



Project Name

Proposed Amendment to the Antioch-Priest Lake Community Plan: 2003 Update

Associated Cases

2005Z-102U-13, 2005P-021U-13

Council Bill

None

Council Districts

33 Bradley

School District

6 – Awipi

Requested by

Roy Dale

Staff Reviewer

Wood

Staff Recommendation

Approve

APPLICANT REQUEST

Change the Structure Plan land use policy from Neighborhood General and Neighborhood Center to Residential Medium-High Density for approximately 100 acres of property located along the south margin of Mt. View Road.

Existing Land Use Policies

Neighborhood General (NG)

Neighborhood General is a Structure Plan classification for areas that are primarily residential in character. To meet a spectrum of housing needs, ideally, Neighborhood General areas contain a variety of housing that is carefully arranged, not randomly located. Civic and public benefit activities are also characteristic of Neighborhood General areas. Transitional offices are another use occasionally found along the edges of these areas next to an intense center or incompatible district.

Neighborhood Center (NC)

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

Proposed Land Use Policy

Residential Medium High Density (RMH)

RMH is a Structure Plan category designed and intended for existing and future residential areas characterized by densities of about nine to twenty dwelling units per acre. A variety of multi-family housing types are appropriate in RMH areas. The most



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common types include attached townhomes and walk-up apartments.

ANALYSIS

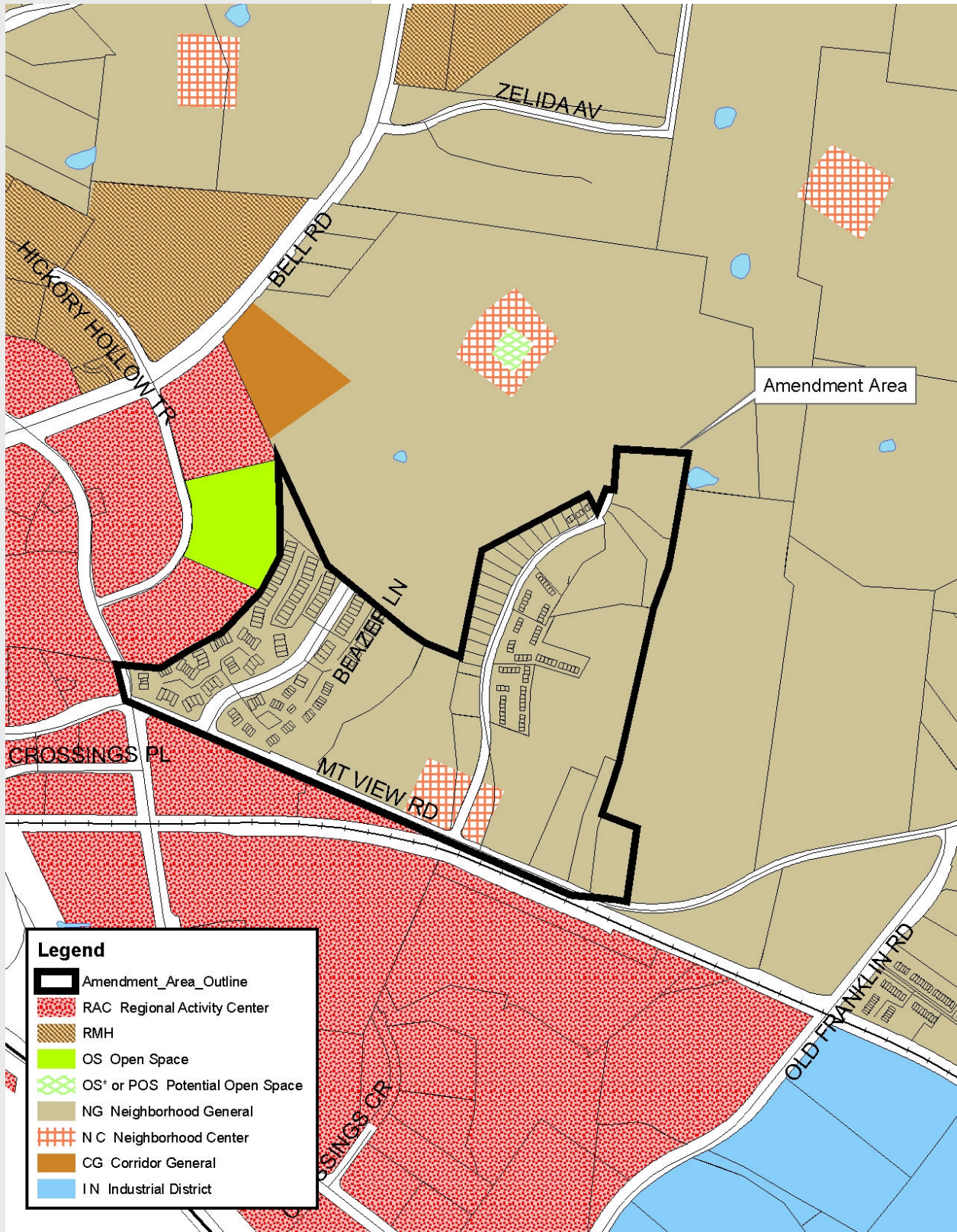
This proposed amendment to the Antioch-Priest Lake Community Plan is appropriate because further staff analysis of this area that was conducted in association with the PUD and zone change requests revealed that it would be impossible to achieve the degree of neighborhood connectivity needed to implement Neighborhood General and Neighborhood Center policies in this area. This is due to both topography and the pattern of existing development in the area, which does not permit interconnectivity among the various individual developments and prohibits the interconnection of infill parcels within the area as these develop.

Residential Medium High Density policy would allow for compatible infill that is similar in character to most of the development that has already taken place in this approximately half-developed area. The maximum density allowed under Residential Medium High Density (20 units per acre) is the same as would be allowed under Neighborhood General. This is appropriate for a site that is immediately adjacent to the Hickory Hollow Regional Activity Center.

The amendment area and land use policies are shown on the accompanying graphic.



