



Request

Associated Cases
Council District
School District
Requested by

Request to Amend the Bellevue Community Plan: 2003 Update

2006SP-093G-06
22 - Crafton
9 - Warden
Barge Cauthen & Associates, Inc.

Staff Reviewer
Staff Recommendation

Wood
Approve

APPLICANT REQUEST

A request to amend the Bellevue Community Plan: 2003 Update to go from Natural Conservation (NC) to Residential Low-Medium Density (RLM) policy for approximately 141 acres for property located along Newsom Station Road and the Harpeth River.

PUBLIC PARTICIPATION

Staff held a community meeting on May 22, 2006 which was attended by three people. They were agreeable to the amendment proposal.

LAND USE POLICY

Natural Conservation (NCO)

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Residential 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.

ANALYSIS

The amendment site is a pocket of land that lies between I-40 and the Harpeth River. It contains a substantial amount of floodplain (approximately 141 acres) and was made part of the adjacent Natural Conservation policy area as a result. It also adjoins a Residential Low-Medium Density policy area, some of which has similar environmental constraints.



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The applicant has developed a site plan (see staff report for 2006SP-093G-06) that successfully responds to the various constraints of the site and preserves a very substantial proportion of the floodplain. These constraints include not only the floodplain but also a TVA easement and difficult access conditions. The applicant has obtained a small adjacent property that enables access to Newsom Station Road at a point to the east of the existing single-lane railroad overpass and the ultimate closure of a small section of Newsom Station Road that includes the problematic underpass. This will not only provide access to the site but also improve overall safety for motorists and pedestrians in the area.

Natural Conservation is intended for relatively large areas of widespread environmental constraints, which are typically expected to be relatively remote from urbanization and needed services. These Natural Conservation areas are to be rural in character, with sparse road networks, low population densities, and septic systems. In this instance, the site is at the edge of the Natural Conservation area, is proximate to urbanization with elements such as planned and existing commercial services and sewer, and contains adequate unconstrained land to develop a small neighborhood. It is therefore logical to consider a boundary adjustment between the two policy areas in this location.

Additionally, changing the policy to Residential Low-Medium Density will not remove the policy and regulatory protection of the floodplain. Land Use Policy Application, the countywide land use policy document, contains a section of General Principles that include environmental policies to cover constrained areas that have not been designated as Natural Conservation:

C. Areas With Sensitive Environmental Features

1. Areas Subject to Flooding

These policies are designed to encourage flood plain preservation and reduce pressure for modification and development of areas subject to flooding. The policies apply to the areas within all Structure Plan categories, except Natural Conservation (NCO), Downtown Core (DC), Central Business District (CBD), and older



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traditional neighborhood areas that are subject to flooding.

a. Land Use

- *Only low intensity, non-structural types of land uses are appropriate in areas subject to flooding.*

b. Development Arrangement and Intensity

- *Development should be clustered on the portion of the site that is not flood prone.*
- *In order to maintain water quality, facilitate flood control, and ensure public safety, the development potential for the flood prone portion of a site should be lower than it is for the developable portion of a site.*

a. Natural Preservation

- *In general, preservation of flood prone areas in their natural state is recommended.*
- *Disturbance and alteration is discouraged and should be kept to a minimum.*

These policies effectively provide the same level of protection as is provided by Natural Conservation policy, but are designed to respond to primarily suburban settings where urban services and amenities are present as opposed to large expanses of land that are predominantly constrained and are discouraged from urbanizing. Because the site is adjacent to an urbanized area of similar development character to that proposed by the applicant and because the land use policies will continue to protect the constrained portion of the site, it is reasonable to extend the adjacent Residential Low-Medium density policy as per the applicant's request.



Request

Associated Cases
Council Bill
Council Districts
School District
Requested by

**Request to Amend the Subarea 13 Plan:
2003 Update**

2006SP-079U-13
None
33 - Briley
6 - Awipi
Metropolitan Planning Department

Staff Reviewer
Staff Recommendation

Jones
Approve

APPLICANT REQUEST

A request to amend the Subarea 13 Plan: 2003 Update to go from Residential Medium High Density (RMH) policy to Community Center (CC) policy for approximately 17 acres of property located along Bell Road and Rice Road, requested by the Metropolitan Planning Department.

PUBLIC PARTICIPATION

Staff held a community meeting on April 13, 2006, which was attended by approximately 25 people. Some of those present at the meeting expressed some concern about the uses that may be encouraged by the proposed CC policy. Staff met again with the community on May 23rd to present an SP zoning to approximately 18 people that prescribed uses within the proposed CC policy area. Virtually all of the people present at the meeting expressed agreement with the amendment and uses allowed within the proposed SP area.

LAND USE POLICIES

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, including attached townhouses and walk-up apartments.

Community Center (CC)

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



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ANALYSIS

Staff recommends approval of the proposed amendment as follows.

Policy categories are typically mirrored across a major corridor such as Bell Road. In this case, however, RMH policy has been applied to undeveloped property directly across the street from commercially-zoned and policed properties. While higher-density residential and commercial developments may be compatible across a major arterial, it makes more sense to allow similar uses and intensities along both sides of this portion of the corridor to achieve a cohesive and balanced development pattern.

The area in question is well suited for the mixture of uses encouraged by CC policy, with good access to the major street and freeway systems. The property is highly visible and lacks environmental constraints. The surrounding residential neighborhoods are healthy and diverse. The proposed SP provides a transition from mixed-use development along Bell Road to strictly residential development that is compatible with adjacent neighborhoods.



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

Zone Change 2006Z-080T
None
BL2006-1051
Countywide
N/A
Councilmember Randy Foster
Councilmember Randy Foster
Deferred from the May 25, 2006, Planning Commission meeting.

NOTE: Councilman Foster has proposed an amendment to the ordinance to clarify the intent of the ordinance. This staff report has been updated from the May 25, 2006, meeting to reflect the proposed amendment.

Staff Reviewer
Staff Recommendation

Carlat
Approve with staff proposed amendment.

APPLICANT REQUEST

Amend Zoning Code to require that in a Planned Unit Development (PUD), any increase in the number of residential lots or units from the number last approved by Council or the Planning Commission, must be acted upon by the Metro Council as a Planned Unit Development (PUD) amendment.

ANALYSIS

Existing Law

The current Zoning Code permits developers to modify the number of residential dwellings within a PUD provided they do not exceed the number of dwelling units last approved by Council. This is accomplished by revising the preliminary PUD plan and submitting it to the Planning Commission for review and approval. This process takes six weeks.

PUD revisions are governed by Section 17.40.120.F and G of the Zoning Code. Section 17.40.120.F addresses revision and amendments to PUDs adopted after the Metro Zoning Code was rewritten in 1998. Section 17.40.120.G addresses revision and amendments to PUDs adopted prior to 1998.

Currently Section 17.40.120.F is silent on increasing the number of dwelling units or lots. Meanwhile, Section 17.40.120.G identifies that any PUD change



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Proposed Text Change

increasing the total number of residential units within a PUD beyond what the Metro Council last approved is to be treated as a PUD amendment, requiring Council approval.

The proposed amendment is intended to require that any increase in the number of residential units is to be considered a PUD amendment.

Section 17.40.120.F.1 lists the changes to a post-1998 PUD that are required to be considered an amendment. The ordinance initially proposed to amend this list by adding the following:

- d. An increase in the total number of residential dwelling units; or

Councilman Foster has provided to staff an amendment to the ordinance that would change this new subsection to read:

- d. An increase in the total number of residential dwelling units as authorized by council ordinance or as authorized by the most recent modification or revision by the planning commission setting the total number of residential dwelling units; or

Metro Planning staff recommends that the amendment instead read:

- d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or**

Metro Planning staff believes this revised amendment achieves the Councilman's goals and will prove easier to interpret and enforce.

Section 17.40.120.G.2. lists the changes to a pre-1998 PUD that are required to be considered an amendment. The current subsection addressing increases in units would be deleted in its entirety and replaced with the following:



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Analysis

- f. ~~There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;~~

There is no increase in the total number of residential dwelling units, even if the number of residential dwelling units was decreased by a prior modification;

Currently, any PUD proposing an increase in the total number of residential units beyond the number last approved by the Metro Council is considered a PUD amendment. As an amendment, the PUD receives a recommendation from the Planning Commission, and final approval from the Metro Council.

