plan amendment was requested by the applicant from Office Concentration to Neighborhood Center, staff does not support this amendment because of community opposition to the request and because there is no urgent need for an amendment to the policy at this time. The Neighborhood Center policy may be discussed more when the entire subarea plan is updated.

The Commission recommended disapproval of MUL in February 2005, since the zoning would not be consistent with the existing OC policy intended for predominantly office uses. The MUL and MUN districts would allow for more intense uses such as retail, restaurant and higher density residential uses that are not consistent with the surrounding development pattern of existing office and residential uses.

RECENT REZONINGS

None.

METRO PUBLIC WORKS' RECOMMENDATION TRAFFIC

No Exception Taken

Typical Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.88	0.184	7,053	153	23	87

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
Specialty Retail Center (814)	0.88	0.14	5,366	268	n/a	35

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
--	0.88			95	n/a	52



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Maximum Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Walk In Bank (911)	0.88	0.8	30,666	n/a	639	1289

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
General Office (710)	0.88	0.6	22,999	429	58	105

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
--	0.88			256	35	18

METRO SCHOOL BOARD REPORT

Projected student generation

8 Elementary 5 Middle 3 High

Schools Over/Under Capacity

Students would attend Chadwell Elementary School, Gra-Mar Middle School, or Maplewood High School. None of these schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated February 3, 2005.

*The numbers for MUN zoning are based upon students that would be generated if the MUN zoning were to develop only as residential instead of mixture of residential, office, and commercial uses. 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-060G-02
None
Yes
3 – Tucker
3 – Garrett
Ragan Smith Associates, Inc., applicant, for Chambliss & Denney Properties, LLC.

Staff Reviewer
Staff Recommendation

Harris
Disapprove, no Traffic Impact Study has been submitted.

APPLICANT REQUEST

Rezone 6.12 acres from residential (R10) to commercial service (CS) district a portion of property located at 3564 and 3570 Dickerson Pike, along the west side of Dickerson Pike, south of Bellshire Drive.

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.

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 2 PLAN POLICY

Commercial Arterial Existing (CAE)

CAE policy is intended to recognize existing areas of “strip commercial” which is characterized by commercial uses that are situated in a linear pattern along arterial streets between major intersections. The intent of this policy is to stabilize the current condition, prevent additional expansion along the arterial, and ultimately redevelop into more pedestrian-friendly areas.

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,



Metro Planning Commission Meeting of 6/9/05

Policy Conflict

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

The proposed CS district is consistent with the CAE policy intended for existing commercial development to remain, however, it is not consistent with the RM policy intended for residential development with four to nine units per acre. Although a portion of the property is within the RM policy, the established residential neighborhood to the northwest is protected from the commercial development along Dickerson Pike by the steep topography. There is an existing stub street in the residential neighborhood that abuts this property, however, the topography may not allow for future connection for residential development. Therefore, it would only allow access from the commercial development along Dickerson Pike. The CS is appropriate because it is proposed on the portions of the site with the less severe topography. The steeper topography serves as a natural boundary between the commercial zoning and the residential.

The applicant originally requested to rezone 7.67 acres of the site, which included acreage with steep slopes, but has amended to 6.12 acres to only include the flatter portion of the site.

RECENT REZONINGS

Several properties to the west were approved by the Commission on the May 12, 2005, agenda from CS, RS7.5, and IWD to SCR (included in the Nashville Commons at Skyline proposal).

METRO PUBLIC WORKS' RECOMMENDATION TRAFFIC

A Traffic Impact Study (TIS) is required prior to rezoning since this zone change would generate more than 250 peak hour trips. A TIS has been scoped, but has not been submitted at this time.



