



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

**Minutes
Of the
Metropolitan Planning Commission
September 22, 2005

4:00 PM
Howard School Auditorium, 700 Second Ave., South**

PLANNING COMMISSION:

James Lawson, Chairman
Doug Small, Vice Chairman
Stewart Clifton
Judy Cummings
Tonya Jones
Ann Nielson
Victor Tyler
James McLean
Phil Ponder, representing Mayor Bill Purcell

Staff Present:

Rick Bernhardt, Executive Director
Ann Hammond, Assistant Director
Margaret Holleman, Legal Counsel
Bob Leeman, Planner III
Kathryn Fuller, Planner III
Trish Brooks, Admin. Svcs. Officer 3
Luis Pereira, Planner I
Nekya Young, Planning Tech I
Jennifer Carlat, Communications
Bob Eadler, Planner III
Randy Morgan, Planner I

Commission Members Absent:

Councilmember J.B. Loring

I. CALL TO ORDER

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

II. ADOPTION OF AGENDA

Ms. Hammond announced that a correction should be made to the agenda. She stated in Item #31, Bellevue Center, 94-71-G-06, that Map 142 should contain Parcels 001, 298, 300, 301, 318 and 356.

Mr. Small moved and Mr. McLean seconded the motion, which passed unanimously to adopt the agenda as presented. (6-0)

III. RECOGNITION OF COUNCILMEMBERS

Councilmember Gotto spoke in favor of Item #23, 2005S-130G-14. He stated that many of the constituents were in favor of this proposal and requested approval. He did mention there was a legal issue associated with the proposal, and despite this concern, requested the Commission move forward and approve the proposal.

Councilmember White stated he would address the Commission after his items were presented to the Commission.

Councilmember Toler stated he had two items on the agenda which were Item #19, 2005Z-139G-12 and Item #32, 122-83-U-12, Woodlands. He stated he was not opposed to approving Item #32, but requested that close attention be given to this proposal due to the steep grades that were contained within the proposal.

Commissioner Nielson arrived at 4:07 p.m.

Councilmember Bradley stated he would address the Commission after his items were presented to the Commission.

Councilmember Ryman spoke in favor of Item #26, 2005S-261G-04 Liberty Downs. He spoke in opposition to Item #25, 2004S-253G-02 Dawn Brook Subdivision. He stated that the traffic generated by this Dawn Brook would have an adverse affect on his district.

Commissioner Judy Cummings arrived at 4:14 p.m.

Council Lady Baldwin Tucker spoke regarding the following items: 2005S-249G-03 Parmley Cove, 88P-042G-03 Parmley Commercial PUD, 2005S-242G-02 Bell Grimes, 2005Z-141U-02, 2005S-250G-03 Derby Downs and 2004S-253G-02 Dawn Brook subdivision. She briefly summarized the issues and concerns expressed by the constituents affected by each of the proposals. She requested that the Commission take these concerns into consideration as they deliberate each proposal.

Councilmember Summers, who was present at the meeting, did not address the Commission.

Councilmember Cole spoke in favor of Item #30, 2005S-269U-05 which was on the Consent Agenda.

IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN

12. 2005Z-122T An ordinance amending Title 2 and Title 17 of the Metropolitan Code of Laws by amending Sections relating to tree topping and landscaping, buffering, and tree replacement – deferred to October 13, 2005 at the request of the applicant
22. 2005Z-142U-08 Request to change from IWD to RS3.75 district property located at 2115 24th Avenue North – deferred to October 13, 2005 at the request of the applicant.
27. 2005S-258G-06 Paul A. Justice Subdivision - Request for final plat approval to create 3 lots located on the south side of Highway 100, approximately 1,000 feet east of Trace Creek Drive – withdrawn at the request of the applicant
33. 16-86-P-14 Hermitage MarketPlace (Home Depot) – Request to revise a portion of the preliminary and for final approval for a Commercial Planned Unit Development district located along the east side of Old Hickory Boulevard, north of Old Lebanon Dirt Road, to permit the addition of a 3,596 square foot convenience market, gas station and car wash to the parking are of the Home Depot store – deferred to October 13, 2005 at the request of the applicant.

There was a request from the audience to include Item #13, 2005Z-128U-05 on the deferred agenda list.

Mr. Bernhardt explained that the applicant was advised by staff to defer this item prior to its “public notification” process. Due to the late notice of the request to defer, staff advised the applicant that they would have to obtain approval from the Commission.

Mr. Lawson acknowledged the deferral request. However, due to the Commissioners’ concern for those who were in attendance that wanted to specifically address this item, it was determined that 2005Z-128U-05 would be presented, and the request to defer would be considered at that time.

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to approve the Deferred and Withdrawn items. (9-0)

V. PUBLIC HEARING: CONSENT AGENDA

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

PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING ZONING MAP AMENDMENTS

7. 2005Z-068U-13 Request to change from AR2a to RM15 district property located at 5505 and 5515 Mt. View Road - Approve w/ conditions

- 8. 2005Z-102U-13 Request to change from AR2a to RM15 district property located at 5525 Mt. View Road - Approve w/ conditions
- 9. 2005P-021U-13 Townhomes at Southridge - Request for preliminary approval for a Planned Unit Development district located at 5505, 5515 and 5525 Mt. View Road, west of Old Franklin Pike, to permit 81 multi-family units - Approve w/ conditions

PRELIMINARY SUBDIVISION PLATS

- 14. 2005S-128G-12 Old Hickory Crossing - Request for preliminary plat approval to create 115 lots on the east side of Old Hickory Boulevard and south of Legacy Drive - Approve w/ conditions

PRELIMINARY SUBDIVISION PLATS

- 26. 2005S-261G-04 Liberty Downs - Request for preliminary plat approval to create 59 cluster lots located on the east side of Liberty Lane - Approve w/ conditions, including the removal of condition #3 and #4

FINAL PLATS

- 28. 2005S-259U-11 Patel Subdivision - Request for final plat approval to create two lots located on the south side of Murfreesboro Pike - Approve w/conditions including a variance for flag-shaped lot
- 29. 2005S-262U-05 Montgomery Heights, Resubdivision Lots 1, 2 & 3 - Request for final plat approval to create two lots located on the east side of Scott Avenue - Approve w/ exception to lot comparability
- 30. 2005S-269U-05 Brownsville, Resubdivision of Part of Lot 51 - Request for final plat approval to create two lots located on the north side of Rosebank Avenue - Approve with exception to lot comparability

PLANNED UNIT DEVELOPMENTS

- 31. 94-71-G-06 Bellevue Center - Request to revise the preliminary commercial Planned Unit Development, located at 7624 Highway 70S, to develop a new 212,305 sq. ft. retail unit, a 64,360 sq. ft. expansion within the existing retail mall - Approve w/ conditions
- 32. 122-83-U-12 Woodlands, Phase 1b, 2 and 3 - Request for final approval for a residential Planned Unit Development located at the southern terminus of Woodlands Avenue - Approve w/ conditions

OTHER BUSINESS

- 34. Contract between the Metropolitan Government of Nashville and Davidson County and Carter & Burgess, Inc. for 2005-2007 Enhanced Transportation System Data Collection and Monitoring - Approve
- 35. Correction Resolution to 8/25/05 Minutes for Text Amendment 2005Z-122T - Approve

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to approve the Consent Agenda as presented. (9-0)

VI. ITEMS DEFERED FROM SEPTEMBER 8, 2005 PLANNING COMMISSION MEETING DUE TO LACK OF QUORUM

- 1. **2005S-249G-03**
 Parmley Cove
 Map 049, Parcel 185
 Subarea 3 (2003)
 District 3 - Carolyn Baldwin Tucker

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

[Note: Items #1, #2, and #24 were discussed by The Metropolitan Planning Commission together. See item #24 for actions and resolutions.]

2. 88P-042G-03
Parmley Commercial PUD
Map 049, Parcel 185
Subarea 3 (2003)
District 3 - Carolyn Baldwin Tucker

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

Mr. Leeman presented and stated that staff is recommending approval with conditions on Subdivision 2005S-249G-03 and approval with conditions on Planned Unit Development 88P-042G-03.

Ms. Fuller presented and stated that staff is recommending approval with conditions on Subdivision 2005S-250G-03.

Mr. Kevin Estes, 7348 Olmstead, spoke in favor of the development.

Ms. Zan Martin, 3504 Knight Road, spoke in opposition and requested deferral.

Ms. Renee Bates, 3814 Whites Creek Pike spoke in opposition and requested deferral.

Ms. Michelle Carratu, 3536 Whites Creek Pike spoke in opposition and requested deferral.

Ms. Angelia Bolen, 3625 Whites Creek Pike, spoke in opposition and requested deferral.

Ms. Kelly Bamberger a resident of Whites Creek Pike spoke in opposition.

Ms. Wilma Buchanan, 3480 Knight Drive, spoke in opposition and requested deferral.

Mr. Kevin Bell, 3633 Whites Creek Pike, spoke in opposition to the proposal.

Ms. Amy Shoaf, 449 Neely's Bend Road, spoke in opposition and requested deferral.

Mr. Roy Dale, representing the owner, spoke in favor of the proposal.

Mr. Charlie Buchanan, 3840 Knight Drive, requested additional information regarding the topography of the land.

Ms. Nandy Delaney, 3840 Knight Road, spoke in opposition and requested deferral.

Mr. Nathan Massey, 5461 Wilderness Trail, spoke in opposition and requested deferral.

Mr. Tyler requested further clarification on the location of the Commercial PUD. He expressed concerns regarding the transition stages of this development.

Ms. Cummings requested clarification on the current zoning of the parcel and its potential for development.

Mr. Ponder requested clarification on whether Metro Stormwater approved the proposal.

Mr. Clifton spoke on the issue of cluster lots and their uses within subdivisions. He requested further clarification on the possibility of the Commission being allowed to downsize base zoning in cluster lot option requests.

Mr. Lawson requested that Ms. Holleman, with Metro Legal, address the Commission's role regarding cluster lot options.

Ms. Holleman stated that the Commission does have some flexibility in determining base zoning in cluster lot options.

Mr. Clifton requested clarification on the deferral process in relation to this proposal.

Mr. Bernhardt explained that under State law, the Commission has 30 days to either approve or disapprove an application, unless the applicant requests deferral.

Mr. McLean clarified that Item #24, Derby Downs could be deferred one additional meeting. He then requested clarification on whether the open space included in the proposal was properly utilized as outlined in the cluster lot option criteria. Mr. McLean requested clarification on the total acreage included in this proposal.

Mr. Small expressed concerns with the cluster lot option. He stated that its use has created subdivisions in areas that are inappropriate. He acknowledged the concerns expressed by members of the community. He further stated that there is a policy decision regarding cluster lot options that has not yet been fully studied by the Commission.

Ms. Jones acknowledged the constituents concerns regarding this development. She spoke of the infrastructure improvements that would result because of this proposal and that economically this development would prove beneficial for the area.

Mr. Lawson spoke of the development patterns of Subarea 3 and the cluster lot option. He expressed concerns with utilizing a cluster lot option that will increase density that conflicts with the subarea plan.

Mr. Ponder requested the total number of lots that would be included in this plan if it were RS20 or RS15. He moved to defer Item #24, 2005S-250G-03, Derby Downs.

A brief discussion ensued on the topic of density and cluster lot options.

Mr. Clifton questioned whether the owner would be interested in deferring the Parmley Cove proposal.