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Project Name

Proposed Amendment to the Bordeaux-Whites Creek Community Plan: 2003

Update

Associated Cases

2005Z-115U-03

Council Bill

None

Council Districts

1 Gilmore

School District

1 – Thompson

Requested by

Dan Lane

Staff Reviewer

Wood

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



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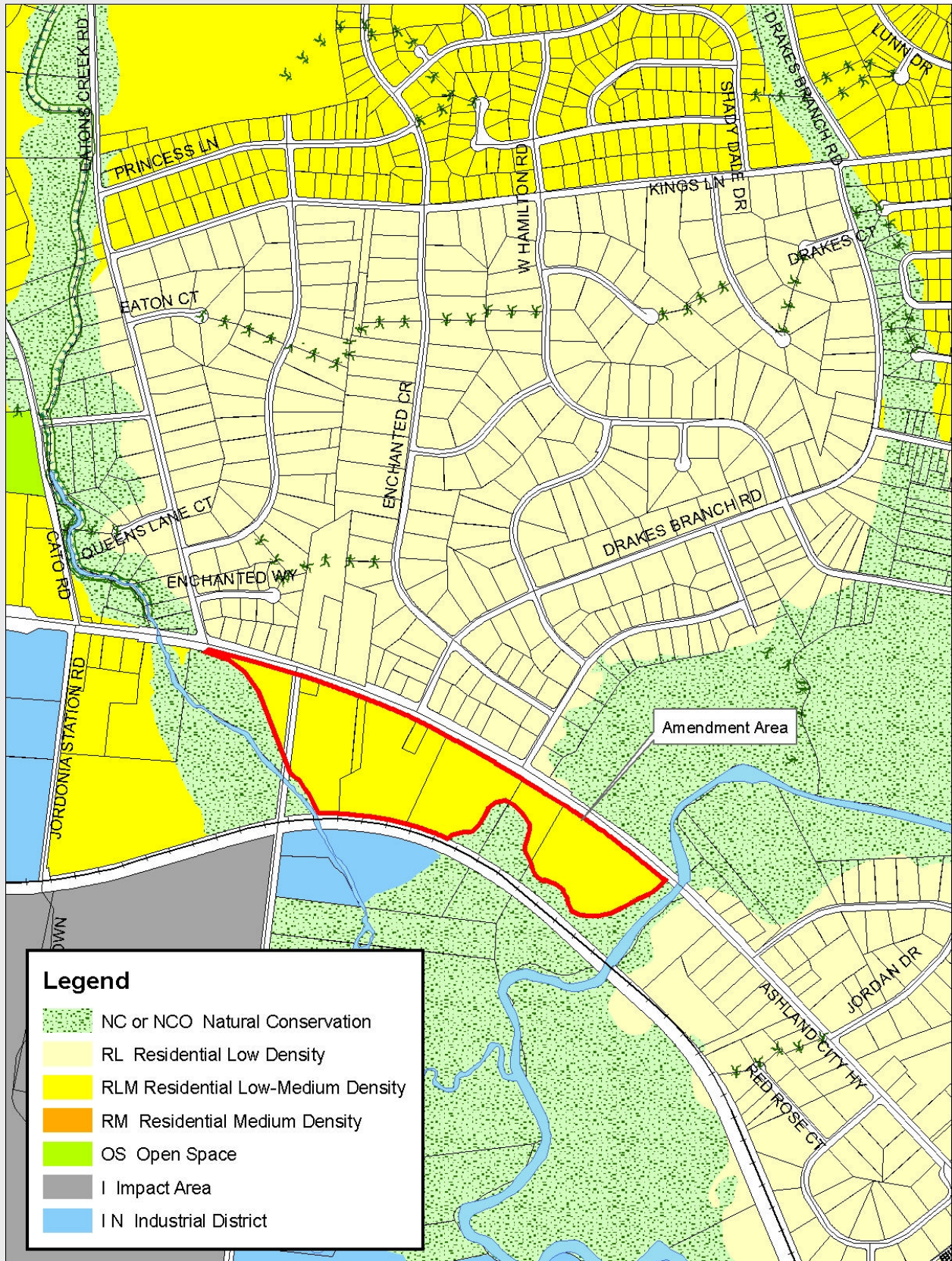
suburban. Even acknowledging a large rural area, the mix of single family and multifamily housing is unusually weighted towards single family, affecting community diversity. Other suburban communities with rural areas have much higher percentages of multifamily housing than does Bordeaux-Whites Creek, 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.



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

Zone Change 2005Z-111G-13

None
32 - Coleman
6 – Awipi
Edward Meadows, owner
This request was deferred at the July 28, 2005, Planning Commission meeting in order for the applicant to attend a meeting organized by the councilperson.

Staff Reviewer
Staff Recommendation

Pereira
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.



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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 (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

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



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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.



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

Zone Change 2005Z-065U-13
2005P-025U-13
None
33– Bradley
6 – Awipi
Terry D. Stevens of the Stevens Group, applicant for
Barbara C. Dobson, et. al, owner.

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST

A request to change 1.06 acres from residential single and two-family (R15) to commercial service (CS) district on a portion of property located at 519 Bell Road, south of Murfreesboro Pike.

Existing Zoning
R15 district

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

Proposed Zoning
CS district

Commercial Service is intended for 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.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Residential Medium High

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

Retail Concentration Community

RCC policy is intended to accommodate concentrations of community scale retail. Community scale retail includes many forms of retail activity, including most types of retail shops, restaurants, entertainment, and consumer services but at a scale smaller than that of a regional mall.

Policy Conflict

Yes. The proposed CS district is not consistent with the Antioch-Priest Lake Community Plan’s RMH policy intended for residential development at a density of



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nine to twenty units per acre. Although there is a small portion in the RCC policy, the majority of the property lies within RMH policy.

RECENT REZONINGS

None.

PUBLIC WORKS' RECOMMENDATION

No exception taken.

Typical Uses in Existing Zoning District: R15

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	1.71	2.47	4	40	4	5

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Car wash (948)	1.71	0.188	14,004	na	na	15

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--						10

Maximum Uses in Existing Zoning District: R15

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	1.71	2.47	4	40	4	5

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (851)	1.71	0.08*	5,959	4398	400	313

*Adjusted as per use

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				4358		318



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

Planned Unit Development 2005P-025U-13
Jeric Commercial PUD

None
33 - Bradley
6 - Awipi
2005Z-065U-13
Fulghum, Macindoe and Associates, applicants, for
Barbara Dobson, et al, owner.

Staff Reviewer
Staff Recommendation

Harris
Disapprove, since it is not consistent with the land use policy, including a recommendation to disapprove both variance requests for residential setbacks and wash bays opening toward residentially zoned property.

APPLICANT REQUEST
Preliminary PUD

Request for Preliminary approval of a Planned Unit Development district to allow for the development of a 5,301 square foot car wash, on a 1.06 acre portion of property located at 519 Bell Road, south of Murfreesboro Pike.

ZONING & LAND USE POLICY
Existing Zoning—R15

This request for preliminary PUD approval is associated with a zone change request to change from R15 to CS.

