



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Lindsley Hall  
730 Second Avenue South  
Nashville, Tennessee 37201

**Minutes  
Of the  
Metropolitan Planning Commission**

*September 8, 2005*

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*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

**PLANNING COMMISSION:**

James Lawson, Chairman  
Stewart Clifton  
Judy Cummings  
Ann Nielson  
Victor Tyler  
Councilmember J.B. Loring  
Phil Ponder, representing Mayor Bill Purcell

**Staff Present:**

Rick Bernhardt, Executive Director  
Ann Hammond, Assistant Director  
Margaret Holleman, Legal Counsel  
David Kleinfelter, Planning Manager II  
Bob Leeman, Planner III  
Kathryn Fuller, Planner III  
Trish Brooks, Admin. Svcs. Officer 3  
Adriane Harris, Planner II  
Luis Pereira, Planner I  
Nekya Young, Planning Tech I  
Jennifer Carlat, Communications  
Cynthia Wood, Planner III

**Commission Members Absent:**

Doug Small, Vice Chairman  
Tonya Jones  
James McLean

**I. CALL TO ORDER**

The meeting was called to order at 4:05 p.m.

**II. ADOPTION OF AGENDA**

Ms. Hammond announced there was one correction to be made to Item # 20 Victory Village, 2005P-023G-02. The caption regarding the number of units should read 136 single-family lots, and 29 two-family units (58 units) with the remainder of the caption to remain as written.

Mr. Clifton moved and Mr. Ponder seconded the motion, which passed unanimously to adopt the agenda as corrected. (6-0)

**III. APPROVAL OF AUGUST 25, 2005 MINUTES**

Mr. Ponder moved and Ms. Cummings seconded the motion, which passed unanimously, to approve the August 25, 2005 minutes as submitted. (6-0)

**IV. RECOGNITION OF COUNCILMEMBERS**

Councilmember White was present at the meeting and stated he did not wish to address the Commission.

Councilmember Brown stated he would reserve his comments until after his items were presented to the Commission.  
10/7/2005 12:10:43 PM

Councilmember Bradley mentioned that all of his items were on the deferral agenda. He stated that he would be meeting with the applicants next week to review some of the conditions included in the proposals. He requested that staff prepare the respective bills for these items so they appear at the November Public Hearing. He also thanked Mr. Bernhardt for the trip to Orlando. He stated that the trip offered many ideas that could be utilized to enhance his district.

Councilmember Foster spoke in favor of Item #11, 2004Z-124U-12.

Councilmember Gilmore spoke in favor of Item #7, 2005Z-115U-03 and Item #8, 88P-031U-03. She stated that the proposal will enhance the community and enable the much needed growth for the area.

Councilmember Craddock was present at the meeting and stated he did not wish to address the Commission.

Councilmember Isabel spoke in opposition to Item #17, 2005Z-131U-08. He was not in support of dedicating a public alleyway to a private developer to be used as an access point into a development. Councilmember Isabel also spoke in favor of Items #7 & #8 – 2005Z-115U-03, 88P-031U-03.

Ms. Nielson arrived at 4:15 p.m.

Council Lady Baldwin Tucker expressed concerns on the number of developments proposed for District 3. She mentioned that some of the items up for discussion in District 3 include the cluster lot option which she feels should be discussed by the community before they are allowed to move forward. She announced that she will be holding a Community meeting on September 15, in order to gather community input on the proposed developments for this area.

## **V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

### **VII. ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE FOR PROPERTY ON THE NORTH SIDE OF MT. VIEW ROAD IN THE VICINITY OF BABY RUTH LANE -- deferred to September 22, 2005 at the request of the applicant**

2. 2005Z-065U-13 Request to change from R15 to CS district on a portion of property located at 519 Bell Road, south of Murfreesboro - deferred to September 22, 2005 at the request of the applicant
3. 2005P-025U-13 Jeric Commercial PUD - Request for preliminary approval of a Planned Unit Development located on a portion of property on the west side of Bell Road, south of Murfreesboro Pike -- deferred to September 22, 2005 at the request of the applicant
4. 2005Z-068U-13 Request to change from AR2a to RM15 district property located at 5505 and 5515 Mt. View Road, approximately 450 feet east of Baby Ruth Lane -- deferred to September 22, 2005 at the request of the applicant
5. 2005Z-102U-13 Request to change from AR2a to RM15 district property located at 5525 Mt. View Road -- deferred to September 22, 2005 at the request of the applicant
6. 2005P-021U-13 Townhomes at Southridge - Request for preliminary approval for a Planned Unit Development district located at 5505, 5515 and 5525 Mt. View Road, west of Old Franklin Pike -- deferred to September 22, 2005 at the request of the applicant
9. 2005Z-120U-08 Request to change from R6 to MUN district property located at 1312 7th Avenue North (0.14 acres), requested by Bill Lawrence for John Fairhead, owner -- deferred to September 22, 2005 at the request of the applicant
15. 2005Z-128U-05 Request to change from RS10 to CL district property located at Riverwood Drive (unnumbered), at the northeast corner of Gallatin Pike and Riverwood Drive -- deferred to September 22, 2005 at the request of the applicant
23. 2005S-128G-12 Old Hickory Crossing -Request for preliminary plat approval to create 115 lots on the east side of Old Hickory Boulevard and south of Legacy Drive -- deferred to September 22, 2005 at the request of the applicant
27. 2005S-238U-07 West Nashville, Plan 1, Resub Lots 1317, 1319,1321 and 1323 - Request for final plat approval to create three lots located on the north side of Michigan Avenue, approximately 200 feet east of Morrow Road -- deferred to September 22, 2005 at the request of the applicant

Mr. Lawson moved and Ms. Nielson seconded, which passed unanimously, to continue the public hearing on the above mentioned items until September 22, 2005 at which time they will be heard. (7-0)

## **VI. PUBLIC HEARING: CONSENT AGENDA**

### **PREVIOUSLY DEFERRED ITEMS**

1. 2005Z-111G-13 Request to change from AR2a to MUN district property located at 4162 Mufreesboro Pike - Approve w/ condition

### **ZONING MAP AMENDMENTS**

10. 2005Z-121U-08 Request to change from IR to MUN district property located at 1306 3rd Avenue North - Approve
11. 2005Z-124U-12 Request to change from R10 to OL district a portion of property located at 5441 Edmondson Pike - Approve w/ conditions
12. 2005Z-125U-13 Request to change from R15 to RM15 district a portion of property located at Shiaway Drive - Approve w/ conditions
13. 90P-019U-13 Vale Ridge - A request to amend the preliminary plan for a commercial Planned Unit Development, located east of Una Antioch Pike, at the western terminus of Shiaway Drive to permit the development of 48 condominiums - Approve w/ conditions
14. 2005Z-126U-14 Request to change from R10 to RM9 district a portion of property at 2900 Lebanon Pike - Approve
18. 2005Z-133U-08 Request to change from R6 to OL district property located at 2902 Felicia Street, 2904 Felicia Street, 2900 Felicia Street, and 2824 Felicia Street (0.68 acres) - Approve

### **PRELIMINARY SUBDIVISION PLATS**

24. 2005S-241U-08 J.C.Owen - #2 - Request for preliminary plat approval to create four lots located on the southeast corner of 18th Avenue North and Cecilia Street - Approve w/ conditions

### **FINAL PLATS**

29. 2005S-251G-04 W.H. Ragan Property - Request for final plat approval to create 2 lots, located on the north side of Old Hickory Boulevard opposite the Walker Street intersection - Approve w/ conditions, including a variance for excessive lot size
30. 2005S-253G-14 Barton Lane Subdivision - Request for final plat approval to create 4 lots located on the north side of Barton Lane, east of Pennington Bend - Approve w/ conditions including approval of construction plans by Metro Water Services

### **PLANNED UNIT DEVELOPMENTS**

31. 28-79-G-13 Cambridge Forest Phase X - Request to revise sections of the preliminary Planned Unit Development, and for final approval for phase X of the residential Planned Unit Development located off of Bridge Crest Drive to permit the development of 78 single-family lots - Approve w/conditions
32. 15-87-P-10 Music Studio - Request to cancel a commercial Planned Unit Development located at 1614 16th Avenue South, approved for a music studio - Approve

### **OTHER BUSINESS**

34. Contracts: Interagency Agreement for acquiring digital orthophoto imagery - Approve
35. Employee Contract for Sima Thakkar - Approve

Ms. Nielson moved and Mr. Clifton seconded the motion, which passed unanimously to approve the Consent Agenda as presented. (7-0)

**VII. ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE FOR PROPERTY ON THE NORTH SIDE OF MT. VIEW ROAD IN THE VICINITY OF BABY RUTH LANE**

The Metropolitan Planning Commission DEFERRED the Antioch-Priest Lake Community Plan Update: 2003 Update to September 22, 2005 at the request of the applicant. (7-0)

**VIII. BORDEAUX-WHITES CREEK COMMUNITY PLAN: 2003 UPDATE FOR PROPERTY ON THE SOUTH SIDE OF ASHLAND CITY HIGHWAY OPPOSITE DRAKES BRANCH ROAD**

**Staff Recommendation** - *Approve*

**APPLICANT REQUEST** - Change the Structure Plan land use policy from Residential Low-Medium Density to Residential Medium Density for approximately 30 acres of property located along the south side of Ashland City Highway opposite Drakes Branch Road.

**Existing Land Use Policy**

Residential Low Medium Density (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.

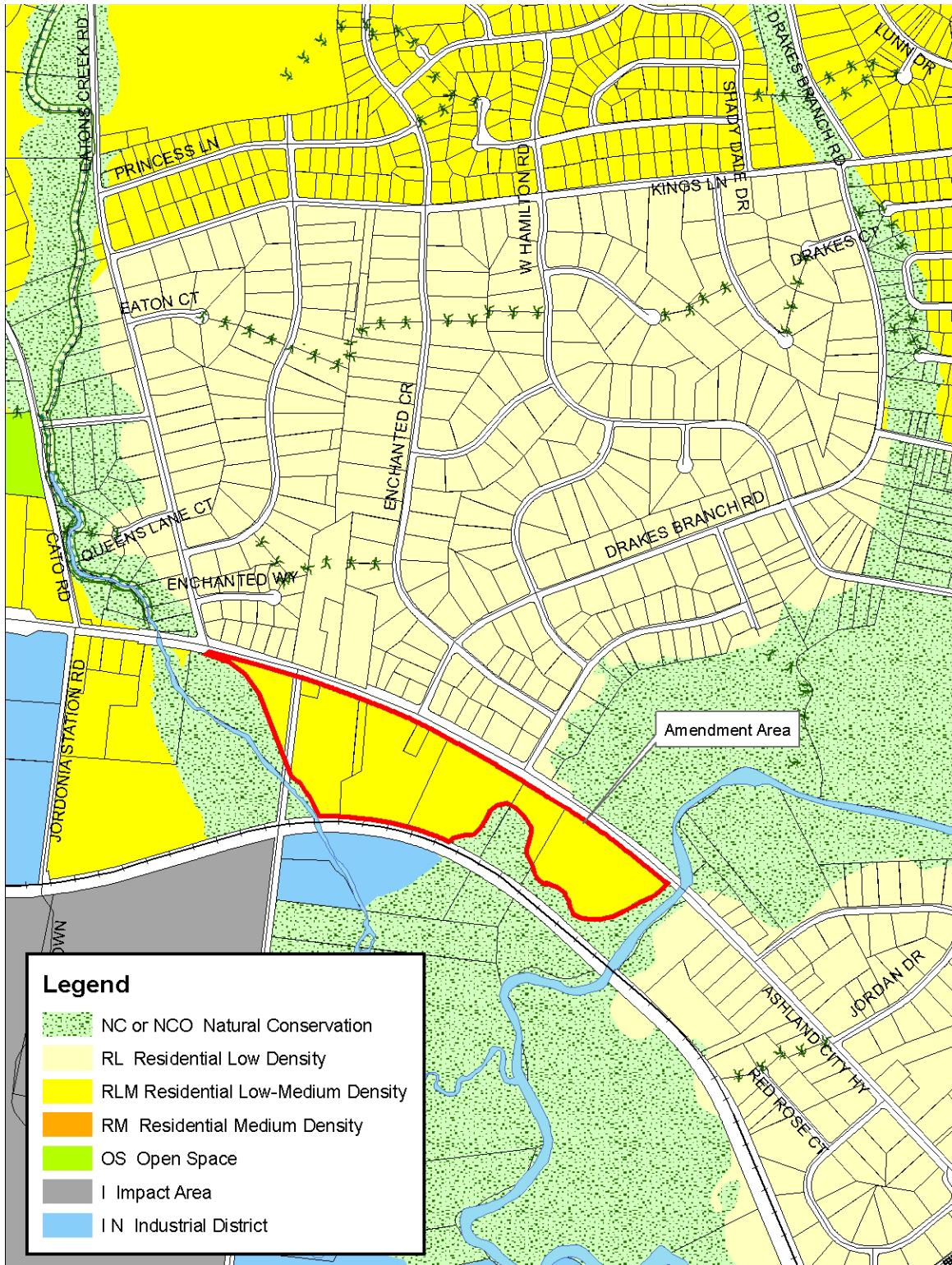
**Proposed Land Use Policy**

Residential Medium Density (RM) - RM is a Structure Plan category designed to accommodate residential development within a density range of about four to nine dwelling units per acre. A variety of housing types are appropriate in RM areas. The most common types include compact, single-family detached units; townhomes; and walk-up apartments