Therefore a PUD can currently be approved by Council at a set number of units and then the number of units modified, through revision, downward or upward so long as the total number does not surpass the number of units originally approved by Council.

If enacted, this ordinance would change that current standard for PUD revisions and amendments. A PUD could be approved at Council and the number of residential units could be reduced through a revision, but after the number of units was reduced, it could only be increased again by Council action, even if the increase in units was within the number originally approved by Council.

This would significantly change the current PUD process. Preliminary PUD plans are typically revised multiple times after the Metro Council approves them. These revisions are to decrease the number of proposed residential dwellings below what the Council approved based on new market or engineering studies. Plans are routinely revised upwards and downwards – but never exceeding the last approved Council plan without Metro Council action.

For example, the Council approves a plan for 32 townhouses, but after further market research, the developer decides the units need to be larger, and submits a revised preliminary plan for 26 townhouses. The Planning Commission approves the revised plan. The developer sells the property to another developer



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who now wants to do the original 32 townhouses. Under the proposed bill, this modification would be considered a PUD amendment instead of a PUD revision, even though the proposed 32 townhouses is within the original number of units approved by Metro Council.

The proposed bill would lengthen the development review process for residential PUD developers from the six weeks a revision takes to three to four months necessary for Council action, in cases where the number of dwelling units are being increased over that previously approved by the Planning Commission (not to exceed the number of units approved by Metro Council).

Today, no public hearing is held at the Planning Commission on such PUD revisions. By requiring Metro Council approval, these modifications would be deemed a PUD amendment and receive a public hearing at both the Planning Commission and Metro Council.

STAFF RECOMMENDATION

Approve with the staff proposed amendment:

- d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or

The ordinance changes the standard for when a change to a PUD is considered a revision or an amendment and does lengthen the review/approval process for residential PUD developers by requiring Metro Council approval of any change in the total number of residential dwellings. Such a change is procedural, however, and not substantive. The change does not relax, lessen, or decrease development review standards (e.g. floodplain, hillsides, setbacks, land uses, etc.); and therefore, staff recommends approval.



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

Zone Change 2005SP-119U-10
None
Substitute Ordinance BL2006-1110
25 – Shulman
8 – Harkey
Councilman Shulman for various property owners

Staff Reviewer
Staff Recommendation

Carlat
Approve

APPLICANT REQUEST

A request to change approximately 51.66 acres from Residential Single-Family and Duplex (R15 and R20) and Residential Single-Family (RS7.5) to Specific Plan (SP) district properties along the southeast side of Kirtland Avenue, both sides of Farrar Avenue and Hood Avenue, and both sides of Castleman Drive between Hillsboro Pike and Lone Oak Road. The Castleman SP would prohibit new duplexes, permit property owners with 45,000 sq. ft. lots or parcels at the time of adoption of the SP to subdivide into up to three lots each and apply basic development standards as described below.

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.

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 percent duplex lots.

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 percent duplex lots.

Proposed Zoning
SP district (preliminary)

Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”



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- The SP District is not subject to the traditional zoning districts' development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SUBAREA 10 PLAN POLICY

Residential-Low Medium

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

Policy Conflict

No. The area encompassed by the Castleman SP has a *current* density of 1.68 dwelling units per acre, below the recommended residential density of two to four dwelling units per acre. The Castleman SP proposes that no new duplexes be permitted, but does allow for six existing properties to be subdivided into up to three single-family lots each. The net increase in density could be 12 additional dwelling units. This would increase the area's density to 1.91 dwelling units per acre, bringing the neighborhood closer to consistency with the RLM policy.

In addition to the RLM land use policy applied by the Green Hills/Midtown Community Plan, the Castleman neighborhood is also highlighted under Goal 2, "Reserve and protect established residential areas." The Castleman area is today primarily single-family in nature, a context that would be preserved with the Castleman SP since it proposes to prohibit future duplexes. The Castleman SP also proposes standards for setbacks, massing, and building materials. Each of these standards was drafted to preserve the existing character of the neighborhood.



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Other Issues

Staff has received request from property owner(s) to remove their property from the request. The zoning application was filed by the district Councilmember, however, so as the applicant, only the Councilmember can remove properties from this zoning request.

PRELIMINARY PLAN DETAILS

Overview

The Castleman SP is intended to create a compromise between Castleman-area neighbors interested in downzoning to prohibit additional duplexes and other neighbors interested in retaining some development entitlements.

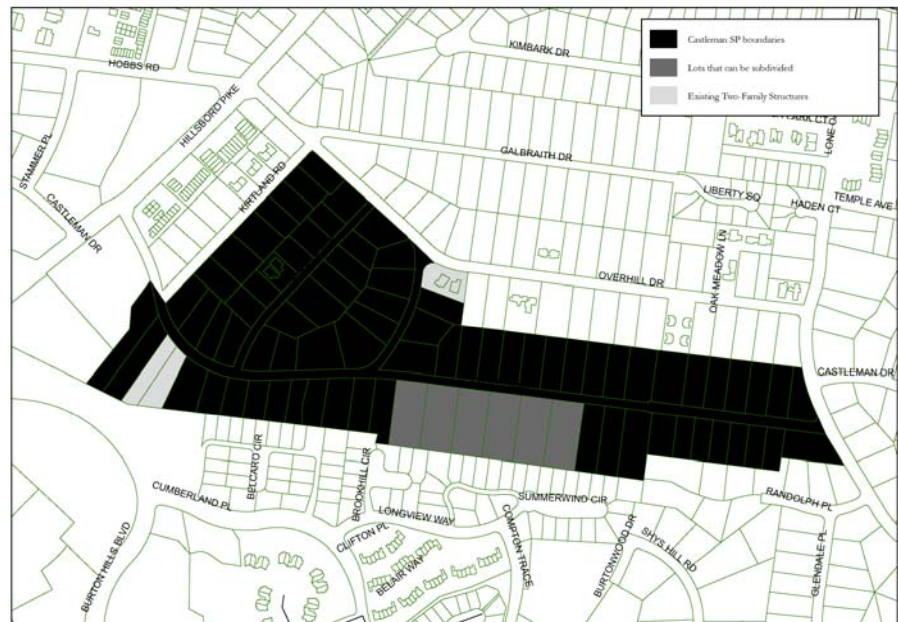
Land uses

Single-family residential use is permitted. All other uses shall be as permitted in RS15 zoning. No duplexes shall be permitted.

Minimum lot size

Only lots or parcels 45,000 sq. ft. or larger at the adoption of the original Castleman SP may be subdivided. Exhibit A of the Castleman SP indicates which lots are eligible to be subdivided.

1. Up to three lots may be created; The preferred lot configuration is found in Exhibit B.
2. The minimum lot size shall be 12,500 sq. ft., unless Section 3.5 of the Subdivision Regulations requires a larger lot size. The Metro Planning Commission, when considering proposed subdivisions may, per the Subdivision Regulations, grant an exception to the lot frontage requirements.

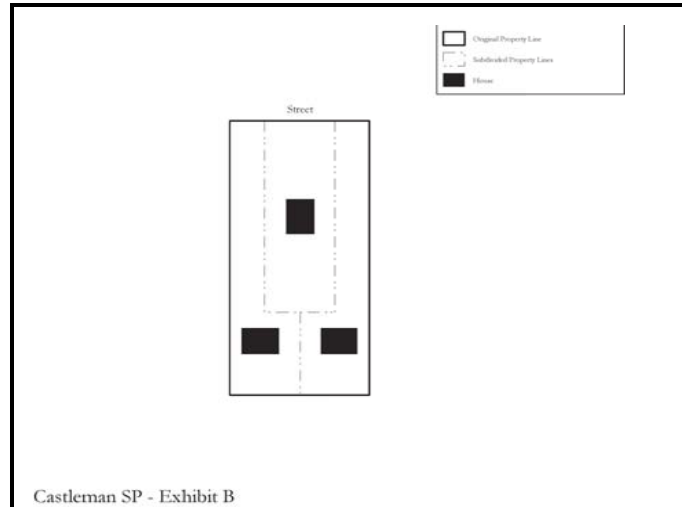


Castleman SP - Exhibit A





Metro Planning Commission Meeting of 6/8/06



New streets

No new streets shall be created due to subdivision of lots.