Mr. Roy Dale, who was representing the owner, stated that due to the fact that Item #24, 2005S-250G-03, Derby Downs would be deferred for one meeting, that the owner would agree to defer the Parmley Cove proposal as well. He did however, remind the Commissioners that, these two developments are separate developments and consist of two separate owners.

Mr. Clifton spoke to the audience regarding this proposal and the deferral.

Mr. Lawson suggested that the Commission continue to study the cluster lot options.

Mr. Clifton moved and Ms. Nielson seconded the motion, which passed unanimously to defer Subdivision 2005S-249G-03, as well as Planned Unit Development 88P-042G-03 until October 13, 2005 at the request of the applicant. **(9-0)**

There was a discussion among the Commissioners on cluster lot options and the request to defer Item #24, Derby Downs.

Mr. Ponder moved and Mr. McLean seconded the motion, which passed unanimously to defer Preliminary Subdivision 2005S-250G-03 until October 13, 2005 so that there could be further study and review of this proposal. The Commission requested that staff prepare an analysis on the number of lots, their sizes and the percentages of each included in this proposal.

[Note: Items #1, #2, and #24 were discussed by The Metropolitan Planning Commission together. See item #24 for actions and resolutions.]

The Commission recessed at 5:35 p.m.

The Commission resumed at 5:50 p.m.

Ms. Cummings left the meeting at 5:35 p.m.

Mr. Lawson announced that there has been a request to defer Item #19 2005Z-139G-12 indefinitely.

Mr. Small moved and Mr. Ponder seconded the motion, which passed unanimously to defer Item #19 2005Z-139G-12 indefinitely. **(8-0)**

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

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

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Final Plat

Request is for final plat approval to create 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. 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 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. This final plat, however, proposes a joint access driveway off of Brick Church Pike for ingress/egress for the two additional lots being proposed. 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.

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

CONDITIONS

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. 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.

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.

Mr. Pereira presented and stated that staff is recommending approval with conditions with the recommendation that the two additional lots that were added to the final plat be removed.

Mr. Kevin Estes, 7348 Olmstead, spoke in support of staff recommendations.

Mr. Clifton moved and Mr. Ponder seconded the motion, which passed unanimously to approve staff recommendation, including the removal of the two mentioned lots, on Final Plat 2005S-242G-02. **(8-0)**

Resolution No. RS2005-331

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-242G-02 is **APPROVED WITH CONDITIONS, including the removal of the two new lots on Brick Church Pike (8-0).**

Conditions of Approval:

1. Show/identify easement around Carley Drive temporary turnaround.
2. Show sidewalks as shown on the construction plan.
3. 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
4. Prior to the recording of this final plat, the applicant must comply with the Public Works conditions of approval as outlined above. 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. 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.”

4. **2005P-024U-10**
Lindawood Corner
Map 131-01, Parcel 088
Subarea 10 (1994)
District 34 - Lynn Williams

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

Staff Recommendation - *Disapprove*

APPLICANT REQUEST - Preliminary PUD

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 larger building footprints.

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 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 an exception to the lot comparability requirements. 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 RECOMMENDATION - Approve. It does not appear that this site will need a grading permit.

METRO PUBLIC WORKS RECOMMENDATION - No exceptions taken.

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 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. 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.

Ms. Fuller presented and stated that staff is recommending disapproval.

Mr. Paul Doster, 4217 Lindawood Drive, spoke in opposition to the proposal.

Mr. Brian Hamilton, Civil Site Design, spoke in favor of the proposal.

Ms. Susan Harris, 4219 Lindawood Drive, spoke in opposition to the proposal.

Mr. Ponder moved and Mr. Small seconded the motion, which passed unanimously to disapprove Planned Unit Development 2005P-024U-10. **(8-0)**

Resolution No. RS2005-332

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-024U-10 is **DISAPPROVED. (8-0)**

The proposed preliminary PUD district is inconsistent with the established character of development along Lindawood Drive and Castleman Drive within the Green Hills/Midtown subarea. The proposed lots are also not comparable to other lots in the area.”

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

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.

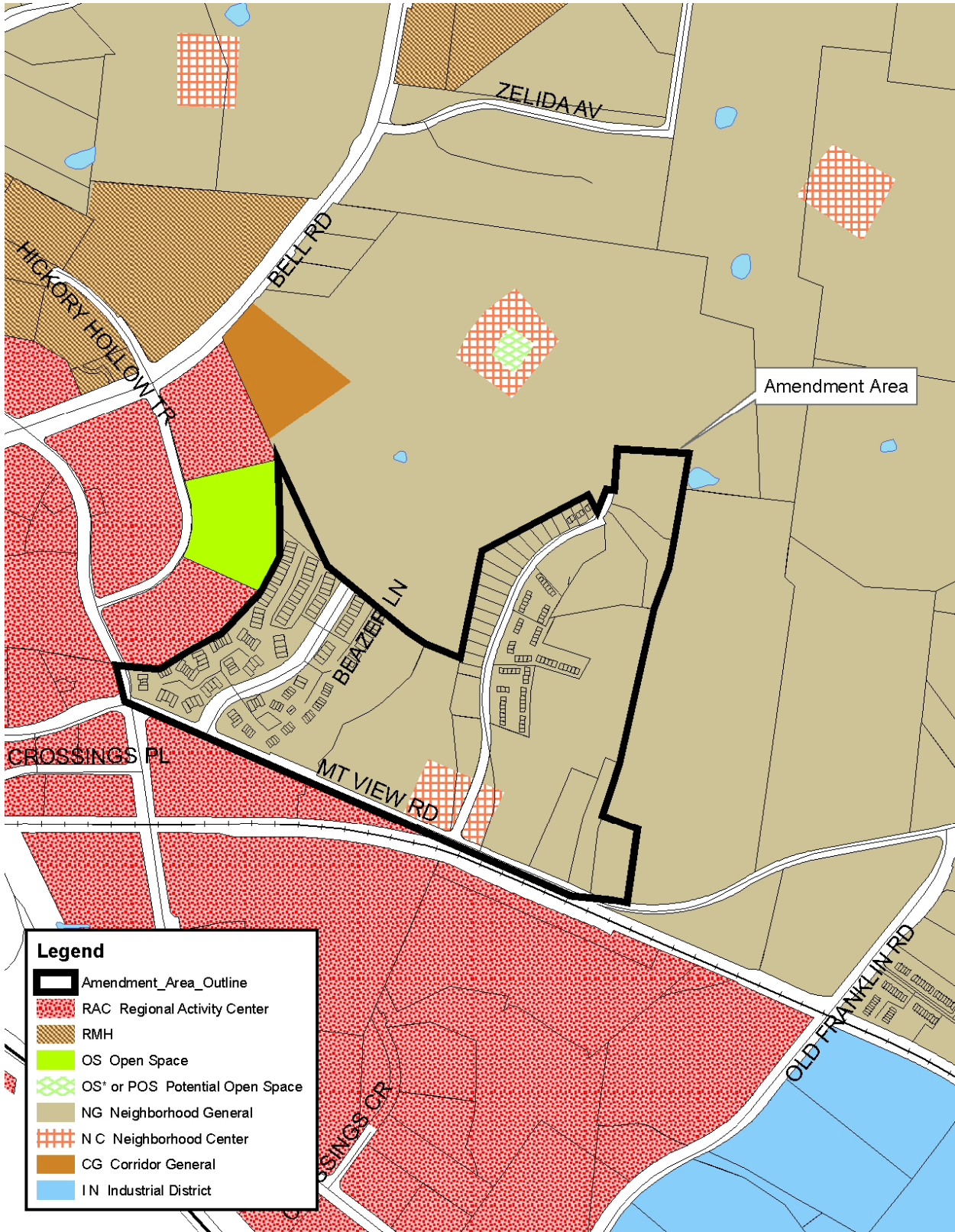
Neighborhood Center (NC) - Neighborhood Center is the Structure Plan classification for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood 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 - RMH is a Structure Plan category designed and Density (RMH) 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 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.



Legend	
	Amendment_Area_Outline
	RAC Regional Activity Center
	RMH
	OS Open Space
	OS* or POS Potential Open Space
	NG Neighborhood General
	N C Neighborhood Center
	CG Corridor General
	IN Industrial District

Approved (9-0), *Consent Agenda*

Resolution No. RS2005-333

“BE IT RESOLVED by The Metropolitan Planning Commission that the Antioch-Priest Lake Community Plan: 2003 Update for Property on the North Side of Mt. View Road in the vicinity of Baby Ruth Lane is **APPROVED. (9-0)**”

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

5. **2005Z-065U-13**
 Map 149, part of Parcel 200
 Subarea 13 (2003)
 District 33 - Tommy Bradley

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

Staff Recommendation - Disapprove

APPLICANT REQUEST - 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 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
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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

[Note: Items #5 and #6 were discussed by the Metropolitan Planning Commission together. See item #6 for actions and resolutions.]

- 6. **2005P-025U-13**
 Jeric Commercial PUD
 Map 149, part of Parcel 200
 Subarea 13 (2003)
 District 33 - Tommy Bradley

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

Staff Recommendation - Disapprove, since it is not consistent with the land use policy, including a recommendation to disapprove variance requests for residential setbacks, wash bays opening toward residentially zoned property, and for landscape buffer yard.

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

Variance (Section 17.16.070F) - 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. The Planning Commission will make a recommendation to the Board of Zoning Appeals on this variance request.

Variance (Section 17.24.030) - The applicant has also requested a variance for the 20’ minimum requirement for landscape buffer yard between CS zoning and R15 zoning. The applicant is not showing a landscape buffer yard, but may be able to provide 14’, which would still require a variance from the Board of Zoning Appeals. The applicant has cited the following as the unique hardship:

“Due to the dimensions of the lot and the operating procedures of the full-service car wash, the full width of the transitional landscape buffer yard cannot be maintained. A pavement width of 36’ is needed on the north side of the building in order for vacuuming and interior cleaning operations to occur in an effective manner. A minimum pavement width of 36’ will allow for the safe opening of vehicular doors and minimize the possibility of vehicular doors colliding, which would result in damage to the vehicles to be serviced by the full-service car wash.”

Staff Recommendation - Staff recommends disapproval of all three variance requests since there is no unique hardship presented, and due to the timing of the proposed car wash and the proposed land use policy update and Detailed Neighborhood Design Plan for the area. The DNDP will provide the appropriate design specifications for the area. Also, the current land use policy does not support this land use.

STORMWATER RECOMMENDATION - 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.
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.

Mr. Leeman presented and stated that staff is recommending disapproval of Zone Change 2005Z-065U-13 as well as disapproval of the Planned Unit Development 2005P-025U-13.

Mr. Billy Fulghum, 512 East Iris Drive, spoke in favor of the proposal.

Mr. Terry Stevens, 2572 Murfreesboro Road, spoke in favor of the proposal.

Ms. Debbie Herring, 5219 Rice Road spoke in favor of the development.

Mr. Ingles Pope, 1050 Rural Hill Road, spoke in favor of the development.

Councilmember Bradley briefly explained the history of this proposal. He stated that he would be implementing a UDO for this area and that all property owners affected by the proposal were in favor. He explained that after the first reading on this bill, he would be re-referring it back to the Commission in order to address additional issues associated with it.

Mr. Small stated he was in agreement with staff recommendation due to the fact there was not enough clarity included in the proposal.