**ANALYSIS** - This proposed amendment to the Bordeaux-Whites Creek Community Plan is appropriate for several reasons. One is that the location of the site, with direct access to an arterial street near a freeway interchange, is appropriate for medium density residential development. Another is that the site is level and outside the floodplain and can be easily developed in a variety of ways. Yet another is that the Bordeaux-Whites Creek community would benefit from additional diversity in its housing types. Bordeaux-Whites Creek is a community that is partially rural and partially suburban. Even acknowledging a large rural area, the mix of single family and multifamily housing is unusually weighted towards single family, affecting community diversity. Other suburban communities with rural areas have much higher percentages of multifamily housing than does Bordeaux-Whites Creek, where only 11% of the housing units are multifamily (this includes duplexes). For example, Bellevue is 53% multifamily, Southeast is 50% multifamily, and Donelson-Hermitage-Old Hickory is 58% multifamily. This does not mean that Bordeaux-Whites Creek needs to achieve a minimum of 50% attached housing, but is an indicator that the community is somewhat lacking in housing diversity.

The local community is generally supportive of the proposed amendment. A community meeting was held on August 23 (attended by about 20 people) to discuss the proposed amendment. Although some area residents were concerned about the density and increased traffic, most were supportive because they recognized a need for attached housing in the area, especially for seniors and young people just starting out.

The amendment area, which includes the applicant's parcel and adjoining similarly situated parcels, and existing land use policies are shown on the accompanying graphic.



**Resolution No. RS2005-310**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Bordeaux-Whites Creek Community Plan: 2003 Update for Property on the South Side of Ashland City Highway Opposite Drakes Branch Road is **APPROVED. (7-0)**”

[Note: Items #VII, #7, and #8 were discussed by The Metropolitan Planning Commission together. See item #8 for actions and resolutions on Items #7 and #8.]

**IX. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING  
ZONING MAP AMENDMENTS**

- 1. **2005Z-111G-13**  
Map 175, Parcel 077  
Subarea 13 (2003)  
District 32 - Sam Coleman

A request to change from AR2a to MUN district property located at 4162 Mufreesboro Pike (1.3 acres), requested by Edward Meadows, owner.

**Staff Recommendation** - *Approve with the condition that the property shall be required at development to provide for cross access with the adjacent parcels.*

**APPLICANT REQUEST**- Request to change 1.30 acres from Agricultural and Residential (AR2a) to Mixed Use Neighborhood (MUN) district property located at 4162 Murfreesboro 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.

**Proposed Zoning**

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

**ANTIOCH/PRIEST LAKE COMMUNITY PLAN POLICY**

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

**Policy Conflict** -The proposed MUN district is consistent with CC policy, and the location of this parcel along Murfreesboro Road supports the MUN rezoning. While there are existing single-family homes on both sides of this parcel, there is an approved undeveloped commercial PUD on parcels 167 and 079. The ultimate development of the latter may be key in establishing the character of development on several of the adjacent parcels (including this one) if they are developed in the future. The zoning pattern across Murfreesboro Road from this property is supportive of commercial/mixed use zoning, as there is CS zoning immediately along Hurricane Creek Road, and a large parcel (082) with Industrial Restrictive zoning.

MUN zoning is sufficiently restrictive so as to limit the intensity of commercial development while still fulfill the intent of the Community Center policy. Accordingly, no site plan was required for this parcel with the rezoning.

In summary, the location of the parcel along Murfreesboro Road, the existing nonresidential zoning in the area, and the nearby commercial PUD all support a rezoning to MUN.

**RECENT REZONINGS - None.**

**TRAFFIC PUBLIC WORKS’ RECOMMENDATION - No Exception Taken.**

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

Land Use	Acres	Density	Total	Daily Trips	AM Peak	PM Peak
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(ITE Code)			No. of Lots	(weekday)	Hour	Hour
Single-Family detached(210)	1.3	0.5	1	10	1	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
Specialty Retail Center (814)	1.3	0.125	7,079	341	Na	39

**Change in Traffic Between Typical Use in Existing and Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				331		37

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

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	1.3	0.5	1	10	1	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
General Office(710)	1.3	0.6	33,977	579	79	117

**Change in Traffic Between Maximum Use in Existing and Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				549	78	115

**METRO SCHOOL BOARD REPORT**

Projected student generation\* 0 Elementary 0 Middle 0 High

**Schools Over/Under Capacity** - Students would attend Lakeview Elementary School, Kennedy Middle School, or Antioch High School. Antioch High School has been identified as not having capacity, but the adjacent cluster of Glencliff has capacity, as identified by the Metro School Board. It should be noted that there are elementary and middle schools under construction on a property on Pettus Road, and a land acquisition is underway for a new high school near I-24 and Old Hickory Boulevard. This information is based upon data from the school board last updated August 2, 2005.

\* Student generation numbers are based upon the assumption of three units, at 1,000 square feet each.

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. RS2005-311**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-111G-13 is **APPROVED WITH CONDITIONS. (7-0)**

**Conditions of Approval:**

1. Property shall be required at development to provide for cross access with the adjacent parcels.

The proposed MUN district is consistent with the Antioch/Priest Lake Community Plan's Community Center policy (CC). CC policy is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. The proposed MUN district is consistent with CC policy, and the location of this parcel along Murfreesboro Road supports the MUN rezoning. MUN zoning is sufficiently restrictive so as to limit the intensity of commercial development while still fulfilling the intent of the Community Center policy. The location of the parcel along Murfreesboro Road, the existing nonresidential zoning in the area, and the nearby commercial PUD all support a rezoning to MUN. Cross access with adjacent properties will be required at the development stage."

**X. PUBLIC HEARING:  
ZONING MAP AMENDMENTS**

2. **2005Z-065U-13**  
Map 149, part of Parcel 200  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request to change from R15 to CS district on a portion of property located at 519 Bell Road, south of Murfreesboro Pike (1.06 acres), requested by Terry D. Stevens of the Stevens Group, applicant for Barbara C. Dobson, et. al, owner (see PUD #2005P-025U-13).

**The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-065U-13 to September 22, 2005 at the request of the applicant. (7-0)**

3. **2005P-025U-13**  
Jeric Commercial PUD  
Map 149, part of Parcel 200  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request for preliminary approval of a Planned Unit Development located on a portion of property on the west side of Bell Road, south of Murfreesboro Pike (1.06 acres), classified R15 and proposed for CS, to allow for the development of a 5,301 Sq. Ft. car wash, requested by Fulghum, Macindoe and Associates, applicants, for Barbara Dobson et al, owner.

**The Metropolitan Planning Commission DEFERRED Planned Unit Development 2005P-025U-13 to September 22, 2005 at the request of the applicant. (7-0)**

4. **2005Z-068U-13**  
Map 163, Parcels 137, 138  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request to change from AR2a to RM15 district property located at 5505 and 5515 Mt. View Road, approximately 450 feet east of Baby Ruth Lane (4.8 acres), requested by Gary Whaley, Signature Homes, applicant for Patsy Hedgepath, Mary E. Wilson etal, and the Estate of Lester W. Mercer, owners.

**The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-068U-13 to September 22, 2005 at the request of the applicant. (7-0)**

5. **2005Z-102U-13**  
Map 163, Parcel 136  
Subarea 13 (2003)  
District 33 - Tommy Bradley



A request to change from AR2a to RM15 district property located at 5525 Mt. View Road (2.75 acres), requested by Signature Homes, applicant, for John W. Begley, owner.

**The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-102U-13 to September 22, 2005 at the request of the applicant. (7-0)**

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6. **2005P-021U-13**  
Townhomes at Southridge  
Map 163, Parcels 136, 137, 138  
Subarea 13 (2003)  
District 33 - Tommy Bradley

A request for preliminary approval for a Planned Unit Development district located at 5505, 5515 and 5525 Mt. View Road, west of Old Franklin Pike, classified AR2a and proposed for RM15, (7.55 acres), to permit 81 multi-family units, requested by Dale and Associates, Inc., for John Begley, Patsy Hedgepath, Mary Wilson, etal, and Lester Mercer, etux, owners.

**The Metropolitan Planning Commission DEFERRED Planned Unit Development 2005P-021U-13 to September 22, 2005 at the request of the applicant. (7-0)**

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7. **2005Z-115U-03**  
Map 069, Parcel 059  
Subarea 1 (2003)  
District 1 - Brenda Gilmore

A request to change from OR20 and RS15 to RM9 district property located at 4343 Ashland City Highway, at the southern terminus of Drakes Branch Road (7.16 acres), requested by Daniel D. Lane/ABL Realty Services, purchaser, for Luther Bratton/Ashland Properties, LLC, owner (see PUD #88P-031U-03).

**Staff Recommendation** - *Approve with a condition, in conjunction with the approval of the associated plan amendment to the Bordeaux-Whites Creek Community Plan.*

**APPLICANT REQUEST** - Request to change 7.16 acres from residential single-family (RS15) and office and residential (OR20) to residential multi-family (RM9) district property located at 4343 Ashland City Highway, at the southern terminus of Drakes Branch 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.

OR20 district: Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

**Proposed Zoning**

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

**BORDEAUX/WHITES CREEK 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.

**Proposed New 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.

**Policy Conflict** - The proposed RM9 zone district is consistent with the proposed (amended) community plan policy of Residential Medium, as it allows a density of nine units per acre. This density represents the upper end of the RM policy, which allows four to nine units per acre. The location of this parcel along Ashland City Highway, and the floodplain to the immediate south of this property will help restrict development at the upper end of the density range as permitted by RM9 zoning. There is no residential development on the east side of this site, and to the immediate west there is a nursing home/assisted living center. In addition to this request, there is an associated PUD request to cancel the existing Ashland City Highway commercial PUD which encompasses a portion of parcel 059 along the frontage of Ashland City Highway (1.7 acres). This undeveloped PUD was approved for a 8,750 square foot retail/office center and a 2,100 square foot convenience market/gas station.

*Archaeologically significant resources* - This property was initially identified by Planning staff as being on the list of the State Division of Archaeology properties. A state archaeologist subsequently visited the site, and recommended that the developer hire a qualified, professional archaeologist to conduct a survey of the area due to the area’s potential for intact deposits, including human graves. The hired professional recognized the proposed development site as the study area (7.16 acres), as well as identified a nearby 2.3 acre site as having prehistoric significance by the Tennessee Division of Archaeology. The study area is located just east of where this significant site was indicated to be. Field investigations and pedestrian reconnaissance of both the prehistorically significant site and the study area revealed that they both had “extremely low potential for intact archaeological deposits.” To further evaluate the potential for deposits, shovel tests were performed, and no cultural strata were discerned in the test profiles.

Staff recommends that prior to the issuance of grading permits for the development of the study area, a state archaeologist from the Tennessee Division of Archaeology must review the study results as well as the development plans.