Building types and related development standards - Single-family structures

Maximum height

The maximum height of homes shall be 24 feet from natural grade to the bottom of the eave measured at the property's front setback line; habitable space shall be permitted in an attic.

Maximum floor area

The maximum total floor area, including garage floor area, but excluding basements shall be 25 percent of the lot area or 6,500 sq. ft., whichever is less.

Setbacks, front

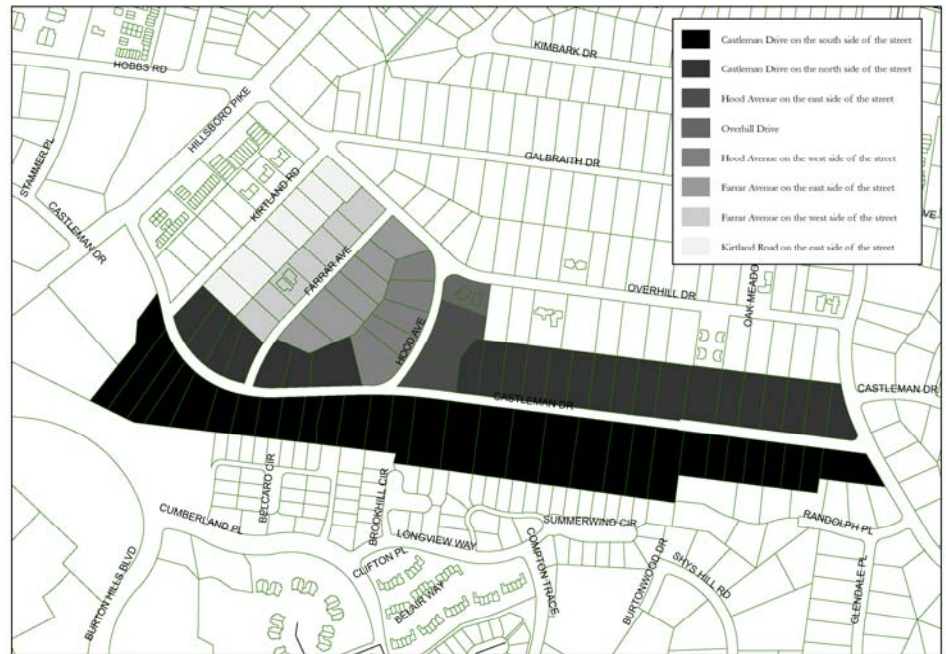
1. For lots fronting onto Castleman Drive on the south side of the street, the minimum front setback shall be the average of the street setback of the lots immediately abutting on either side of the lot or 100 ft., whichever is less, but in no case shall it be less than 85 ft.;
2. For lots fronting onto Castleman Drive on the north side of the street, the minimum front setback shall be the average of the street setback of the lots immediately abutting on either side of the lot or 75 ft., whichever is less, but in no case shall it be less than 70 ft.;
3. For lots fronting onto Kirtland Road on the east side of the street, the minimum front setback shall be 90 ft.;
4. For lots fronting onto Farrar Avenue on the east side of the street, the minimum front setback shall be 80 ft.;



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5. For lots fronting onto Farrar Avenue on the west side of the street, the minimum front setback shall 40 ft.;
6. For lots fronting onto Hood Avenue on the east side of the street, the minimum front setback shall be 90 ft.;
7. For lots fronting onto Hood Avenue on the west side of the street, the minimum front setback shall be 80 ft.;
8. For lots fronting onto Overhill Drive, the minimum front setback shall be 40 ft.

Exhibit C diagrams which properties front onto which streets.



Castleman SP - Exhibit C

0 195 390 780 1,170 1,560 Feet

Setbacks, rear

The rear setback shall be 20 ft. Section 17.12.040.E.1 (Permitted Setback Obstructions, Accessory buildings) shall not apply.

Setbacks, side

The side setback shall be 10 ft.; Section 17.12.040.E.1 (Permitted Setback Obstructions, Accessory buildings) shall not apply;



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Spacing between structures

If subdivision of a lot results in lots where structures are built in tandem (one behind the other), the minimum spacing between structures shall be 40 ft.

Home orientation

All homes shall be oriented to the street as required in Section 16.04.240 of Metropolitan Code.

Landscape preservation

Existing landscaping on a lot shall be preserved in its natural state insofar as practical by minimizing any grade changes, vegetation removal and soil removal, except as needed for stormwater regulation compliance. A landscape plan shall accompany the development plan per the provisions of Section 17.24.020 to fulfill the requirements of that chapter.

Building materials

No vinyl or aluminum siding shall be allowed.

Fences

Chain link fences shall only be permitted behind the rear most point of the principal structure.

Garages

If detached, the garage shall be placed behind the primary structure. If attached, any front-loading garage shall be recessed from the front façade of the primary structure by a minimum of 15 ft.; If attached, any rear- or side-loading garage may, at most, be flush with, but cannot extend forward of the front façade of the principle structure, excluding porches and stoops.

Driveways

When subdivision of parcels occurs and additional homes are added, shared driveways are encouraged to reduce curb cuts and impervious surface.

All other development standards

All other development standards not addressed in this SP district shall be as listed for the RS zoning district where the minimum lot size most closely resembles the lot size of the parcel to be developed.

Building types and related development standards - Two-family structures

Two-family structures

A structure containing a legal two-family use within the Castleman SP district upon adoption of the original Castleman SP district (see Exhibit A) may be restored within one year of damage or destruction subject to the regulations listed under "Single-family homes" with the exception of maximum floor area regulations below; Where fifty (50) percent or more of the floor area of the building or structure is damaged or destroyed, then the restored or rebuilt structure shall conform to the



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Maximum floor area

regulations listed above under "Single-family homes" with the following exceptions:

The maximum total floor area for a two-family structure including garage floor area, but excluding basements shall be 8,000 sq. ft.;

Detached

The two-family structure shall be rebuilt as two detached dwelling units separated by at least ten feet, provided that the distance can be less than ten feet if the facing walls on both units are rated according to the Standard Building Code as adopted by the Metropolitan Government pursuant to Chapter 16.08 of the Metropolitan Code of Laws.

RECENT REZONINGS

Yes. The property at 4211-A Farrar Avenue (.45 acres) was rezoned from R15 to RS7.5 in January, 2006.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

METRO SCHOOL BOARD REPORT

The creation of new students is negligible.



Project No.	Zone Change 2006SP-079U-13
Project Name	Rural Hill Road SP
Associated Cases	2006CP-09-13
Council Bill	None
Council District	33 - Briley
School District	6 - Awipi
Requested by	Metro Planning Department
Staff Reviewer	Jones
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

A request to change 33.25 acres from Residential (R15) to Specific Plan (SP) zoning, located within the property bounded by Bell Road, Rice Road, and Rural Hill Road, to the south of an existing strip commercial development along Murfreesboro Pike, to permit a maximum of 570 residential units and 430,000 square feet of office and commercial uses.

Existing Zoning
R15 district

R15 requires a minimum lot size of 15,000 square feet and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots. Under the existing zoning, a maximum of 102 units would be permitted.

Proposed Zoning
SP district (preliminary)

Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.



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- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for Subdivision Regulation and/or stormwater regulations.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN POLICY

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, including attached townhouses and walk-up apartments.

Policy Conflict

Yes. While the residential portion of this SP conforms to the existing policy, office and commercial uses that are in conflict with RMH are also proposed. Please see associated case 2006CP-09-13 for proposed plan amendment details.

PRELIMINARY PLAN DETAILS

Overall Site Plan

This SP is being placed on 21 individually-owned properties in the Antioch area. The plan has been designed with an understanding of existing parcel lines, but multiple parcels will likely need to be consolidated at a time in order to realize the vision established by the plan. The plan promotes incremental growth that results in coordinated and compatible design features, as if all of the properties were to develop under a single ownership.