Antioch-Priest Lake Community Plan
Residential Medium High Land Use
Policy

The proposed CS zoning district is not consistent with the RMH policy intended for residential development at a density of nine to twenty units per acre.

PLAN DETAILS

Site Design

The plan proposes a 5,301 square foot car wash facility. Access is proposed from Bell Road with two wash bays.

Variance (Section 17.16.070F)

The plan proposes two wash bays opening toward residentially zoned (R15) properties to the west, which is not allowed by the Zoning Ordinance. The applicant has requested a variance to this section of the Zoning Ordinance. Section 17.16.070F of the Zoning Ordinance states that “All washing facilities shall be located within a structure which is enclosed except those openings necessary for vehicular and pedestrian



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Variance (Section 17.16.070F)

access. Such opening shall not face any adjacent residentially zoned property.” The applicant has stated that the hardship is that the lot is narrow in width and long in length resulting in the layout of the proposed car wash.

Staff recommends disapproval of the variance since it may alter the residential development pattern along Rural Hill Road, and because there is no unique hardship. It is also premature to the future development pattern for the entire area since a Detailed Neighborhood Design Plan (DNNDP) is being drafted and will be prepared by Spring 2006, that was requested by the Councilmember for this area.

The applicant has also requested a variance for the residential setback requirement. Section 17.16.070 of the Zoning Ordinance states that “Whether automatic, free, self-service or by hand, the car wash structure (including wash bays) and any outdoor vacuuming machines or areas, shall be located fifty feet away from residential zone district or district permitting residential use.” The applicant proposes a 36’ setback to the south adjacent to R15 zoned property and 40’ to the rear, as opposed to the required 50’ setback. The applicant has stated that the hardship is also due to the orientation of the lot.

Staff recommends disapproval of this variance request also since there is no unique hardship, and due to the timing of the proposed car wash and the proposed DNNDP for the area. The DNNDP will provide the appropriate design specifications for the area.

Stormwater

Stormwater has recommended approval of the preliminary PUD plan on 8/10/05.

PUBLIC WORKS’ RECOMMENDATION

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

1. Show and dimension right-of-way along Bell Road at property corners. Label and show reserve strip for future right of way, 70 feet from centerline to property boundary, consistent with the approved major street plan (S8-140’ ROW).
2. Reconstruct sidewalk at abandoned driveway.



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3. Driveway ramp per ST-324/325, sidewalk per ST-210.
4. Document adequate sight distance.
5. Indicate on plan adjacent and opposed drives.

CONDITIONS (If approved)

1. All Public Works recommendations listed above shall be required.
2. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Project No.

Zone Changes 2005Z-068U-13 and 2005Z-102U-13

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

2005P-021U-13
None
33 - Bradley
6 - Awipi
Gary Whaley, Signature Homes, applicant for Patsy Hedgepath, Mary E. Wilson, et. Al, and John W. Begley, owners.

**Staff Reviewer
Staff Recommendation**

Pereira
Approve with the condition that the associated Townhomes at Southridge PUD and subarea plan amendment are approved. If the PUD and subarea plan amendment are disapproved, staff recommends disapproval.

APPLICANT REQUEST

A request to change 7.55 acres from agricultural and residential (AR2a) to residential multi-family (RM15) district property located at 5505, 5515, and 5525 Mount View Road, approximately 450 feet east of Baby Ruth Lane

Existing Zoning
AR2a zoning

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. On this property, a maximum of 3 units would be allowed under AR2a zoning.

Proposed Zoning
RM15 zoning

RM15 is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. On this property, a maximum of 113 units would be allowed under RM15 zoning.

**ANTIOCH-PRIEST LAKE
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.



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Proposed policy amendment to the Antioch-Priest Lake Community plan Residential Medium High (RMH)

The NG policy also requires that residential development other than single family be supported by a special policy or detailed neighborhood design plan. An example would be townhomes located along busy streets that connect a Neighborhood Center to a Community Center.

RMH policy is intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multi-family housing types are appropriate. The most common types include attached townhomes and walk-up apartments. A Subarea Plan amendment application has been submitted to change the policy for this property from Neighborhood General to RMH. That request is also on this agenda.

Policy Conflict

The RM15 zoning is consistent with the middle range of the amended RMH land use policy, which calls for multifamily housing at nine to twenty units per acre.

The proposed RM15 zoning is inconsistent with the existing Neighborhood General policy, due to the high density multifamily development that it allows. This RM15 zoning application is accompanied by the Townhomes at Southridge preliminary PUD, a residential PUD request that includes 83 townhome units, with access off of private drives.

STAFF RECOMMENDATION

Staff recommends that the rezoning to RM15 be approved with the Commission's approval of the associated Townhomes at Southridge PUD and subarea plan amendment. If the PUD and subarea plan amendment are disapproved, staff recommends disapproval of this request.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

No Exception Taken. Additional right-of-way dedication and/or reservation may be required along existing street(s) at development.



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2005Z-068U-13

Maximum Uses in Existing Zoning District: AR2a

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)	4.8	0.5	2	28	11	4

Maximum Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo./townhome (210)	4.8	15	72	483	40	46

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
--			+70	455	29	42

2005Z-102U-13

Maximum Uses in Existing Zoning District: AR2a

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)	2.75	0.5	1	10	1	2

Maximum Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo./townhome (230)	2.75	15	41	222	25	28

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
--			+40	212	24	26

METRO SCHOOL BOARD REPORT

Projected student generation

10 Elementary 6 Middle 5 High

Schools Over/Under Capacity

Students would attend Maxwell Elementary School, Antioch Middle School, or Antioch High School. Antioch High School has been identified as being overcapacity by the Metro School Board. Maxwell Elementary and Antioch Middle School have capacity



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within the school cluster, but Antioch High School does not. Glenclyff is an adjacent cluster with capacity.

The Metro School Board notes that there are new elementary and middle schools under construction on a property on Pettus Road, and that there is an acquisition underway for a new high school property near I-24 and Old Hickory Boulevard. This information is based upon data from the school board last updated August 2, 2005.



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

Planned Unit Development 2005P-021U-13
Townhomes at Southridge PUD

None
33 – Bradley
6 - Awipi
2005Z-068U-13 and 2005Z-102U-13
Dale and Associates, applicant for Signature Homes, owner

Staff Reviewer
Staff Recommendation

Pereira
Approve with the condition that the associated subarea plan amendment and zone change requests are approved. If the subarea plan amendment and zone change requests are disapproved, staff recommends disapproval.