**RECENT REZONINGS** - None.

**TRAFFIC PUBLIC WORKS’ RECOMMENDATION** - No Exception Taken.

**Typical Uses in Existing Zoning District: OR20 and RS15/Commercial PUD**

Land Use (ITE Code)	Acres	FAR	Total s.f.	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail/office (814)	7.16	n/a	8,750	412	Na	43

**Typical Uses in Existing Zoning District: OR20 and RS15/Commercial PUD**

Land Use (ITE Code)	Acres	FAR	Total s.f.	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market with Gas Station (853)	--	n/a	2,100	1178	96	128

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

Land Use (ITE Code)	Acres	Density Per Acre	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	7.16	9	64	438	37	42

**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
--				-1152	-59	-129

**METRO SCHOOL BOARD REPORT**

Projected student generation     10 Elementary   8 Middle     6 High

**Schools Over/Under Capacity** - Students would attend Cumberland Elementary School, Joelton Middle School, or Whites Creek High School. All of these schools have been identified as having capacity by the Metro School Board. This information is based upon data from the school board last updated August 2, 2005.

**CONDITIONS OF APPROVAL**

1. Prior to the issuance of grading permits for the development of the study area, a state archaeologist from the Tennessee Division of Archaeology must review the study results as well as the development plans.

*[Note: Items #VII, #7, and #8 were discussed by The Metropolitan Planning Commission together. See item #8 for actions and resolutions.]*

- 8. 88P-031U-03**  
Ashland City Highway PUD  
Map 69, part of Parcel 59  
Subarea 3 (2003)  
District 1 - Brenda Gilmore

A request to cancel the undeveloped Commercial Planned Unit Development District located at 4343 Ashland City Highway abutting the south side of Ashland City Highway, 380 feet east of Stewarts Lane, (1.70 acres) approved for a 8,750 square foot retail/office center and a 2,100 square foot convenience market/gas station, requested by ABL Realty Services for Ashland Properties, LLC, owner.

**Staff Recommendation** - *Approve with the associated zone change and plan amendment to the Bordeaux-Whites Creek Community Plan.*

**APPLICANT REQUEST - Request to cancel a PUD**

A request to cancel a 1.70 acre undeveloped Commercial Planned Unit Development district, located at 4343 Ashland City Highway, along the south side of Ashland City Highway, 380 feet east of Stewarts Lane, approved for a 8,750 square foot retail/office center and a 2,100 square foot convenience market/gas station.

**PLAN DETAILS** - This request to cancel a portion of a commercial PUD will yield part of the acreage requested for the rezoning application 2005Z-115U-03, which proposes residential multifamily development at nine units per acre (RM9).

Stormwater - PUD Cancellation Approved on 8/5/05.

Staff recommends approval of the cancellation of this PUD because the allowed commercial uses are inconsistent with both the current RLM policy and the proposed RM policy.

Ms. Wood presented and stated that staff is recommending approval of the Bordeaux-Whites Creek Community Plan: 2003 Update for property on the south side of Ashland City Highway opposite Drakes Branch Road.

Mr. Pereira presented and stated that staff is recommending approval with conditions of Zone Change 2005Z-115U-03 as well as approval of Planned Unit Development 88P-031U-03 with the condition that prior to the issuance of any grading permits that the Tennessee Division of Archeology review the study results and verify the development plan.

Mr. Chris Utley, 511 Emerald Court, expressed concerns with the proposal.

Rev. N. Curtis Bryant, 12 Ashland City Highway, spoke in opposition to the proposal.

Ms. Lois Winston, 4587 Clarksville Pike, spoke in favor of the proposal.

Ms. Tomi Martin-Young, 4440 Enchanted Circle, spoke in support of the proposal.

Mr. Dan Lane, 3912 Drakes Branch Road, spoke in support of the proposal. He presented information to the Commissioners for the record.

Mr. Darren Johnson, Ashland City Highway, spoke in opposition to the proposal.

Ms. Dorothy Wells, 3961 Drakes Branch Road, spoke in opposition to the proposal.

Mr. Cordell Kidd, 13010 6<sup>th</sup> Avenue, spoke in support of the proposal.

A resident of the area (who did not identify himself) spoke in opposition to the proposal.

Ms. Nielson stated that the land use policy complements the proposed development and stated she would support staff's recommendation.

Mr. Clifton spoke in favor of staff recommendation.

Ms. Cummings stated that the land use is appropriate for the area. She acknowledged the concerns of those residents who are opposed to the proposal but stated that development is imminent and that this proposal was the best use of the land. She commended staff for their work and studies conducted on this area.

Mr. Tyler requested clarification on whether the proposal was contingent on the study to be performed by the Tennessee Division of Archeology.

Mr. Ponder requested clarification on the number of units included in the proposal. He spoke in favor of staff's recommendation.

Mr. Loring spoke in favor of the plan and moved for its approval.

Mr. Loring moved and Mr. Ponder seconded the motion, which passed unanimously to approve the Bordeaux-Whites Creek Community Plan: 2003 Update for property on the south side of Ashland City Highway opposite Drakes Branch Road, as well as approval of Zone Change 2005Z-115U-03, and Planned Unit Development 88P-031U-03 with the condition that prior to the issuance of any grading permits that the Tennessee Division of Archeology review the study results and verify the development plan. (7-0)

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**Resolution No. RS2005-312**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-115U-03 is **APPROVED WITH CONDITIONS.** (7-0)

**Conditions of Approval:**

1. Prior to the issuance of grading permits for the development of the study area, a state archaeologist from the Tennessee Division of Archaeology must review the study results as well as the development plans.

**The proposed RM9 district is consistent with the Bordeaux/Whites Creek Community Plan's Residential Low Medium Policy (RLM), and Residential Medium Policy (RM). RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre, while RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. The predominant development type for both policy areas is single-family homes, although some townhomes and other forms of attached housing may be appropriate. Prior to the issuance of grading permits for development, a state archeologist from the Tennessee Division of Archeology must review the archeological study that has been conducted, as well as the development plans.”**

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**Resolution No. RS2005-313**

“BE IT RESOLVED by The Metropolitan Planning Commission that 88P-031U-03 is **APPROVED WITH CONDITIONS.** (7-0)

**Conditions of Approval:**

1. Approve with the associated zone change and plan amendment to the Bordeaux-Whites Creek Community Plan.

9. **2005Z-120U-08**  
Map 082-09, Parcel 030  
Subarea 8 (2002)  
District 19 - Ludye N. Wallace

A request to change from R6 to MUN district property located at 1312 7th Avenue North (0.14 acres), requested by Bill Lawrence for John Fairhead, owner.

**The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-120U-08 to September 22, 2005 at the request of the applicant. (7-0)**

10. **2005Z-121U-08**  
Map 082-09, Parcel 216  
Subarea 8 (2002)  
District 19 - Ludye N. Wallace

A request to change from IR to MUN district property located at 1306 3rd Avenue North (0.19 acres), requested by Bill Lawrence, applicant for John Fairhead, owner.

**Staff Recommendation - Approve**

**APPLICANT REQUEST** - A request to change 0.19 acres from industrial restrictive (IR) to mixed use neighborhood (MUN) district property located at 1306 3rd Avenue North.

**Existing Zoning**

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

**Proposed Zoning**

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

**NORTH NASHVILLE COMMUNITY PLAN POLICY**

Neighborhood Urban (NU) - NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

**Germantown Detailed Neighborhood Design Plan**

Mixed Live/Work in NU - Mixed Live/Work in NU is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

*Phillips-Jackson Redevelopment District and Germantown Historic District* - This parcel also falls within another overlay district governed by a Metro agency, the Phillips-Jackson Redevelopment District (overseen by MDHA). The MDHA plan for this parcel supports any residential use, and all commercial uses as permitted within the Mixed Use Limited (MUL) zone district. Because the MDHA plan is less restrictive than the Planning Department land use policy, the latter department's plan applies.

**Policy Conflict** - The proposed MUN district is partially inconsistent with MLW in NU policy, as it allows certain commercial uses that are more intense than the home professional or retail service intent of the policy. However, **unlike** 2005Z-120U-10, there is an existing MUN district immediately adjacent to this proposed zoning, as well as another MUN district up the street. The Commission should also note the resubdivision McGavock's Addition, 2005S-236U-08, which created three lots from two existing parcels, including parcel 216, which remained split-zoned, IR/MUN. This rezoning changes the remainder of the Lot 2 (zoned IR) to MUN, thus eliminating the split-zoning.

Given the Industrial Restrictive zoning that surrounds this property on all sides but the north, the MUN zoning district represents progress towards the goal of redeveloping this portion of Germantown towards more mixed uses. Therefore, no site plan has been required with this rezoning.

**RECENT REZONINGS** -None.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION - No Exception Taken.**

**Typical Uses in Existing Zoning District: IR**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial (110)	0.19	0.561	4,643	33	5	5

**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)	0.19	0.169	1,399	98	Na	25

**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
--	0.19		-3,244			

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

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial(110)	0.19	0.6	4,966	33	5	5

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

Land Use (ITE Code)	Acres	FAR	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.19	0.6	4,966	132	17	85

**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	99	12	80

**METRO SCHOOL BOARD REPORT**

**Projected student generation\*    0 Elementary    0 Middle    0 High**

**Schools Over/Under Capacity** - Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. Hillwood High School has been identified as not having capacity, but the adjacent clusters of Whites Creek, Hillsboro, and Pearl-Cohn have capacity, as identified by the Metro School Board. This information is based upon data from the school board last updated August 2, 2005.

\* Student generation numbers are based upon the assumption of three units, at 1,000 square feet each.

Approved, (7-0) *Consent Agenda*

**Resolution No. RS2005-314**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-121U-08 is **APPROVED**. (7-0)

**The request is within the North Nashville Community Plan. The policy for this area is Neighborhood Urban (NU). The area is also within the Germantown Detailed Neighborhood Design Plan and is classified with a Mixed Live/Work in NU policy. The area is within the Phillips-Jackson Redevelopment District and Germantown Historic District. NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Mixed Live/Work in NU is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services. The redevelopment plan is less restrictive, so the North Nashville Community Plan applies. The proposed MUN district is consistent with zoning districts in the immediate area, and represents progress towards the goal of providing more mixed use development in this area.”**

11. **2005Z-124U-12**  
Map 161, part of Parcel 028  
Subarea 12 (2004)  
District 27 - Randy Foster

A request to change from R10 to OL district portion of property located at 5441 Edmondson Pike (2.10 acres), Wilbur H. Jr. and Gail M. Cate, applicants/owners.

**Staff Recommendation** - *Approve with the condition that that cross access be provided to parcel 027 to the north from this property, with parcel 027's existing access onto Edmondson Pike to act as the sole access point for this property.*

**APPLICANT REQUEST** - A request to change 2.10 acre portion of a parcel from residential single-family and duplex (R10) to office-limited (OL) district property located at 5441 Edmondson Pike.

**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**

OL district-Office Limited is intended for moderate intensity office uses.

**SOUTHEAST 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.

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.

**Special Policy Area 8** -This special policy applies to the area on the west side of Edmondson Pike, north of the branch library (parcel 029), and the area may be developed in accordance with Residential Medium Density policy, or alternatively with ON Office Neighborhood or OL Office Limited zoning. The special policy calls for coordinated parking, access and building locations that enhance the environmental qualities of the site.

**Policy Conflict - No.** The proposed OL district is consistent with *Special Policy Area 8*. According to a submitted site plan, this parcel will be combined with parcel 027 and have joint access for an office development.

**RECENT REZONINGS** -Parcel 027 to the immediate north was rezoned to OL on July 27, 2005 (2005Z-052U-12) with the conditions that cross access be provided to parcel 229 to the north from this property, as well as providing an ingress/egress easement to the rear of this property.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - A TIS may be required at development; ROW reservation may be required.

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

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	3.65	3.7	14	170	20	19

**Typical Uses in Proposed Zoning District: OL**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.65	0.201	31,958	556	76	115

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

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Drive In Bank (912)	3.65	0.07*	11,129*	2287	138	509

\*Adjusted as per use

**Change in Traffic Between Typical and Maximum Uses in Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+87,288	1731	62	394

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. RS2005-315**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-124U-12 is **APPROVED WITH CONDITIONS.** (7-0)

The proposed OL district is consistent with the Southeast Community Plan’s special policy area 8, on the west side of Edmondson Pike, north of the branch library (parcel 029), and the area may be developed in accordance with Residential Medium Density policy, or alternatively with ON Office Neighborhood or OL Office Limited zoning. The special policy calls for coordinated parking, access and building locations that enhance the environmental qualities of the site. The requested OL district and the associated site plan is consistent with the special area policy. Cross access with adjacent properties will be required at the development stage.”