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Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	6.12	3.7	23	268	26	29

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
New Car Sales (841)	6.12	0.020	5,332	178	11	15

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
--	6.12				-90	-15

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	6.12	3.7	23	268	26	29

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 (851)	2.12*	0.1	9,235	6816	619	484

Adjusted as per Use and size of site

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
Shopping Center (820)	4.0*	0.6	104,544	6975	161	646

Adjusted as per use and size of site

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
--					13253	754 1101



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

Zone Change 2005Z-080T
None.
BL2005-658
Countywide
n/a
Councilmember Tommy Bradley

Staff Reviewer
Staff Recommendation

Regen
Approve with amendment.

APPLICANT REQUEST

Amend Zoning Code to require permanent on-premise signs to be constructed of rigid materials. Prohibits use of canvas, vinyl, fabric or similar kinds of materials in sign construction.

ANALYSIS

Existing Law

The Zoning Code currently does not identify what kinds of materials may be used in the construction of a permanent on-premise sign.

Proposed Text Change

The proposed amendment would require permanent on-premise signs to be constructed of rigid materials. It specifically prohibits the use of canvas, vinyl, fabric or similar kinds of materials. Amendment would apply countywide to any new sign for a residential development, day care, religious institution, school, office, commercial or industrial use. The bill’s sponsor has indicated this bill is not intended to prohibit awnings or canopies which are considered by the Zoning Code to be “wall-mounted signs,” as defined in Section 17.04.060.

This bill proposes to amend Section 17.32.070 as follows:

- Reletter existing subsection “C” to subsection “D”.
- Add a new subsection “C” as follows:

C. Sign construction materials. All permanent on-premises signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, and/or Plexiglas. On-premises permanent signs shall not be



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Analysis

constructed of nonrigid materials including, but not limited to, vinyl, fabric, or canvas.

This text amendment seeks to eliminate signs that are made of nondurable materials. When signs made of non-rigid materials are exposed to the sun, rain, cold, and heat, they get dirty, torn, and faded. Further, due to their construction materials, they typically flap or bend in the wind, making them difficult to see and read. These types of materials do not lend themselves well to being permanent advertising devices.

Clarification

As written, the amendment does not specifically exempt canopies and awnings. The sponsor may want to consider amending the bill to clarify that canopies and awnings are excluded as follows:

“C. Sign construction materials. All permanent on-premises signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, and/or Plexiglas, excluding awnings and canopies ...”

Staff Recommendation

Approve with amendment. This text amendment provides for permanent on-premise signs that are made of durable materials, when exposed to the weather. The minor amendment proposed by staff simply clarifies the bill does not apply to canopies and awnings that are affixed or attached to a building.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-081G-14
BL2005-657
12 - Gotto
5 – Hunt
Councilmember Gotto. The properties are owned by William A Wright, Jr, Trustee, Thomas Barry Wright, etux, Pamela Evetts.

Staff Reviewer
Staff Recommendation

Pereira
Approve

APPLICANT REQUEST

A council bill to change 13.2 acres from residential single-family (RS15) district to residential single-family (RS40) district property located at 818 and 840 Old Lebanon Dirt Road and 6340 and 6344 North New Hope Road.

Existing 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. A maximum of 32 single-family lots are allowed on this property under RS15 zoning.

Proposed 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. A maximum of 12 single-family lots are allowed on this property under RS40 zoning.

**DONELSON/HERMITAGE
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.

History

These same parcels were approved for a rezoning from AR2a to RS15 at the January 8, 2004, Planning Commission meeting. Metro Council approved this rezoning on third reading at the March 15, 2005, Council meeting.



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Policy Conflict

The proposed RS40 zoning is slightly lower than what is called for by the Residential Low Medium policy (RS40 allows approximately one unit per acre, while RLM calls for two to four homes per acre). The existing zoning pattern in the area is AR2a and RS15. the proposed RS40 will be consistent with the AR2a, larger-lot pattern and the AR2a zoning that existed on this property until March 2005.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

No Exception Taken.