Goals and Objectives

Staff met with the property owners at the request of the councilman during the week of February 20th to determine their vision for the development of the area. Balancing the property owners' vision with an understanding of the existing policy and conditions in the area, staff developed Goals and Objectives that guided the development of the Illustrative Concept Plan.

Illustrative Concept Plan

The Illustrative Concept Plan illustrates the design intent of the SP. Development is intended to transition



Metro Planning Commission Meeting of 6/8/06

Streets and Access

from commercial/mixed-use along Bell Road, to a mixture of office and residential within the interior of the property, to all residential across from residential development along Rural Hill and Rice Roads. Staff will review all final SP submittals against the plan for adherence to this overall concept. Final submittals that vary from the design intent of the Illustrative Concept Plan must be approved by Metro Council.

Two new streets will be constructed with the development of this SP. One street will be the extension of Morris Gentry Blvd. from the signalized intersection at Bell Road, through the property, to the existing intersection of Rice Road and Rice Hill Road.

The second street will be constructed along the ridge that runs north and south through the middle of the property. This street will allow developers to take full advantage of the existing depth of properties within the SP boundary, and will provide maximum visibility and exposure for new development.

Street trees are required along all streets. Curb cuts will be kept to a minimum, and access points will be consolidated and shared. Alleys, service lanes, and consolidated parking areas will be located to the rears of buildings, allowing porches, awnings, and pedestrian entries along the streets.

Open Space and Stormwater

The proposed plan requires developers to dedicate 10% of the site area for residential development as useable common open space. Open space will be considered useable when fronted by buildings and made accessible to pedestrians. All parking, utilities, and mechanical equipment must be screened from public view. Standards are provided to require that detention and water quality areas are designed to provide for public use and aesthetic enjoyment rather than being unsightly and not useable.

Signage

Standards have been created for signage within this SP that require signs to be appropriately scaled, placed, and illuminated for a pedestrian environment. Pole signs are not permitted, however, larger monument signs are allowed along Bell Road to guide motorists to commercial establishments.



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Building Regulating Plan

A Building Regulating Plan has been provided that establishes three sub-districts that create a transition from commercial/mixed-use along Bell Road, to a mixture of office and residential within the interior of the property, to all residential across from residential development along Rural Hill and Rice Roads. Permitted uses, building types, and intensities of development are all specified for individual sub-districts. The following provides a general description of each sub-district.

Sub-district 1

Uses: Commercial, Office, and Multi-family;
Minimum of 50% retail development;
Maximum establishment size of 20,000 sq. ft.

Building Types:
Mixed Use/Commercial,
Live/Work,
Stacked Flats, and
Courtyard Flats

Maximum Building Height: 3 stories

Sub-district 2

Uses: Office and Multi-family,
Minimum of 50% residential development

Building Types:
Mixed Use/Office,
Live/Work,
Stacked Flats, and
Courtyard Flats

Maximum Building Height: 3 stories

Sub-district 3

Uses: Multi-family and Single family,

Building Types:
Mansion House,
Townhouse Court,
Cottage Court, and
Townhouse

Maximum Building Height: 2 and ½ stories to 3 stories

Architectural Standards

Architectural Standards will be applied to all new development within the SP. The standards specify permitted materials for exterior walls, attachments (chimneys, porches, decks, etc.), roofs, doors, and windows, as well as configuration options and techniques for each of these elements.



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FIRE MARSHALL RECOMMENDATION

1. Fire hydrants should flow a minimum of 500 GPM's at 30-35 psi residual flow at the most remote hydrant. Depending upon side set backs, construction type and the square footage of the building water demands may be greater. Multi Family dwellings generally require 1250 GPM's.
2. Buildings over 3 Stories or 50 ft in height above grade and containing intermediate stories or balconies shall be equipped with a standpipe system installed in accordance with provisions of NFPA 1, 7-2, and NFPA 14.
3. Turning radius for roadways shall be 25 ft in and 50 ft out.

PUBLIC WORKS RECOMMENDATION

All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. All street cross sections, geometry, and roadway improvements shall be approved by the Department of Public Works, and shall support the projected traffic volumes and on street parking. Final design and improvements may vary based on field conditions.

Traffic

1. In lieu of an approved phasing plan:
 - The proposed collector street is to be constructed in entirety with the first phase of any construction.
 - All improvements to Rice Road south of the proposed collector and all improvements to Bell Road are to be constructed with the first phase of development.
 - The proposed residential street is to be constructed in entirety with the first residential phase of construction.
 - All improvements north of the proposed collector, along Rice Road, and Rural Hill Road are to be constructed with the first phase of residential construction.
 - Phasing of off-site improvements to be based upon an approved TIS and the Department of Public Works.



Metro Planning Commission Meeting of 6/8/06

Typical Uses in Existing Zoning District: R15

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	33.25	3.09*	102			

*includes 25% duplex

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res Condo/townhome (230)	33.25	n/a	570			

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office ()	33.25	N/A	200,400			

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Shopping ()	33.25	N/A	232,600			

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
--	33.25					

RECENT REZONINGS

None in the immediate area.

STORMWATER RECOMMENDATION

Approve

METRO SCHOOL BOARD REPORT

Projected student generation

42 Elementary 25 Middle 23 High

Schools Over/Under Capacity

Students would attend J. E. Moss Elementary School, Apollo Middle School, or Antioch High School. J. E. Moss Elementary School has been identified by the Metro School Board as not having capacity. The fiscal liability of 42 new elementary students is \$504,000 (42



Metro Planning Commission Meeting of 6/8/06

School site dedication

students X \$12,000 per student). In addition, Antioch High School has been identified as not having capacity, but the adjacent cluster of Glenclyff does have capacity.

Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with capacity of 500 students. The land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the **Antioch** High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final plat consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.

This information is based upon data from the school board last updated February 2006.

***The projected student generation is based upon a maximum residential unit count of 570.**

CONDITIONS

1. A TIS shall be required prior to any Final SP site plan approval. All off-site traffic conditions resulting from the TIS must be bonded or completed prior to final SP development plan approval, or final plat approval, as applicable.
2. Any approval within public right of way is subject to Public Works' approval of the construction plans. All public street cross sections, geometry, and roadway improvements shall be approved by the Department of Public Works, and shall support the projected traffic volumes and on street



Metro Planning Commission Meeting of 6/8/06

parking. Final design and improvements may vary based on field conditions.

3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district for Sub-district 1, the OR20 zoning district for Sub-district 2, and the RM15 zoning district for Sub-district 3.
4. All Fire Marshal requirements must be met prior to Final Site Plan approval. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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

Zone Change 2006Z-081U-13
None
None
32 – Coleman
6 – Awipi
Jerry Butler Builders, LLC, for various property owners.

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

A request to rezone approximately 77.3 acres from Agriculture and Residential (AR2a) to Multi-Family residential, (RM9) property located north of Maxwell road.

Existing Zoning
AR2a District

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres.

Proposed Zoning
RM9 District

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

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.

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



Metro Planning Commission Meeting of 6/8/06

Policy Conflict

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.

Yes. Both policies require a PUD or SP plan to accompany any zone change to ensure that the intent of the policies are achieved. No plan has been submitted for review. Furthermore, Neighborhood Center policy is intended for a mixture of residential and commercial/retail, and the proposed RM9 district only allows for residential uses, which is not consistent with the policy.

Staff Recommendation

Because the request is not consistent with the Subarea policies, staff recommends that the request be disapproved.

RECENT REZONINGS

None

PUBLIC WORKS RECOMMENDATION

A TIS will be required at development.

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)	76.3 acres	0.5	38	427	37	45

Typical Uses in Proposed Zoning District: RS10

Land Use (ITE Code)	Acres	Density Per Acre	Total Number of lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential/Condo Townhome (230)	76.3	9	696	3,340	244	296

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
--			+658	2,913	207	251

METRO SCHOOL BOARD REPORT

Projected student generation

73 Elementary 75 Middle 63 High

Schools Over/Under Capacity

Students would attend Mt. View Elementary School, Antioch Middle School, and Antioch High School. All



Metro Planning Commission Meeting of 6/8/06

School site dedication

three schools have been identified as over capacity, but there is capacity within the adjacent Glencliff cluster. Also, a new elementary and middle schools are under construction on a property located along Pettus Road, and there is a land acquisition underway for a new high school near I-24 and Old Hickory Boulevard. This information is based upon data from the school board last updated February 2006.

Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with capacity of 500 students.

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



Project No.	Zone Change 2006Z-083U-13
Associated Case	None
Council Bill	None
Council District	32 - Coleman
School Board District	6 – Awipi
Requested By	101 Construction Company, applicant and owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to rezone approximately one acre from Industrial General (IG) to Industrial Restrictive (IR), property located at 12761 Old Hickory Boulevard.

Existing Zoning
IG district

Industrial General is intended for a wide range of intensive manufacturing uses.

Proposed Zoning
IR district

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

ANTIOCH PRIEST LAKE COMMUNITY PLAN POLICY

Industrial (IN)

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

Policy Conflict

No. The requested IR district is consistent with the intent of the areas Industrial policy. Furthermore, the property was previously zoned IR, but was rezoned to IG at the request of the property owner in 2005.

Staff Recommendation

Given the surrounding industrial zoning pattern and development pattern, staff recommends that the request be approved.

RECENT REZONINGS

Yes. A request to rezone this property from IR to IG was approved by the Planning Commission on March 10, 2005, and was approved by Council on May 17, 2005.



Metro Planning Commission Meeting of 6/8/06

PUBLIC WORKS RECOMMENDATION

A TIS may be required at development.

Typical Uses in Existing Zoning District: IG

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General heavy industrial (120)	1.1	0.24	11,500	18	6	8

Typical Uses in Proposed Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.1	0.21	10,062	388	17	11

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
	1.1		-11,489	370	11	3

Maximum Uses in Existing Zoning District: IG

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Heavy Industrial (120)	1.1	0.6	28,749	44	15	20

Maximum Uses in Proposed Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial (110)	1.1	0.6	28,749	201	27	29

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
--			-	183	21	21



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-085U-13
None
28 - Alexander
6 - Awipi
Rahim and Shokria Ghafuri, owners.

Staff Reviewer
Staff Recommendation

Pereira
Disapprove

APPLICANT REQUEST

Request to change 0.28 acres from Residential Single-Family and Duplex district (R10) to Commercial Limited district (CL) property located at 1433 Antioch Pike, approximately 460 feet south of Ezell 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
CL district

CL 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.

ANTIOCH/PRIEST LAKE 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 CL conflicts with the RLM policy on this site, as it allows a range of commercial uses that are not compatible with the residential intent of the policy. Given its small size and location between CS and R10 zoning, the staff informed the applicant of its willingness to consider a minor subarea plan amendment that would allow a transitional use on this parcel – i.e., a small-scale office (ON zoning). The applicant refused to modify the request.

RECENT REZONINGS

None.



Metro Planning Commission Meeting of 6/8/06

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.28	3.7	1	10	1	2

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
Shopping Center (814)	0.28	0.20	2,439	141	9	28

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 (852)	0.28	0.10*	1,219	379	38	43

*adjusted as per use

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.28			369	37	41

METRO SCHOOL BOARD REPORT

As this request is for commercial uses, no students would be generated with the rezoning.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-087U-14
None
15 - Loring
4 - Nevill
Jane Eakes of HJL, L.P., applicant/owner

Staff Reviewer
Staff Recommendation

Pereira
Disapprove

APPLICANT REQUEST

Request to change 0.34 acres from Residential Single-Family and Duplex district (R10) to Office Neighborhood district (ON) property located at 200 Fairway Drive, approximately 150 feet north of Sweetwood 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. One lot is allowed on this property with R10 zoning.

Proposed Zoning
ON district

ON is intended for low intensity office uses.

DONELSON/HERMITAGE COMMUNITY PLAN POLICY

Residential Low Medium (RLM)

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

Policy Conflict

Yes. The proposed ON zoning is not consistent with the proposed Residential Low Medium policy on this site, as it is intended for office uses. The adjacent policy on the north side is Corridor General, which permits dense multifamily development, and neighboring properties across the street are zoned OL within a Mixed Use in Community Center policy area. The policy area is rather large, and does allow office and other nonresidential development. In addition, permitting office zoning and development on *this* parcel would begin a negative “creep” effect of nonresidential zoning into the adjacent neighborhood to the south.



Metro Planning Commission Meeting of 6/8/06

RECENT REZONINGS

None.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken. An access study or traffic impact study may be required at development.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.34	3.7	1	10	1	2

Typical Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.34	0.056	829	34	5	5

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.34			24	4	3

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.34	3.7	1	10	1	2

Maximum Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Walk In Bank (912)	0.34	0.40	5,924	1,338	74	271

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.34			1,328	73	269



Metro Planning Commission Meeting of 6/8/06

METRO SCHOOL BOARD REPORT

Projected student generation*

1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend McGavock Elementary School, Two Rivers Middle School, or McGavock High School. McGavock High School has been identified as not having capacity by the Metro School Board, but the adjacent clusters of Glenclyff and Stratford do have capacity. This information is based upon data from the school board last updated February 2006.

*School generation numbers based on the assumption of a maximum density of three (3) 3,750 square foot two-family lots, which would be allowed within ON zoning on this property.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-088U-14
None
15 - Loring
4 - Nevill
Jane Eakes of HJL, L.P., applicant/owner

Staff Reviewer
Staff Recommendation

Pereira
Disapprove

APPLICANT REQUEST

Request to change 0.64 acres from Residential Single-Family and Duplex district (R10) to Office Neighborhood district (ON), property located at 209 and 211 McGavock Pike, approximately 325 feet south of Crossfield 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
ON district

ON is intended for low intensity office uses.

DONELSON/HERMITAGE COMMUNITY PLAN POLICY

Residential Low Medium (RLM)

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

Policy Conflict

Yes. The proposed ON zoning is not consistent with the Residential Low Medium policy on this site, as it allows office uses. While the adjacent parcel (092) is zoned ON, permitting office zoning and development on this parcel would continue a negative “creep” effect of nonresidential zoning into the adjacent neighborhood to the south. In addition, there is a large Mixed Use in Community Center policy area located on the south side of Lebanon Pike, between McGavock Pike and Fairway Drive; this intense policy node already serves this area’s demand for office and other nonresidential development.

RECENT REZONINGS

None.



Metro Planning Commission Meeting of 6/8/06

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken. An access study or traffic impact study may be required at development.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.64	3.7	2	20	2	3

Typical Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.64	0.056	1,561	55	7	7

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.64			35	5	4

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.64	3.7	2	20	2	3

Maximum Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Walk In Bank (912)	0.64	0.40	11,151	2,749	138	511

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.64			2,729	136	508



Metro Planning Commission Meeting of 6/8/06

METRO SCHOOL BOARD REPORT

Projected student generation

1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend McGavock Elementary School, Two Rivers Middle School, or McGavock High School. McGavock High School has been identified as not having capacity by the Metro School Board, but the adjacent clusters of Glencliff and Stratford do have capacity. This information is based upon data from the school board last updated February 2006.

*School generation numbers based on the assumption of a maximum density of six (6) 3,750 square foot single-family lots and one (1) duplex lot, which would be allowed within ON zoning on this property.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-089U-14
None
15 - Loring
4 - Nevill
Jane Eakes of HJL, L.P., applicant/owner

Staff Reviewer
Staff Recommendation

Pereira
Disapprove

APPLICANT REQUEST

Request to change 0.75 acres from Residential Single-Family and Duplex district (R10) and Residential Single-Family district (RS10) to Office Neighborhood district (ON) property located at 129 and 131 McGavock Pike, northeast corner of McGavock Pike and Park Drive.

Existing Zoning
R10 district

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

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
ON district

ON is intended for low intensity office uses.

DONELSON/HERMITAGE COMMUNITY PLAN POLICY

Neighborhood General (NG)

NG policy 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.

Mixed Housing (MH)

MH policy is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but should be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.