- 12. **2005Z-125U-13**  
Map 149, part of Parcel 025  
Subarea 13 (2003)  
District 28 - Jason Alexander

A request to change from R15 to RM15 district a portion of property located at Shiaway Drive (unnumbered) (5.46 acres), requested by Robert McKinney, McKinney Engineering, applicants for owners, Tennessee Funeral Directors' Association, Inc (see PUD #90P-019U-13).

**Staff Recommendation - Approve**

**APPLICANT REQUEST** - A request to change a 5.46 acre portion of property at Shiaway Drive (unnumbered) from residential single-family and duplex (R15) to multi-family residential (RM15), located east of Una Antioch Pike, at the western end of Shiaway Drive.

**Existing Zoning**



R15 district R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

**Proposed Zoning**

RM15 district RM15 is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre.

**Antioch – Priest Lake Community Plan**

Retail Concentration Super Community (RCS) - RCS policy is intended for large size retail uses and to provide a wide array of goods and services. Typical RCS uses include retail shops, consumer services, restaurants, and entertainment. In RCS areas that are located at highway interchanges, a limited amount of uses intended to serve travelers is also appropriate. In addition, super community scale retail concentrations usually contain large, single, specialized retail stores, which draw people from a wider market area. Also appropriate in RCS areas are higher density residential.

**Policy Conflict** - No. Although RCS is mainly intended for commercial uses, high density residential is also appropriate. The associated PUD plan calls for 48 units with a density of 8.7 dwelling units per acre. Typically a higher density development would be more appropriate for areas designated with this policy; however, lower density, multi-family residential is appropriate in this location in light of the adjacent density of development and topographical constraints.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - See PUD comments

**Typical Uses in Existing Zoning District: R15/Commercial PUD**

Land Use (ITE Code)	Acres	Density per Acre	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	5.46	n/a	63,450	944	131	150

**Typical Uses in Proposed Zoning District: RM15/PUD**

Land Use (ITE Code)	Acres	Density Per Acre	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome (230)	5.46	15	59	404	34	39

**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
--				-540	-97	-111

**METRO SCHOOL BOARD REPORT**

**Projected student generation** 5 Elementary 3 Middle 2 High

**Schools Over/Under Capacity** - Students would attend Una Elementary School, Margaret Allen Middle School, and McGavock High School. The elementary and middle schools have been identified as having capacity by the Metro School Board.

McGavock has been identified over capacity. There are high schools that have capacity in adjacent clusters, including Glenclyff, and Stratford. This information is based upon data from the school board last updated August 2, 2005.

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. RS2005-316**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-125U-13 is **APPROVED WITH CONDITIONS.** (7-0)

**Conditions of Approval:**

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show Metro ST-324 driveway ramp for access from public streets.
3. Identify garbage / waste management pickup plan.
4. Identify buffer for the 40-acre drain or provide delineation.
5. Add “This is in accordance with Stormwater Management Manual Volume 1 – Regulations”, to stormwater note.
6. Approvals are subject to Public Works' review and approval of construction plans.
7. Show Metro ST-324 driveway ramp for access from public streets.
8. Identify garbage / waste management pickup plan.
9. Identify buffer for the 40-acre drain or provide delineation.
10. Add “This is in accordance with Stormwater Management Manual Volume 1 – Regulations”, to stormwater note.
11. 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.
12. 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.
13. 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.
14. 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 include a landscaped median in the middle of the turn-around, including trees.
15. 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.

**The requested RM15 district is consistent with the Antioch/Priest Lake Community Plan’s Retail Concentration Super Community policy (RCS). Although RCS policy is primarily intended for large size retail uses that provide a wide array of goods and services, higher density residential is also appropriate. The requested RM15 district including the associated PUD plan (90P-019U-13) is consistent with the areas policy.”**

- 
13. **90P-019U-13**  
Vale Ridge  
Map 149, Part of Parcel 025  
Subarea 13 (2003)  
District 28 - Jason Alexander

A request to amend the preliminary for plan for a Planned Unit Development, located east of Una Antioch Pike, at the western terminus of Shiaway Drive (5.46 acres), classified R15, and proposed for RM15, to permit the development of 48

condominiums, requested by McKinney Engineering, applicant, for Cloister Investments, owner (See 2005Z-125U-13)

**Staff Recommendation - Approve with conditions**

**APPLICANT REQUEST - Amend Preliminary**

A request to amend the preliminary plan for a Commercial Planned Unit Development, located at Shiaway Drive (unnumbered), east of Una Antioch Pike, at the western end of Shiaway Drive, (5.46 acres), to permit the development of 48 condominium units.

**PLAN DETAILS -** The applicants are requesting preliminary approval for a 48 unit condominium complex on approximately 5.46 acres with an overall density of 8.7 dwelling units per acre.

**History -**The original preliminary plan was approved for 63,450 square feet of office and retail space by the Metro Planning Commission on October 15, 1990, and was subsequently approved by Metro Council on November 20, 1990. A final PUD plan for the original plan was never submitted.

**Access -** As proposed, access to each unit will be provided by a private drive that accesses Shiaway Drive.

**Sidewalks -** Sidewalks are proposed along the private drive, and a sidewalk will also provide a pedestrian access to Una Antioch Pike.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION**

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show Metro ST-324 driveway ramp for access from public streets.
3. Identify garbage / waste management pickup plan.

**STORMWATER RECOMMENDATION - Approve as conditioned:**

1. Identify buffer for the 40-acre drain or provide delineation.
2. Add "This is in accordance with Stormwater Management Manual Volume 1 – Regulations", to stormwater note.

**CONDITIONS**

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show Metro ST-324 driveway ramp for access from public streets.
3. Identify garbage / waste management pickup plan.
4. Identify buffer for the 40-acre drain or provide delineation.
5. Add "This is in accordance with Stormwater Management Manual Volume 1 – Regulations", to stormwater note.
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 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 include a landscaped median in the middle of the turn-around, including trees.
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.

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. RS2005-317**

“BE IT RESOLVED by The Metropolitan Planning Commission that 90P-019U-13 is **APPROVED WITH CONDITIONS. (7-0)**

**Conditions of Approval:**

**TRAFFIC PUBLIC WORKS' RECOMMENDATION**

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show Metro ST-324 driveway ramp for access from public streets.
3. Identify garbage / waste management pickup plan.

**STORMWATER RECOMMENDATION - Approve as conditioned:**

1. Identify buffer for the 40-acre drain or provide delineation.
2. Add “This is in accordance with Stormwater Management Manual Volume 1 – Regulations”, to stormwater note.

**CONDITIONS**

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show Metro ST-324 driveway ramp for access from public streets.
3. Identify garbage / waste management pickup plan.
4. Identify buffer for the 40-acre drain or provide delineation.
5. Add “This is in accordance with Stormwater Management Manual Volume 1 – Regulations”, to stormwater note.
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 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 include a landscaped median in the middle of the turn-around, including trees.

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.

**The request to amend the preliminary plan for a commercial Planned Unit Development, and associated zone change (2005Z-125U-13) is consistent with the Antioch/Priest Lake Community Plan’s Retail Concentration Super Community policy (RCS). Although RCS policy is primarily intended for large size retail uses that provide a wide array of goods and services, higher density residential is also appropriate.”**

14. **2005Z-126U-14**  
 Map 096-02, a portion of Parcel 008  
 Subarea 14 (2004)  
 District 14 - Harold White

A request to change from R10 to RM9 district a portion of property located at 2900 Lebanon Pike (8.7 acres), requested by Jim Lukens, applicant/engineer for Donelson Cedar Stone Associates, owner.

**Staff Recommendation - Approve**

**APPLICANT REQUEST** - A request to change 8.7 acres from residential single-family and duplex (R10) to residential multi-family (RM9) district a portion of property located at 2900 Lebanon Pike.

**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**

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

**DONELSON/HERMITAGE COMMUNITY PLAN POLICY**

**Corridor General (CG)** - CG is intended for areas at the edge of a neighborhood that extend along a segment of a major street and are predominantly residential in character. CG areas are intended to contain a variety of residential development along with larger scale civic and public benefit activities. Examples might include single family detached, single-family attached or two-family houses; but multi-family development might work best on such busy corridors.

**Policy Conflict - No.** The proposed RM9 district is consistent with the Corridor General policy, which calls for single- and multi-family residential development, schools, places of worship, and open spaces. This application requests that the rear portion of parcel 008 be rezoned, with the front portion of the property along Lebanon Pike to remain with R10 zoning (2.1 acres). The applicant has indicated the intent to build townhomes, and the site will have access off of Munn Road.

**RECENT REZONINGS - None.**

**TRAFFIC PUBLIC WORKS’ RECOMMENDATION** - No Exception Taken. An access study may be required at development.

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

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)	8.7	3.7	32	362	32	39

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

Land Use (ITE Code)	Acres	Density per acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	8.7	9	78	518	43	49

**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
--			+46	156	11	10

**METRO SCHOOL BOARD REPORT**

**Projected student generation    7 Elementary    4 Middle    3 High**

**Schools Over/Under Capacity**    Students would attend Hermitage Elementary School, Two Rivers Middle School, or McGavock High School. McGavock High School has been identified as not having capacity, but the adjacent clusters of Glenclyff and Stratford have capacity, as identified by the Metro School Board. This information is based upon data from the school board last updated August 2, 2005.

Approved, (7-0) *Consent Agenda*

**Resolution No. RS2005-318**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-126U-14 is **APPROVED. (7-0)**

**The proposed RM9 district is consistent with the Donelson/Hermitage Community Plan’s Corridor General policy (CG). CG is intended for areas at the edge of a neighborhood that extend along a segment of a major street and are predominantly residential in character. CG areas are intended to contain a variety of residential development along with larger scale civic and public benefit activities.”**

- 15.    **2005Z-128U-05**  
       Map 061-11, Parcel 214  
       Subarea 5 (1994)  
       District 8 - Jason Hart

A request to change from RS10 to CL district property located at Riverwood Drive (unnumbered), at the northeast corner of Gallatin Pike and Riverwood Drive (0.83 acres), requested by Michael Rippetoe, applicant for Belmont University, owner.

**The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-128U-05 to September 22, 2005 at the request of the applicant. (7-0)**

- 16.    **2005Z-129U-02**  
       Map 060-02, Parcel 264  
       Subarea 2 (1995)  
       District 3 - Carolyn Baldwin Tucker

A request to change from R8 to CS district property located at 3035 Brick Church Pike (1.46 acres), requested by Kevin A. Hopkins, A. Trailer Rental Co., LLC, owner.

**Staff Recommendation - Approve**

**APPLICANT REQUEST** - Rezone 1.46 acres from residential single-family and duplex (R8) to commercial service (CS) district property located at 3035 Brick Church Pike.

**Existing 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.

**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.

**PARKWOOD/UNION HILL 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 proposed CS district is consistent with the CMC policy. In addition, there is immediately adjacent CS zoning to the north and south of this property. The owner has indicated an intent to use this property as parking for an adjacent business.

**RECENT REZONINGS** - None.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - No Exceptions Taken. An access study may be required at development, and joint access may also be required at development.

**Typical Uses in Existing Zoning District: R8**

Land Use (ITE Code)	Acres	Density per acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	1.46	4.63	7	90	15	10

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

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
New Car Sales (841)	1.46	0.020	1,307	44	3	4

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

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (851)	1.46	0.10*	6,534	4822	438	343

\*Adjusted as per use

**Change in Traffic Between Typical Uses and Maximum in Proposed Zoning District**

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
			+5,227	4778	435	339

Mr. Pereira presented and stated that staff is recommending approval of Zone Change 2005Z-129U-02.

Council Lady Baldwin Tucker announced she will be holding a community meeting on Thursday, September 15 whereby this proposal will be discussed. She expressed issues with the proposed development and its close proximity to a nearby daycare center. She invited the developers to her community meeting.

Mr. Ponder spoke in favor of staff's recommendation and moved for its approval.

Mr. Ponder moved and Mr. Clifton seconded the motion, which passed unanimously to approve Zone Change 2005Z-129U-02. (7-0)

Mr. Clifton stated that from a planning perspective this zone change is most comparable to area and that Council Lady Baldwin Tucker can handle address the issues and concerns made by the residents at the Council level.