Typical Uses in Existing Zoning District: RS15

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	13.2	2.47	33	355	33	40

Typical Uses in Proposed Zoning District: RS40

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	13.2	0.93	12	149	18	16

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
--			-21	-206	-15	-24

METRO SCHOOL BOARD REPORT

Projected student generation

1 Elementary 1 Middle 1 High

Schools Over/Under Capacity

Students would attend Dodson Elementary School, Dupont-Tyler Middle School, or McGavock High School. McGavock High School has been identified as full by the Metro School Board, but adjacent clusters of Stratford and Glenclyff have capacity. All three schools have been identified as having capacity by the Metro School Board. This information is based upon data from the school board last updated February 3, 2005.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-082G-13
None
32 – Coleman
6 – Awipi
Harry Burkitt, owner.

Staff Reviewer
Staff Recommendation

Pereira
Approve

APPLICANT REQUEST

Request to change 64.23 acres from agricultural/residential (AR2a) to industrial warehousing and distribution (IWD) district zoning, located at Old Hickory Boulevard (unnumbered), approximately 2,300 feet north of I-24 West.

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
IWD district:

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

ANTIOCH-PRIEST LAKE COMMUNITY PLAN POLICY

Industrial

IN areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.

Policy Conflict

No. The proposed IWD is consistent with the Industrial Policy of the Antioch-Priest Lake Community Plan, which applies to the area between I-24 on the southwest, and CSX Railroad on the north.

Previous MPC consideration

A plat for parcel 023 (to the northwest of these parcels) was previously considered at the April 25, 2002, Planning Commission meeting, for an industrial subdivision. The plat was deferred indefinitely so that the applicant could work on getting site access to



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Crossings Boulevard. This right-of-way and access has not yet been obtained, so these three parcels will be used for a road extension to access this industrial property from Old Hickory Boulevard.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

A TIS is required prior to development.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	64.23	0.5	32	365	32	39

Typical Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	64.23	0.301	842,155	3450	377	351

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
--	--			3085	345	312

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	64.23	0.5	32	365	32	39

Maximum Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	64.23	0.8	2,238,287	8588	758	758

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
--				8223	726	719



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

Subdivision 2004S-257G-01
Falls Subdivision
None
1 – Gilmore
3 - Garrett
McKinney Engineering, applicant, for Falls Creek, LLC, owner.

Staff Reviewer
Staff Recommendation

Leeman
Defer until updated Traffic Impact Study has been submitted and approved by Public Works.

APPLICANT REQUEST
Preliminary Plat

A request for preliminary plat approval to subdivide 73.03 acres into 77 single-family lots, 2 multi-family lots, and 6 commercial lots, located along the west side of Whites Creek Pike at I-24.

ZONING

RS15 District

RS15 district, requiring a minimum lot size of 15,000 square feet and intended for single-family dwellings at an overall density of 2.47 dwelling units per acre.

CL District:

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

RM6 District:

RM6 is intended for single-family, duplex, and multi-family dwellings at a density of 6 dwelling units per acre.

CLUSTER LOT OPTION
RS15 Portion (32.10 Acres)

This plat proposes 77 single-family lots located on several newly proposed streets. The residential portion of the plat ties into the multi-family residential portion and the commercial portion of the site. The cluster lot option allows the reduction of the minimum lot sizes two base zone districts from the base zone classification of RS15 (minimum 15,000 sq. ft. lots) to RS7.5 lots (minimum 7,500 sq. ft. lots). The lots in this proposed subdivision range in size from 9,313 square feet to 15,606 square feet.

Pursuant to Section 17.12.080 (D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The plan meets this requirement.



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Commercial Portion (26.19 acres)

The plat also proposes 6 commercial lots located along a new collector street, including a 10.79 acre lot, a 6.52 acre lot, and four lots between 1 and 2 acres.

Collector Street

The proposed collector street shown on the plan is consistent with the Joelton Community Plan (Subarea 1) calling for an East/West Collector street. This collector street can potentially tie into Stagner Road to the west. Stagner Road is an existing road that accesses Bidwell Road.