Metro Planning Commission Meeting of 6/8/06

Policy Conflict

Yes. The proposed ON zoning is not consistent with the Mixed Housing in Neighborhood General policy on this site, as it allows office uses. The nearby policy on the south side of Park Drive is Mixed Use in Community Center, which permits office and other nonresidential development. In addition, the office-zoned properties to the west of McGavock Pike have a Mixed Housing in NG policy, which allows for higher density multifamily development. By permitting office zoning and development on *this* parcel, a nonresidential “creep” effect would continue on into the residential neighborhood to the north and east.

RECENT REZONINGS

None.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken. An access study or traffic impact study may be required at development.

Typical Uses in Existing Zoning District: R10/RS10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.75	3.7	3	29	3	4

Typical Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.75	0.56	1,829	62	8	8

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.75			33	5	4

Maximum Uses in Existing Zoning District: R10/RS10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.75	3.7	3	29	3	4

Maximum Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour



Metro Planning Commission Meeting of 6/8/06

Walk In Bank (912)	0.75	0.4	13,068	3,222	162	598
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Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.75			3,193	159	594

METRO SCHOOL BOARD REPORT

Projected student generation*

1 Elementary 1 Middle 1 High

Schools Over/Under Capacity

Students would attend McGavock Elementary School, Two Rivers Middle School, or McGavock High School. McGavock High School has been identified as not having capacity by the Metro School Board, but the adjacent clusters of Glenclyff and Stratford do have capacity. This information is based upon data from the school board last updated February 2006.

*School generation numbers based on the assumption of a maximum density of six (6) 3,750 square foot single-family lots and two (2) duplex lots, which would be allowed within ON zoning on this property.



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

Subdivision 2006S-143G-06
Fox Hollow Farms, Phase 3 Subdivision
35 – Tygard
9 - Warden
Charlie B. Mitchell Jr, Michael J. Burr, James and Leslie Cromwell, and John and Donna Woods Jr., owners, Fulghum, MacIndoe & Associates, engineer/surveyor.

Staff Reviewer
Staff Recommendation

Harris
Defer to allow time for the application to receive approvals from the Metro Stormwater and Health Departments

APPLICANT REQUEST
Preliminary Plat

Request to subdivide 50.49 acres into 10 single-family lots located on a private road, Fox Vale Lane, off of Highway 96.

ZONING
AR2a district

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres.

SUBDIVISION DETAILS

There are 12 lots proposed off of an extension to an existing private road, Fox Vale Lane. The private road runs as an easement within the lots. The lots are approximately 5 acres each in size.

These lots have significant topography, but are greater than an acre and do not have to comply with the Hillside Development Standards of the Metro Zoning Ordinance.

History (Variance for Private Drive)

A variance was approved with Section 1 of this subdivision in 1995 to allow for more than 10 lots to be served by a private road subject to the street being constructed with 23’ pavement width. The Commission granted approval of this variance as long as the private drive was built to base and pavement thickness required for public streets. With the approval of the 24 lots in Section 1, it was noted that there was a remaining phase that would be built in the future and be served by the same road.



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Variance Request

A variance has been requested for this phase of Fox Hollow Farms for the extension of Fox Vale Lane since it is an existing private drive and would create more than 10 lots on a private driveway. Although these lots do not have public street frontage, their main access is proposed from a private driveway with public street standards (23' of pavement and curb and gutter).

Staff recommends approval of this variance. The applicant proposes to provide pavement and base thickness as required by approval of the variance in 1995. There are also physical constraints to the property with steep slopes greater than 25%. The proposed lots would not significantly modify the slopes since the lots are proposed for 5 acres or greater. It is also the extension of an existing subdivision with a private driveway making it consistent with the existing development pattern.

STORMWATER RECOMMENDATION

Returned for Correction

1. Amend the the standard 78-840 note. The note should end in, " . . . The Metropolitan Department of Water Services."
2. Amend the FEMA note such that property falls in a flood hazard, i.e., Zone AE, in addition to Zone X.
3. Add the standard buffer note: "The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 Regulations."
4. The lots cannot encroach into the stream buffer. Appropriate correction is required.
5. The lots cannot encroach into the floodway buffer. Appropriate correction is required.
6. Show a water quality concept. The current water quality concept requires a variance. Said variance has not been approved. Water quality ponds cannot encroach into the stream buffer; furthermore, water quality ponds must reside in open space.

PUBLIC WORKS RECOMMENDATION

Exception Taken.

Dimension right of way along Highway 96 at property corners.



Metro Planning Commission Meeting of 6/8/06

Private street to be constructed per Metro standards, ST-255 rural cross section, or ST-251.

Turnaround per Metro ST-331.

CONDITIONS

1. All Public Works and Stormwater comments/conditions shall be addressed prior to final plat approval.
2. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, if this application receives conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to any application for a final plat, and in no event more than 30 days after the effective date of the Commission's conditional approval vote.



Project No.	Subdivision 2006S-187G-06
Project Name	Spring Valley, Section 2
Associated Cases	None
Council District	22- Crafton
School Board District	9 - Warden
Requested By	Mizgeen Zebari, et ux, owners and Gregeory E. Daniels, surveyor.
Staff Reviewer	Leeman
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST	
Preliminary Plat	Subdivide 3.02 acres into two single-family lots on property located at 7719 Sawyer Brown Road, approximately 3,500 feet north of Hicks Road.

ZONING	
R20 district	<u>R20</u> requires a minimum 20,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 1.85 dwelling units per acre including 25% duplex lots.

BELLEVUE COMMUNITY PLAN POLICY	
Residential Low Medium Policy	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.

SUBDIVISION DETAILS	This plat proposes to subdivide one parcel into two lots. There is currently one single-family house on the existing parcel.
	The lots will have the following areas and frontages:
	Lot 1: 80,250 square feet, 50 feet
	Lot 2: 45,200 square feet, 113 feet

Lot Comparability	Section 2-4.7 of the prior Subdivision Regulations (this case was reviewed under the prior Subdivision Regulations since it was submitted before April 27, 2006), states that new lots in areas that are predominantly developed are to be generally in keeping
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with the lot frontage and lot size of the existing surrounding lots. A lot comparability exception may be granted by the Commission if the lot fails the lot comparability analysis (is smaller in lot frontage and/or lot size) if the new lots are consistent with the General Plan. The Planning Commission is not required to grant the exception if they do not feel it is appropriate.

The lot comparability analysis yielded a minimum lot area of **26,381** square feet, and a minimum lot frontage of **117** feet.

The proposed plat meets the requirement for minimum lot area, but *fails* for the minimum lot frontage. While 117 feet of frontage is required, the plat proposes 50 feet and 113 feet of frontage for the two lots. Because there are numerous vacant parcels in this area along the west side of Sawyer Brown Road (6 other vacant parcels), staff recommends disapproval since it would set a precedent that is inconsistent with the surrounding lots in the area.

Variance (Section 3-4.2a)

The proposed plat creates a flag shaped lot due, in large part, to the existing house on the parcel. The applicant is proposing to create two lots since the existing parcel has enough square footage to subdivide it into two lots. Although it meets the Zoning Code requirements for square footage, it does not meet the requirement of the Subdivision Regulations prohibiting flag-shaped lots.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

STORMWATER RECOMMENDATION

Approved



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2006S-199G-06
Forte Property
22 – Crafton
9 – Warden
Barge Waggoner, Sumner and Cannon, applicant for
V.T. Forte, Jr., owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Preliminary Plat

A request for preliminary plat approval to create 1 new lot on an extension of Summit Oaks Court, west of Old Hickory Boulevard (2.72 acres).

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.

SUBDIVISION DETAILS

Access

As proposed the subdivision will create one new 43,994 square foot (1.01 acre) lot.

As proposed the request will extend Summit Oaks Court, providing a possible connection between Summit Oaks PUD and Still Spring Ridge PUD. Access for the lot will be provided from the extension of Summit Oaks.

Temporary Turn Around

As proposed a temporary turnaround will be provided at the western end of the Summit Oaks Court extension. The proposed turn around will be partially provided off site, within an easement. The easement proposed for the turn around must be recorded with the final plat, or prior to this final plat being recorded.