**Resolution No. RS2005-319**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-126U-14 is **APPROVED. (7-0)**

**The proposed commercial service (CS) district is consistent with the Parkwood/Union Hill Community Plan's Commercial Mixed Concentration policy, intended for medium high to high density residential, all types of retail trade, highway-oriented commercial services, and office uses. Given this consistency with policy, and the existing CS zoning to the immediate north and south of the property, the CS district is appropriate.”**

- 
17. **2005Z-131U-08**  
Map 081-060, Parcels 281, 283, 285, 286  
Subarea 8 (2002)  
District 2 - Jamie D. Isabel

A request to change from IWD to CL district property located at 2111 24th Avenue North, 404 Clarksville Pike, 2404 Clarksville Pike, and 2406 Clarksville Pike (1.11 acres), requested by Andy Neuman of Raggedy Inc., applicant/owner.

**Staff Recommendation - Approve**

**APPLICANT REQUEST** - Rezone 1.11 acres from industrial warehousing and distribution (IWD) to commercial limited (CL) district property located at 2111 24th Avenue North, 404 Clarksville Pike, 2404 Clarksville Pike, and 2406 Clarksville Pike.

**Existing Zoning**

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

**Proposed Zoning**

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

**NORTH NASHVILLE COMMUNITY PLAN POLICY**

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

***Buena Vista Heights Detailed Neighborhood Design Plan***

Commercial in Corridor Center - This detailed plan policy calls for specifically commercial uses within the CC policy area.

**Policy Conflict** - No. The proposed CL district is consistent with the Commercial in CC policy. In addition, there is immediately adjacent CS zoning to the west of this property. In addition, the Commission approved the closure of alley #1609 on a recent Planning Commission agenda.



**RECENT REZONINGS** -None.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - No Exceptions Taken. An access study may be required at development.

**Typical Uses in Existing Zoning District: IWD**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710 )	1.11	0.184	8,897	207	28	89

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

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814 )	1.11	0.420	20,307	907	Na	71

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

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (851 )	1.11	0.08*	3,868	2855	259	203

Adjusted as per use.

**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
--				2648	231	114

Mr. Pereira presented and stated that staff is recommending approval of Zone Change 2005Z-131U-08.

Mr. Andy Neuman, owner, spoke in favor of the zone change request.

Ms. Hortense Kirkpatrick, 2116 24<sup>th</sup> Avenue, spoke in opposition to the proposal.

Mr. Loring spoke in opposition to the zone change.

Mr. Clifton spoke in favor of approving. He stated that from a planning perspective, this request was reasonable.

Ms. Cummings spoke in favor of the zone change request. She mentioned that the current zoning could allow many unwanted uses for the community.

Mr. Ponder moved and Mr. Clifton seconded the motion to approve Zone Change 2005Z-131U-08. **(6-1) No Vote - Loring**

**Resolution No. RS2005-320**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-131U-08 is **APPROVED (6-1)**

**The proposed commercial limited (CL) district is consistent with the North Nashville Community Plan’s Corridor Center land use policy, intended for dense, predominantly commercial areas at the edge of a neighborhood, along major thoroughfares. The proposed CL is also consistent with the Buena Vista Heights Detailed Neighborhood Design Plan’s Commercial in Corridor Center policy.”**

18. **2005Z-133U-08**  
 Map 092-100, Parcels 196,197, 198, 199  
 Subarea 8 (2002)  
 District 21 - Edward Whitmore

A request to change from R6 to OL district property located at 2902 Felicia Street, 2904 Felicia Street, 2900 Felicia Street, and 2824 Felicia Street (0.68 acres), requested by James K. Hayes and Councilmember Whitmore, applicants, for owners Gregg R. Poole, Metro Government Finance, and Federal National Mortgage Association, owner/purchaser Hayes Medical Office Building LLC.

**Staff Recommendation - Approve**

**APPLICANT REQUEST** - Rezone 0.68 acres from residential single-family and duplex (R6) to office limited (OL) district property located at 2900 Felicia Street, 2902 Felicia Street, 2904 Felicia Street, and 2824 Felicia 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**

OL district - Office Limited is intended for moderate intensity office uses.

**NORTH NASHVILLE COMMUNITY PLAN POLICY**

Neighborhood General (NG) - NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

**McKissack Park Detailed Neighborhood Design Plan - Transition or Buffer in Neighborhood**

*General* Transition or Buffer is intended to provide a transition from intense commercial activity to a more residential character. Uses should be residential in scale, character, and function, but may have a limited commercial or mixed-use component.

**Policy Conflict** - The proposed OL district is consistent with the Transition or Buffer in Neighborhood General policy. The office limited zoning will provide a transition away from the mixed housing pattern (Single Family Attached and Detached Housing policy) to the north, and the mixed commercial and industrial pattern (Mixed Use and Commercial policy) to the south of this block along Charlotte Avenue. In addition, there is contiguous OL zoning to the east of this property, at the corner of Felicia Street and 28<sup>th</sup> Avenue South.

**RECENT REZONINGS** - Parcels 200, 201, and 202 were changed to OL zoning in July 2003.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - No Exceptions Taken.

**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 )	0.51*	6.18	3	30	3	4

**Typical Uses in Proposed Zoning District: OL**

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Medical Dental Office ( 720)	0.51*	0.165	3,666	33	10	14

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

Land Use	Acres	FAR	Total	Daily Trips	AM Peak	PM Peak
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(ITE Code)			Square Feet	(weekday)	Hour	Hour
General Office (710)	0.51*	0.75	16,661	337	45	98

**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
--						

\* Applicant changed request to add one more parcel after the traffic tables had been prepared. One additional parcel does not create significant additional traffic.

Approved, (7-0) *Consent Agenda*

**Resolution No. RS2005-321**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-133U-08 is **APPROVED. (7-0)**

**The proposed office limited (OL) district is consistent with the McKissack Park Detailed Neighborhood Design Plan’s Transition/Buffer in Neighborhood General land use policy, intended to provide a transition from intense commercial activity to a more residential area. Given the mixed housing pattern to the north of these properties, and the mixed commercial and industrial pattern to the south of this block along Charlotte Avenue, the OL zoning fulfills the intent of the policy.”**

19. **2005Z-134G-02**  
 Map 050, part of Parcels 31 (36.13 acres) and, 132 (7.85 acres)  
 Map 041, part of Parcels 147 (11.76 acres)  
 Subarea 2 (1995)  
 District 3 - Carolyn Baldwin Tucker

A request to change from R10 to RM6 district a portion of properties located at 3549 Brick Church Pike and Westchester Drive (unnumbered) (55.74 acres), requested by Gresham Smith and Partners, applicant for Victory Church of Nashville, Inc., owner (see PUD #2005P-023G-02).

**Staff Recommendation - Approve with conditions**

**APPLICANT REQUEST** - A request to change approximately 55.74 acres from residential single-family, and duplex (R10) to multi-family, residential (RM6), located on the east side of Brick Church Pike.

**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**

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

**Subarea 2 Community 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** - No. The density allotment with the proposed zoning is consistent with the policy. Furthermore, the associated PUD plan proposes an overall density of about 4.26 dwelling units per acre, which is also consistent with the RM policy.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - See PUD comments.

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

Land Use (ITE Code)	Acres	Density	Total Number of lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210 )	86.17	3.7	319	3011	233	305

**Typical Uses in Proposed Zoning District: RM6/PUD**

Land Use (ITE Code)	Acres	Density	Total Number of units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome( 230)	86.17	n/a	152	916	73	85

**Maximum Uses in Proposed Zoning District: RM6/PUD**

Land Use (ITE Code)	Acres	Density	Total lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single and two family (210 )	86.17	n/a	189 (54 duplex units)	1863	142	189

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

Land Use (ITE Code)	Acres	FAR	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living ( 254)	86.17	n/a	75 beds	243	11	17

**Adjusted as per use**

**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
--				11	-7	-14

**METRO SCHOOL BOARD REPORT**

**Projected student generation**     42 Elementary     31 Middle     29 High

**Schools Over/Under Capacity** - Students would attend Bellshire Elementary School, Goodlettsville Middle School, and Hunters Lane High School. The elementary and middle schools have been identified as having capacity by the Metro School Board.

Hunters Lane High School has been identified over capacity. There are high schools that have capacity in adjacent clusters, including Whites Ck, Stratford, and Maplewood. This information is based upon data from the school board last updated August 2, 2005.

Condition of Approval — **School site dedication:** Due to the potential impact of this development on the public school

~~system, the applicant is required by Planning Commission policy to offer for dedication a school site within the Hunters Lane High School cluster in compliance with the standards of Section 17.16.040 for elementary schools with capacity of 500 students.~~

~~The land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Hunters Lane High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final plat consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.~~

*[Note: Items #19 and #20 were discussed by The Metropolitan Planning Commission together. See item #20 for actions and resolutions.]*

- 20. 2005P-023G-02**  
Victory Village  
Map 050, Parcels 31, 132  
Map 041, Parcel 147  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval for a residential Planned Unit Development, located at 3549 Brick Church Pike and Westchester Drive (unnumbered) (86.17 acres), classified R10 and proposed for R10 and RM6, to permit the development of 135 single-family lots 28 two-family lots (56 units), 25 assisted-living units (75 beds), and 152 multi-family units, requested by Gresham, Smith and Partners, applicant, for The Victory Church.

**Staff Recommendation - Approve with conditions**

**APPLICANT REQUEST - Preliminary PUD**

A request for Preliminary approval of a Residential Planned Unit Development on 86.17 acres, located at 3549 Brick Church Pike, to permit the development of 135 single-family lots, 56 two-family units, 152 multi-family units, and 25 assisted-living units (75 beds).

**PLAN DETAILS**

Site Design - The proposed development will consist of 135 single-family lots, 28 two-family lots (56 units), 152 multi-family units, and an assisted-living unit with 75 beds, to be located along new streets on approximately 86.17 acres with a density of approximately 4.26 units per acre. The entire property is currently zoned R10, but the plan calls for 49.03 acres to be zoned RM6, leaving 37.14 acres R10 (See Zone Change Application 2005Z-134G-02).

Open Space/Community Center - Approximately 10 acres of land is identified as active or inactive open space. A 3.2 acre section is identified as active open space, and is centrally located within the development. A community center is also centrally located, adjacent the active open space.

Environmental/Greenway - Three streams are located on the property that require three individual crossings. North Fork Ewing Creek, which is located along the eastern property boundary, is designated as a future greenway, and is identified on the plan.

Access/Connections - Access is provided along six separate connections. Connections are provided to Westchester Drive, Brookdale Drive, Brookway Drive, and Willow Creek Road to the south, Brick Church Pike and Brick Drive to the west, and Westchester to the east. Two stub streets are provide to property north of this proposal for future connections.

Recommendation - As proposed this development meets policy with a density of approximately 4 dwelling units per acre. The layout crates usable open space, and provides numerous connections to adjacent streets, as well as vacant property for future connections. Because this development meets, and exceeds Metro's Subdivision Regulations, as well as the areas policy, staff recommends that this request be approved with conditions.

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

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show and identify roadway street sections per Metro Public Works standard details. ST-253: Residential collector/local street (60' ROW); ST-252: Residential local street (50' ROW); ST-251: Residential minor local (46' ROW).
3. Match existing pavement width on Westchester Drive for roadway continuation.
4. Show all stub streets, and connections to Brick Drive, Willow Creek Road, Brookway Drive, and Brookdale Drive, per ST-252: Residential local street (50' ROW). Dimension right of way.
5. Dimension turnarounds. For Road D and Road K, show and label 50' outside pavement radius, curb & gutter, grass strip, and 5' sidewalk. Remove center landscape island, or show island as recommended by the Fire Marshall.
6. The horizontal centerline radius of Road B (C#1, C#2, and C#3) does not appear to conform to AASHTO geometric design requirements for a 30 mph design speed. The horizontal centerline radius of Westchester Drive (C#7) does not appear to conform to AASHTO geometric design requirements for a 35 mph design speed. The minimum centerline radius of curved segments shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission.
7. Verify Road A section. Plan labeled as 50' ROW and 60' ROW. Plan scales 60'. Dimension the three lanes on access Road A at Brick Church Pike.
8. Show and dimension right of way along Brick Church Pike. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike.
9. Construct Brick Church Pike with a minimum of 1/2 of a U-2 pavement cross section along property frontage.
10. Show northbound right turn lane at access road with 100 feet of storage and transition per AASHTO standards.