Multi-Family Portion (14.32 acres)

The plat proposes two multi-family lots where the RM6 zoning exists. This area would permit 86 multi-family units.

SUBDIVISION DETAILS

Access

Due to the topographic conditions of the site, the collector road has been designed at the southern end of the site. Staff met with the applicant and discussed several possible locations for this road, but because of a stream running through the site, there were limited options on placement of the collector road. The location proposed on the plat is the best location given the site constraints.

Recent Zone Change

This property was rezoned in 2003, after many community meetings relating to the Joelton Community Plan update. It was part of two separate zoning bills (2003Z-002G-01 and 2003Z-097G-01). The Planning Commission recommended approval of both zone changes.

TRAFFIC PUBLIC WORKS' RECOMMENDATION Traffic Comments

As of staff report mailout date, a revised Traffic Impact Study (TIS) has not been submitted by the applicant, as required by Metro Public Works. A TIS was submitted in 2003, with the zone change requests and must be updated to reflect the current proposal.

CONDITIONS (If Approved)

1. All traffic conditions required by Public Works must be completed or bonded prior to the recording of the first final plat, unless a specific phasing plan



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is approved by Public Works and the Planning Department.

2. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must be platted to include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
3. Prior to final plat approval for Phase 3, the Western Corridor Road must be revised to show a temporary turnaround, at a location approved by the Fire Marshal, at the western end of the road.



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

Subdivision 2005S-083G-14
Monticello
None
12 – Gotto
04 – Nevill
Crouch Engineering, applicant, for Corrinthean Custom Homes, owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve final plat with conditions, but disapprove sidewalk variance.

APPLICANT REQUEST
Final Subdivision

Request for final plat approval to create 39 single-family lots, and for approval of a variance from sidewalk requirements.

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.

CLUSTER LOT OPTION

Under the cluster lot option, lot sizes can be reduced up to two zoning districts. Landscape buffer yards are required on the perimeter of the site when lot areas are less than what underlying zoning allows. Cluster lot subdivisions require at least 15% of open space per phase.

PLAN DETAILS

The development will consist of 39 single-family lots with an additional two lots that are proposed for a future phase. Because this is a cluster lot development, lots are smaller than what is typically allowed in the RS15 zoning district. Lots range in size from 7,500 square feet to 15,111 square feet. A 30 foot C-Buffer is provided along Old Lebanon Dirt Road.

Access

Primary access is from Old Lebanon Dirt Road. Future access is provided to the adjacent properties to the west and the south.

Open Space

Cluster lot subdivisions require 15% of open space per phase. This development is providing 3.90 acres, which exceeds 15 percent.



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Recommendation

This plat proposes two lots that are to be reserved for future development. The Subdivision Regulations do not allow reserve parcels, and require that “all land within the tract proposed for subdivision shall be incorporated in lots, common areas, or public right-of-ways” (p. 31). Staff recommends that the Commission require the plat to be revised, and that the future lots be combined with adjacent lots, shown as open space, or removed from this final plat and shown as “Phase 2.”

SIDEWALKS

Variance Request

Applicants are requesting a variance from sidewalk requirements for the sidewalk along Old Lebanon Dirt Road. The request states multiple reasons for the variance, including that there are no other sidewalks in the area. The primary reason relied upon by the applicant, however, is concern that the sidewalk will have a negative impact on the mature tree line along Old Lebanon Dirt Road.

When the Commission approved the preliminary plat, a condition was included to allow the sidewalk along Old Lebanon Dirt Road to be within a public sidewalk easement that can be located in the 30 foot buffer yard along Old Lebanon Dirt Road. This condition will allow the sidewalk to be constructed without negatively affecting the tree line along that road.

According to the applicant, the uniqueness of the property is the requirement for sidewalks itself, because there are no sidewalks within the area.