Topography

While the proposed lot contains some slopes greater than 25 percent the lot is exempt from the hill side development standards (Section 17.28.030) of the Metro Zoning Code because the lot is greater than one acre in size.

STORMWATER RECOMMENDATION

1. Add the following to sheet C7.00. These various requirements are scattered amongst the various sheets.



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- a. Add the subdivision number, i.e., 2006S-199G-06, to the plat.
- b. Add the standard preliminary note: "This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application."
- c. Show existing topography.
- d. Add the standard buffer note: "The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 Regulations."

PUBLIC WORKS RECOMMENDATION

1. Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.
2. Plan proposes pre-split retaining walls along public ROW. Submit geotechnical report with specific design parameters for retaining wall, prior to submittal of construction plans.
3. All Retaining or split face walls must be located outside of the ROW and maintained by the Homeowner's Association.
4. Within residential developments all utilities are to be underground. The utility providing the service is to approve the design and construction. The developer is to coordinate the location of all underground utilities. Conduit for street lighting is required in the GSD.

CONDITIONS

1. Prior to this plat being recorded, the final plat for Woodbury, Phase II, 2006S-216G-06, must be approved and recorded.
2. The easement proposed for the turn around must be recorded with the final plat, or prior to this final plat being recorded.



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3. All Public Works' comments above must be addressed, and construction plans must be approved by Public Works prior to the final plat being recorded.
4. All Stormwater comments above must be addressed prior to the final plat being recorded.



**Project No.
Project Name**

**Subdivision 2006S-185G-02
Quail Ridge, Phase 1, Section 7, First
Revision**

**Council District
School Board District
Requested By**

3 – Tucker
3 - Garrett
The Developers, a Joint Venture, Michael Moore, Misty and Phillip Nevils, Preston and Tara Shaw Jr., Aaron and Patricia Wynn, John and Taronda Frierson, Ileta Beasley, Kirk and Cynthia Galbreath, Kevin and Gina Parsons, owners, Barge Waggoner Sumner and Cannon, engineer/surveyor.

**Staff Reviewer
Staff Recommendation**

Harris
Approve

**APPLICANT REQUEST
Final Plat**

Request to remove the sidewalk on the south side of Indian Summer Drive from 4904 to 4956 Indian Summer Drive, north of the intersection of Indian Summer Drive and Quail Ridge Drive.

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.

SUBDIVISION DETAILS

Sidewalk Removal

The applicant has requested that the sidewalks be removed from the final plat. The plat was recorded in August 2005, with sidewalks shown on the south side of Indian Summer Drive. The applicant has stated that sidewalks were mistakenly shown on the final plat. Sidewalks were not shown on the preliminary plat or construction documents.

Staff recommends approval to remove the sidewalks since sidewalks would not be required today with final platting of these lots. The zoning is R20 and each lot is proposed for 20,000 square feet or greater. Section 2-6.1 A(2) of the Subdivision Regulations state that “sidewalks are not required on new streets in residential subdivisions where the base zoning district requires a minimum lot area of at least 20,000 sq. ft. and the area of each lot to be platted remains 20,000 sq. ft. or greater.”



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STORMWATER RECOMMENDATION

Approved except as Noted.

1. Add the subdivision number, i.e., 2006S-185G-02, to the plat.
2. Add the standard Access Note: "Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any Storm water facilities within the property."

PUBLIC WORKS RECOMMENDATION

Exception Taken.

Comply with conditions of approved plan. Provide copy of approved plan and conditions. Future subdivision of property in this development may require a new TIS.

CONDITIONS

1. Prior to recordation, all Public Works and Stormwater comments and conditions for public infrastructure and/or right of way.
2. Final plat is to be recorded within 180 days from this meeting date, unless deferred.



Project No.
Project Name

Subdivision 2006S-191U-08
North Nashville Real Estate Company,
Resubdivision of lots 418, 420, & 422

Council District
School Board District
Requested By

19 - Wallace
1 - Thompson
Alpha Development Co., owner, Campbell McRae & Associates Inc., surveyor.

Staff Reviewer
Staff Recommendation

Pereira
Approve with conditions

APPLICANT REQUEST
Final Plat

Request to create three lots from one lot on 0.43 acres, located at 1811 7th Avenue North, approximately 330 feet north of Buchanan Street (classified within the R6 district).

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 creation of three lots from one parcel within the North Nashville Real Estate Company subdivision, on the south side of 7th Avenue North. Lot 1 has an existing single family dwelling, which will remain on the property, while lots 2 and 3 are proposed for either single family or duplex uses. According to the recorded plat, three lots once existed on this parcel. There is an existing sidewalk along 7th Ave. N., no other sidewalks are required to be constructed.

Lot comparability

Section 3-5 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.

Lot comparability analysis was performed and yielded the following information:

Lot Comparability Analysis		
Street:	Requirements:	
	Minimum lot size (sq.ft):	Minimum lot frontage (linear ft.):
7th Ave. N.	6,000	43.0



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As proposed, the three new lots have the following areas and street frontages:

- Lot 1: 6,015.7 Sq. Ft., (0.14 Acres), with 39.31 ft. of frontage
- Lot 2: 6,048.95 Sq. Ft., (0.14 Acres), and 36.36 ft. of frontage
- Lot 3: 6,000 Sq. Ft., (0.14 Acres), and 37.44 ft. of frontage

All three lots **pass** the minimum lot area for 7th Avenue North, but **fail** the minimum lot frontage requirements by 3.7, 6.6, and 5.6 feet, respectively.

Lot Comparability Exception

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 Planning Commission has discretion whether or not to grant a lot comparability exception.

Though all three lots fail the lot comparability for 7th Avenue North, the proposed lots do meet **one** of the qualifying criteria of the exception to lot comparability. Specifically, the lots fall within a quarter mile (or 1,320 feet) of an area that is designated with an Mixed Use land use policy.

As the plat will result in one single family home on lot 1, and the potential for duplexes on both lots 2 and 3, on 0.43 acres, the density could range up to 5 units/0.43 acres ≈ 11.6 units per acre (or 6.9 units/acre, if the other two lots are developed with single family homes). Either density arguably falls within the range as called for in the Single Family Attached and Detached land use policy on the site.

STAFF RECOMMENDATION

Staff recommends approval of this subdivision, based on one of the qualifying criteria for the lot comparability exception.

PUBLIC WORKS RECOMMENDATION

1. No Exceptions Taken.



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STORMWATER RECOMMENDATION

Approved.

CONDITIONS

1. Prior to final plat recordation, the plat must specify whether each lot is for single-family or two-family purposes.



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

Subdivision 2006S-194A-14
Lakeshore, Phase 2A, Lot 202
None
12 – Gotto
4 – Nevill
Terry and Connie Kibler, owners

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Setback Amendment

A request to permit a detached garage at 5445 Mainsail Lane.

Zoning
RS15 district

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

DETAILS

The request is to amend the side yard and rear yard setback to allow for the placement of a detached garage. As proposed the garage would be at its closest, three feet (3 ft.) off the side (west) property line, and 5 feet (5 ft.) off the rear (south) property line, and approximately 18 feet north of John Hagar Road.

Setback Requirements
(17.12.040.1.b)

Section 17.12.040.1.b of the Metro Zoning Code stipulates that accessory buildings of six hundred square feet or less, when located to the rear of a principal structure, shall provide a minimum side setback equal to one-half of that required for the district (but not less than three feet), and a minimum rear setback of at least three feet, except when garage doors open directly to an alley, in which case the minimum rear setback shall be ten feet.

Planned Unit Development (PUD)
61-74-G-14

This request is within the Lakeshore Planned Unit Development. This lot was recorded with a minimum side yard setback of five feet, and a minimum rear setback of twenty feet.

Staff Concerns

Typically this request would not require approval from the Planning Commission because it is in keeping with setback requirements for accessory structures stipulated in the Metro Zoning Code (see above); however, because it is in a PUD with approved setbacks, it must



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be reviewed by Planning. While staff does not have any concerns with this request, the adjacent property owner is opposed to this request. Instead of approving this request administratively, staff feels that it is more appropriate for the Planning Commission to approve or disapprove this request.