#### **Victory Village PUD TIS review and conditions**

1. Developer shall construct a southbound left turn lane on Brick Church Lane at access road with 75 feet of storage and transitions per AASHTO and MUTCD standards.
2. The access road shall be constructed with 1 entering lane and 2 exiting lanes for separate left and right turns with a minimum of 100 feet of storage for both lanes.
3. Construct Westchester extension with approximately 31 ft of pavement to align with existing Westchester Drive road segments. Road design shall be based on 35 mph design speed.
4. TIS indicates that 10% of PM northbound traffic on Brick Church Pike will turn right at the proposed access road. Therefore, developer shall construct a northbound right turn lane at access road with 100 ft of storage and transition per AASHTO standards.
5. Developer shall provide adequate sight distance at access road intersection with Westchester Drive extension intersection.
6. Developer shall provide adequate sight distance at apartment driveways.
7. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike

#### **STORMWATER RECOMMENDATION - Approve Except As Noted**

1. Stream crossings must be approved by Stormwater Committee.
2. A flood study may be required (if one has not been preformed).
3. Cut/fill compensation may be required.

#### CONDITIONS

1. If the connection to the north from Road "B" to Brick Drive is not going to be provided at lot 29, then the Right-Of-Way must be abandoned.
2. Dedicate school site within the Hunter Lane High School Cluster area.
3. Approvals are subject to Public Works' review and approval of construction plans.
4. Show and identify roadway street sections per Metro Public Works standard details. ST-253: Residential collector/local street (60' ROW); ST-252: Residential local street (50' ROW); ST-251: Residential minor local (46' ROW).
5. Match existing pavement width on Westchester Drive for roadway continuation.
6. Show all stub streets, and connections to Brick Drive, Willow Creek Road, Brookway Drive, and Brookdale Drive, per ST-252: Residential local street (50' ROW). Dimension right of way.
7. The horizontal centerline radius of Road B (C#1, C#2, and C#3) does not appear to conform to AASHTO geometric design requirements for a 30 mph design speed. The horizontal centerline radius of Westchester Drive (C#7) does not appear to conform to AASHTO geometric design requirements for a 35 mph design speed. The minimum centerline radius of curved segments shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission.
8. Verify Road A section. Plan labeled as 50' ROW and 60' ROW. Plan scales 60'. Dimension the three lanes on access Road A at Brick Church Pike.
9. Show and dimension right of way along Brick Church Pike. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike.
10. Construct Brick Church Pike with a minimum of 1/2 of a U-2 pavement cross section along property frontage.
11. Show northbound right turn lane at access road with 100 feet of storage and transition per AASHTO standards.
8. Developer shall construct a southbound left turn lane on Brick Church Lane at access road with 75 feet of storage and transitions per AASHTO and MUTCD standards.
9. The access road shall be constructed with 1 entering lane and 2 exiting lanes for separate left and right turns with a minimum of 100 feet of storage for both lanes.
10. Construct Westchester extension with approximately 31 ft of pavement to align with existing Westchester Drive road segments. Road design shall be based on 35 mph design speed.
11. TIS indicates that 10% of PM northbound traffic on Brick Church Pike will turn right at the proposed access road. Therefore, developer shall construct a northbound right turn lane at access road with 100 ft of storage and transition per AASHTO standards.
12. Developer shall provide adequate sight distance at access road intersection with Westchester Drive extension intersection.
13. Developer shall provide adequate sight distance at apartment driveways.

12. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike
13. 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.
14. 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.
15. 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.
16. 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 include a landscaped median in the middle of the turn-around, including trees.
17. 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.

Mr. Leeman presented and stated that staff is recommending approval with conditions on Zone Change 2005Z-134G-02 as well as approval with conditions of Planned Unit Development 2005P-023G-02 with the removal of the condition that requests a school site dedication.

Mr. Vaughn Pritchett, 1211 Westchester Drive, spoke in opposition to the proposal.

Council Lady Baldwin Tucker mentioned that she has received concerns regarding this proposal and will be holding a Community meeting on Thursday, September 15 at Whites Creek School in order to discuss these concerns. She stated the main concerns are the density of the proposal as well as the additional traffic it could generate for the area.

Ms. Wilma Buchanan, 3480 Knight Drive, spoke in opposition to the proposal.

Mr. Joe Claybon, 117 Secretariat, spoke in opposition to the proposal.

Ms. Kathy Dodd, 222 Oreole Avenue, Woodbine Community Organization, spoke in support of the proposal.

Bishop Kenneth Dupree, 3447 Brick Church Pike, spoke in support of the proposal.

Mr. George Willis, 1395 Bella Vista Blvd., spoke in support of the proposal.

Mr. David Robinson, 3868 Central Pike, spoke in support of the proposal.

Ms. Wilhelmina Davis, 3234 Masonwood Drive, spoke in support of the proposal.

Ms. Helen Hughes, 1512 Pineview Drive, spoke in support of the proposal.

Mr. Ed Owens, GSP Civil Engineers, spoke in support of the proposal. He presented information to the Commissioners.

Ms. Nielson moved and Ms. Cummings seconded the motion, which passed unanimously to approve with conditions Zone Change 2005Z-134G-02 as well as approve with conditions Preliminary Planned Unit Development 2005P-023G-02. **(7-0)**



Mr. Loring stated that there was an update of the Subarea 3 plan and would like to see this proposal re-referred to the Commission.

Mr. Lawson acknowledged Mr. Loring's request.

**Resolution No. RS2005-322**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-134G-02 is **APPROVED. (7-0)**

**The proposed residential multifamily (RM6) district is consistent with the Parkwood/Union Hill Community Plan's Residential Medium land use policy, which is intended for residential development between four and nine homes per acre. The associated PUD plan also fulfills the mixed housing element that the RM policy allows, including single-family and two-family lots, assisted living units, and multifamily units.”**

**Resolution No. RS2005-323**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-023G-02 is **APPROVED WITH CONDITIONS (7-0), including the elimination of condition #2 that requires a school site dedication.**

**Conditions of Approval:**

**TRAFFIC PUBLIC WORKS' RECOMMENDATION**

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show and identify roadway street sections per Metro Public Works standard details. ST-253: Residential collector/local street (60' ROW); ST-252: Residential local street (50' ROW); ST-251: Residential minor local (46' ROW).
3. Match existing pavement width on Westchester Drive for roadway continuation.
4. Show all stub streets, and connections to Brick Drive, Willow Creek Road, Brookway Drive, and Brookdale Drive, per ST-252: Residential local street (50' ROW). Dimension right of way.
5. Dimension turnarounds. For Road D and Road K, show and label 50' outside pavement radius, curb & gutter, grass strip, and 5' sidewalk. Remove center landscape island, or show island as recommended by the Fire Marshall.
6. The horizontal centerline radius of Road B (C#1, C#2, and C#3) does not appear to conform to AASHTO geometric design requirements for a 30 mph design speed. The horizontal centerline radius of Westchester Drive (C#7) does not appear to conform to AASHTO geometric design requirements for a 35 mph design speed. The minimum centerline radius of curved segments shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission.
7. Verify Road A section. Plan labeled as 50' ROW and 60' ROW. Plan scales 60'. Dimension the three lanes on access Road A at Brick Church Pike.
8. Show and dimension right of way along Brick Church Pike. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike.
9. Construct Brick Church Pike with a minimum of 1/2 of a U-2 pavement cross section along property frontage.
10. Show northbound right turn lane at access road with 100 feet of storage and transition per AASHTO standards.

**Victory Village PUD TIS review and conditions**

1. Developer shall construct a southbound left turn lane on Brick Church Lane at access road with 75 feet of storage and transitions per AASHTO and MUTCD standards.

2. The access road shall be constructed with 1 entering lane and 2 exiting lanes for separate left and right turns with a minimum of 100 feet of storage for both lanes.
3. Construct Westchester extension with approximately 31 ft of pavement to align with existing Westchester Drive road segments. Road design shall be based on 35 mph design speed.
4. TIS indicates that 10% of PM northbound traffic on Brick Church Pike will turn right at the proposed access road. Therefore, developer shall construct a northbound right turn lane at access road with 100 ft of storage and transition per AASHTO standards.
5. Developer shall provide adequate sight distance at access road intersection with Westchester Drive extension intersection.
6. Developer shall provide adequate sight distance at apartment driveways.
7. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike

**STORMWATER RECOMMENDATION - Approve Except As Noted**

1. Stream crossings must be approved by Stormwater Committee.
2. A flood study may be required (if one has not been preformed).
3. Cut/fill compensation may be required.

**CONDITIONS**

1. If the connection to the north from Road "B" to Brick Drive is not going to be provided at lot 29, then the Right-Of-Way must be abandoned.
- ~~2. Dedicate school site within the Hunter Lane High School Cluster area.~~
3. Approvals are subject to Public Works' review and approval of construction plans.
4. Show and identify roadway street sections per Metro Public Works standard details. ST-253: Residential collector/local street (60' ROW); ST-252: Residential local street (50' ROW); ST-251: Residential minor local (46' ROW).
5. Match existing pavement width on Westchester Drive for roadway continuation.
6. Show all stub streets, and connections to Brick Drive, Willow Creek Road, Brookway Drive, and Brookdale Drive, per ST-252: Residential local street (50' ROW). Dimension right of way.
7. The horizontal centerline radius of Road B (C#1, C#2, and C#3) does not appear to conform to AASHTO geometric design requirements for a 30 mph design speed. The horizontal centerline radius of Westchester Drive (C#7) does not appear to conform to AASHTO geometric design requirements for a 35 mph design speed. The minimum centerline radius of curved segments shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission.
8. Verify Road A section. Plan labeled as 50' ROW and 60' ROW. Plan scales 60'. Dimension the three lanes on access Road A at Brick Church Pike.
9. Show and dimension right of way along Brick Church Pike. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike.
10. Construct Brick Church Pike with a minimum of 1/2 of a U-2 pavement cross section along property frontage.

11. Show northbound right turn lane at access road with 100 feet of storage and transition per AASHTO standards.
12. Developer shall construct a southbound left turn lane on Brick Church Lane at access road with 75 feet of storage and transitions per AASHTO and MUTCD standards.
13. The access road shall be constructed with 1 entering lane and 2 exiting lanes for separate left and right turns with a minimum of 100 feet of storage for both lanes.
14. Construct Westchester extension with approximately 31 ft of pavement to align with existing Westchester Drive road segments. Road design shall be based on 35 mph design speed.
15. TIS indicates that 10% of PM northbound traffic on Brick Church Pike will turn right at the proposed access road. Therefore, developer shall construct a northbound right turn lane at access road with 100 ft of storage and transition per AASHTO standards.
16. Developer shall provide adequate sight distance at access road intersection with Westchester Drive extension intersection.
17. Developer shall provide adequate sight distance at apartment driveways.
18. Label and dedicate right of way 30 feet from pavement centerline on Brick Church Pike, consistent with the approved major street plan (U2 - 60' ROW), [when applicable the following] and amount necessary to accommodate required turn lane(s), to allow for construction of left and right turn lanes on Brick Church Pike
19. 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.
20. 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.
21. 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.
22. 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 include a landscaped median in the middle of the turn-around, including trees.
23. 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.

**The proposed preliminary PUD plan and associated rezoning are consistent with the Parkwood/Union Hill Community Plan's Residential Medium land use policy, which is intended for residential development from four and nine homes per acre, and can include single-family detached homes, townhomes, and walk-up apartments. This plan creates usable open space, and provides numerous connections to adjacent streets and other vacant properties."**

- 
21. **2005Z-136G-14**  
Map 064, Parcel 058, 036

Subarea 14 (2004)  
 District 11 - Feller Brown

A request to change from R10 and R20 to RM6 district properties located at 4125 Saundersville Road, and Saundersville Road (unnumbered) (11.71 acres), requested by Frank Harris of El Roi LLC, purchaser of property (see PUD #2005P-026G-14).

**Staff Recommendation - Disapprove**

**APPLICANT REQUEST** - A request to change 11.71 acres from Residential single-family and duplex (R10 and R20) to residential multi-family (RM6) district properties at 4125 Saundersville Road and Saundersville Road (unnumbered).

