



Request

2006CP-20-08

**Request to Amend the North Nashville
Community Plan: 2002 Update,
MetroCenter – North Rhodes Park DNDP**

Associated Cases

2006SP-108U-08

Council Bill

None

Council District

2 - Isabel

School District

1 - Blue

Requested by

Barge Cauthen and Associates

Staff Reviewer

Wood

Staff Recommendation

Approve with Special Policy

APPLICANT REQUEST

A request to amend the North Nashville Community Plan: 2002 Update, MetroCenter – North Rhodes Park DNDP to go from Mixed Use to Commercial Detailed Land Use policy with a Special Policy overlay for approximately 10.37 acres for property located between MetroCenter Boulevard, Dominican Drive, and Interstate 65.

DETAILED LAND USE POLICIES

Mixed Use (MxU)

This category includes buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Commercial (Com)

This category includes buildings that are entirely commercial in use with no residential. It is envisioned that mixed commercial buildings (e.g. retail, office) locate shopping uses at street level and office uses on upper levels to encourage an active street life.

ANALYSIS

This amendment is being requested to enable the applicant to develop a use on the property that is supported by the underlying Structure Plan policies (Corridor Center and Neighborhood Urban), but not the Mixed Use Detailed Land Use policy that applies to the site. The use in question is an automobile dealership, which is a use that can be accommodated in Corridor Center areas subject to appropriate design standards being met. Corridor Center areas (referred to as



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Community Center areas in subsequent community plans) are places where the consumer needs of a group of several neighborhoods are met. Larger Corridor Center areas such as this that have access not only to a four-lane arterial street but also to an interstate interchange would be expected to contain uses such as auto dealerships that may draw from an even broader market area. This is certainly true for the MetroCenter area, which already contains other large auto dealerships as well as major uses such as the Watkins College of Art and Design, Ted Rhodes Golf Course, and several large employers.

A small portion (3.19 acres, or 30%) of the amendment area is within Neighborhood Urban rather than Corridor Center Structure Plan policy, although it is in Mixed Use Detailed Land Use policy in both cases. This property is in the part of the amendment area where Dominican Drive crosses the interstate. There is no significant difference between the two Structure Plan policy areas in this instance given the location against the interstate and the predominantly commercial and light industrial character of the area.

Although the use in question is generally appropriate within the overall area, staff proposes a Special Policy because of the context relative to the rest of the DNDP area and adjacent neighborhoods. This site is part of the gateway into MetroCenter as one travels from downtown, and is correspondingly part of the gateway into the downtown area from MetroCenter. Its significance as such needs to be recognized, particularly if a use featuring a low-elevation structure that is set well back from the bounding streets is developed rather than multi-story mixed-use buildings that closely frame the streets. Therefore, the following Special Policy is recommended for the area:

Special Policy Area 1

This Special Policy applies to the Commercial policy area between MetroCenter Boulevard, Dominican Drive, and Interstate 65. In order to preserve and enhance this area's role as a gateway both for the MetroCenter and Downtown areas, the following objectives apply to development within it:



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- a) *Maintain or enhance the existing landscaping and signage that identify the area as a gateway to MetroCenter;*
- b) *Begin to establish features that identify the area as a gateway to Downtown Nashville;*
- c) *Protect existing mature trees to the maximum extent possible, particularly around the periphery of the site adjacent to the bounding streets, and treat them as integral to site design;*
- d) *Utilize techniques such as solid walls and landscaping to define the perimeter of the site and create a street wall.*
- e) *Construct buildings of high-quality, durable materials;*
- f) *Construct signage that is appropriately scaled for an environment that welcomes pedestrian, vehicular, and bicycle traffic.*



Case No.
Project Name
Council District
School District
Requested by

Zone Change 2006SP-007U-10
Glen Echo
25 - Shulman
8 - Harkey
Bob Haley, applicant for Cindy Lockhart, Delores Dennard, Jon Sheridan, Michelle Sheridan and C. Dennard, owners.

Deferral

This item was deferred from the June 22, 2006, Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Leeman
Defer until technical review has been completed by Metro Stormwater.

APPLICANT REQUEST

A request for final site plan approval for the Specific Plan district (SP) located on property at 1737, 1741, and 1745 Glen Echo Road, to permit 12 single-family lots on 3.07 acres.