Ms. Nielson stated she agreed with staff recommendation.

Mr. McLean agreed with staff recommendation.

Mr. Clifton agreed with staff recommendation.

Mr. Ponder moved and Mr. Small seconded the motion, which passed unanimously to disapprove Zone Change 2005Z-065U-13 as well as disapprove Planned Unit Development 2005P-025U-13. **(8-0)**

Resolution No. RS2005-334

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-065U-13 is **DISAPPROVED. (8-0)**

The proposed CS district is largely inconsistent with the Antioch-Priest Lake Community Plan, which has both Residential Medium High (RMH) and Retail Concentration Community (RCC) land use policies. The commercial uses as allowed in CS zoning are not consistent with the exclusively residential intent of the RMH policy; in contrast, the RCC policy *does* support some of the community-scale commercial uses that CS allows, but not all of them.”

Resolution No. RS2005-335

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-025U-13 is **DISAPPROVED. (8-0)**

The proposed preliminary PUD district is not consistent with the Antioch-Priest Lake Community Plan’s Residential Medium High land use policy, intended for residential development between nine and twenty units per acre. The PUD application is accompanied by requests for variances from residential setback, landscape buffer, and from Section 17.16.070F of the Zoning Ordinance. The PUD conflicts with the land use policies, the inappropriate land use.”

7. **2005Z-068U-13**
Map 163, Parcels 137, 138
Subarea 13 (2003)
District 33 - Tommy Bradley

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

Staff Recommendation - *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 -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.

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.

Proposed policy amendment to the Antioch-Priest Lake Community plan

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

Policy Conflict - 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.

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.

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.

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

2005Z-068U-13

Typical 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 Existing 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 Typical 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

Typical 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

Typical 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 Typical 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 within the school cluster, but Antioch High School does not. Glencliff 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.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-336

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-068U-13 is **APPROVED. (9-0)**

The proposed RM15 district is consistent with the amended Antioch-Priest Lake Community Plan’s Residential Medium High (RMH) land use policy, intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multifamily housing types are appropriate.”

- 8. **2005Z-102U-13**
Map 163, Parcel 136
Subarea 13 (2003)
District 33 - Tommy Bradley

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

Staff Recommendation - *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 -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.

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.

Proposed policy amendment to the Antioch-Priest Lake Community plan

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

Policy Conflict - 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.

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.

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.

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

2005Z-068U-13

Typical 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 Existing 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 Typical 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

Typical 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

Typical 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 Typical 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 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.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-337

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-102U-13 is **APPROVED. (9-0)**

The proposed RM15 district is consistent with the amended Antioch-Priest Lake Community Plan’s Residential Medium High (RMH) land use policy, intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multifamily housing types are appropriate.”

9. 2005P-021U-13

Townhomes at Southridge
Map 163, Parcels 136, 137, 138
Subarea 13 (2003)
District 33 - Tommy Bradley

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

Staff Recommendation - *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. The applicant chose to defer the zone change request in order to submit a PUD application and 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. 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.

Cul-de-sac requirements - 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.

Anticipated revised plans - The Councilmember has met with the applicant and Planning staff to provide specific feedback on the most current set of plans. One of the Councilmember's suggestions for improving these plans included having all of the units front on open area instead of private drives. The applicant agreed to comply with these suggestions on a set of modified plans, and the Councilmember agreed to re-refer these modified set of plans back to the Planning Commission prior to 2nd reading at Council.

Stormwater Recommendation - Preliminary PUD Approved on 8/30/05.

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.
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

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 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.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-338

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-021U-12 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Dimension drive isle widths, and identify pavement section.
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.
7. 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.

8. 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.
9. 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.
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 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.
11. 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.
12. The final PUD plans must show the required B landscape buffer on the northern boundary of the PUD that abuts R8 zoning.
13. 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.
14. The final PUD plans must show an extension of the sidewalk around the perimeter of the eastern open space area.
15. Approvals are subject to Public Works' review and approval of construction plans submitted with their final PUD.
16. Prior to final PUD approval, all Public Works comments above must be adequately addressed.

The proposed preliminary PUD plan is consistent with the amended Antioch-Priest Lake Community Plan's Residential Medium High land use policy. The Commission approved these PUD plans with the condition that the plans are revised and re-referred back by the council to the Commission prior to second reading at Council."

- 10. 2005Z-099U-10**
 Map 131-02, Parcels 039-042
 Subarea 10 (1994)
 District 34 - Lynn Williams

A request to change from R20 to RM9 district property located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres), requested by Gresham, Smith & Partners, engineer, for Ruth Campbell, Ray O'Steen, William Gaw and Mary Buckner (Buckner Family Charitable Foundation), owners.

Staff Recommendation - Approve

APPLICANT REQUEST - Request to change 2.34 acres from residential single-family and duplex (R20) to residential multi-family (RM9) district property located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive.

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.

Proposed Zoning

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

Green Hills-Midtown Community PLAN Policy

Existing Plan Policy

Residential Medium - 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 requested zone change is consistent with the plan policy of Residential Medium that was adopted July 28, 2005.

METRO SCHOOL BOARD REPORT

Projected student generation 1 Elementary 0 Middle 0 High

Schools Over/Under Capacity - Students would attend Julia Green Elementary School, Moore Middle School, or Hillsboro High School. Julia Green been identified as being over capacity by the Metro School Board. There is capacity at an elementary school within the cluster. This information is based upon data from the school board last updated August 2, 2005.

RECENT REZONINGS - None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION - No exceptions taken.

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)	2.34	1.85	4	55	13	6

Typical Uses in Proposed Zoning District: RM9/PUD

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome (230)	2.34	9	20	169	15	17

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
--				114	2	11

[Note: Items #10 and #11 were discussed by The Metropolitan Planning Commission together. See item #11 for actions and resolution.]

- 11. **2005P-019U-10**
 Stammer Parke
 Map 131-02, Parcel 39, 40, 41, 42
 Subarea 10 (1994)
 District 34 - Lynn Williams

A request for preliminary approval of a Residential Planned Unit Development district located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, and 2200 Castleman Drive, on the south side of Hobbs Road, west side of Stammer Place, and north side of Castleman Drive, classified R20 and proposed for RM9 (2.34 acres), to permit the development of 20 town homes, requested by Gresham, Smith and Partners, applicant for Buckner Family Charitable Foundation, William Gaw, etux, H.B. Osteen, etux, and Ruth Engel Yulman, owners.

Staff Recommendation - Approve, with conditions, including a recommendation of approval to the Board of Zoning Appeals for a setback variance.

APPLICANT REQUEST - Preliminary PUD

Request for preliminary approval of a Residential Planned Unit Development district located at 2201 Hobbs Road, 4207

and 4211 Stammer Place, and 2200 Castleman Drive, on the south side of Hobbs Road, west side of Stammer Place, and north side of Castleman Drive, to permit the development of 20 townhomes.

PLAN DETAILS

Site Design - The proposed development fronts on three streets. The primary streets are Hobbs Road and Castleman Drive. The townhouse units have been sited at the existing setback along the two primary streets and the units front the streets, with parking garages located behind and away from view along the primary frontages. The secondary street frontage is Stammer Place. A circular entrance drive has been oriented opposite the Belmont Village assisted living driveway court on Stammer Place. The townhomes have been oriented around the circular drive to mirror the courtyard design of the assisted living facility.

Setback Variance - The applicant is seeking a variance for the setback requirements on Stammer Place and Castleman Drive. The street setback from a property zoned RM9 located on a non-arterial street is 70 feet from the centerline of the street. Both Stammer Place and Castleman Drive are non-arterial streets, so the 70-foot setback requirement applies. The setback for a single-family residential building is 30 feet for a local street or 40 feet for a collector street, measured from the edge of the right-of-way (or 45 feet to 55 feet from the center of the right of way).

The different requirements for RM9 (multifamily) and single-family zoning make it very difficult for a project such as the one proposed here to respect the established development pattern on a street or even create a new cohesive development pattern where both single and multifamily units are in close vicinity. In order for the proposed attached living units to sit at the setbacks currently established on Castleman Drive and Stammer Place, the applicant will need to obtain a variance from the Zoning Code setback requirements from the Board of Zoning Appeals (BZA). Staff recommends support of this variance request. The Planning Commission action will serve as a recommendation to the BZA regarding the setback variance request.

STORMWATER RECOMMENDATION - Preliminary PUD approved except as noted. There is a buffer disturbance at the north section of the site. A variance to disturb the buffer must be approved through the Stormwater Management Committee for the layout to be accepted with this design

PUBLIC WORKS RECOMMENDATION - Following are review comments for Stammer Parke PUD (2005P-011G-07) received June 2, 2005. Public Works' review comments are as follows:

1. Approvals are subject to Public Works' review and approval of construction plans submitted with their final PUD.
2. On Hobbs Road, dedicate right-of-way 30-feet from the centerline.
3. At Stammer Place, provide a minimum 27' pavement width per Metro ST-252. Provide curb, gutter, grass strip and sidewalk along property frontage on Hobbs Road, Stammer Place and Castleman Drive.
4. Show Metro ST-324 driveway ramp for access from public streets.

CONDITIONS

1. Approvals are subject to Public Works' review and approval of construction plans submitted with the final PUD.
2. On Hobbs Road, dedicate right-of-way 30-feet from the centerline.
3. At Stammer Place, provide a minimum 27' pavement width per Metro ST-252. Provide curb, gutter, grass strip and sidewalk along property frontage on Hobbs Road, Stammer Place and Castleman Drive.
4. Show Metro ST-324 driveway ramp for access from public streets.
5. Prior to final PUD plan approval, a variance for the building setback on Stammer Place and Castleman Drive must be obtained from the Board of Zoning Appeals.
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

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.

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

Ms. Nielson left the meeting at 6:30 p.m.

Ms. Fuller presented and stated that staff is recommending approval of Zone change 2005Z-099U-10 as well as approval with conditions on Planned Unit Development 2005P-019U-10 including a recommendation of approval to the Board of Zoning Appeals for a setback variance.

Mr. Paul Doster 4217 Lindawood Drive spoke in opposition to the proposal.

Mr. William Neal, 2527 Hobbs Road, spoke in favor of the proposal.

Ms. Tricia Neal, 2527 Hobbs Road, spoke in favor of the proposal.

Mr. Elbert Baker, 4106 Legend Hall, spoke in opposition to the proposal.

Ms. Emily Christy, 4120 Legend Hall, spoke in opposition to the proposal.

Mr. Gerald Smith, 4100 Dorman Drive, spoke in opposition to the proposal.

Mr. Gerald Underwood, 4100 Legend Hall, spoke in opposition to the proposal.
He presented information to the Commission for the record.

Ms. Nancy Fleming, 19 Redbud Drive, spoke in opposition to the proposal.

Ms. Kathryn Huddleston, 18 Redbud Drive, spoke in opposition to the proposal.

Ms. Connie Cowan, 4016 Vailwood Drive, spoke in opposition to the proposal.

Mr. Dick Kottler, 2211 Hobbs Road, spoke opposition to the proposal.

Ms. Debbie Mcathryn, 2222 Castleman Drive, spoke in opposition to the proposal.

Mr. Howard Harris 4219 Lindawood Drive, spoke in opposition to the opposition.

Ms. Peggy Smith, 4100 Dorman Drive, spoke in opposition to the proposal.

Mr. Ed Owen, GSP, spoke in favor of the development.