Staff Recommendation for Variance

Staff recommends that the sidewalk variance be disapproved because no hardship has been demonstrated. While the sidewalk could negatively impact the trees, preliminary approval granted permission for the sidewalk to be constructed within the required buffer yard to avoid the trees, so that the impact would be diminished.

The Subdivision Regulations do not provide for a variance in this case because no unique condition causing the applicant a hardship has been demonstrated. Therefore, staff recommends disapproval of the sidewalk variance request.



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**TRAFFIC
PUBLIC WORKS'
RECOMMENDATION**

No Exceptions Taken

**STORMWATER
RECOMMENDATION**

Approve

CONDITIONS

1. The two lots indicated with stars must be combined with the adjacent lots, identified as open space, or removed from this final plat and shown as "Phase II."



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

Subdivision 2005S-154U-12
Beverly Heights – Section 2
None
30 – Kerstetter
2 – George Blue
Naim Abulabam, owner and John Kohl and Company, surveyor

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

Final Plat

Request for final plat approval to subdivide approximately 0.93 acres into three lots at the southeast intersection of Wallace Road and Humber Drive.

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

As proposed the request will create three new lots, each with the following area and frontage:

- Lot 1: 12,502 Sq. Ft. (0.29 Ac); 60 ft frontage
- Lot 2: 13,915 Sq. Ft. (0.32 Ac); 105 ft. frontage along Humber Drive and 130 along Wallace Lane.
- Lot 3: 13,781 Sq. Ft. (0.32 Ac); 100 ft. frontage.

Lot 1 will front Wallace Road, lot 2 will front Wallace Road and Humber Drive, and lot 3 will front Humber Drive.

Lot Comparability

Section 2-4.7 of the Subdivision Regulations stipulates 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” (p. 9). An exception 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 (p.9).

The lot comparability analysis for these lots shows that a minimum lot area of 30,546 square feet is required



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and a minimum allowable lot frontage of 144 linear feet. All three proposed lots fail for area, and lot 1 also fails for frontage. All three lots are less than half the lot area required by the comparability analysis.

The land use policy for the area is Residential Low-Medium. Metro's Land Use Policy Application (LUPA) recommends a density of two to four homes per acre for RLM policy. The three proposed lots are consistent with the RLM policy because no duplexes are allowed under the RS10 zoning.

The Subdivision Regulations state that lots within 300 feet from the proposed new lots are to be used in the lot comparability analysis. The lots within this defined area are much larger, and have greater frontages, than the proposal. Outside the 300 foot radius, many lots in the general area are significantly smaller. While the size of the proposed lots is in keeping with the expanded area, the proposed frontage for lot 1 is shorter.

Under 2-4.7 A. of the Subdivision Regulations, the Commission has the discretion to grant an exception for lot comparability for proposed lots that are consistent with the General Plan. The proposed lots are consistent with the RLM policy in this area. Staff recommends disapproval of the three lots, however, because:

1. The proposed lots are less than half the size of the lots included in the comparability analysis; and
2. Proposed Lot 1 has a frontage that is shorter than any in the area, even beyond 300 feet from the proposed subdivision.

Staff may be able to recommend approval of a two lot subdivision on this property, depending on the lot configuration proposed by the applicant.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

Approve with the following conditions:

1. Identify and dimension ROW along Wallace Road. Label and dedicate ROW 30 Ft. from centerline,



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consistent with the approved major street/collector plan.

2. Show and dimension ROW along Humber Drive.
3. Show pedestrian easement along public Sidewalk, parallel and adjacent to ROW. Minimum easement shall be three feet parallel, and adjacent to ROW, plus the width of the sidewalk outside the ROW.

STORMWATER RECOMMENDATION

Approve



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

Subdivision 2005S-157U-10
M.N. Young’s Parkview Subdivision
None
25 – Shulman
8 - Harkey
Glen D. and Jennifer Tackett, owners, Campbell,
McRae & Associates, surveyor

Staff Reviewer
Staff Recommendation

Harris
Disapprove, since lots do not meet the lot comparability standards for lot frontage.