APPLICANT REQUEST
Preliminary PUD

Request for preliminary approval for a Planned Unit Development district on 7.55 acres located at 5505, 5515 and 5525 Mt. View Road, west of Old Franklin Pike, to permit 81 multi-family units.

PLAN DETAILS
History

This PUD plan was submitted by the applicant at the request of Planning Staff, with the requirement that the applicant demonstrate via a PUD plan that RM15 was an appropriate zoning for this site. The applicant was advised by staff that the “straight” RM15 rezoning request (without a PUD) was inappropriate for the existing Neighborhood General land use policy, so the applicant chose to defer this and the zone change request in order to submit an amendment to the subarea plan to allow development consistent with the Residential Medium High density policy.

Site Design, Access, & Parking

The submitted plan proposes 81 townhome units situated on new private drives, with one single ingress/egress drive that accesses Mount View Road. Forty-one 3-bedroom units and forty 2-bedroom units are proposed. There is 90 degree angle parking proposed off of the western private drive to serve units without garages, 27 units with garages, and 17 units that face Mount View Road, with parking in the rear.

Open Spaces

The applicant has worked with Planning Staff to address the need for centralized open space areas, as well as the need for tree preservation on this property.



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Cul-de-sac requirements

The plans propose two open space areas in this PUD, both of which include portions where existing trees will be preserved. In all, there are 3.3 acres proposed for open space, constituting 44 percent of the PUD.

One private drive in the western part of the PUD extends north and terminates with a 100' diameter cul-de-sac. The Fire Marshal's Office does require a 100-foot diameter turnaround on any cul-de-sac greater than 150 feet in length. The Planning Department also requires a landscaped median in any such cul-de-sac.

Sidewalks

Sidewalks *have* been shown on both sides of the private drives that serve the townhomes on the western side and eastern sides of the proposed PUD. Planning staff supports these sidewalks as they fulfill the intent of the PUD to increase internal pedestrian circulation. Planning staff recommends that there be an internal pedestrian connection midblock from the western private drive to the northeastern open space area, as well as from the cul-de-sac to the same open space area. In addition, Planning staff recommends that the sidewalk be extended all the way around the eastern open space area.

Landscape buffers

A class "B" landscape buffer is required along the northern boundary of the PUD, as the proposed RM15 zoning would abut R8 zoning. On the eastern perimeter of the proposed PUD that abuts AR2a zoning, a class "C" landscape buffer would be required with the proposed RM15 zoning. The applicant *has* indicated the intent on the plans to comply with the second bufferyard, but not the first. The final PUD plans must be revised to comply with the required B landscape buffer on the north.

STORMWATER DEPARTMENT RECOMMENDATION

Preliminary PUD Approved on 8/30/05.

TRAFFIC/PUBLIC WORKS' RECOMMENDATION

Public Works' comments: Exception Taken

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Dimension drive isle widths, and identify pavement section.



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3. Sight distance appears inadequate along Mt. View Road at project access. Submit documentation of adequate sight distance with mitigations at access road / Mt. View Road intersection.
4. On sheet C1.0, remove traffic condition notes. Show notes as approved by Metro Traffic Engineer, and conditioned by the Metropolitan Planning Commission / Council Bill.
5. Developer shall improve Mt. View Road (U2 - 60' ROW) to a 3 lane cross section across property frontage.
6. Access drive shall be constructed with two (2) exit lanes and one (1) entering lane.

CONDITIONS (if approved):

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. 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 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.
3. 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.
4. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and



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adequate water supply for fire protection must be met prior to the approval of the final plat. 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.

5. 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.
6. The final PUD plans must show the required B landscape buffer on the northern boundary of the PUD that abuts R8 zoning.
7. The final PUD plans must show an internal pedestrian connection midblock from the western private drive to the northeastern open space area, as well as a pedestrian connection from the cul-de-sac to the same open space area.
8. The final PUD plans must show an extension of the sidewalk around the perimeter of the eastern open space area.
9. Approvals are subject to Public Works' review and approval of construction plans submitted with their final PUD.
10. Prior to final PUD approval, all Public Works comments above must be adequately addressed.



Project No.
Associated Cases:
Council District
School District
Requested by

Zone Change 2005Z-115U-03
PUD cancellation 88P-031U-03
1 - Gilmore
1 – Thompson
Daniel Lane, ABL Realty Services, purchaser/applicant,
for Luther Bratton/Ashland Properties, LLC, owner.

Staff Reviewer
Staff Recommendation

Pereira
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.



Metro Planning Commission Meeting of 9/08/05

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.



Metro Planning Commission Meeting of 9/08/05

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.



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

Planned Unit Development 88P-031U-03
Ashland City Highway PUD
None
1 - Gilmore
1 - Thompson
2005Z-115U-03
Daniel Lane, ABL Realty Services, applicant, for Ashland Properties, LLC, owner.

Staff Reviewer
Staff Recommendation

Pereira
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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-120U-08
None
19 - Wallace
1 - Thompson
Bill Lawrence, applicant for owner, John Fairhead.

Staff Reviewer
Staff Recommendation

Pereira
Disapprove

APPLICANT REQUEST

A request to change 0.14 acres from residential single-family and duplex (R6) to mixed use neighborhood (MUN) district property located at 1312 7th Avenue North.

Existing Zoning
R6 district

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

Proposed Zoning
MUN district

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

**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.



Metro Planning Commission Meeting of 9/08/05

Phillips-Jackson Redevelopment District and Germantown Historic District

This parcel also falls within two other overlay districts that are governed by Metro agencies, the Phillips-Jackson Redevelopment District (overseen by MDHA) and the Germantown Historic District (overseen by the Historic Zoning Commission). The MDHA plan for this parcel supports any residential use, and all commercial uses as permitted within the Mixed Use Limited (MUL) zone district. The Historic Zoning Commission will govern design for this site's development. 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-run professional or retail service intent of the policy, including restaurants—both take-out and full service (with conditions), a power/gas station (with conditions), and a bar/nightclub (with conditions). There are existing single-family homes on both sides of this parcel, and the location of this parcel in the middle of the block of 7th Avenue, which has solidly residential land uses on both sides of the street, is a particularly inappropriate place to begin implementing the mixed live/work intent of the plan.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

No Exception Taken.

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.14	6.18	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)	0.14	0.169	1,030	82	Na	24

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
--				72		22



Metro Planning Commission Meeting of 9/08/05

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.14	6.18	1	10	1	2

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)	0.14	0.6	3,659	105	14	83

*Adjusted as per use

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				95	13	81

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 two units, at 1,000 square feet each.