PLAN DETAILS

The proposed plan includes 12 single-family lots with a minimum front setback of 30 feet on Glen Echo Road. The two internal streets include setbacks of two to five feet. The smaller internal setbacks, with rear access to each lot, create a street wall as called for in the Subarea Plan. The internal setbacks will also create a calming effect along the street since it will make the street appear narrower. The streets are designed to Metro standards, however. The plan also includes sidewalks on both sides of all new streets, and along the frontage of Glen Echo Road, as called for in the Subarea Plan.

Street Design

A temporary hammerhead design is proposed on the western end of Glen West Drive. This design was used in place of the normal 100 foot diameter turnaround due to limited space, and because a temporary turnaround is required on any stub-street longer than 150 feet to meet Fire Code.

Building Elevations

The plan also includes architectural renderings (elevations) for the different building types within the development. Staff has reviewed the elevations and recommends that the Commission approve them as consistent with the preliminary plan approved by the Metro Council.



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**FIRE MARSHAL
RECOMMENDATION**

Approved

**STORMWATER
RECOMMENDATION**

Plans have not passed technical review.

**PUBLIC WORKS
RECOMMENDATION**

Revise and resubmit.
Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.

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. Street lighting is required in the USD.

Plan proposes grass strip with tree plantings. Must meet the requirements of the Urban Forester. Adjust right of way accordingly.

Dimension right of way along Glen Echo. Dimension from centerline. Sidewalk to be located within right of way.

At temporary turnaround, extend right of way to property line.

CONDITIONS (if approved)

1. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter. A hammerhead design is acceptable if it has a 50 foot centerline and is 100 feet from one end to the other. It should also have a minimum width of 14 feet if one way traffic and 20 feet if two way traffic.



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2. All traffic conditions for public roadway improvements, must be bonded or completed prior to the recordation of any final plat, excluding the required street trees.
3. All comments from Metro Stormwater shall be addressed at the final plat stage.
4. All public roadways and private access easements shall be constructed to the property lines to allow for future connection of streets to adjacent parcels.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district, which must be shown on the plan.
6. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of Planning Commission approval.



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

Zone Change 2006Z-101U-13
Planned Unit Development 79-81-G-13
None
33 – Briley
6 – Awipi
CEI Engineering Associates, applicant, for Hickory Hollow Associates LLC, owner.
This item was deferred from the July 13, 2006, Commission meeting at the request of the applicant.

Deferral

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request to change 0.67 acres from agricultural and residential (AR2a) to shopping center regional (SCR) zoning on a portion of property located at 5319 Mt. View Road, at the southeastern corner of Bell Road and Mt. View 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
SCR district

Shopping Center Regional is intended for high intensity retail, office, and consumer service uses for a regional market area.

**ANTIOCH/PRIEST LAKE
COMMUNITY PLAN**
Regional Activity Center (RAC)

RAC policy is intended for concentrated mixed-use areas anchored by a regional mall. Other uses common in RAC policy are all types of retail activities, offices, public uses, and higher density residential areas. 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.

Consistent with Policy?

Yes. The proposed SCR zoning district is consistent with the intent of the RAC policy. There is also a Planned Unit Development (PUD) associated with this zone change. This zoning district would also allow for



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the requested use within this portion of the PUD to be consistent with the zoning.

RECENT REZONINGS

None.

**PUBLIC WORKS
RECOMMENDATION**

See PUD 79-81-G-13 for comments.

Typical Uses in Existing Zoning District: AR2a/Commercial PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Parking Lot ()	0.67	N/A	0*			

*The area proposed for the Amendment is approved for a parking lot use.

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
Gas Station without Convenience Market ()	0.67	N/A	266 s.f. with 5 pumps	843	65	70

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
--				843	65	70



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

Planned Unit Development 79-81-G-13
Belle Forge Commercial PUD
Zone Change 2006Z-101U-13
None
33 - Briley
6 - Awipi
CEI Engineering, applicant for Hickory Hollow Associates, LLC, owner.
This item was deferred from the July 13, 2006, Commission meeting at the request of the applicant.

Deferral

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST
Amend Preliminary PUD

A request to amend a 0.67 acre portion of the preliminary plan to permit the development of a fuel center with five pumps and a 266 square foot kiosk to be constructed within the existing parking lot, currently zoned AR2a and proposed for SCR, located at the northwest intersection of Bell Road and Mt. View Road.

PLAN DETAILS

The plan proposes a fuel center with five pumps and a 266 square foot kiosk within the existing parking lot of the retail shopping center.

There is no additional access proposed from Mt. View Road, Bell Road, or Bell Forge Lane. Access will be from existing drives.