**Existing Zoning**

R20 zoning - R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

R10 zoning - 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**

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

**DONELSON- HERMITAGE-OLD HICKORY COMMUNITY PLAN (2004 UPDATE)**

**Existing Plan Policy**

Residential Low - RL policy is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominate development type is single-family homes.

Policy Conflict - **Yes**. The RL policy is intended for one to two dwelling units per acre, not 6 dwelling units per acre. The character of the area is predominantly low intensity single-family development.

**RECENT REZONINGS** - None.

**TRAFFIC PUBLIC WORKS' RECOMMENDATION** - No exception taken. See 2005P-026G- 14 for PUD comments.

**Typical Uses in Existing Zoning District: R20**

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 )	11.71	1.85	22	302	25	28

**Maximum Uses in Proposed Zoning District: RM6/PUD**

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo./townhome (230 )	11.71	n/a	52	365	31	36

**Maximum Uses in Proposed Zoning District: RM6/PUD**

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Assisted Living(254 )	11.71	n/a	102 beds	288	15	23
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**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
--				351	21	31

**METRO SCHOOL BOARD REPORT**

Projected student generation\* **5** Elementary **4** Middle **3** High

**Schools Over/Under Capacity** - Students would attend Andrew Jackson Elementary School, Dupont Hadley Middle School, and McGavock High School. All have been identified as being over capacity by the Metro School Board. There is capacity at an elementary school and a middle school within the cluster. There is also capacity within an adjacent high school cluster (Stratford and Glencliff). This information is based upon data from the school board last updated August 2, 2005.

*[Note: Items #21 and #22 were discussed by The Metropolitan Planning Commission together. See Item #22 for actions and resolution.]*

- 22. 2005P-026G-14**  
 Treemont Place  
 Map 064, Parcel 58, 36  
 Subarea 14 (2004)  
 District 11 - Feller Brown

A request for preliminary approval of a Planned Unit Development, located on the north side of Saundersville Road, east of Old Hickory Boulevard (11.71 acres), classified R20 and proposed for RM6, to permit the development 52 condominiums and a 102 bed assisted living facility, requested by El Roi, LLC, applicant, for Virginia Turner, and John Griffin, owner.

**Staff Recommendation - Disapprove**

**APPLICANT REQUEST - Preliminary PUD**

Request for preliminary approval of a Residential Planned Unit Development on 11.71 acres at 4125 Saundersville Road, and Saundersville Road (unnumbered), to permit the development 52 condominiums and a 102 bed assisted-living facility.

**PLAN DETAILS**

**Site Design** - The site currently contains one single-family residence and a metal building referred to as a “party barn.” These uses are planned to continue. They are located in the center, at the main entrance. On the north side of the site, a 102 bed assisted-living facility is proposed. This building is proposed to be five stories tall. On the south side of the site, two buildings of 26 condominium units each are proposed at seven stories each. Parking is proposed to be provided in both surface and smaller garage structures.

A stream crosses the site under the proposed assisted living facility on the north side of the site. A variance request would have to be approved by the Stormwater Management Appeal Board to relocate or pipe the stream before the final plan could be approved.

**Mandatory Referral** - The applicant has submitted an application to Public Works for a Street Closure. This application, if approved, will allow for the abandonment of right of way that is not longer used because of the relocation of Saundersville Road.

**STORMWATER - Returned for Corrections**

There is a disturbed buffer (40-acre drain) not being accounted for at the northwest corner of the site, located approximately at the proposed detention pond. The applicant will need to move any development/grading outside of the buffer, provide delineation showing drain is less than 40-acres, or provide a variance from the Stormwater Appeals Committee.

**METRO PUBLIC WORKS' RECOMMENDATION** -Following are review comments for Treemont Place PUD (2005P-026G-14):

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

Show and dimension right of way along Saundersville Road at property corners. Label and dedicate right of way 30 feet from pavement centerline. Label and show reserve strip for future right of way, 42 feet from centerline to property boundary, consistent with the approved major street plan (U4 - 84' ROW).

Show reserve strip for future right of way parallel with Saundersville Road to Andrew Jackson Parkway. Plan indicates right of way to be abandoned, and reserve strip following abandoned right of way. An option could include using another hatch area to show reserve strip along Saundersville Road if right of way is abandoned, and Parcel 36 is acquired.

Plan, as drawn in the southeast corner, cannot be approved until right of way has been abandoned. Plan shows a parking lot and building in the existing right of way.

On sheet C2.0, remove note: "Entrance shown for illustrative purposes only. Actual design to be in accordance with all metro codes requirements. Left turn lane to be included as part of final design". Show proposed mitigations / improvements.

The main access drive shall be constructed with a maximum width of 35 feet and striped for two (2) exit lanes.

Developer shall install a left turn lane with a minimum of 75 feet of storage on Saundersville Road at the main access drive. This lane shall not diminish the existing storage for the left turn lane at Wyntergrace Farm. Provide adequate transition per AASHTO standards.

The south drive on Saundersville will not be allowed except for emergency access and will be appropriately gated.

Internal gates shall be located to prevent queuing of vehicles onto the public way.

**STAFF RECOMMENDATION** - Disapprove. Elderly housing would be an appropriate use, however, not at the intensity proposed with this plan. The predominant character of the area is low intensity single-family. Five and seven story structures are not compatible with the Residential Low land use policy specified in the Donelson-Hermitage-Old Hickory Community Plan (2004), nor is Saundersville Road an optimum location for an intense project given the narrowness and sharp curve of the road.

Additionally, a lower intensity development may not require the stream relocation or piping that this plan proposes.

**CONDITIONS (if approved)**

1. Comply with all Public Works and Stormwater conditions of approval.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper and electronic copy of the final boundary plat for all property within the overlay district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to approval of any final plat or the issuance of any building permits.

6. This preliminary plan approval of the proposed master plan 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 determines there is less site acreage.

Ms. Fuller presented and stated that staff is recommending disapproval of Zone Change 2005Z-136G-14 as well as disapproval of Planned Unit Development 2005P-026G-14.

Mr. Kenneth Gregory, a Saundersville Road resident, spoke in support of the proposal.

Mr. William Best, 541 General Kershaw, spoke in opposition to the proposal.

Councilmember Brown announced he was elected to speak on behalf of those residents in the audience who were against this proposal. He has held two community meetings regarding this proposal, as well a meeting with the developer in which he conveyed his opposition for this development. He stated the proposed development does not comply with the subarea plan and is not compatible with the community.

Ms. Joyce McIntosh spoke in support of the proposal.

Mr. James Bruce Stanley, President, Donelson-Hermitage Neighborhood Association, spoke in opposition to the proposal.

Mr. Jim Briceland, 501 General Kershaw Drive, spoke in support of the proposal.

A resident of Andrew Jackson Parkway spoke in support of the proposal.

Mr. Frank Harris, developer, spoke in support of the proposal and presented information to the Commissioners.

Mr. Loring recommended that the Commission follow staff's recommendation on this proposal.

Mr. Loring moved and Mr. Clifton seconded the motion, to disapprove Zone Change 2005Z-136G-14 as well as disapprove Preliminary Planned Unit Development 2005P-026G-14. **(6-1) No Vote - Ponder**

Mr. Lawson announced that the public hearings on the remaining items will be kept open and heard at the next Commission meeting that will take place on Thursday, September 22, 2005 at 4:00 p.m. He apologized for the inconvenience.

**Resolution No. RS2005-324**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-136G-14 is **DISAPPROVED. (6-1)**

**The proposed residential multifamily (RM6) district is not consistent with the Donelson/Hermitage Community Plan's Residential Low (RL) land use policy, intended to conserve large areas of established, low density residential development (one to two dwelling units per acre). The RM6 district allows up to 6 units per acre, which exceeds the RL policy, and its multifamily residential uses are not consistent with the predominantly single-family development pattern intended by the RL policy."**

**Resolution No. RS2005-325**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-026G-14 is **DISAPPROVED. (6-1)**

**The proposed preliminary PUD is not consistent with the Donelson/Hermitage Community Plan's Residential Low (RL) land use policy, intended to conserve large areas of established, low density residential development (one to two dwelling units per acre). The predominant character of this area is low intensity single-family, and the proposed five and seven story structures are not compatible with the Residential Low land use policy specified in the Donelson-Hermitage-Old Hickory Community Plan (2004). In addition, given the narrowness of Saundersville Road and the sharp curve at this location, such an intense development would not be appropriate. The plan also proposes a stream relocation and piping, which might not be required with a development of lesser intensity."**

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## **XI. PRELIMINARY SUBDIVISION PLATS**

- 23. 2005S-128G-12**  
Old Hickory Crossing  
Map 182, Parcels 13.04, 15  
Subarea 12 (2004)  
District 32 - Sam Coleman

A request for preliminary plat approval to create 115 lots on the east side of Old Hickory Boulevard and south of Legacy Drive (34.8 acres), classified within the RS10 district, requested by Cornerstone Land Co., owner, Batson & Associates, surveyor.

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### **The Metropolitan Planning Commission DEFERRED Preliminary Subdivision Plat 2005S-128G-12 to September 22, 2005 at the request of the applicant. (7-0)**

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- 24. 2005S-241U-08**  
J.C.Owen - #2  
Map 081-03, Parcel 087  
Subarea 8 (2002)  
District 2 - Jamie D. Isabel

A request for preliminary plat approval to create four lots located on the southeast corner of 18th Avenue North and Cecilia Street (0.58 acres), classified within the R6 Urban Zoning Overlay District, requested by William Patton, Jr., owner, Rocky Montoya, surveyor.

**Staff Recommendation** - *Approve with conditions*

#### **APPLICANT REQUEST - Preliminary Plat**

A request to create four lots on 0.58 acres located on the southeast corner of 18th Avenue North and Cecilia Street.

#### **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.

#### **SUBDIVISION DETAILS**

Lot Comparability - As proposed the request will create four new lots. Two lots are located along the south side of Cecilia Avenue and two lots are located along the east side of 18<sup>th</sup> Avenue North. The lots contain the following area(s), and street frontage(s):

- Lot 1: 6,681 Sq. Ft., and 62 Ft. of frontage;
- Lot 2: 7,425 Sq. Ft., and 50 Ft. of frontage;
- Lot 3: 6,000 Sq. Ft., and 48 Ft. of frontage;
- Lot 4: 6,768 Sq. Ft., and 50 Ft. of frontage.

Section 2-4.7 of the Subdivision Regulations requires 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 lots pass for lot area and frontage. The minimum lot size was found to be 6,000 square feet. and the minimum frontage was found to be 48 feet. All of the proposed lots meet the comparability requirements.

Sidewalks - Sidewalks are required along the property frontage on both Cecilia Avenue and 18<sup>th</sup> Avenue North.

**STORMWATER'S RECOMMENDATION** - Approve.



**PUBLIC WORKS' RECOMMENDATION** - No exceptions taken. Approvals are subject to Public Works' review and approval of construction plans.

**CONDITIONS**

1. 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 approval of any final plat.
2. Approvals are subject to Public Works' review and approval of construction plans.
3. Sidewalks are required along the entire frontage on Cecilia Avenue and 18<sup>th</sup> Avenue North.

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. RS2005-326**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-241U-08 is **APPROVED WITH CONDITIONS. (7-0)**

**Conditions of Approval:**

1. 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 approval of any final plat.
2. Approvals are subject to Public Works' review and approval of construction plans.
3. Sidewalks are required along the entire frontage on Cecilia Avenue and 18<sup>th</sup> Avenue North.”

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- 25. 2005S-249G-03**  
Parmley Cove  
Map 049, Parcel 185  
Subarea 3 (2003)  
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval of a 50 lot cluster-lot subdivision, located abutting the east margin of Whites Creek Pike north of Green Lane (26.51 acres) classified in the RS20 District, requested by Jane D. and Howard Parmley & Howard Scott, owners and Dale and Associates, surveyor.

**The Metropolitan Planning Commission DEFERRED Preliminary Subdivision Plat 2005S-249G-03 to September 22, 2005 due to lack of quorum.**

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- 26. 88P-042G-03**  
Parmley Commercial PUD  
Map 049, Parcel 185  
Subarea 3 (2003)  
District 3 - Carolyn Baldwin Tucker

A request to revise the preliminary commercial Planned Unit Development, located at 3705 Whites Creek Pike, north of Green Lane classified SCN, (12.07 acres), approved for a 80,000 square foot office and retail development, to revise building layout including primary access point, requested by Dale and Associates, applicant for Jane and Howard Parmley, and Howard Scott, owners.