Ms. Catherine Castleman, 407 Charlesgate Court, spoke in opposition to the proposal.

Ms. Ruth Crouch, 4106 Dorman Drive, spoke in opposition to the proposal.

Mr. Clifton requested clarification on the RM policy as it relates to the subarea plan and this development.

Mr. Eadler presented information on the subarea plan to the Commissioners.

Mr. McLean stated that the proposal meets the RM policy.

Ms. Jones spoke of the ideal transition needed for this area which is included in this proposal.

Mr. Clifton explained the difficult decision involved in approving this proposal. He mentioned the opposition expressed by area constituents, and then the appropriateness of the RM policy for this particular area.

Mr. McLean moved and Mr. Clifton seconded the motion to approve Zone Change 2005Z-099U-10 as well as approve with conditions Planned Unit Development 2005P-019U-10 with the recommendation of approval to the Board of Zoning Appeals for a setback variance. (7-0)

Resolution No. RS2005-339

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-099U-10 is **APPROVED. (7-0)**

The proposed R20 district and associated PUD plan are consistent with the areas Residential Medium (RM) policy, which is intended to accommodate residential development within a density range of four to nine dwelling units per acre, including compact, single-family detached units, town-homes, and walk-up apartments.”

Resolution No. RS2005-340

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-019U-10 is **APPROVED WITH CONDITIONS (7-0), including a recommendation of approval to the Board of Zoning Appeals for a setback variance.**

Conditions of Approval:

1. Approvals are subject to Public Works' review and approval of construction plans submitted with their final PUD.
2. On Hobbs Road, dedicate right-of-way 30-feet from the centerline.
3. At Stammer Place, provide a minimum 27' pavement width per Metro ST-252. Provide curb, gutter, grass strip and sidewalk along property frontage on Hobbs Road, Stammer Place and Castleman Drive.
4. Show Metro ST-324 driveway ramp for access from public streets.
5. Approvals are subject to Public Works' review and approval of construction plans submitted with the final PUD.
6. On Hobbs Road, dedicate right-of-way 30-feet from the centerline.
7. At Stammer Place, provide a minimum 27' pavement width per Metro ST-252. Provide curb, gutter, grass strip and sidewalk along property frontage on Hobbs Road, Stammer Place and Castleman Drive.
8. Show Metro ST-324 driveway ramp for access from public streets.
9. Prior to final PUD plan approval, a variance for the building setback on Stammer Place and Castleman Drive must be obtained from the Board of Zoning Appeals.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.

The proposed preliminary PUD plan is consistent with the Green Hills-Midtown Community Plans Residential Medium (RM) policy. A setback variance is required from the Board of Zoning Appeals (BZA) for the setback along Stammer Place and Castleman Drive. Commission's approval serves as an affirmative recommendation to the BZA regarding the setback variance."

12. **2005Z-122T**
Council Number BL2005-763

An ordinance amending Title 2 and Title 17 of the Metropolitan Code of Laws by amending Sections 2.104.040, 17.24.020, 17.24.030, 17.24.050, 17.24.080, 17.24.100, 17.24.150, 17.24.160, 17.24.210, 17.24.220, 17.24.230, 17.24.240 and 17.24.250 relating to tree topping and landscaping, buffering, and tree replacement.

The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-122T to October 13, 2005 at the request of the applicant. (9-0)

The Commission recessed at 7:00 p.m.

The Commission resumed at 7:05 p.m.

Ms. Jones left the meeting at 7:00 p.m.

13. **2005Z-128U-05**
Map 061-11, Parcel 214
Subarea 5 (1994)
District 8 - Jason Hart

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

Staff Recommendation - 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 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.

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

Mr. Pereira presented and stated staff is recommending disapproval.

Mr. John Lewis spoke in favor of the proposal.

Ms. Pamela Davis, 1104 Eastdale Avenue, spoke in opposition to the proposal.

Mr. Rodney Davis, 1104 Eastdale Avenue spoke in opposition to the proposal. He submitted a petition of opposition signatures to the Commission for the record.

Mr. Ed Duemler, 1109 Eastdale Avenue, spoke in opposition to the proposal.

Ms. Gwynn Morgan, 1109 Riverwood Drive, spoke in opposition to the proposal.

Mr. Teddy Morgan, 1109 Riverwood Drive, spoke in opposition to the proposal.

Ms. Kawandus Bennett, 1107 Riverwood Drive, spoke in opposition to the proposal.

Mr. Tremayne Bennett, 1107 Riverwood Drive, spoke in opposition to the proposal.

Mr. John Bathen, 1315 Riverwood Drive, spoke in opposition to the proposal.

Mr. McLean explained that the zone change request was premature and that a planned unit development should accompany the request.

Mr. Ponder moved and Mr. Small seconded the motion, to adopt staff recommendation to disapprove Zone Change 2005Z-128U-05. **(6-0)**

Resolution No. RS2005-341

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-128U-05 is **DISAPPROVED. (6-0)**

The proposed CL district is inconsistent with the intent of the existing East Nashville Community Plan for this area, which calls for townhomes, and walkup apartments. The proposed CL district is also inconsistent with the general Commercial Arterial Existing (CAE) policy, which specifically states that, “commercial zoning between major intersections . . . should not be intensified”, unless there is an “existing pattern of intensive commercial zoning”.”

PRELIMINARY SUBDIVISION PLATS

- 14. 2005S-128G-12**
Old Hickory Crossing
Map 182, Parcels 13.04, 15
Subarea 12 (2004)
District 32 - Sam Coleman

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

Staff Recommendation *Approve with conditions*

APPLICANT REQUEST - Preliminary Plat

Request is to create 115 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.

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 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 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. 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 Subdivision Regulations of the Metropolitan Planning Commission.
4. 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.
5. It appears that the proposed Creek Valley Drive will connect into Parker Drive. Street names to be verified with Public Works records section.
6. Construct Creek Valley Drive eastern stub street to property line.

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 be submitted by October 13, 2005, that removes the note "This area is reserved for

future lots along Crossings Drive.”

4. Prior to final plat approval, a note is to be added in the site data table that addresses the amount of open space used for detention areas.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-342

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-128G-12 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

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. 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 Subdivision Regulations of the Metropolitan Planning Commission.
4. 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.
5. It appears that the proposed Creek Valley Drive will connect into Parker Drive. Street names to be verified with Public Works records section.
6. Construct Creek Valley Drive eastern stub street to property line.
7. All traffic conditions listed above must be completed or bonded prior to final plat approval.
8. 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.
9. A revised preliminary plan is to be submitted by October 13, 2005, that removes the note “This area is reserved for future lots along Crossings Drive.”
10. Prior to final plat approval, a note is to be added in the site data table that addresses the amount of open space used for detention areas.”

FINAL PLATS

15. **2005S-238U-07**
West Nashville, Plan 1, Resubdivision Lots 1317, 1319,
1321 and 1323
Map 091-06, Parcel 330, 331
Subarea 7 (2000)
District 20 - Billy Joe Walls

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

Staff Recommendation-Approve with conditions

APPLICANT REQUEST - Final Plat

Request to create three lots from five 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.

Although the lot comparability analysis was conducted, it was not used as a determination for staff's recommendation. Since this plat is considered a lot consolidation plat, lot comparability is not required to be conducted or used for analysis (as per Section 2-4.7 of the Subdivision Regulations).

All three proposed lots pass for lot area, but two of the lots did not passed comparability analysis for lot area. The required lot area was determined to be 5,693 square feet, and the required lot frontage was determined to be 47.7 feet.

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

STORMWATER RECOMMENDATION - Approve.

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.

Ms. Fuller presented and stated that staff is recommending approval with conditions with the added condition that the lots will be for single family only, and that this notation be included on the final plat.

Ms. Barbara Austin, 5406 Michigan Avenue, spoke in opposition to the proposal.

Mr. Joe Anderson, 5501 Kentucky Avenue, spoke in opposition to the proposal.

Mr. Adam Lebowitz, 1205 Linden Avenue, spoke in favor of the proposal.

Mr. Clifton requested that staff address the issues mentioned on the number of lots and their respective sizes for this proposal.

Mr. Tyler requested additional information on the width of the lots and whether they were consistent with the existing homes in the area.

Mr. Ponder questioned the reasoning for one of the lots being larger than the others.

Mr. Clifton moved and Mr. Ponder seconded the motion, which passed unanimously to adopt staff recommendation on Final Plat 2005S-238U-07. **(5-0-1) Mr. McLean recused himself from this vote.**

Resolution No. RS2005-343

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-238U-07 is **APPROVED WITH CONDITIONS (5-0), INCLUDING A CONDITION TO LIMIT LOTS TO SINGLE-FAMILY RESIDENTIAL USES ONLY.**

Conditions of Approval:

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.”

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

- 16. 2005Z-110U-13**
Map 136, Parcel 046
Subarea 13 (2003)
District 29 - Vivian Wilhoite

A request to change from R10 to MUN district property located at 2643 Smith Springs Road (0.21 acres), requested by Jerry Ward, owner.

Staff Recommendation - Disapprove

APPLICANT REQUEST - Request to change 0.21 acres from residential single-family and duplex (R10) to mixed use neighborhood (MUN) district property, located at 2643 Smith Springs Road.

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

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

ANTIOCH/PRIEST LAKE COMMUNITY PLAN POLICY

Neighborhood Center (NC) -NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Policy Conflict -Although the proposed MUN district is consistent with NC policy, MUN zoning is not consistent with existing (occupied) single-family homes on both sides of this parcel. In addition, as this parcel falls in the middle of a strip of parcels with Neighborhood Center policy, the premature redevelopment of this parcel is not consistent with the NC policy’s requirement for a coordinated development plan involving **all** of these parcels, if any of them are to be redeveloped. There are also existing developed and undeveloped residential properties across Smith Springs Road from this property.

A MUN rezoning application with an appropriate site plan for the southwest corner of Smith Springs Road and Bell Road would be a more appropriate way to implement the NC policy in this area. Beginning at one end of the policy area as a transition to a more mixed use/neighborhood center area is preferable to beginning with a single lot in the middle of existing single-family uses. Staff recommends disapproval of this request since it does not address coordinated redevelopment of the larger area.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.21	3.7	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)	0.21	0.157	1,436	100	Na	25

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
--	0.21			90	Na	23

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	0.21	3.7	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)	0.21	0.6	5,489	143	19	85

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
--	0.21			133	18	83

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. 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.

Mr. Pereira presented and stated that staff is recommending disapproval.

Mr. Jerry Ward, 1017 Pleasant View Drive, spoke in support of the proposal.

There was some discussion on the alternative options available to the applicant.

Mr. Bernhardt explained staff's recommendation for disapproval which referenced commercial usage within a residential area.

Mr. Clifton spoke positive of the applicant's intentions but acknowledged the conflicts associated with the proposal.

Mr. Bernhardt explained the Neighborhood Center policy to the Commission.

Mr. Lawson suggested deferring the proposal to allow additional time for the applicant to work with the Councilmember of

this district.

Staff confirmed that a council bill has been filed for this proposal and is scheduled for the November Public Hearing.

Mr. Ponder questioned whether a PUD can be attached to bill that has already be filed.

Mr. Bernhardt explained that the Councilmember could delay the rezoning until the PUD was filed.