The original PUD was required to have 489 spaces, and provided 665 parking spaces. Approximately 65 spaces will be lost with this development, leaving approximately 600 spaces, maintaining its legally required number of parking spaces.

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.

STORMWATER
RECOMMENDATION

Approved.



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CONDITIONS

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights-of-way.
3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. A revised plan showing all required revisions (if any) and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-102U-11
None
17 – Greer
7 – Kindall
Nashville Restoration Project, Inc., applicant, for Pluto Properties LLC & Saunders Company of North Florida, owners.

Deferral

This item was deferred from the July 13, 2006, Commission meeting.

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request to change 0.27 acres from industrial warehousing and distribution (IWD) to mixed use limited (MUL) zoning property located at 1243 Lewis Street and Lewis Street (unnumbered), approximately 275 feet south of N. Hill Street.

Existing Zoning
IWD district

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

Proposed Zoning
MUL district

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

SUBAREA 11 COMMUNITY PLAN
Commercial Mixed
Concentration (CMC)

CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Consistent with Policy?

Yes. The proposed MUL zoning district is consistent with the area’s CMC policy. The MUL district would allow for various uses that are not as intense as the IWD district and moves the zoning closer to the intent of the policy.

RECENT REZONINGS

None.

**PUBLIC WORKS
RECOMMENDATION**

No exception taken.



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Typical Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.27	0.337	3,963	365	9	6

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station with Convenience Market (945)	0.27	0.055	647	NA	388	482

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
--	0.27		-3,316	NA	379	476

Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.27	0.80	9,409	385	16	11

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station With Convenience Market (945)	0.27	0.055*	647	NA	388	482

*Adjusted as per use

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.27		-8,762	NA	362	471

METRO SCHOOL BOARD REPORT

Projected student generation*

2 Elementary 1 Middle 1 High

Schools Over/Under Capacity

Students would attend Park Avenue Elementary School, Bass Middle School, or Pearl Cohn High School. None of the schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated July 2006.

*This assumes that all of the MUL zoning would be used for residential purposes with 1,000 sq. ft. multi-family units.



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

Zone Change 2006SP-105U-13
H and M Motors
None
17 - Greer
7 – Kindall
Tony Saradi, applicant for Charles Cantrell owner
This request was deferred from the July 13, 2006,
Commission meeting.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Preliminary and Final SP

A request to change approximately 0.44 acres from Commercial Services (CS) to Specific Plan (SP) zoning to permit "Automobile Sales Used", "Automobile Services" and approve a final site plan, property located at 1517 4th Avenue South, at the corner of 4th Avenue South and Mallory Street.

Existing Zoning
CS district

Commercial Service is intended for retail, consumer service, financial, restaurant, office, auto-repair, new auto sales, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning
SP district

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.
- 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.



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- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SUBAREA 11 COMMUNITY PLAN

Commercial Arterial
Existing (CAE)

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

Consistent with Policy?

Yes. The request is consistent with the area’s Commercial Arterial Existing policy.

PLAN DETAILS

Background

In April 2006, Metro Council passed legislation that defines different types of “auto uses” and designates which auto uses will be allowed in certain zoning districts. With this legislation, used car lots are designated to the SP (Specific Plan), and industrial (IWD, IR and IG) zoning districts. While the new legislation allows for used car lots to be located in all industrial zoning districts by right, other areas require a SP, which is its own zoning district (for more details on the SP see above).

Site Plan

This site is currently developed. Staff’s review of the SP is to ensure that the request is consistent with the area’s land use policy, and that it will not have any negative impact on the surrounding area and if needed require certain improvements.

The plan identifies the site as it currently exists. Accordingly it identifies the paved lot, a 1,781 square foot block building, a metal shipping container and wood shed, perimeter fence, and various other features which can be seen on the plan.

Recommended Site Improvements

Staff recommends that the request be approved with the conditions listed below. If the conditions are not met then staff recommends disapproval.



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1. There shall be a physical separation of the automobile display area and parking area from the sidewalk in the form of a knee wall of a minimum 24" height. Wall shall be placed along 4th Avenue South and Mallory Street, and must meet one of the following two conditions:
 - a. The wall shall be constructed of concrete, stone, finished masonry or other similar material, or
 - b. The wall shall be solid or consist of pillars with wrought iron or similar material between the pillars.
2. No chain link fence shall be within 25 feet of any public right of way. No razor wire, barbed wire or similar materials shall be allowed on the property. The existing chain link fence shall be removed.
3. Sidewalks must be constructed or repaired along 4th Avenue South and Mallory Street so that they are up to Metro Code in terms of construction.
4. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.
5. All signs shall be monument signage or on-building. Pole-mounted signs shall not be permitted.
6. Landscaping shall be provided on site, and must be approved by planning staff prior to approval of the final development plan.
7. All performance and development standards not specifically listed in the SP shall be the same as if the property were zoned CN.