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

Zone Change 2005Z-121U-08
None
2005S-236U-08
19 - Wallace
1 - Thompson
Bill Lawrence, applicant for owner, John Fairhead

Staff Reviewer
Staff Recommendation

Pereira
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.



Metro Planning Commission Meeting of 9/08/05

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



Metro Planning Commission Meeting of 9/08/05

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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-124U-12
None
27 - Foster
2 - Blue
Wilbur H. Jr. and Gail M. Cate, applicants/owners.

Staff Reviewer
Staff Recommendation

Pereira
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



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Policy Conflict

zoning. The special policy calls for coordinated parking, access and building locations that enhance the environmental qualities of the site.

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



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

Zone Change 2005Z-125U-13
Preliminary PUD, 90P-019U-13
None
28 – Alexander
06 – Awipi
McKinney Engineering, applicant, for Cloister Investments representing Tennessee Funeral Directors’ Association, Inc., owner

Staff Reviewer
Staff Recommendation

Swaggart
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



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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 Glencliff, and Stratford. This information is based upon data from the school board last updated August 2, 2005.



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

Planned Unit Development 90P-019U-13
Vale Ridge PUD
Zone Change, 2005Z-125U-13
None
28 – Alexander
06 – Awipi
McKinney Engineering, applicant, for Cloister Investments representing Tennessee Funeral Directors’ Association, Inc., owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



Metro Planning Commission Meeting of 9/08/05

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.



Metro Planning Commission Meeting of 9/08/05

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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-126U-14
None
14 - White
4 - Nevill
Jim Lukens, applicant/engineer for Donelson Cedar Stone Associates, owner.

Staff Reviewer
Staff Recommendation

Pereira
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.



Metro Planning Commission Meeting of 9/08/05

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 Glencliff 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.



Project No.
Council District
School District
Requested by

Zone Change 2005Z-128U-05
8 - Hart
5 - Hunt
Michael Rippetoe, applicant/purchaser of property, for Belmont University, owner.

Staff Reviewer
Staff Recommendation

Pereira
Disapprove

APPLICANT REQUEST

Rezone 0.83 acres from residential single-family (RS10) to commercial limited (CL) district property located at Riverwood Drive (unnumbered), at the northeast corner of Gallatin Pike and Riverwood Drive.

Existing Zoning
RS10 district

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

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.

**EAST NASHVILLE
COMMUNITY PLAN POLICY**

Commercial Arterial Existing (CAE)

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

Draft East Nashville Updated Plan
Neighborhood General

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.

Policy Conflict

The proposed CL district is inconsistent with the intent of the existing East Nashville Community Plan, drafted



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in 1994, which calls for townhomes, walkup apartments, and institutional uses along this strip of Gallatin Pike extending northward. There are also existing single-family homes on all sides of this undeveloped parcel, all of which have been deemed Worthy of Conservation by the Metro Historical Commission. Commercial, office, or mixed use development (zoning) could threaten the established nature of this residential area that is deemed worthy of conservation, and continue the long-term deleterious pattern of “leap-frog” commercial development along Gallatin Pike.

Special requirement of CAE policy on commercial rezoning requests

The commercial zoning request is also inconsistent with the general CAE policy, which states that “commercial zoning between major intersections . . . should not be intensified” unless there is an “existing pattern of intensive commercial zoning.” If a commercial zoning district is sought, the CAE policy requires the submittal by the applicant of:

- 1) **A market study demonstrating that there is a shortage of available CS zoned property within a 1.5 mile radius of the subject site.**
- 2) **Evidence that adjacent affordable housing will not be displaced or otherwise rendered unstable by commercial expansion.**

Neither of these items has been submitted by the applicant. In addition to the inconsistency with the existing community plan and policy, this area is designated as Neighborhood General in the East Nashville Plan Update (draft) and is slated for a Detailed Neighborhood Design Plan. Given this fact, Planning staff recommends that any commercial rezoning at this property be disapproved as both inappropriate and premature.

Staff Recommendation

Staff recommends disapproval of the CL zoning as being particularly inconsistent with the existing East Nashville Community Plan, as well as more generally in conflict with the requirements of the CAE land use policy. The Community Plan *does* call for medium density housing, and Planning staff could consider a zone change application more in line with the plan.



Metro Planning Commission Meeting of 9/08/05

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

No Exception Taken. An access study may be required at development.

Typical Uses in Existing Zoning District: RS10

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)	0.83	3.7	3	30	3	4

Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	0.83	0.228	8,243	391	Na	42

Maximum Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (851)	0.83	0.6	21,693	16009	1454	1137

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
				361	Na	38



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-129U-02
None
3 – Tucker
2 - Blue
Kevin A. Hopkins, A. Trailer Rental Co., LLC,
applicant for owner.

Staff Reviewer
Staff Recommendation

Pereira
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.



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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



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-131U-08
None
2 – Isabel, Sr.
1 - Thompson
Andy Neuman of Raggedy Inc., applicant/owner.

Staff Reviewer
Staff Recommendation

Pereira
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



Metro Planning Commission Meeting of 9/08/05

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



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2005Z-133U-08
None
21 – Whitmore
7 - Kindall
Councilman Ed Whitmore, and Hayes Medical Office Building, LLC, applicant/owner.

Staff Reviewer
Staff Recommendation

Pereira
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.



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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 28th 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 (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak 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.



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

Zone Change 2005Z-134G-02
Preliminary PUD, 2005P-023G-02
None
03 – Tucker
03 – Garrett
Gresham, Smith and Partners, applicant, for The
Victory Church, owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



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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



Metro Planning Commission Meeting of 9/08/05

Condition of Approval

Maplewood. This information is based upon data from the school board last updated August 2, 2005.

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.



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

Planned Unit Development 2005P-023G-02
Victory Village
Zone Change, 2005Z-134G-02
03 – Tucker
03 – Garrett
Gresham, Smith and Partners, applicant, for The Victory Church, owners

Staff Reviewer
Staff Recommendation

Swaggart
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



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Recommendation

streets are provide to property north of this proposal for future connections.

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



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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.



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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).



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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



Metro Planning Commission Meeting of 9/08/05

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.



Metro Planning Commission Meeting of 9/08/05

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.



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

Zone Change 2005Z-136G-14
2005P-026G-14
None
11 - Brown
4 - Nevill
El Roi, LLC, applicant, for Virginia Turner, and John Griffin, owner.

Staff Reviewer
Staff Recommendation

Fuller
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.