Mr. Small moved and Mr. Tyler seconded the motion, which passed unanimously, to disapprove Zone Change 2005Z-110U-13. **(6-0)**

Resolution No. RS2005-344

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-110U-13 is **DISAPPROVED. (6-0)**

The requested MUN district and associated PUD plan is consistent with the existing Neighborhood General (NC) policy for the area, but it is not consistent with the existing single-family homes that are on both sides of this property. NC policy calls for a coordinated development plans, and because the request is for a single parcel and does not include a larger area, the policy is not met.”

17. **2005Z-130G-14**
Map 086, Parcel 341
Subarea 14 (2004)
District 14 - Harold White

A request to change from RM15 to MUL district property located at Central Pike (unnumbered) (2.56 acres), requested by Russell Pitzer, engineer/applicant for Merry Land Holdings LLC, owner (see PUD #189-73-G-14).

Staff Recommendation - Approve

APPLICANT REQUEST - Request to change 2.56 acres from residential multi-family (RM15) to mixed use limited (MUL) district property located at Central Pike (unnumbered), just east of Dodson Chapel Road.

Existing Zoning

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

Proposed Zoning

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

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

Existing Plan Policy

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

Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Policy Conflict - No. The requested zone change is consistent with the plan policy of Mixed Use in Neighborhood Center that was adopted in 2004. This property was included in the area shown in the Hermitage Detailed Neighborhood Design Plan. The goal for the area is to create a pedestrian friendly neighborhood center near Benson’s Market at the intersection of Dodson Chapel Road and Central Pike. The associated PUD proposes a building set close to Central Pike. The uses will be office and retail and will meet the convenience shopping needs of nearby residents and will be within walking distance of Cherry Creek Apartments and Hermitage Meadows.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION - No exceptions taken; see 189-73-G-14 for comments.

Typical Uses in Existing Zoning District: RM15/PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.56	n/a	11,700	226	30	90

Typical Uses in Proposed Zoning District: MUL/PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty retail (814)	2.56	n/a	31,920	1403	Na	99

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
--				1177		9

Approved (9-0), *Consent Agenda*

[Note: Items #17 and #18 were discussed by The Metropolitan Planning Commission together. See item #18 for actions and resolutions.]

- 18. **189-73-G-14**
Central Centre
Map 086, Parcel 341
Subarea 14 (2004)
District 14 - Harold White

A request to amend a portion of a residential Planned Unit Development located on the south side of Central Pike, west of I-40, classified RM15, and proposed for 10,700 square feet of office, to allow for the development of 31,920 square foot. of office and retail space, requested by PBJ Engineering Design Development, LLC, applicant, for Merry Land Holdings, LLC, owner.

Councilmember White spoke in favor of this proposal. He stated that the development is comparable to the area and requested approval by the Commission.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Amend PUD

Request to amend a portion of a Residential Planned Unit Development currently proposed for 11,700 square feet of office, to allow for the development of 31,920 Sq. Ft. of office and retail space, located on the south side of Central Pike, east of Dodson Chapel Road.

PLAN DETAILS

Site Design - The plan proposes a two-story commercial building with 19,320 square feet on the first floor, and 12,600 square feet on the second floor. Retail use is proposed on the first floor and office on the second floor. The building is situated as close to Central Pike as is possible due to reservation of right-of-way for future widening of the road.

Two driveways are proposed on each side of the building with parking located off these drives and to the rear of the building. There is a secondary emergency-access shown to connect with Cherry Creek Apartments, located to the southeast, which is also part of this PUD.

Landscape buffer yards are required against the Hermitage Baptist Church and the adjacent residentially zoned residential properties.

STORMWATER RECOMMENDATION - Preliminary PUD approved.

PUBLIC WORKS RECOMMENDATION - Following are review comments for Central Centre PUD (189-73-G-14):

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Provide transition of new asphalt pavement. Show a minimum 8:1 transition, as available.

Traffic Conditions:

1. One access driveway will be allowed instead of the 2 driveways proposed in the traffic study. Developer shall install 1 access drive located a minimum distance of 275 ft from Dodson Chapel Road and a minimum distance of 100 ft from Wisteria Lane. Adequate sight distance shall be provided.
2. Developer shall construct a 2 way left turn lane on Central Pike along property frontage. Turn Lane shall be aligned with and extended from left turn lane on Central Pike at Dodson Chapel Road. Transition shall be in accordance with AASHTO standards.
3. Roadway widening may be required along both sides of Central Pk.
4. Developer shall allow future cross access with adjacent property along the eastern and western property lines.
5. Developer shall reserve 1/2 ROW along Central Pike frontage in accordance with the major street plan U-4 classification and an additional 4 feet right-of-way for future bike lane in accordance with Metro Strategic Plan for Sidewalks & Bikeways
6. In accordance with Access study, developer shall provide Parking spaces per Metro zoning code.
7. Developer shall provide adequate truck turning movements for on site circulation.

CONDITIONS

1. Approvals are subject to Public Works' review and approval of construction plans submitted with the final PUD.
2. Pedestrian access will be provided between this development and Cherry Creek Apartments.
3. 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.
4. 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.
5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to approval of any final plat or the issuance of any building permits.
7. This preliminary plan approval of the proposed master plan is based upon the stated acreage. The actual square footage to be constructed may be reduced upon approval of a final site development plan if a boundary survey determines there is less site acreage.

Ms. Fuller presented and stated that staff is recommending approval of Zone Change 2005Z-130G-14 as well as approval with conditions on Planned Unit Development 189-73-G-14. She further explained that Public Works agreed to removing Traffic Condition #1.

Mr. David Taft, 205 Blue Hills Drive, spoke in opposition to the proposal.

Mr. Russell Pitzer, developer, spoke in support of the proposal.

Mr. McLean moved and Mr. Ponder seconded the motion, which passed unanimously to approve staff recommendations on Zone Change 2005Z-130G-14 and Planned Unit Development 189-73-G-14. **(6-0)**

Resolution No. RS2005-345

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-130G-14 is **APPROVED. (6-0)**

The requested MUL district is consistent with the Donelson-Hermitage-Old Hickory Community Plans’ Mixed Use in Neighborhood Center (NC) policy, which is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses.”

Resolution No. RS2005-346

“BE IT RESOLVED by The Metropolitan Planning Commission that 189-73-G-14 is **APPROVED WITH CONDITIONS. (6-0)**

Conditions of Approval:

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Provide transition of new asphalt pavement. Show a minimum 8:1 transition, as available.
3. ~~One access driveway will be allowed instead of the 2 driveways proposed in the traffic study. Developer shall install 1 access drive located a minimum distance of 275 ft from Dodson Chapel Road and a minimum distance of 100 ft from Wisteria Lane. Adequate sight distance shall be provided. Amended by MPC on 12/8/05 – See 12/8/05 minutes~~
4. Developer shall construct a 2 way left turn lane on Central Pike along property frontage. Turn Lane shall be aligned with and extended from left turn lane on Central Pike at Dodson Chapel Road. Transition shall be in accordance with AASHTO standards.
5. Roadway widening may be required along both sides of Central Pk.
6. Developer shall allow future cross access with adjacent property along the eastern and western property lines.
7. Developer shall reserve 1/2 ROW along Central Pike frontage in accordance with the major street plan U-4 classification and an additional 4 feet right-of-way for future bike lane in accordance with Metro Strategic Plan for Sidewalks & Bikeways
8. In accordance with Access study, developer shall provide Parking spaces per Metro zoning code.
9. Developer shall provide adequate truck turning movements for on site circulation.
10. Approvals are subject to Public Works' review and approval of construction plans submitted with the final PUD.
11. Pedestrian access will be provided between this development and Cherry Creek Apartments.
12. 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.
13. 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.
14. 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.

15. 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.
16. This preliminary plan approval of the proposed master plan is based upon the stated acreage. The actual square footage to be constructed may be reduced upon approval of a final site development plan if a boundary survey determines there is less site acreage.

The proposed PUD plan is consistent with the Donelson-Hermitage-Old Hickory Community Plans' Mixed Use in Neighborhood Center (NC) policy, which is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. The plan was approved with conditions including a condition that pedestrian access will be provided between this development and Cherry Creek Apartments."

19. **2005Z-139G-12**
Map 173, Parcel 005
Subarea 12 (2004)
District 31 - Parker Toler

A request to change from AR2a to RS10 district property located at 1160 Barnes Road (19.33 acres), requested by Hickory Holdings, LLC, owner.

The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-139G-12 indefinitely at the request of the applicant. (8-0)

20. **2005Z-140U-14**
Map 094-00, Parcels 049, 050
Subarea 14 (2004)
District 15 - J. B. Loring

A request to change from RS10 and CL district property to CS located at 1636 Lebanon Pike and Lebanon Pike (unnumbered) (3.88 acres), requested by Sandor L. Braun of Braun Properties General Partnership, owner.

Mr. Pereira presented and stated that staff is recommending disapproval as the proposal is inconsistent with the land use policy.

Mr. Russell Braun, owner, requested to defer this proposal to November 10, 2005.

Mr. Small moved and Mr. McLean seconded the motion, which passed unanimously to defer Zone Change 2005Z-140U-14 to November 10, 2005. **(6-0)**

Resolution No. RS2005-347

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-140U-14 is DEFERRED TO NOVEMBER 10, 2005. (6-0)"

21. **2005Z-141U-02**
Map 060-03, Parcel 143
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request to change from RS7.5 to RM15 district property located at 3301 Creekwood Drive (17.93 acres), requested by Robert Trent of Knollcrest G.P., owner.

Staff Recommendation - Disapprove RM15. Alternatively, defer the request until the applicant submits a Planned Unit Development that controls new expansions, and conserves open space.

APPLICANT REQUEST - Rezone 17.93 acres from residential single family (RS7.5) to residential multifamily (RM15) district property located at 3301 Creekwood Drive.

Existing Zoning

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

Proposed Zoning

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

PARKWOOD/UNION HILL COMMUNITY PLAN POLICY

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

Policy Conflict - Yes. The proposed RM15 district is inconsistent with the RLM policy on this site. RM15 zoning allows multifamily residential development, which is not consistent with the lower density residential intent of the RLM policy (2-4 homes per acre).

Existing apartments - There are currently 200 apartment units developed on this site. Though the applicant’s stated intent is only to build a recreation center and 10 more residential units, the proposed RM15 rezoning could have much larger implications for the property, its current and future residents, and its neighbors. Sixty-eight more units would be allowed under RM15 zoning, which represents a large increase. In addition, the stated incremental units would likely be developed on the only significant remaining piece of contiguous open space area for this development. For these reasons, staff recommends that the applicant submit an application for a Planned Unit Development, which would restrict the site’s development to limit future additional units and ensure a design that is sensitive to both its residents and the surrounding neighbors - including landscaping, pedestrian facilities, and open space.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Typical Uses in Existing Zoning District: RS7.5

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)	17.93	4.94	89	935	72	97

Typical Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density per Acre	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	17.93	15	269	1636	115	135

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+180	701	43	38

Mr. Pereira presented and stated that staff is recommending disapproval of RM15 and alternatively defer the request until the applicant submits a Planned Unit Development that controls new expansions and conserves open space.

Mr. McLean moved and Mr. Ponder seconded the motion, which passed unanimously to disapprove Zone Change 2005Z-141U-02. **(6-0)**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-141U-02 is **DISAPPROVED. (6-0)**

The proposed RM15 district is inconsistent with the Parkwood/Union Hill Community Plan, which has a Residential Low Medium (RLM) land use policy, intended for predominantly single-family residential development between two to four dwelling homes per acre. Given the existing 200-unit apartment complex, the RM15 rezoning would allow an additional 68 units on the site, which would likely be developed on the only significant remaining piece of contiguous open space area for this development.”