RECENT REZONINGS

None

**PUBLIC WORKS
RECOMMENDATION**

1. Identify and label the existing right of way, street widths, edge of pavement, sidewalks.
2. Dimension driveway ramps. Provide a parking table.



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3. All Public Works' design standards shall be met prior to permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

CONDITIONS

1. There shall be a physical separation of the automobile display area and parking area from the sidewalk in the form of a knee wall with a minimum 24" height. Wall shall be placed along 4th Avenue South and Mallory Street and must meet one of the following two conditions:
 - a. The wall shall be constructed of concrete, stone, finished masonry or other similar material, or
 - b. The wall shall be solid or consist of pillars with wrought iron or similar material between the pillars.
2. Sidewalks must be constructed or repaired along 4th Avenue South and Mallory Street so that they are up to code in terms of construction.
3. No chain link fence shall be within 25 feet of any public right of way. No razor wire, barbed wire or similar materials shall be allowed on the property. The existing chain-link fence shall be removed.
4. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light
5. All signs shall be monument signage or on-building. Pole-mounted signs shall not be permitted.
6. Landscaping shall be provided on site, and must be approved by planning staff prior to approval of the final development plan.
7. All performance and development standards not specifically listed in the SP shall be the same as if the property were zoned CN.
8. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to



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the Planning Commission by the Stormwater Management division of Water Services.

9. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for all improvements within public rights of way.
10. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
11. 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.
12. This final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of Metro Council's final approval



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

Zone Change 2006Z-124G-02
2006P-013G-02
None
3 - Tucker
3 - Garrett
Centex Homes, for Thomas F. Cone, owner.
This item was deferred from the July 13, 2006,
Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST

A request to change from residential single-family (RS20) to residential single family (RS7.5) (78.12 acres) and multi-family (RM9) (22.53 acres) zoning property located at 3474 and 3500 Brick Church Pike, and Brick Church Pike (unnumbered), located between Interstate 24 and Brick Church Pike, (100.65 acres total).

Existing Zoning
RS20 district

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

Proposed 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.

RM9 district

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

SUBAREA 2 COMMUNITY PLAN
Residential Medium

RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Natural Conservation

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



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Consistent with Policy?

development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

The RM9 and RS7.5 zoning districts implement the 4 to 9 dwelling unit density specified by the Residential Medium policy.

Approximately 7.7 acres of the site is located in Natural Conservation Policy and is left largely undisturbed in the associated Planned Unit Development application. Several lots located within this policy need to be eliminated to be completely consistent with the intent of that policy.

PUBLIC WORKS RECOMMENDATION

See PUD comments.

Typical Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	100.65	1.85	186	1,841	140	188

Typical Uses in Proposed Zoning District: RS7.5/PUD

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	78.12	4.94	320	3,032	234	306

Typical Uses in Proposed Zoning District: RM9/PUD

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	22.53	9	135	829	66	77

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
--			+	2,020	160	195



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METRO SCHOOL BOARD REPORT

Projected student generation

59 Elementary

60 Middle

57 High

Schools Over/Under Capacity

Students would attend Alex Green Elementary School, Ewing Park Middle School, or Whites Creek High School. Ewing Park Middle School has been identified as being over capacity by the Metro School Board. There is capacity at a middle school within the cluster. This information is based upon data from the school board last updated July 2006.

CONDITIONS

School site dedication Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site 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 Whites Creek School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final plat consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.



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

Planned Unit Development 2006P-013G-12
Cone Property
2006Z-124G-02
None
3 - Tucker
3 - Garrett
Centex Homes, for Thomas F. Cone, owner
This item was deferred from the July 13, 2006,
Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST
Preliminary PUD

A request for preliminary approval for a Planned Unit Development district to permit 143 townhomes and 276 single-family lots, located at 3474 and 3500 Brick Church Pike, and Brick Church Pike (unnumbered), located along between Interstate 24 and Brick Church Pike, (100.65 acres).

PLAN DETAILS

Site Design

The plan proposes 143 townhomes and 276 single-family lots.