Metro Planning Commission Meeting of 9/08/05

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
Assisted Living (254)	11.71	n/a	102 beds	288	15	23

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.



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

Planned Unit Development 2005P-026G-14
Treemont Place
2005Z-136U-14
None
11 - Brown
4 - Neville
El Roi, LLC, applicant, for Virginia Turner, and John Griffin, owner, Southern Consulting, engineer.

Staff Reviewer
Staff Recommendation

Fuller
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



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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



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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.



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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.



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

Subdivision 2005S-128G-12
Old Hickory Crossing Subdivision
32 – Coleman
2 - Blue
Cornerstone Land Co., owner, Batson & Associates, surveyor.

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST
Preliminary Plat

This request is to create 116 single-family lots on 34.8 acres on the east side of Old Hickory Boulevard and south of Legacy Drive.

ZONING
RS10 District

RS10 requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

CLUSTER LOT OPTION

The cluster lot option allows the applicant to reduce minimum lot sizes two base zone districts from the base zone classification of RS10 (minimum 10,000 sq. ft. lots) to RS5 (minimum 5,000 sq. ft. lots). The proposed lots range in size from 5,100 square feet to 11,120 square feet.

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The applicant proposes a total of 10.81 acres (31%) of open space.

Although 31% of open space is provided, it may not be appropriate or sufficient. The Commission recently adopted a policy clarifying that detention areas cannot be located in the minimum 15% open space required by the cluster lot option. The proposed detention areas do meet this requirement and are within the outside of the 15% open space requirement, however, a note needs to be added in the site data table that addresses the amount of open space used for detention areas.

SUBDIVISION DETAILS
Access/Street Connectivity

Access is proposed from stub streets from the adjacent subdivision (Old Hickory Hills) to the north. Although the Community Plan calls for a collector that runs north to south, this plat does not propose a collector since it would connect to a local street already approved with



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the Old Hickory Hills subdivision. Legacy Drive to the north serves as a collector in this area. No access is proposed from Old Hickory Boulevard, as required by the Public Works Department and Planning staff.

Stub streets are proposed to the south and east for future connectivity.

Sidewalks

Sidewalks are proposed along all the new streets within the subdivision.

Landscape Buffer Yards

Landscape buffer yards (C-20') are proposed around the boundary of the property since the lots are reduced in size two zoning districts.

Stormwater

Stormwater Appeal approval will be required for the two areas where the road crosses the buffer. This will be required during the grading plan review. Also, a 60 ft. buffer for the drainage ways are shown and is acceptable for preliminary, but the actual buffer could be wider on the grading plans and the final plat if the waterway is greater than 10 ft. wide.

PUBLIC WORKS' RECOMMENDATION

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Show and dimension right of way along Old Hickory Boulevard at property corners. Label and dedicate right of way 30 feet from centerline, consistent with the approved major street / collector plan.
3. Label and dimension 50' pavement radius at circular turnarounds, including curb & gutter, grass strip, and 5' sidewalk.
4. At temporary turnaround, label and dimension 50' radius, or show hammer head turnaround.
5. The horizontal centerline radius of Crossing Drive (C4), Creek Valley Drive (C6), and Lawson Drive (C8) does not appear to conform to AASHTO geometric design requirements for a 30 mph design speed. The minimum centerline radius of curved segments shall be in accordance with the



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Subdivision Regulations of the Metropolitan Planning Commission.

6. Where a street approach to an intersection is curved, there shall be a one hundred (100) foot minimum curve tangent, as measured from the ultimate edge of pavement. Identify point of curvature and tangency for horizontal curves.
7. It appears that the proposed Creek Valley Drive will connect into Parker Drive. Street names to be verified with Public Works records section..

CONDITIONS

1. All traffic conditions listed above must be completed or bonded prior to final plat approval.
2. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to approval of any final plat. 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 cul-de-sac shown on the western end of the property includes parking in the median, which is not a design that has been approved by all Metro agencies. It may be necessary for this cul-de-sac to be redesigned prior to approval of the final plat.
3. A revised preliminary plan is to submitted by September 22, 2005, that removes the note "This area is reserved for future lots along Crossings Drive."



Project No.
Project Name
Council District
School Board District
Requested By
Staff Reviewer
Staff Recommendation

Subdivision 2005S-241U-G-08
J. C. Owen - #2
2 - Isabel
1 - Thompson
William Patton, Jr., owner, Rocky Montoya, surveyor.
Fuller
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 18th 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 18th Avenue North.

STORMWATER'S RECOMMENDATION

Approve.



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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 18th Avenue North.



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

Subdivision 2005S-249G-03
Parmley Cove Subdivision
Preliminary PUD, 2004P-012U-03,
03 – Tucker
03 – Garrett
Dale and Associates, applicant for Jane D. and Howard
Parmley, and Howard Scott, owners

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Preliminary Plat

A request for preliminary approval of a 50 lot, cluster lot subdivision on 26.51 acres, located on the east side of Whites Creek Pike, north of Green Lane.

Zoning
RS15

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.

RS20

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.

CLUSTER LOT OPTION

The cluster lot option was created in order to provide for flexibility in design, the creation of common open space, and the preservation of natural features or unique or significant vegetation. The cluster lot option allows lots to be reduced up to two base zone districts, while providing at least 15% open space per phase.

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The plan calls for approximately 8.7 acres of open space, which is approximately 32%.

SUBDIVISION DETAILS

As proposed, the request will create 50 lots on approximately 26 acres of land with an over all density of 1.92 dwelling units per acre. The lots range in size from 10,000 square feet to 20,400 square feet. Fourteen lots are denoted as critical lots, which are lots with 20% or greater slopes. Critical lots are lots that may not be suitable for slab foundation homes, and require homes to be built with the slope of the lot to reduce environmental impacts.



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Access

All lots will be accessed by new streets, with primary access for the subdivision along Whites Creek Pike. As proposed, access to Whites Creek Pike will be provided through a street within an adjacent Commercial Planned Unit Development (Parmley Commercial PUD). If the Planned Unit Development is not approved, then this access point will not be available. Another possible access point for this development is through a proposed subdivision to the east (Derby Downs). The closest access point through this development would be over a mile to the east from Knight Drive.

Stub Street(s)

Stub streets are being provided for future connection to adjacent property to the east, west and the south. Temporary turn-arounds are shown, on the east and west stub streets. A temporary turn-around is not required on stub street to the west because the street is less than 150-feet long.

Sidewalks

Sidewalks are proposed along all streets.