22. **2005Z-142U-08**
Map 081-02, Parcel 122
Subarea 8 (2002)
District 2 - Jamie D. Isabel, Sr.

A request to change from IWD to RS3.75 district property located at 2115 24th Avenue North (.60 acres), requested by Milton G. Pitts, Jr., owner.

The Metropolitan Planning Commission DEFERRED Zone Change 2005Z-142U-08 to October 13, 2005 at the request of the applicant. ()

X. PRELIMINARY SUBDIVISION PLATS

23. **2005S-130G-14**
Aarons Cress
Map 087, Parcels 050, 051, 051.03, 052, 114, 180
Subarea 14 (2004)
District 12 - Jim Gotto

A request for preliminary plan approval to create 83 lots on the east side of New Hope Road at the eastern terminus of Myra Drive (33.64 acres), classified within the RS15 District, requested by Madge S. Barham, owner, Wamble & Associates, surveyor.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Preliminary Plat

Request to create 83 single-family lots on 33.64 acres on the east side of New Hope Road, on the eastern terminus of Myra Drive.

ZONING

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

CLUSTER LOT OPTION - The cluster lot option allows the applicant to reduce minimum lot sizes two base zone districts from the base zone classification of RS15 (minimum 15,000 sq. ft. lots) to RS7.5 (minimum 7,500 sq. ft. lots). The proposed lots range in size from 8,600 square feet to 23,000 square feet.

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space. The applicant complies with this requirement by proposing a total of 6.10 acres (18%) of open space – which exceeds the minimum open space acreage required. Although 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, this plat was filed in April 2005, and was not reviewed under this by this criteria.

SUBDIVISION DETAILS

Access/Street Connectivity - Access is proposed from North New Hope Road with stub streets proposed in each direction for future connectivity.

Sidewalks - Sidewalks are proposed along all the new streets within the subdivision. Sidewalks are not required along North New Hope Road since it is outside of the Urban Services District and is not in a Sidewalk Priority Index area greater than 20.

Landscape Buffer Yards - Landscape buffer yards (C-20') are proposed around the western and northern boundary of the property since the lots are reduced in size two zoning districts. Although these buffer yards are not labeled accurately on the plan, they are shown with the required 20' buffer.

A landscape buffer yard is not shown on the eastern and southern boundary of the property, but one is required since these lots are reduced in size by two zoning districts.

Critical Lots - Seven critical lots have been shown on the plan. These lots are designated as critical since there is topography exceeding 15 percent. A note must be added to the plat stating: "Prior to final plat approval, a grading plan shall be submitted and approved for the critical lots and surrounding open space area for the proposed development." The required grading plan will allow review of the proposed lot layout and grading so that the design is appropriate for the slope of the lot.

STORMWATER RECOMMENDATION - Correct the labels for the 100-yr floodplain. You currently have the labels "Water Edge @ 100 year storm" and "1' rise above 100-yr storm". Please change those two labels to "100-year floodplain line".

A variance will be required for the road crossing through the buffer and across the drain. This will be addressed during the grading plan review. This layout will be affected if the variance is not granted.

PUBLIC WORKS RECOMMENDATION

1. Approvals are subject to Public Works' review and approval of construction plans.
2. Label and dimension right of way along North New Hope Road, and amount necessary to accommodate required turn lane(s).
3. Developer shall construct a 3 lane cross section with center turn lane on North New Hope along property frontage, or conduct an access study.
4. Document adequate sight distance at access road (Gates Head Drive) and North New Hope Road.

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.
3. The following note must be added to the plat: "Prior to final plat approval, a grading plan shall be submitted and approved for the critical lots and surrounding area for the proposed development."
4. A C-type landscape buffer yard must be added to the eastern and southern boundaries of the property.
5. Correct label of landscape buffer yard on western property line to Buffer Yard 20' "C" landscape.
6. Correct the labels for the 100-yr floodplain. The plan currently has the labels: "Water Edge @ 100 year storm" and "1' rise above 100-yr storm". Please change those two labels to "100-year floodplain line".

Ms. Fuller presented and stated that staff is recommending approval with conditions.

Ms. Tammy Baldini, 6157 New Hope Road, expressed issues pertaining to easements rights.

Ms. Baldini presented a copy of the easement information to the staff.

Mr. Dwight Holland, owner, addressed the easement issues.

The Commission members requested clarification on the easements included in this proposal.

Mr. Ponder spoke of deferring the proposal.

Mr. Lawson stated the Commission could approve – subject to the resolution of the issues associated with the easements.

Mr. Tyler requested clarification on the number of access points available to this development.

Mr. Clifton acknowledged the legal issue associated with the proposal.

Mr. Small questioned the open use space included in this proposal.

Mr. McLean moved and Mr. Ponder seconded the motion, which passed unanimously to approve preliminary subdivision plat 2005S-130G-14, with the condition that the issue regarding the easement be resolved to the satisfaction of Metro Legal, before the final plat is approved. **(6-0)**

Resolution No. RS2005-349

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-130G-14 is **APPROVED WITH CONDITIONS (6-0), including the condition that prior to final plat approval, the pending issue with the adjacent property’s utility easement (parcel 127) is resolved to the satisfaction of Metro Legal.**”

24. **2005S-250G-03**
Derby Downs
Map 049, Parcels 141,142,143 & 318
Subarea 3 (2003)
District 3 - Carolyn Baldwin Tucker

A request for preliminary approval to create a 632 cluster-lot subdivision on the west side of Knight Road, north of Brick Church Pike (370.02 acres), classified within the RS20 District, requested by Shuler Properties, LLC, optionee, Dale & Associates, surveyor.

Resolution No. RS2005-350

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-249G-03 is **DEFERRED INDEFINITELY. (9-0)**”

Resolution No. RS2005-351

“BE IT RESOLVED by The Metropolitan Planning Commission that 88P-042G-03 is **DEFERRED INDEFINITELY. (9-0)**”

Resolution No. RS2005-352

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-250G-03 is **DEFERRED INDEFINITELY. (9-0)**”

25. **2004S-253G-02**
Dawn Brook Sub (Formerly Hidden Valley Sub.)
Map 033, Parcel 45 and 124
Subarea 2 (1995)
District 3 - Carolyn Baldwin Tucker

A request for preliminary plat approval of 63 lots abutting the south margin of Campbell Road and the north margin of Lowes Lane (30.95 acres), classified within the R20 District, requested by Tommy Cunningham, owner, Burns & Associates, surveyor.

Ms. Fuller presented and stated that staff is recommending approval with conditions.

Mr. Ray Bass, 1365 Campbell Road, spoke in opposition to the proposal.

Mr. Wayne Johnson, 1358 Campbell Road, spoke in opposition to the proposal.

Mr. Marshall Edwards, 1272 Campbell Road, spoke in opposition to the proposal.

Ms. Sandy Stroll, 1452 Campbell Road, spoke in opposition to the proposal.

Ms. Gail Kimbrow, 1390 Campbell Road, spoke in opposition to the proposal.

Mr. Dale Kimbrow, 1390 Campbell Road, spoke in opposition to the proposal.

Mr. Lyle Hunter, 1440 Campbell Road, spoke in opposition to the proposal.

Mr. Lawson reminded the commissioners that Council Lady suggested deferral.

Mr. Small suggested a deferral to allow additional time for the Council Lady to meet with the developers and community members regarding this proposal.

Mr. Clifton stated the motion to defer would be beneficial for this community.

Mr. Small moved and Mr. Ponder seconded the motion, which passed unanimously, to defer Preliminary Subdivision Plat 2004S-253G-02 until October 13, 2005, to allow additional time for the Council Lady to meet with both the developers and the community. **(6-0)**

Resolution No. RS2005-353

“BE IT RESOLVED by The Metropolitan Planning Commission that 2004S-253G-02 is DEFERRED TO THE OCTOBER 13, 2005 PLANNING COMMISSION MEETING. (6-0)”

- 26. 2005S-261G-04**
Liberty Downs
Map 026, Parcels 032, 033, 131
Subarea 4 (1998)
District 10 - Rip Ryman

A request for preliminary plat approval to create 59 cluster lots located on the east side of Liberty Lane, approximately 850 feet north of Peebles Court (17.38 acres), classified within the RS10 District, requested by Austin M. Writesman & Jack Nixon, owners, MEC, Inc., surveyor/engineer.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Preliminary Plat

Request to create 59 lots on 17.38 acres located on the east side of Liberty Lane, approximately 850 feet north of Peebles Court.

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. The RS10 district would allow 64 total lots on this property.

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 5,000 square feet to 10,489 square feet.

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space. The applicant complies with this requirement by proposing a total of 6.83 acres (39%) of open space – which exceeds the minimum open space acreage required. The applicant has chosen the cluster lot option because a stream and TVA transmission line easement run through the property.

SUBDIVISION DETAILS

Access/Street Connectivity - Access is proposed from both Liberty Lane and Peeples Court with a stub street proposed to the east for future connectivity.

Sidewalks - Sidewalks are proposed along all the new streets within the subdivision. Sidewalks are not required along Liberty Lane and Peeples Court since it is within the General Services District and not in an area with a Sidewalk Priority Index (SPI) greater than 20.

Landscape Buffer Yards - Landscape buffer yards (C-20') are proposed around the western and northern boundary of the property since the lots are reduced in size two zoning districts. Lots 21 thru 23 are required to have a landscape buffer yard along the property line since they are perimeter lots that are reduced down to two base zone districts.

STORMWATER RECOMMENDATIONS- The buffer that is shown is 30 ft. from centerline of drain in most places. It has been squeezed down a little in other places (near lot 32). This is acceptable for the preliminary concept, but on grading plans and final plat, the actual buffer of 25' from top of bank is to be shown, if it larger than what is currently shown. This could affect the lot sizes and pond sizes and their locations.

During grading plan review, approval from the Tennessee Valley Authority will be required to receive approval for any grading or drainage within their easement. This could potentially affect your water quality concept, roadways, lots, etc.

PUBLIC WORKS RECOMMENDATIONS

1. Show professional seal.
2. Approvals are subject to Public Works' review and approval of construction plan.
3. Construct Liberty Lane to Meridian Hill Trail intersection.
4. Construct Meridian Hill Trail stub street to property line.
5. Traffic recommends that Wintergreen Way terminate in a cul-de-sac with no connection to Peeples Court, due to queue distance and separation of Wintergreen Way from the Peeples Court / Liberty Lane intersection.

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.
3. Prior to final plat approval, a landscape buffer yard (Standard Type C "20 feet") is required and is to be shown along the property lines of lots 21 thru 23.
4. In connection with the Public Works' condition requiring Wintergreen Way to end in a cul-de-sac, a 10 foot wide public pedestrian easement shall be provided and constructed to provide pedestrian and bicycle access from Wintergreen Way to Peeples Court.

Approve with conditions, including the removal of condition #3 and #4, (9-0) Consent Agenda

Resolution No. RS2005-354

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-261G-04 is **APPROVED WITH CONDITIONS (9-0), including the removal of conditions #3 and #4.**

Conditions of Approval:

1. Show professional seal.
2. Approvals are subject to Public Works' review and approval of construction plan.
3. Construct Liberty Lane to Meridian Hill Trail intersection.
4. Construct Meridian Hill Trail stub street to property line.