The 143 townhouses are located on 22.53 acres at the southern end of the site bordering an industrial warehouse use. There are 23 two bedroom units and 120 three bedroom units proposed. The North Fork of Ewing Creek cuts through the eastern side of the townhouse section and the land is being designated as a greenway conservation and public access trail easement.

The 276 single-family homes are located on 78.12 acres comprising the northern portion of the site.

Access is provided through 2 street connections to Brick Church Pike. Two stub streets have been provided on the north side for future development.

The proposed plan includes 34% open space provided in a variety of ways. There is a dedication of a greenway conservation easement, a mix of active and passive open spaces, and a set aside of land in the



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Variance Request 3-6.2. Block Lengths

Natural Conservation Policy. Three centralized Neighborhood Parks have located in the plan.

The applicant has applied for a variance to the 1,200 foot maximum block length due to grading challenges. The applicant has requested a 1,500 foot block length for the street shown as Rainer Drive. The application reports that a road bisecting the block would require a grade change of 35 vertical feet over 275 linear feet. Construction of the road is possible but would require more grading of the site, as well as the construction of large retaining walls. Staff recommends approval of the requested variance with a condition that a mid-block traffic calming device be used to break up this long stretch of roadway.

Natural Conservation Policy

The applicant has requested to be allowed to place four lots in the area of the site designated as Natural Conservation Policy. They contend that the policy permits 0.5 dwelling units per acre, and that based on 7.74 acres of land they should be allowed to have a small number of lots encroaching into this area. Staff recommends that this request not be allowed. This plan is utilizing the cluster lot option to permit smaller lot sizes to maximize their density. The exchange for optimizing density is it to preserve sensitive areas of the site. Additionally, a National Register eligible property, the Jackson House (further discussed in the Historical Commission's comments) is located adjacent to the area classified as Natural Conservation. This historic resource should be buffered from this new development.

Design Standards

Staff recommends that several design standards be included as conditions to help this new development blend with the existing development in the area:

- All buildings shall have a minimum building foundation elevated 24" above the sidewalk and 18" above the final site grade at the front elevation
- Building walls shall be finished in brick, stone, fiber-cement siding, shingles, stucco, or vinyl siding. Vinyl siding may not be used on the front façade of any building except for trim.



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HISTORICAL COMMISSION

The home located at 3500 Brick Church Pike is known as the Jackson House, and is listed as National Register-eligible in the 1995 Subarea plan as well as in the updated materials for the Union Hill Plan that is ongoing. The Historical Commission states they have very little knowledge of the history of the house, but it appears that it is a very important historic resource in this area where very few National Register or National Register eligible properties still exist. Any proposal for surrounding property should take care to consider this house and its surroundings, and the house should be buffered from development.

PUBLIC WORKS RECOMMENDATION

Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.

Construct Hampton Drive and Shasta Drive per standard detail ST-252.

Construct ST-324 ramp from public street to private street. Show continuous sidewalk within right of way.

Along private street / driveway, provide adequate sidewalk width to meet ADA requirements, accommodating potential vehicle overhang.

All streets shall support turning movement of SU 30 design vehicles.

In accordance with the recommendations of the TIS:
(1) Construct both project access drives at Brick Church Pike with one entering and two exiting lanes (LT and RT) each with 75 ft of storage and transitions per AASHTO/MUTCD standards.

(2) Construct southbound and northbound left turn lanes on Brick Church Pike at the intersection of Brick Church Pike and Westchester Drive/northern access, each with 100 ft of storage and transitions per AASHTO/MUTCD standards.

(3) Construct a northbound left turn lane on Brick Church Pike at the intersection of Brick Church Pike



Metro Planning Commission Meeting of 08/10/06

and the southern access with 100 ft of storage and transitions per AASHTO/MUTCD standards.

(4) Provide adequate intersection and stopping sight distance at both project access drives onto Brick Church Pike per AASHTO standards for the posted speed limit.

STORMWATER RECOMMENDATION

Approved Except As Noted.

1. Add 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.
2. Add note stating that water quality will be handled through the Storm Detention Area.

FIRE MARSHAL RECOMMENDATION

Not Approved

1. Fire Hydrants should flow at least 1250 GPM's at 40 psi.
2. All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.

CONDITIONS

1. Comply with Stormwater conditions of approval:
 - Add 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.
 - Add note stating that water quality will be handled through the Storm Detention Area.
2. Comply with Public Works Conditions of approval listed above:
 - Construct Hampton Drive and Shasta Drive per standard detail ST-252.
 - Construct ST-324 ramp from public street to private street. Show continuous sidewalk within right of way.
 - Along private street / driveway, provide adequate sidewalk width to meet ADA



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requirements, accommodating potential vehicle overhang.