**The Metropolitan Planning Commission DEFERRED Preliminary Subdivision Plat 88P-042G-03 to September 22, 2005 due to lack of quorum.**

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**XII. FINAL PLATS**

- 27. 2005S-238U-07**  
West Nashville, Plan 1, Resub Lots 1317, 1319,

1321 and 1323  
Map 091-06, Parcel 330, 331  
Subarea 7 (2000)  
District 20 Billy Joe Walls

A request for final plat approval to create three lots located on the north side of Michigan Avenue, approximately 200 feet east of Morrow Road (0.48 acres), classified within the R6 Urban Zoning Overlay District, requested by Paulette S. Miller, owner, H & H Land Surveying, surveyor.

**The Metropolitan Planning Commission DEFERRED Final Plat 2005S-238U-07 to September 22, 2005 at the request of the applicant. (7-0)**

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**28. 2005S-242G-02**  
Bell Grimes  
Map 041, Parcel 067  
Subarea 2 (1995)  
District 3 - Carolyn Baldwin Tucker

A request for final plat approval to create a 41 lot subdivision located at the northeast corner of Brick Church Pike and Bell Grimes Lane (23.29 acres), classified within the RS20 District, requested by Umbrella Investment Corp., owner, Dale & Associates, surveyor.

**The Metropolitan Planning Commission DEFERRED Final Plat 2005S-242G-02 to September 22, 2005 at the request of the applicant. (7-0)**

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**29. 2005S-251G-04**  
W.H. Ragan Property  
Map042-16, Parcel 006.03  
Subarea 4 (1998)  
District 4 - Michael Craddock

A request for final plat approval to create 2 lots, located on the north side of Old Hickory Boulevard opposite the Walker Street intersection (2.99 acres) classified in the RS20 District, requested by W. H. Ragan, property owner and Campbell, McRae and Associates, surveyor.

**Staff Recommendation** - *Approve with conditions, including a variance for excessive lot size.*

**APPLICANT REQUEST - Final Plat**

A request to create two lots on 2.99 acres on the north side of Old Hickory Boulevard opposite the Walker Street intersection.

**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**

As proposed the request will create two new lots along the north side of Old Hickory Boulevard with the following area(s), and street frontage(s):

- Lot 1: 29,114 Sq. Ft., (0.67 Acres), and 150 Ft. of frontage;
- Lot 2: 101,318 Sq. Ft., (2.33 Acres), and 171.49 Ft. of frontage;

*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 state that the proposed lot area shall not exceed three

times the base zone district required by the Zoning Ordinance. The lot size of Lot 2 is proposed for 101,318 sq. ft., which exceeds the minimum by 41,318 sq. ft.

Staff recommends approval of this variance since the parcel size already exceeds three times the base zone district of RS20. This subdivision would bring it closer to conformance with the lot size requirement for RS20 zoning. In addition, the applicant has indicated that the adjacent parcel is a religious institution and would possibly acquire Lot 2 once subdivided. Typically, this provision is to make sure that the character of a neighborhood is maintained with consistent residential lot sizes, however, Lot 2 may become nonresidential use.

**STORMWATER’S RECOMMENDATION** - Approve Except as Noted on 8/8/05.

1. Add Subdivision number to the plat.

**PUBLIC WORKS’ RECOMMENDATION** - No Exception Taken.

**CONDITIONS**

1. Prior to recordation, show existing sidewalks for lot 2.

Approved with conditions including a variance for excessive lot size, (7-0) *Consent Agenda*

**Resolution No. RS2005-327**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-251G-04 is **APPROVED WITH CONDITIONS (7-0), including a variance for maximum lot size.**”

**Conditions of Approval:**

1. Prior to recordation, show existing sidewalks for lot 2.”

- 
- 30. 2005S-253G-14**  
Barton Lane Subdivision  
Map 062, Parcel 072  
Subarea 14 (2004)  
District 15 - J. B. Loring

A request for final plat approval to create 4 lots located on the north side of Barton Lane, east of Pennington Bend (3.04 acres) classified within the R15 and RS15 Districts, requested by Jackie Coleman Stroud and Gail Alexander, owners and Dale and Associates, surveyor.

**Staff Recommendation** - *Approve with conditions including approval of construction plans by Metro Water Services*

**APPLICANT REQUEST - Final Plat**

A request for final plat approval to subdivide approximately 3.04 acres into four new lots located on the north side of Barton Lane.

**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.

R15 district - R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

**SUBDIVISION DETAILS**

As proposed, four new single-family residential lots will be created along the north side of Barton Lane. Lots will have approximately the following area(s):

- Lot 1: 50,518 sq. ft. (1.16 acres);
- Lot 2: 25,973 sq. ft. (.59 acres);
- Lot 3: 25,863 sq. ft. (.59 acres);

- Lot 4: 26,088 sq. ft. (.59 acres).

Access - Each lot will have access to Barton Lane, an existing public street.

Sidewalks - The subdivision is located within the General Services area along an existing street; therefore, sidewalks are not required.

Stormwater - Prior to recordation, final plat must clarify the drainage easement for the waterway along the west property line, as required by Metro Water Services.

Approval is subject to approval of construction plans by Metro Water Services.

Lot Comparability - Metro’s Subdivision Regulations require that new lots in previously subdivided and predominately developed areas be in keeping with lot frontage and lot area of the surrounding lots. Although the area to the north is developed, the affected area is not developed in a consistent pattern. There is AR2a zoning adjacent to the east and open space to the west. Because the area is not predominately developed, a lot comparability analysis was not required, and is not a basis for staff recommendation.

**TRAFFIC PUBLIC WORKS’ RECOMMENDATION** - Show 20' minimum pavement width along property frontage.

**CONDITIONS**

1. Show 20' minimum pavement width along property frontage. If this 20’ pavement width does not exist, then Barton Lane must be widened to accommodate this width of pavement. Prior to the issuance of any building permits Barton Lane shall be upgraded as required by Metro Public Works.
2. Prior to recordation, final plat must clarify the drainage easement for the waterway along the west property line, as required by Metro Water Services.
3. Approval is subject to approval of construction plans by Metro Water Services.

Approved with conditions including approval of construction plans by Metro Water Services, ***(7-0) Consent Agenda Resolution No. RS2005-328***

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-253G-14 is **APPROVED WITH CONDITIONS (7-0), including approval of construction plans by Metro Water Services and necessary Bonds.**

**Conditions of Approval:**

1. Show 20' minimum pavement width along property frontage. If this 20’ pavement width does not exist, then Barton Lane must be widened to accommodate this width of pavement. Prior to the issuance of any building permits Barton Lane shall be upgraded as required by Metro Public Works.
2. Prior to recordation, final plat must clarify the drainage easement for the waterway along the west property line, as required by Metro Water Services.
3. Approval is subject to approval of construction plans by Metro Water Services.”

**XIII. PLANNED UNIT DEVELOPMENTS**

31. **28-79-G-13**  
Cambridge Forest Phase X  
Map 149, Parcel 371  
Map 149, Parcel 377  
Subarea 13 (2003)  
District 28 - Jason Alexander

A request to revise sections of the preliminary Planned Unit Development, and for final approval for phase X of the residential Planned Unit Development located off of Bridge Crest Drive, east of Una Antioch Pike, classified R15 (60.62 acres) to permit the development of 78 single-family lots, requested by Batson and Associates, applicant, for Danco Development, Inc., owner.

**Staff Recommendation** - *Approve with conditions*

**APPLICANT REQUEST - Revise preliminary and approve final**

A request to revise sections of the preliminary plan, and for final PUD approval for Phase 10 of the residential Planned Unit Development, classified R15 (60.62 acres) to permit the development of 78 single-family lots.

**PLAN DETAILS**

History - The original Planned Unit Development consists of numerous phases over a large area. This particular section of the PUD consists of 10 phases, and was approved for 327 single-family lots, and 42 condominium units, accessed by a single entrance on Rural Hill Road.

Revision to Preliminary (Phases 10, 11, and 12) - As proposed, the revised plan calls for 13 single-family lots in place of the 42 condominium units on a portion of the plan. The new plan also adds two new phases, bringing the total number of phases to twelve. Phase 11 will consist of 29 single-family lots, and Phase 12 will consist of 1 single-family lot. The total number of lots within this proposal, including Phase 10 is 78 lots.

Final PUD (Phase 10)- As proposed Phase 10 will consist of 35 single-family lots. The lots range in size from 6,150 square feet to 23,039 square feet.

Access - Access to this section will be provided by the extension of Bromley Way, and Welsh Crest Court. While most of the lots have frontage along a public street, the largest lot will be accessed by an access easement, and will not have any street frontage.

**TRAFFIC: PUBLIC WORKS' RECOMMENDATION** - No Exceptions Taken

**STORMWATER RECOMMENDATION** - Approve with the following conditions:

1. Revise storm structure drainage map, and associated calculations (including hydraulic grade line).
2. Revise water quality (detention) drainage map.
3. Provide EPSC signature on plans.

**CONDITIONS**

1. Revise storm structure drainage map, and associated calculations (including hydraulic grade line).
2. Revise water quality (detention) drainage map.
3. Provide EPSC signature on plans.
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 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 include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.

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/revise 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.

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. RS2005-329**

“BE IT RESOLVED by The Metropolitan Planning Commission that 28-79-G-13 is **APPROVED WITH CONDITIONS.** (7-0)

**Conditions of Approval:**

**STORMWATER RECOMMENDATION** -Approve with the following conditions:

1. Revise storm structure drainage map, and associated calculations (including hydraulic grade line).
2. Revise water quality (detention) drainage map.
3. Provide EPSC signature on plans.

**CONDITIONS**

1. Revise storm structure drainage map, and associated calculations (including hydraulic grade line).
2. Revise water quality (detention) drainage map.
3. Provide EPSC signature on plans.
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 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 include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
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/revise 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.”

- 32. 15-87-P-10**  
Music Studio  
Map 104-08, Parcel 353  
Subarea 10 (1994)  
District 19 - Ludy N. Wallace

A request to cancel a commercial Planned Unit Development located at 1614 16th Avenue South (.17 acres), classified OR20, approved for a music studio, requested by Hayden Architects, applicant for Agilitas Property Development, owner.  
**Staff Recommendation - Approve**

**APPLICANT REQUEST - Revise preliminary and final**

A request to cancel a Commercial Planned Unit Development located at 1614 16<sup>th</sup> Avenue South, that was approved for a music studio.

**Zoning**

OR20 District - Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre

**Subarea 10 Community Plan**

Office Concentration Policy - 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.

**PLAN DETAILS** - The applicant is requesting that the Commercial Planned Unit Development be canceled. The original plan was approved for a music studio, so no other use would be allowed without Commission approval. The applicant plans to use the existing structure for an office use, which is consistent with base zoning, and the policy for the area.

**TRAFFIC: PUBLIC WORKS' RECOMMENDATION** - No Exceptions Taken

Approved, (7-0) *Consent Agenda*

**Resolution No. RS2005-330**

“BE IT RESOLVED by The Metropolitan Planning Commission that 15-87-P-10 is **APPROVED (7-0)**”

- 33. 2005P-024U-10**  
Lindawood Corner  
Map 131-01, Parcel 088  
Subarea 10 (1994)  
District 34 - Lynn Williams

A request for preliminary approval of a residential Planned Unit Development located at 2339 Castleman Drive on the southeast corner of Castleman Drive and Lindawood Drive (0.92 acres), classified R20, to permit the development of two single-family lots, requested by Civil Site Design Group, applicant, John C Hayes III, owner.

**The Metropolitan Planning Commission DEFERRED Planned Unit Development 2005P-024U-10 to September 22, 2005 due to lack of quorum.**

**XIV. OTHER BUSINESS**

34. Contracts: Interagency Agreement for acquiring digital orthophoto imagery

Approved, (7-0) *Consent Agenda*

35. Employee Contract for Sima Thakkar

Approved with conditions, (7-0) *Consent Agenda*

36. Executive Director Reports

37. Legislative Update

**XIV. ADJOURNMENT**

The meeting adjourned at 5:45 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**Equal Employment Opportunity Employer**



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