5. ~~Traffic recommends that Wintergreen Way terminate in a cul-de-sac with no connection to Peeples Court, due to queue distance and separation of Wintergreen Way from the Peeples Court / Liberty Lane intersection. Amended by MPC on 12/8/05 – See 12/08/05 Minutes~~
6. All traffic conditions listed above must be completed or bonded prior to final plat approval.
7. 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.
8. ~~Prior to final plat approval, a landscape buffer yard (Standard Type C "20 feet") is required and is to be shown along the property lines of lots 21 thru 23.~~
9. ~~In connection with the Public Works' condition requiring Wintergreen Way to end in a cul-de-sac, a 10-foot wide public pedestrian easement shall be provided and constructed to provide pedestrian and bicycle access from Wintergreen Way to Peeples Court."~~

XI. FINAL PLATS

27. **2005S-258G-06**
 Paul A. Justice Subdivision
 Map 156, Parcels 43, 116
 Subarea 6 (2003)
 District 35 - Charlie Tygard

A request for final plat approval to create 3 lots located on the south side of Highway 100, approximately 1,000 feet east of Trace Creek Drive (3.89 acres), classified within RS40 district, requested by Joanne and Paul A. Justice, owners, Duclos Survey & Design, Inc., surveyors.

The Metropolitan Planning Commission WITHDREW Final Plat 2005S-258G-06 from the agenda at the request of the applicant. (9-0)

28. **2005S-259U-11**
 Patel Subdivision
 Map 106, Parcel 025
 Subarea 11 (1999)
 District 16 -Amanda McClendon

A request for final plat approval to create two lots located on the south side of Murfreesboro Pike, on the east side of I-24 West (5.14 acres), classified within the CS District, requested by Sanjay Patel, owner, Jerry Swords, surveyor.

Staff Recommendation - *Approve with conditions, including approval of a variance to allow one flag-shaped lot.*

APPLICANT REQUEST - Final Plat

Request to create two lots on 5.14 acres located on the south side of Murfreesboro Pike along the east side of I-24 West.

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.

PLAN DETAILS - This request proposes the subdivision of one parcel into two lots. There are two hotel buildings on the proposed Lot 1 (the rear of parcel 25), and there is one existing restaurant on the proposed Lot 2 (which fronts Murfreesboro Pike). There is an existing joint access easement along the southern lot line between Lot 1 and Lot 2, which also represents the road frontage for Lot 1. As proposed, the request will create two new lots along the south side of Murfreesboro Pike with the following areas, and street frontages:

- Lot 1: 4.45 Acres, and 30 Ft. of frontage;

- Lot 2: 0.53 Acres, and 178 Ft. of frontage

Sidewalk requirement - This property does fall within the Urban Services District. There are no existing sidewalks on Murfreesboro Pike at this location, but given that this subdivision does not create any new development rights, staff recommends that that subdivision regulations do not require the construction of a sidewalk along the frontage of the lots on Murfreesboro Pike.

Variance to allow a flag-shaped lot Section 2-4.2 of the Subdivision Regulations states that each lot shall have frontage on a public street or, where permitted, on a private street to enable vehicular access to be provided. This section also states that flag lots “generally” shall not be permitted. The proposed Lot 1 is a flag-shaped lot, and the applicant has submitted a variance request to permit this lot.

Staff Recommendation - Staff recommends approval of the subdivision, and approval of the variance to allow one flag-shaped lot (Lot 1) because the proposed lots simply recognize the existing development on the property.

TRAFFIC/PUBLIC WORKS’ RECOMMENDATIONS

Traffic comment:

1. A minimum 24 ft. wide driveway joint access easement shall be identified along the lot 2/lot 1 eastern property line and a minimum 24-foot wide driveway joint easement shall be identified for the lot 2/lot 1 southern property line.
2. Also identify an access easement between lot 106 and lot 2 that is aligned with the Murfreesboro Pike median cut.

STORMWATER COMMENTS

Approved Except as Noted (9/12/05):

1. Rename “Stormwater Easement” as “Drainage Easement.”
2. The drainage easement shall not extend into the Right-of-way. Consequently, remove the portions of the drainage easement that extend into the Right-of-way.

CONDITIONS

1. Prior to plat recordation, the plat must be revised to rename the “Stormwater Easement” as the “Drainage Easement.”
2. Prior to plat recordation, the plat shall be revised so that the drainage easement does not extend into the Right-of-way.
3. Prior to plat recordation, all Traffic/Public Works comments as listed above shall be adequately addressed.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-355

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-258G-06 is **APPROVED WITH CONDITIONS (9-0), including a variance for a flag-shaped lot.**”

Conditions of Approval:

1. Rename “Stormwater Easement” as “Drainage Easement.”
2. The drainage easement shall not extend into the Right-of-way. Consequently, remove the portions of the drainage easement that extend into the Right-of-way.
3. Prior to plat recordation, the plat must be revised to rename the “Stormwater Easement” as the “Drainage Easement.”
4. Prior to plat recordation, the plat shall be revised so that the drainage easement does not extend into the Right-of-way.
5. Prior to plat recordation, all Traffic/Public Works comments as listed above shall be adequately addressed.”

Map 072-10, Parcel 267
Subarea 5 (1994)
District 7 Erik Cole

A request for final plat approval to create two lots located on the east side of Scott Avenue, approximately 90 feet south of Litton Avenue (0.34 acres), classified within the R6 District, requested by Roger W. Evans, owner, John A. Hood, surveyor.

Staff Recommendation - *Approve with an exception to lot comparability*

APPLICANT REQUEST - Final Plat

Request to create two lots from portions of three lots along the east side of Scott Avenue (0.34 acres).

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.

PLAN DETAILS - This subdivision proposes the subdivision of portions of three lots into two buildable lots. Metro has had this property mapped as parcel 267 since 1973 because portions of the three existing lots that front on Litton Avenue were deeded to two different owners (owners of current parcels 266 and 267). The proposed Lot 2 currently has an existing duplex on it.

As proposed, the request would create two new lots along the east side of Scott Avenue with the following areas, and street frontages:

- Lot 1: 6,758 Sq. Ft., (0.16 Acres), and 50 Ft. of frontage;
- Lot 2: 7,858 Sq. Ft., (0.18 Acres), and 50 Ft. of frontage

Sidewalk requirement - This property does fall within the Urban Services District. A sidewalk is required to be constructed along the frontage of lot 1 on Scott Avenue. Alternatively, the applicant may choose to make a financial contribution to the Metro sidewalk fund, given the lack of a sidewalk network in the vicinity. The applicant has indicated the intent to make the contribution with a note on the plat.

Lot Comparability - Section 2-4.7 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots. A lot comparability exception 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 General Plan.

The lot comparability analysis yielded a minimum lot area of 7,601 sq. ft., and a minimum lot frontage of 51.2 linear feet. **Lot 1** did not pass for either minimum lot area or lot frontage, and **Lot 2** did not pass for minimum lot frontage.

Staff Recommendation - Staff recommends approval of a lot comparability exception. The proposed lots meet the density that is called for by the land use policy of Residential Medium. The Land Use Policy Application (LUPA) recommends a density of four to nine dwelling units per acre for this RM policy.

Staff recommends that an exception to lot comparability be granted by the Commission. The proposed lots are consistent with the land use policy for the area. In addition, the proposed lots are not out of character with other lots in the area and they meet the minimum lot size required by the R6 zoning (6,000 square feet in size).

PUBLIC WORKS RECOMMENDATIONS - No Exception Taken

STORMWATER RECOMMENDATION - Approved on 9/1/05.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-356

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-262U-05 is **APPROVED WITH CONDITIONS (9-0), with an exception to lot comparability.**”

30. 2005S-269U-05
Brownsville, Resubdivision of Part of Lot 51
Map 083-03, Parcel 254
Subarea 5 (1994)
District 7 - Erik Cole

A request for final plat approval to create two lots located on the north side of Rosebank Avenue, approximately 325 feet west of Roberta Street (1.33 acres), classified within the R10 District, requested by Natalie Cothran, owner, Mark D. Devendorf, surveyor.

Staff Recommendation - *Approve, including a lot comparability waiver.*

APPLICANT REQUEST - Final Plat

Request to create two lots on 1.33 acres on the north side of Rosebank Avenue at the northern terminus of Crescent Hill Road.

ZONING

R10 District R10 requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

SUBDIVISION DETAILS

Lot Comparability -As proposed, the request will create two new lots along the north side of Rosebank Avenue with the following proposed area and street frontage:

- Lot 1: 47,394.78 Sq. Ft., (0.78 Acres), and 89.70 Ft. of frontage;
- Lot 2: 13,196.86 Sq. Ft., (0.24 Acres), and 80 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 exception 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 General Plan.

The lot comparability analysis yielded a minimum lot area of 8,681 sq. ft., and a minimum lot frontage of 88 linear feet. Both lots pass for area, but Lot 2 fails for minimum frontage.

Staff Recommendation - Staff recommends approval of a lot comparability exception for Lot 2's frontage. The area land use policy is Residential Low-Medium. The Land Use Policy Application (LUPA) recommends a density of two to four dwelling units per acre for this RLM policy. The request is consistent with the RLM policy.

Staff recommends that an exception be granted, because the proposed lots are not significantly out of character with other lots in the area, and that the proposal meets RLM policy. The applicant has also shifted the lot line over to allow an 80' frontage, which is closer to the required 88' lot frontage requirement.

At the July 28, 2005, meeting, the Commission disapproved this request based on lot comparability, however, at that time, the lots were proposed for 109' lot frontage for Lot 1 and 60' lot frontage for Lot 2. The application has been revised to be more consistent with the lot frontage requirement of the lot comparability analysis.

Sidewalks - Sidewalks shown for Lot 2 must be either bonded or constructed prior to final plat recordation.

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Approved (9-0), *Consent Agenda*

Resolution No. RS2005-357

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005S-269U-05 is **APPROVED WITH CONDITIONS (9-0), with an exception to lot comparability.**”

XII. PLANNED UNIT DEVELOPMENTS

31. 94-71-G-06

12/16/05 10:22 AM

Bellevue Center
Map 128, Parcel 170
Map 142, Parcels 001, 298
Subarea 6 (2003)
District 22 - Eric Crafton

A request to revise the preliminary commercial Planned Unit Development, located at 7624 Highway 70S, classified SCR and MUL (70.06 acres), approved for 1,462,854 sq. ft. of commercial, office and retail use, to develop a new 212,305 sq. ft. retail unit, a 64,360 sq. ft. expansion within the existing retail mall, bringing the overall developed area within the plan to 1,397,481 sq. ft. requested by Barge, Waggoner, Sumner, and Cannon, Inc., applicant, for Scott Chernoff of Oaktree Capital representing Bellevue Properties, LLC, and Bellevue Parcel II, LLC, owners.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Revise Preliminary PUD

Request to revise the preliminary commercial Planned Unit Development, (70.06 acres), approved for 1,462,854 sq. ft. of commercial, office and retail use, to develop a new 212,305 sq. ft. retail unit, a 64,360 sq. ft. expansion within the existing retail mall, bringing the overall developed area within the plan to 1,397,481 sq. ft. located at 7624 Highway 70S.