- All streets shall support turning movement of SU 30 design vehicles.
- In accordance with the recommendations of the TIS:
 - (1) Construct both project access drives at Brick Church Pike with one entering and two exiting lanes (LT and RT) each with 75 ft of storage and transitions per AASHTO/MUTCD standards.
 - (2) Construct southbound and northbound left turn lanes on Brick Church Pike at the intersection of Brick Church Pike and Westchester Drive/northern access, each with 100 ft of storage and transitions per AASHTO/MUTCD standards.
 - (3) Construct a northbound left turn lane on Brick Church Pike at the intersection of Brick Church Pike and the southern access with 100 ft of storage and transitions per ASHTO/MUTCD standards.
 - (4) Provide adequate intersection and stopping sight distance at both project access drives onto Brick Church Pike per AASHTO standards for the posted speed limit.

3. A mid-block traffic calming device shall be used to break up the proposed street with a block length in excess of 1200 (shown as Rainer Drive).
4. Remove all lots located in the Natural Conservation Policy.
5. All buildings shall have a minimum building foundation elevated 24" above the sidewalk and 18" above the final site grade at the front elevation
6. Building walls shall be finished in brick, stone, fiber-cement siding, shingles, stucco, or vinyl siding. Vinyl siding may not be used on the front façade of any building except for trim.
7. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.



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



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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.

13. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.



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

Planned Unit Development 2005P-030G-14
Ravenwood, Ph. 1, Sect. 1 Final PUD

None
14 - White
4 - Nevill

Civil Site Design Group, applicant, for FWB Investments, owners.

Deferral

This item was deferred from the July 13, 2006, Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST

Final PUD

A request for Final PUD approval to permit 55 single-family lots located on the north side of Stones River Road (unnumbered), approximately 590 feet northwest of Lebanon Pike.

PLAN DETAILS

Site Design

The plan proposes 55 single-family lots with minimum lot sizes from 5,000 square feet.

Access is proposed from the adjacent property to the east with pedestrian access (greenway easement) from Stones River Road. There was a condition with the preliminary approval that stated Metro Parks is to provide approval prior to final PUD approval. Metro Parks is in negotiation with the adjacent property (parcel 018) for future greenway and park activities. If right of way is acquired to connect with Lebanon Pike by the developer through the Parks property, a PUD amendment or revision may be required since a new point of access will be provided. A subarea plan amendment may also be required to change the status of the proposed road from a collector street to a local street.

Prior to final plat approval, documentation is to be provided from Metro Parks and the applicant regarding any right-of-way proposed to the property from the adjacent property. Also, the stone wall along the boundary of the property is to remain since it may have historical significance.



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A revised plan is to be submitted that labels the “Dedicated Conservation Greenway Public Access Easement Area.” The greenway is to also be relocated from the connection to the south to the west to parcel 018. There is also a greenway that is to be shown and labeled along the southern boundary of the property that should be bonded and/or constructed prior to final plat approval.

Six critical lots are proposed which will require a grading plan to be submitted with the final plat to show how those six lots will meet the critical lot standards.

There was a condition with the preliminary approval that a right-of-way dedication be provided for future connectivity based on the community plan. This right-of-way dedication has not been labeled, but must be shown on the plan.

PUBLIC WORKS RECOMMENDATION

Any approval is subject to Public Works' approval of the construction plans. Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.

STORMWATER RECOMMENDATION

Approved except as noted.

1. Provide a better level spreader (one that is more permanent). A stone check dam would require maintenance several times a year.
2. On the grading sheets, show the contours (grading) for all the ditches. Be sure that these ditches (and any pipes) are located within ROW, Open Space / Drainage Easements, or within a PUDE.
3. For storm structure C7, Tc (on sheet C2.03) is indicated to be at 539, but ground elevation (contours) is indicated to be at 532?
4. For the stormwater treatment, pipe network “A” treatment was calculated to be 9.65 cfs. The treatment capacity of unit “1266” is 7.2 cfs.
5. For the stormwater treatment, how is water quality being handled for pipe



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networks “B” and “C”? Calculations, easements, maintenance agreements would be required if the lake and / or swale is to be used.

6. 40 acre drain appears to intersect near the vicinity of the sewer pump station / lot

113. Delineation did not appear to cover all the drainage basin. If no buffer is to be left in place, then provide determination.