APPLICANT REQUEST
Final Plat

This request is to create 2 single-family lots on 0.57 acres on the south side of Frances Avenue, east of Parkview Circle.

ZONING
RS10 District

RS10 requires a minimum 10,000 square foot lot and is intended for single-family dwellings at an overall density of 3.7 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 analysis test was performed and both lots fail for lot frontage. The minimum required lot area was determined to be 11,818 sq. ft., while the minimum required lot frontage was 91 feet.

The lots are proposed for 11,978 and 12,644 sq. ft., while the proposed lot frontage is 72 feet on lot 1 and 77.5 feet on lot 2.

The land use policy for the area is Residential Low-Medium. Metro’s Land Use Policy Application (LUPA) recommends a density of two to four homes per acre for RLM policy. The two proposed lots are consistent with the RLM policy because no duplexes are allowed under the RS10 zoning.

Under 2-4.7 A. of the Subdivision Regulations, the Commission has the discretion to grant an exception for



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lot comparability for proposed lots that are consistent with the General Plan. Because the proposed lots are consistent with the RLM policy in this area, the Commission could grant an exception for lot comparability for the proposed lots. Staff recommends that the Commission not grant an exception for comparability, however, because:

1. The lots fail for lot frontage by 19 feet and 13.5 feet; and
2. The lots are inconsistent with the majority of the existing pattern of development along Frances Avenue.

Sidewalks

Sidewalks are required since the property is located within the Urban Services District, however, they are not shown on the plat. If the subdivision is approved, the applicant can either construct the sidewalks or make a financial contribution to the Metro Sidewalk Fund in lieu of constructing the sidewalks.

PUBLIC WORKS RECOMMENDATION

No Exception Taken.

CONDITIONS (If Approved)

1. Prior to the recordation of the final plat:
 - a. Add parcel numbers.
 - b. Show proposed sidewalk or add note that states the financial contribution has been made.
 - c. Owners must sign the owners' certificate.



Project No.	2005S-159U-12
Project Name	Brentwood Marketplace Revision
Associated Cases	None
Council District	31 – Toler
School Board District	2 - Blue
Requested By	Alliant Partners I, G.P. owner, Gresham Smith & Partners, surveyor.
Staff Reviewer	Fuller
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST
Final Plat

Request to revise a public utility easement located on 3 lots on the south margin of Old Hickory Boulevard.

ZONING
SCC District

Shopping Center Community is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

SUBDIVISION DETAILS

This request is to revise the 30' wide NES easement located on the east side of Lot 1 to a 20' wide NES easement and add a 10' wide easement on the west side of Lot 1.

The area proposed for abandonment contains no existing utilities. NES will be providing service via a proposed underground power line through the easement on the west side of lot 1.

This plat would normally be handled administratively, but the party with an option to purchase Lot 1 has contacted the Planning Department to object to the requested easement revision.

RECOMMENDATION

Staff recommends approval of the requested revision to the utility easement.

**PUBLIC WORKS
RECOMMENDATION**

No Exception Taken.



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

Planned Unit Development 155-79-U-11
Sidco Drive PUD
None
16 – McClendon
7 – Kindall
MFS3 Designs, P.C. for Richard A. Epperson and
Timothy Causey, Re-Creations Furniture, Inc., owners.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Amend Preliminary

A request to amend the preliminary plan for a portion of the Commercial Planned Unit Development district located along the west side of Sidco Drive, north of Harding Place, and along the west side of I-65, to permit a 8,656 square foot addition to the existing 8,837 square foot retail building.

PLAN DETAILS

The request is for an 8,656 square foot addition to the existing 8,837 square foot Re-Creations furniture retail building. The addition will consist of a stand-alone building, to be located immediately south of the existing building. The two buildings will be connected by an enclosed walkway. Additional landscaping including fountains and two courtyards are also proposed.