Staff Recommendation

Staff recommends that the request be approved because it is within the setback requirements for accessory structures stipulated in Section 17.12.040.1.b of the Metro Zoning Code.

STORMWATER RECOMMENDATION

No Exceptions Taken

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken



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

Subdivision 2006S-197G-02
Quail Ridge, Phase 2, Section 7
3 – Tucker
3 - Garrett
The Developers, a Joint Venture, owner, Barge, Waggoner, Sumner and Cannon, engineer/surveyor.

Staff Reviewer
Staff Recommendation

Harris
Disapprove, unless lots on the north side of Indian Summer Drive are removed.

APPLICANT REQUEST

Final Plat

Request to subdivide 16.92 acres to create 25 lots on the extension of Indian Summer Drive and new Indian Summer Court, approximately 1,900 feet west of Brick Church Pike.

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.

SUBDIVISION DETAILS

History

The preliminary plat was approved by the Commission in 1984, and later revised in 1986. The approved plan proposed this section as a part of Phase 4 with a note that stated “Reserved: Site and grading plans on these areas must be submitted to the Planning Commission prior to recording final plat.” There were no lots proposed on this area since this reserve status note was placed on the plat. The lots were shown on the plat on the south side of Indian Summer Drive and on the north eastern side of Indian Summer Drive, but none were shown for this section on the plan.

Request

The current request for final plat approval for 25 lots includes 13 new lots that were not shown on the preliminary plat. The other twelve lots could be approved by final plat as they are consistent with the preliminary plat.

The 13 newly proposed lots are not consistent with Section 17.28.030 (Hillside Development Standards) since lots are proposed within areas of 25% or greater slopes. This section states that, “For lots of less than one acre, any natural slopes equal to or greater than



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Staff Recommendation

twenty-five percent shall be platted outside of the building envelope and preserved to the greatest extent possible in a natural state.” Also, if the applicant were to use the cluster lot option, the lots would not meet the cluster lot policy since 20% or greater slopes would be within the lots. The lot widths would also not be approved since the Metro Zoning Ordinance requires a minimum width of seventy-five feet at the building line on up slopes and parallel slopes.

Staff recommends approval with conditions of the final plat for lots on the south side of Indian Summer Drive (lots 52-57) and lots on the northeastern side of Indian Summer Drive (lots 43-48). Lots on the northern side (lots 190-199 and lots 49-50) should not be approved with the final plat since they were never approved with a preliminary plat. Even if the applicant were to request revision of the preliminary plat, staff would not recommend approval due to the lots not meeting the Zoning Ordinance by creating lots with 25% or greater slopes.

STORMWATER RECOMMENDATION

Approved except as Noted.

1. Add the subdivision number, i.e., 2006S-197G-02, to the plat.
2. Add the standard Access Note: "Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any Storm water facilities within the property."

PUBLIC WORKS RECOMMENDATION

Exception Taken.

Comply with conditions of approved plan. Provide copy of approved plan and conditions. Future subdivision of property in this development may require a new TIS.



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CONDITIONS (If approved)

1. Prior to recordation, all Public Works and Stormwater comments and conditions for public infrastructure and/or right of way.
2. Final plat is to be recorded within 180 days from this meeting date, unless deferred.



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

Subdivision 2006S-201G-04
Bobby's Place
None
9 – Forkum
3 – Garrett
Robert B. Huffine, owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve

APPLICANT REQUEST

Final Plat

A request for final plat approval to create three lots on .57 acres, located on the southwest side of Cheyenne Boulevard, 80 feet south of Manzano Road.

Zoning

RS7.5 district

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

SUBDIVISION DETAILS

As proposed three new lots will be created out of one parcel. The lots will have approximately the following areas and frontages:

1. 8,520 sq. ft. (.19 acres), 55 ft.
2. 8,199 sq. ft. (.18 acres), 55 ft.
3. 8,893 sq. ft. (.20 acres), 181 ft.

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 by the Commission 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 is not required to grant the exception if they do not feel it is appropriate.

While this subdivision site abuts Arrowhead Estates to the north, the majority of the surrounding area is not developed; therefore, a lot comparability analysis was not conducted. Furthermore, if a lot comparability analysis was conducted, there would only be one (1) lot to compare with, which is the northern abutting lot, and the proposed lots are in keeping with this lot.



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Sidewalks

The Sidewalk Priority Index Score for this section of Cheyenne Boulevard is 24 so sidewalks are required, and are shown on the plat.

**STORMWATER
RECOMMENDATION**

No Exceptions Taken

**PUBLIC WORKS
RECOMMENDATION**

No Exceptions Taken



Project No.
Project Name
Council District
School District
Requested By

Planned Unit Development 2004P-013G-12
Mill Creek Towne Centre, Lot 1
31 – Toler
2 - Blue
ETI Corporation, for First Tennessee Bank, owner.

Staff Reviewer
Staff Recommendation

Pereira
Approve with conditions

APPLICANT REQUEST
Revision to Preliminary and Final PUD

Request to revise the preliminary plan and for final approval lot 1 of the Planned Unit Development district, located along the east side of Nolensville Pike, at Concord Hills Drive, classified SCC, (1.10 acres) to permit a 3,950 square foot bank, replacing an approved (but unconstructed) 10,000 square foot retail building on this lot of the PUD plan.

PLAN DETAILS

History

The original Mill Creek Towne Centre preliminary PUD was approved by the Metro Council in July 2004, which included single family lots, townhomes, and a range of retail/restaurant uses. The final PUD was approved with conditions by the Planning Commission on March 24, 2005, for 45 single-family lots, 248 townhomes, and 236,851 square feet of retail, restaurant, and grocery store uses.

The current revision to the preliminary & final PUD changes the use for lot 1 from retail to financial institution (office) use. The latter use is permitted by the underlying SCC zoning and constitutes a comparable land use to the approved retail and restaurant uses. The proposed 3,950 square foot building also falls short of the originally-approved 10,000 square foot retail building (with 40 parking spaces), and therefore can be considered a revision to the preliminary PUD.

Site Layout, Access, & Parking

The submitted PUD plan shows the building on lot 1, with associated surface parking located around it. A drive-through aisle is located on the western side. Two ingress/egress points are proposed off of Concord Hills Drive, as in the approved PUD, and a cross access driveway stub is shown on the north side, to proposed lot 8. Lot 8's access will be limited *only* to the two



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Sidewalks

access points for lot 1, as shown on these plans. In addition, a condition of approval of this revised final PUD for lot 1 is that **a cross access easement and driveway shall be provided to adjacent parcel 047, on the west, from lot 8** of the Mill Creek Towne Centre PUD. Parcel 047 is zoned MUL, and cross access is of benefit to both properties.

According to the applicant, the required sidewalks have already been constructed along Concord Hills Drive, and the required sidewalk along the north side of Nolensville Road has been bonded with the previous final plat. Prior to the issuance of building permits for lot 1, the sidewalk along Nolensville Road must be constructed.

STORMWATER RECOMMENDATION

Stormwater has reviewed the plans and calculations and found them to meet the requirements of Volume 1 of the Stormwater Management Manual. This development is recommended for approval of a grading permit.

PUBLIC WORKS RECOMMENDATION

All Public Works design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.

FIRE MARSHAL RECOMMENDATION

1. Fire hydrants should flow at least 1,250 GPM's at 40 psi residual.
2. No part of any building shall be more than 500 feet from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B.

CONDITIONS

1. Lot 8's access will be limited only to the two access points for lot 1, as shown on the final PUD plans for lot 1.
2. On the Mill Creek Towne Centre final PUD for lot 8, a cross access easement and driveway shall be provided to adjacent parcel 047, on the west.



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3. Prior to the issuance of building permits for lot 1, the sidewalk along the frontage of this property with Nolensville Road must be constructed.
4. Prior to final PUD approval, all Fire Marshal's Office conditions listed above shall be met.
5. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
6. 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.
7. Approvals within public right of way are subject to Public Works' review and approval of construction plans.
8. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
9. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.