7. For all the offsite work, provide the instrument number (deed book / page) showing that the sites property owner is the same as the adjacent property owners.

8. Size all outlet protection. Specify the length and D50 size on the plans.

CONDITIONS

1. Prior to final plat approval, revised final PUD plans are to be submitted and the plat is to show the following:
 1. Dedicated Conservation Greenway Public Access Easement Area
 2. 60' Right-of-way dedication required by the Community Plan.
 3. Site data table proposing the size of each lot.
 4. Label proposed greenway trails and stone wall is to be labeled as to remain.
2. Prior to final plat approval, proposed greenway trails are to be constructed or bonded.
3. Prior to final plat approval, documentation is to be provided by the applicant and/or Metro Parks with the status of the right-of-way acquisition.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
5. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the



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final boundary plat for all property within the overlay district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.

6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. This final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of Metro Council's final approval



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

Zone Change 2004SP-090G-12
Kingsport Estates
BL2006-1157
32 – Coleman
2 – Blue
E. Roberts Alley & Associates, Inc., applicant for
Martha S. Wisener, owner.

Staff Reviewer
Staff Recommendation

Harris
*Defer until Public Works approves the associated
access study.*

APPLICANT REQUEST
Preliminary Plan

A request to change 41.44 acres from agricultural and residential (AR2a) to Specific Plan (SP) zoning property located at 5748 Pettus Road, on the west side of Preston Road, to permit 72 single-family lots.

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
SP district

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.
- 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.



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- Use of SP **does not** relieve the applicant of responsibility for Subdivision Regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN

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.

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.

Consistent with Policy?

Yes. The proposed SP district is consistent with the area's RLM and NCO policy.

Plan Details

The plan proposes 72 single-family homes with access proposed off of Preston Road and Pettus Road. Much of the floodplain and floodway areas are remaining undisturbed.

A cluster lot subdivision is proposed which requires additional open space to be provided for the use and enjoyment of the future homeowners. There is a condition stated on the plan that a playground area will be provided for children within the subdivision, however, it is not labeled on the plan where that open space will be provided. Another condition stated on the plan is that the applicant is to work with Metro Parks to extend the greenway along Mill Creek. This will also be counted as useable open space. Approval from Metro Parks will be required prior to final site plan approval.

There are double frontage lots proposed along Pettus and Preston Road. A 50' landscape buffer is proposed to buffer adjacent residential development along these roads. The buffer along Pettus Road must be labeled prior to final SP approval. The buffer is to keep the existing trees along Preston and Pettus Road.



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Infrastructure Deficiency Area

Eleven lots have some existing floodplain within the lot. These lots are not labeled as critical lots and would require a comprehensive grading plan to meet critical lot standards. These lots are to be labeled and the grading plans are to be approved by Metro Planning prior to final site plan approval.

A collector street is required by the Community Plan and is provided for future connectivity.

There is a condition stated on the plan regarding a cave in the vicinity of this property. Staff recommends that a geotechnical study be provided prior to final site plan approval.

This property is located within an infrastructure deficiency area for transportation established by the Planning Commission in the Southeast Community Plan. Therefore, staff recommends approval with the condition that the infrastructure deficiency area requirements be applied during the final SP stage.

This property is located within RLM and NCO policy. The RLM policy requires 13 linear feet per acre of infrastructure improvements, while the NCO policy does not require improvements since it is not intended for intense development. The acreage within RLM policy being developed is 26 acres, which would require 338 linear feet of roadway improvements to be provided. There is approximately 15 acres located within NCO policy and does not require any infrastructure improvements.

RECENT REZONINGS

None.

STORMWATER RECOMMENDATION

Approved except as Noted.

1. Site will be required to use "worst-case-scenario" for floodplain/floodway.
2. Compensated fill/cut will be required.
3. A variance will be required for stream crossing.

PUBLIC WORKS RECOMMENDATION

An access study is required.



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Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.

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. Installation of conduit for street lighting is required in the GSD.

Show and dimension right of way along Pettus Road. Label and dedicate right of way 30 feet from centerline to property boundary. Label and show 12' reserve strip for future right of way (42 feet from centerline to property boundary), consistent with the approved major street plan (U4 - 84' ROW).

Sight distance appears inadequate at the Preston Road access intersection. Document adequate sight distance at project entrances.

Minimum elevation of public streets shall be a minimum one (1) foot above the 100-yr flood elevation.