**TRAFFIC
PUBLIC WORKS
RECOMMENDATION**

1. Show and dimension ROW along Sidco Drive at property corners.
2. Label and dedicate ROW 30' from pavement centerline, [when applicable the following] and amount necessary to accommodate required turn lane(s).
3. Label and show reserve ROW strip 42' from centerline to property boundary, consistent with the approved major street plan (U4 – 84" ROW).
4. Show Metro ST – 324 driveway ramp for access from public streets.



Metro Planning Commission Meeting of 6/9/05

5. Identify Note 8.
6. Provide a copy of approved PUD plan and previous conditions for development.
7. Submit trip generation comparison to generated trips by approved and existing land use.

STORMWATER RECOMMENDATIONS

1. Correct FEMA map number.
2. Add 78-840 note.
3. Add preliminary note.
4. Add existing topographic information.

CONDITIONS

1. 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 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 adequate water supply for fire protection must be met prior to the issuance of any building permits.



Project No.
Project Name

Planned Unit Development 89P-018G-12
Gillespie Meadows PUD, Revision to Parcel C and D

Associated Case
Council District
School Board District
Requested By

None
31 – Toler
2 - Blue
Anderson Delk Eppes & Associates, applicant, for Yazdin Construction, owner.

Staff Reviewer
Staff Recommendation

Fuller
Approve with conditions

APPLICANT REQUEST
Preliminary PUD

Request to revise the preliminary plan for a portion of the Commercial Planned Unit Development district located along the west side of Nolensville Pike, north of Bradford Hills Drive, (4.89 acres), classified SCN, to permit a 9,000 square foot building containing restaurant and retail uses and to permit a 19,000 square foot building containing general office, retail, and restaurant uses, replacing 38,000 square feet of undeveloped retail and office uses.

PLAN DETAILS

The proposed plan is similar to the original preliminary plan approved in 1989, except that it is 10,000 square feet smaller in floor area proposed. A 30-foot wide undisturbed zone located along the northern edge of the property adjacent to Forest Acre Estates was a condition of the previous plan approval and is being carried forward.

The original plan approved two entrances onto Nolensville Pike. This revision proposes one and aligns it with the existing Lords Chapel Drive on the opposite side of Nolensville Pike. A sidewalk is also proposed along the Nolensville Pike frontage.

An internal access drive will carry traffic out to the signalized Bradford Hills Road intersection opposite Lenox Village.



Metro Planning Commission Meeting of 6/9/05

PUBLIC WORKS RECOMMENDATION

Traffic Comments:

Approvals are subject to Public Works' review and approval of construction plans submitted with their final PUD.

1. Developer shall construct 1 access driveway aligned with Lord's Chapel Drive with 2 exit lanes and 1 entering lane. Entrance to internal parking drives shall be located a minimum of 20 ft from ROW. Identify driveway width and striping for lanes.
2. Developer shall identify cross access to adjacent parcel 195 (parcel B of the original PUD plan). Access shall align and connect with existing drive on adjacent parcel. Parking space and drive aisle width shall comply with Metro zoning code.
3. Developer shall construct a southbound right turn lane with 100 ft of storage and transition per AASHTO standards on Nolensville Road at the project access driveway or conduct access study.
4. Developer shall label and dedicate ROW 30 ft from centerline and the amount necessary to accommodate turn lanes. Developer shall label and reserve ROW along Nolensville Pike consistent with major street plan (U-6) 54 ft from centerline.

STORMWATER RECOMMENDATION

Approved except as noted.
Correct FEMA note. Parcel is located on 0364 F. Flood information is correct

FIRE MARSHAL RECOMMENDATION

1. No part of any building shall be more than 500 feet from a fire hydrant via a hardsurface road.
2. Fire Hydrants should flow at least 1,000 GPM's @40 psi.

CONDITIONS:

1. 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, and the Metro Fire Marshal's Office.



Metro Planning Commission Meeting of 6/9/05

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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.