Staff Recommendation

If the Commercial Planned Unit Development revision is approved, then staff recommends approval of this subdivision. However, if the PUD revision is not approved, then staff recommends that the subdivision be disapproved due to the lack of access. Although access could be provided through Derby Downs (if approved), the distance this development is from Knight Drive, and the number of lots that would utilize this access would make it an inappropriate single point of access for this project.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

1. Final approval is subject to Public Works' approval of construction plans.
 2. Dimension circular turnarounds. Show 50' pavement radius, curb and gutter, grass strip, and 5' sidewalk.
-



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STORMWATER RECOMMENDATION

Approve Except as Noted on 8/22/05.

“ We received a fax today indicating that the state did downgrade the blue-line into a wet weather conveyance. This means that you may remove that portion of the buffer. Please note that the portion for ">40 acres" must remain on the plat and development must stay out of that portion of the buffer.”

“The location of the "> 40" acres buffer is OK for preliminary. But, you may be required to submit drainage area calculations to support it when your grading plans are being reviewed”

CONDITIONS (if approved)

1. Dimension circular turnarounds. Show 50' pavement radius, curb and gutter, grass strip, and 5' sidewalk.
2. No part of any building shall be more than 500 Ft. from a fire hydrant via an approved hard surface. Fire hydrants should flow at least 1,000 GPM's at 40 psi.
3. Dead end roadways over 150 Ft. in length requires a 100 – foot diameter turn around, or a T – type that is approved by the Fire Marshal's Office.



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

Planned Unit Development 88P-042G-03
Parmley Commercial PUD
None
None
03 – Tucker
03 – Garrett
Dale and Associates, applicant for Jane and Howard Parmley, and Howard Scott, owners

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Revise preliminary

A request to revise the Preliminary plan for a 12.07 acre Commercial Planned Unit Development district located at 3705 Whites Creek Pike, north of Green Lane, approved for 80,000 square feet of office and retail development, to allow for the revision of the building and street layout.

PLAN DETAILS

History

The original residential and commercial PUD (88P-042G-03) was adopted by the Metro Council in 1988, and encompassed a larger land area than the 12.07 acre parcel affected by this request. The residential portion of the original PUD was cancelled in 1991. In 2004, a request was made to cancel the remaining unbuilt commercial PUD (88P-042), and for approval of a new residential PUD, proposed for 121 single-family homes. The applications were approved by the Planning Commission, but deferred indefinitely at Council.

Plan Details

The current plan is located on the remaining originally approved commercial PUD (88P-042) that was approved for 80,000 square feet of office and retail development. As proposed, the plan calls for 80,000 square feet of office and retail use, and is in keeping with the original plan. The only significant changes from the original plan include the rearrangement of streets and buildings to accommodate the proposed adjacent residential developments. The proposed revised plan does not change the overall concept originally approved by Council.

Adjacent Development

The application for preliminary approval for two separate subdivisions (Parmely Cove, and Derby



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Downs) is relevant to this application because access will be provided to both subdivisions through this development. While Derby Downs will have additional access points, Parmley Cove's only access point to Whites Creek Pike will be through this development.

TRAFFIC: PUBLIC WORKS' RECOMMENDATION

1. Install a 125 feet southbound left turn lane on Whites Creek at the main access road.
2. Install a 100 feet southbound left turn lane on Whites Creek Road at the northern intersection with Knight Road.
3. Developer shall submit signal warrant analysis for the access road /Whites Creek intersection at 65% completion. Upon approval by the Traffic and Parking Commission and signal plan approval by the Metro Traffic Engineer, Developer shall install a traffic signal at this intersection.
4. The proposed roadway intersections should be located as to provide adequate sight distance per AASHTO. Developer shall prepare a sight distance analysis at the PUD plan revision to insure adequate sight distance is provided.
5. The Parmley Cove PUD plans indicate that the access road will be constructed as a 60 feet collector. Provide a minimum of 200 feet queue distance from the signal to the first commercial driveway.
6. The original conditions were not phased, so these roadway improvements will be conditioned for phase 1 of any development, including the Parmley Cove 53 lot residential subdivision since its access is by way of the PUD access road.
7. Install a right turn lane with 100 feet of storage on Whites Creek Pike at the access road.



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CONDITIONS

1. Install a 125 feet southbound left turn lane on Whites Creek at the main access road.
2. Install a 100 feet southbound left turn lane on Whites Creek Road at the northern intersection with Knight Road.
3. Developer shall submit signal warrant analysis for the access road /Whites Creek intersection at 65% completion. Upon approval by the Traffic and Parking Commission and signal plan approval by the Metro Traffic Engineer, Developer shall install a traffic signal at this intersection.
4. The proposed roadway intersections should be located as to provide adequate sight distance per AASHTO. Developer shall prepare a sight distance analysis at the PUD plan revision to insure adequate sight distance is provided.
5. The Parmley Cove PUD plans indicate that the access road will be constructed as a 60 feet collector. Provide a minimum of 200 feet queue distance from the signal to the first commercial driveway.
6. The original conditions were not phased, so these roadway improvements will be conditioned for phase 1 of any development, including the Parmley Cove 53 lot residential subdivision since its access is by way of the PUD access road.
7. Install a right turn lane with 100 feet of storage on Whites Creek Pike at the access road.
8. 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.
9. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit



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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.

10. 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.



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

Subdivision 2005S-238U-07
West Nashville, Plan No. 1
20 – Walls
1 - Thompson
Paulette S. Miller, owner, H & H Land Surveying, surveyor.

Staff Reviewer
Staff Recommendation

Harris
Approved with conditions.

APPLICANT REQUEST

Final Plat

A request to create 3 lots from 5 existing lots on 0.48 acres on the north side of Michigan Avenue, approximately 200 feet east of Morrow Road.

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

As proposed the request will create 3 new lots from 5 existing lots along the north side of Michigan Avenue with the following area(s), and street frontage(s):

- Lot 1317: 6,003 Sq. Ft., (0.138 Acres), and 40 Ft. of frontage;
- Lot 1321: 6,003 Sq. Ft., (0.138 Acres), and 40 Ft. of frontage;
- Lot 1323: 8,253 Sq. Ft., (0.189 Acres), and 55 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 all three proposed lots pass for lot area and frontage.

Sidewalks are not required since there are five existing lots already approved and no additional development rights are being requested.

STORMWATER'S RECOMMENDATION

Approve.



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PUBLIC WORKS' RECOMMENDATION

No Exception Taken.