PLAN DETAILS

Access/Connections - The access is proposed from the currently existing private driveway to the mall called Mall Circle Road, which circles the existing Bellevue Center Mall. There are three connections from Mall Circle Road to Highway 70 and two connections from Mall Circle Road to Sawyer Brown Road.

Site Details - The focus of this request is an 11.95 acre tract within the Bellevue Center Mall PUD that has, at different times over the years, been proposed as 200,000 square foot medical office, a 5,000 seat church with townhouses, and has been used for the Tennessee Titans and local youth soccer teams as a practice facility. The site is now proposed for a Super Wal-Mart.

The existing Mall Circle Road will become the Wal-Mart driveway to access the store entrance. The new Mall Circle Road will be relocated to the east, closer to Dillard's and the mall. The current parking area for Dillard's will become the parking for Wal-Mart.

The plan proposes adding 11,000 square feet on to the existing core of the mall, 28,000 square feet in two restaurants located in out parcels along Highway 70, a new 126,200 square foot anchor next to Sears, and structured parking located between Dillard's and Hecht's.

The applicant has submitted a material palette that is similar in character to the existing mall. This palette will be made a condition of approval.

Recommendation Staff recommends approval of the proposed revision to the PUD because the change to the plan does not extend beyond what is permitted in the underlying zoning district and is in keeping with the original concept of the PUD as a regional shopping attraction. This plan proposes a change that fits within the original vision for the development.

PUBLIC WORKS RECOMMENDATION - The Bellevue Wal-Mart TIS dated 8/24/05 has been reviewed and the following conditions are required for approval of this project.

1. Developer shall record cross access agreements between parcel owners.
2. Developer shall fund a SYNCHRO signal re-timing study for the eight (8) signalized intersections in the adjacent Highway 70 corridor, using Metro Traffic's signal optimization consultant, six (6) months after the Wal-Mart store is opened to customers.
3. In accordance with the TIS, the site plan shall ensure that buses can access the site.

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

STORMWATER RECOMMENDATION - Returned For Corrections. The applicant will need to address these comments with Stormwater prior to the Final PUD approval.

1. The full length of the buffered stream is not shown. It appears that on the west side, approximately 70 feet of length of

buffered stream was omitted. The Super Walmart parking area/construction area appears to encroach on the stream buffer in this area. The full length of the buffered stream was not indicated on the east side as well.

2. The adequacy of the number, location, and adequacy of the water quality unit will be determined in the review of the grading permit application.

CONDITIONS

1. All traffic and Public Works conditions shall be bonded and/or completed as required by the Department of Public Works, as listed above.
2. Stormwater issues must be addressed with the submittal of the Final PUD.
3. All materials shall be consistent with the material palette submitted as part of this approval.
4. The sign will be a monument sign not to exceed 7 feet tall by 14 feet wide.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
6. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper and electronic print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
7. 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.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-358

“BE IT RESOLVED by The Metropolitan Planning Commission that 94-71-G-06 is **APPROVED WITH CONDITIONS.** (9-0)

Conditions of Approval:

1. Developer shall record cross access agreements between parcel owners.
2. Developer shall fund a SYNCHRO signal re-timing study for the eight (8) signalized intersections in the adjacent Highway 70 corridor, using Metro Traffic's signal optimization consultant, six (6) months after the Wal-Mart store is opened to customers.
3. In accordance with the TIS, the site plan shall ensure that buses can access the site.
4. The full length of the buffered stream is not shown. It appears that on the west side, approximately 70 feet of length of buffered stream was omitted. The Super Walmart parking area/construction area appears to encroach on the stream buffer in this area. The full length of the buffered stream was not indicated on the east side as well.
5. The adequacy of the number, location, and adequacy of the water quality unit will be determined in the review of the grading permit application.
- 6.
7. All traffic and Public Works conditions shall be bonded and/or completed as required by the Department of Public Works, as listed above.
8. Stormwater issues must be addressed with the submittal of the Final PUD.
9. All materials shall be consistent with the material palette submitted as part of this approval.
10. The sign will be a monument sign not to exceed 7 feet tall by 14 feet wide.
11. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.

12. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper and electronic print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
13. 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."

32. 122-83-U-12
Woodlands, Phase 1b, 2 and 3
Map 172, Parcel 179
Subarea 12 (2004)
District 31 - Parker Toler

A request for final approval for a residential Planned Unit Development located at the southern terminus of Woodlands Avenue, classified R15, (52.62 Acres), to permit 112 single-family lots, requested by Civil Site Designs for Prestige Homes, owner.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Final PUD

Request for final PUD approval for Phases IB, 2, and 3 to permit 112 single-family lots at the terminus of Woodlands Avenue.

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.

PLAN DETAILS

Site Design - The plan proposes 112 single-family lots connecting to Woodlands Avenue. The plan is consistent with the preliminary plan that was conditionally approved by the Commission on December 9, 2004, with the condition stating that a 15' buffer shall be shown on the final plan along Cedar Way Drive for common open space. This required landscape buffer is shown on the final plan.

Preliminary PUD plans are concept plans that do not typically provide final grading details. The grading plans for this project, therefore, are being reviewed for the first time with this final PUD submittal. Several of the lots in this phase are labeled as critical lots due to steep slopes on the property. The applicant's proposed grading of the property to attempt to manage the steep slopes and produce buildable lots has created large cuts, fills and retaining walls. Two retaining walls greater than 20-feet tall are proposed. One of the retaining walls is adjacent to the right-of-way for Cedarway Lane, where the landscape buffer yard is required.

In April, there were concerns from Metro Public Works and Planning Staff about the height of the retaining walls adjacent to two public right of ways. The applicant has since worked with Public Works and agreed upon conditions for final PUD approval that will have to be addressed during construction. Planning Staff has conditioned the approval upon a fence requirement at the top of the retaining wall to address safety concerns for the single-family homes at the top of these large retaining walls, and the issue has been addressed by proposing the retaining walls at least 10 feet from the public right of way. Also, these phases will have to come back for final plat approval.

The main concerns were for retaining walls along public right-of-ways. The retaining wall along Cedarway Lane is approximately 15' tall and may need a fence along the lots at the top of the wall to ensure safety. The retaining wall for Road 104 ranges in height from approximately 8.5 feet to 13 feet. Any retaining walls with a height of 10' or greater should include a fence along the rear property lines of the proposed lots to ensure safety.

Patterson cemetery is also located on the southern boundary of the property. Access shall be provided to the cemetery according to State Law.

STORMWATER RECOMMENDATION - Approved Except as Noted. Notice of Coverage from TDEC is required before Pre-Construction meeting.

PUBLIC WORKS RECOMMENDATION

1. Approvals are subject to Public Works' review and approval of construction plans.
2. For a presplit wall from 0-40 feet in height adjacent and parallel to right of way: Locate presplit walls a minimum 20' behind right of way. Show an 18' maximum vertical cut then construct an overburden bench. The overburden bench shall be a minimum of 10 feet in width, or as specified in a geotechnical report. For rockfall catchment ditches, show a 6:1 slope in the clear zone. For rockfall catchment ditches that do not use a 6:1 slope in the clear zone, widths shall be as specified in a geotechnical report. During construction provide a geotechnical certification as cuts are made, and prior to stone placement regarding the appropriate catchment width behind the right of way, given the particular site conditions and the stability of the proposed presplit walls along the right of way. Presplit faces shall be formed or scaled of loose rocks and overhangs in accordance with approved standards. There may be some thickness above solid rock that is a weathered rock zone. The top of the rock cut shall be below this weathered zone.
3. Approvals are subject to Public Works' review and approval of construction plans.
4. Identify road names.
5. Add 6:1 clear zone slope to retaining wall detail.
6. Remove retaining wall notes related to "design build" activities.
7. Show sidewalks, as required by Planning.

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 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.
3. Any retaining walls with a height of 10' or greater shall include a fence no less than 5 feet tall along the rear property lines of the proposed lots to ensure safety.

Approved with conditions (9-0), *Consent Agenda*

Resolution No. RS2005-359

"BE IT RESOLVED by The Metropolitan Planning Commission that 122-83-U-12 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. Approvals are subject to Public Works' review and approval of construction plans.
2. For a presplit wall from 0-40 feet in height adjacent and parallel to right of way: Locate presplit walls a minimum 20' behind right of way. Show an 18' maximum vertical cut then construct an overburden bench. The overburden bench shall be a minimum of 10 feet in width, or as specified in a geotechnical report. For rockfall catchment ditches, show a 6:1 slope in the clear zone. For rockfall catchment ditches that do not use a 6:1 slope in the clear zone, widths shall be as specified in a geotechnical report. During construction provide a geotechnical certification as cuts are made, and prior to stone placement regarding the appropriate catchment width behind the right of way, given the particular site conditions and the stability of the proposed presplit walls along the right of way. Presplit faces shall be formed or scaled of loose rocks and overhangs in accordance with approved standards. There may be some thickness above solid rock that is a weathered rock zone. The top of the rock cut shall be below this weathered zone.
3. Approvals are subject to Public Works' review and approval of construction plans.
4. Identify road names.
5. Add 6:1 clear zone slope to retaining wall detail.

6. Remove retaining wall notes related to "design build" activities.
7. Show sidewalks, as required by Planning.
- 8.
9. All traffic conditions listed above must be completed or bonded prior to final plat approval.
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.
11. Any retaining walls with a height of 10' or greater shall include a fence no less than 5 feet tall along the rear property lines of the proposed lots to ensure safety."

- 33. 16-86-P-14**
Hermitage Marketplace (Home Depot)
Map75, Parcel 122
Subarea 14 (2004)
District 11 - Feller Brown

A request to revise a portion of the preliminary and for final approval for a Commercial Planned Unit Development district located along the east side of Old Hickory Boulevard, north of Old Lebanon Dirt Road (0.53 acres), classified SCR, to permit the addition of a 3,596 square foot convenience market, gas station and car wash to the parking area of the Home Depot store, requested by Green Farrow, applicant for Home Depot USA, owner.

The Metropolitan Planning Commission DEFERRED Planned Unit Development 16-86-P-14 to October 13, 2005 at the request of the applicant. (9-0)

XIII. OTHER BUSINESS

34. Contract between the Metropolitan Government of Nashville and Davidson County and Carter & Burgess, Inc. for 2005-2007 Enhanced Transportation System Data Collection and Monitoring
35. Correction Resolution to 8/25/05 Minutes for Text Amendment 2005Z-122T

Resolution No. RS2005-303

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-122T is **DEFERRED TO THE SEPTEMBER 8, 2005- SEPTEMBER 22, 2005 COMMISSION MEETING. (9-0)**"

Resolution No. RS2005-360

"BE IT RESOLVED by The Metropolitan Planning Commission that Resolution No. RS2005-303, Text Amendment 2005Z-122T, from the August 25, 2005 Planning Commission meeting, is noted and corrected."

36. Executive Director Reports
37. Legislative Update

XIV. ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Chairman

Secretary

Equal Employment Opportunity Employer



The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of its programs, services, activities or in its hiring or employment practices. **ADA inquiries should be forwarded to:** Josie L. Bass, Planning Department ADA Compliance Coordinator, 730 Second Avenue South, Nashville, TN 37201, (615)862-7150. **Title VI inquires should be forwarded to:** Michelle Lane, Metro Title VI Coordinator, 222 Third Avenue North, Suite 200, Nashville, TN 37201, (615)862-6170. **All employment related inquiries should be forwarded to Metro Human Resources:** Delaine Linville at (615)862-6640.