CONDITIONS

1. Prior to recordation, the following changes need to be made to the plat:
 1. Add parcel number for Lot 1323.
 2. A mylar with a \$15 check made to the Register of Deeds office must be submitted.
 3. Label the existing 10" sanitary sewer lines and 20' sanitary sewer easement on plat.



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

Subdivision 2005S-242G-02
Bell Grimes Subdivision
None
3 – Tucker
3 - Garrett
Dale & Associates, applicant/surveyor, for Umbrella Investment Corp., owner.

Staff Reviewer
Staff Recommendation

Pereira
Approve with conditions

APPLICANT REQUEST
Final Plat

This request is for final plat approval to create a 41 single-family lots on 23.29 acres, located at the northeast corner of Brick Church Pike and Bell Grimes Lane.

ZONING
RS20 district

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

CLUSTER LOT OPTION

The cluster lot option allows the applicant to reduce minimum lot sizes two base zone districts from the base zone classification of RS20 (minimum 20,000 sq. ft. lots) to RS10 size lots (minimum 10,000 sq. ft. lots). The applicant is not allowed to increase the number of lots, however. Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The plan proposes 8.85 acres of open space (38%), which complies with this provision.

SUBDIVISION DETAILS
Plan Details

This subdivision proposes the creation of 41 cluster lots, ranging from 10,016 to 20,112 square feet in size. While the preliminary plat was approved with conditions for only 39 lots at the August 26, 2004, Planning Commission meeting, Section 3-4.1E of the Subdivision Regulations permit the lot count to vary by as much as five percent from the preliminary plat. The increase to 41 lots on this final plat represents such an increase.

Access

The preliminary plat proposed the only access for the subdivision to be on Bell Grimes Lane, with two stub-streets to adjacent properties on the north and southeast. On the preliminary plat, there was no access proposed



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to Brick Church Pike since that would require crossing a stream and because there are serious sight distance problems along this portion of Brick Church Pike. In contrast with the preliminary, the final plat proposes a joint access driveway off of Brick Church Pike for ingress/egress for the two additional new lots being proposed on this plat. Planning staff recommends that given the continuing site distance problems along Brick Church Pike, as well as the additional traffic created by the two proposed additional lots, the final plat must be revised to remove these two lots, to be consistent with the preliminary plat.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

As a condition of the preliminary plat approval, an access study was to be submitted prior to final plat approval. This access study was submitted, and the Public Works conditions of approval of this plat are as follows:

1. Show/identify easement around Carley Drive temporary turnaround.
2. Show sidewalks as shown on the construction plan.

STORMWATER DEPARTMENT RECOMMENDATION

Construction Drawings approved on 7/21/05. Final plat approved on 8/19/05.

CONDITIONS OF APPROVAL

1. Prior to the recording of this final plat, the applicant must post bonds for:
 - Landscape buffer yards
 - Sidewalks and roads
 - Stormwater facilities
 - Water and Sewer improvements
2. Prior to the recording of this final plat, the applicant must comply with the Public Works conditions of approval as outlined above.
3. Prior to the recording of this final plat, the final plat shall be revised to remove the two additional lots proposed for access off of Brick Church Pike.



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

Subdivision 2005S-251G-04
W.H. Ragan
4 – Craddock
3 - Garrett
W.H. Ragan, property owner and Campbell, McRae and Associates, surveyor.

Staff Reviewer
Staff Recommendation

Harris
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



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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.



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

Subdivision 2005S-253G-14
Barton Lane Subdivision
None
15 – Loring
04 – Nevill
Dale and Associates, applicant for Jackie Coleman Stroud, and Gail Alexander, owners

Staff Reviewer
Staff Recommendation

Swaggart
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.



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Lot Comparability

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

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.



Project No.
Project Name

Planned Unit Development 28-79-G-13
Cambridge Forest PUD, Phase 10 (Final PUD)

Associated Case
Council Bill
Council District
School District
Requested By

None
None
28 – Alexander
06 – Awipi
Batson and Associates, applicant for Danco Development, Inc., owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



Metro Planning Commission Meeting of 9/8/05

**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



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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.



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

Planned Unit Development 15-87-P-10
Music Studio PUD
None
None
19 – Wallace
08 – Harkey
Hayden Architects, applicant for Agilitas Property Development, owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve

APPLICANT REQUEST
Revise preliminary and final

A request to cancel a Commercial Planned Unit Development located at 1614 16th 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



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

Planned Unit Development 2005P-024U-10
Lindawood Corner
None
34 – Williams
08 - Harkey
Civil Site Design Group, applicant, for John C. Hayes, owner.

Staff Reviewer
Staff Recommendation

Fuller
Disapprove

APPLICANT REQUEST
Preliminary PUD

A request for preliminary approval of a Planned Unit Development on 0.92 acres, located on the southeast corner of Castleman Drive and Lindawood Drive, to permit two single-family lots.

Zoning
R20 district

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

PLAN DETAILS

The plan proposes removing one existing duplex and replacing it with 2 single-family lots fronting Lindawood Drive. The current duplex sits at the established setback on both streets. The proposed houses would sit closer to the street than the existing duplex and would have a larger building footprint.

Lot Comparability

As proposed the request will create 2 new lots along the southeast corner of the intersection of Lindawood Drive and Castleman Drive with the following area(s), and street frontage(s):

- Lot 1: 20,128 Sq. Ft., (0.46 Acres), and 90 Ft. of frontage;
- Lot 2: 20,044 Sq. Ft., (0.46 Acres), and 100 Ft. of frontage;

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



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General Plan. The Planning Commission does not have to grant the waiver if they do not feel it is appropriate. The lot comparability analysis yielded a minimum lot area of 31,155 square feet, and a minimum lot frontage of 126 linear feet. Both lots fail for comparability.

Staff recommends disapproval of a lot comparability waiver. The Subarea 10 plan calls for Residential Low policy intended for residential development within a density range of one to two units/homes per acre. Staff recommends that the Commission not grant an exception for comparability because:

1. The lots fail for lot area by approximately 11,000 square feet and for frontage by 36 feet (lot 1) and 26 feet (lot 2).
2. The lots are inconsistent with the existing pattern of development along Lindawood Drive and Castleman Drive.
3. This property is also outside of the half mile radius from the Green Hills Regional Activity Center land use policy, and therefore is not eligible for an exception from the lot comparability requirements.

STORMWATER

Approve. It does not appear that this site will need a grading permit.

METRO PUBLIC WORKS' RECOMMENDATION

No exceptions taken.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
2. 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,



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complete with owners' signatures, to the Planning Commission staff for review.

3. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to approval of any final plat or the issuance of any building permits.
4. 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.