Proposed subdivision appears to be located in Planning's IDA policy area.



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Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	41.44	0.5	20	192	15	21

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	41.44	1.73	72	769	60	80

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
--				577	45	59

METRO SCHOOL BOARD REPORT

Projected student generation

10 Elementary 7 Middle 7 High

Schools Over/Under Capacity

Students would attend Maxwell Elementary School, Antioch Middle School, or Antioch High School. All of these schools have been identified as being over capacity by the Metro School Board. There is capacity at another middle school within the cluster and capacity at an adjacent high school cluster (Glencliff). There is no capacity within the cluster for elementary students. This information is based upon data from the school board last updated February 2006.

Fiscal Liability

The Metro School Board reports that due to the overcrowded condition of the school(s) impacted by this proposed rezoning and the lack of capacity of other elementary schools within the cluster, approval of the rezoning and the development permitted by the rezoning will generate a capital need liability of approximately \$120,000 for additional school capacity in this cluster. This estimate is based on maintaining current school zone boundaries.

CONDITIONS (if approved)

1. Prior to final SP approval, revised preliminary plans are to be submitted that shows the following:



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- a. Label landscape buffer yard for double frontage lots along Pettus Road. Existing trees are to remain.
 - b. Label all critical lots proposed.
 - c. The plan is to show the amount of undisturbed floodplain, amount of open space, and amount of acreage within the RLM policy or amount that is being developed.
 - d. The name of the SP is to be changed due to same name as another proposal in this area.
 - e. The plan is show the amount of area within the RLM policy so that roadway improvements can be determined.
2. Prior to final site plan approval by the Planning Commission, the Metro Parks Department, or applicable agency, shall provide, in writing, the approval of the proposed greenway along Mill Creek.
 3. A total of 338 linear feet of roadway improvements is to be provided for the infrastructure deficiency policy.
 4. Prior to final site plan approval, Metro Stormwater and Public Works are to review and submit approval.
 5. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.
 6. 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 RS10 zoning district, which must be shown on the plan.
 7. 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. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle



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of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.

8. A cave study/geotechnical study is to be completed by a Registered Engineer prior to Final Site Plan approval. The report should specifically address the low area near the main road and roundabout and provide recommendations for structural fills, grading, bearing capacities, etc. This report must be submitted prior to or in conjunction with the submittal of the final SP site plan. Should the geotechnical report indicate that the sinkholes are larger than identified on the preliminary SP district plan, the number of units and layout of the roads may be reduced and relocated.



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

Zone Change 2006Z-008U-08
None
19 – Wallace
5 – Brooks
2120 Partners LLC, applicant/owner
This application was deferred indefinitely at the January 12, 2006, Commission meeting at the request of the applicant.

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

Request to change approximately 1.52 acres from office and residential (OR20) and single-family and duplex (R6) to mixed use general (MUG) properties located at Hume Street (unnumbered) and 8th Avenue North (unnumbered).

Existing Zoning
OR20 District

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

R6 District

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

Proposed Zoning
MUG District

Mixed Use General is intended for a moderately high intensity mixture of residential, retail, and office uses.

**NORTH NASHVILLE
COMMUNITY PLAN**

Corridor Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An accompanying Urban Design or Planned Unit Development overlay district or site plan should



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Salem Town Detailed Neighborhood Development Plan Mixed Use (MU)

accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

MU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

The plan for this area further recommends that development be mid – rise (4-6 stories), and that corner lot building be built to the sidewalk to provide a “Main Street” character. When possible, on-street parking should be provided.

Consistent with Policy?

While the proposed MUG zoning district would allow for the kind of uses called for in the North Nashville Community Plan and the Salem Town Detailed Neighborhood Development Plan, no PUD plan or site plan has been provided. Because many uses allowed in the MUG district are not consistent with the area’s policy, a plan is required. A plan ensures that the ultimate uses and layout are consistent with the adopted plans. This site is also within the Phillips-Jackson Street Redevelopment District, and is subject to design review by MDHA.

History

This request was originally submitted for the January 12, 2006, Planning Commission meeting, but was deferred indefinitely at the request of the applicant. Due to the same concerns listed above, staff’s recommendation at that time was to disapprove.

An elevation has been submitted by the applicant, but it does not provide adequate information for staff to review. Staff has notified the applicant that a site plan, such as a Specific Plan will be required for approval, but at this time the applicant is not prepared to submit any plan and wishes to go forward with the request as submitted.



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Recommendation

Because the requested MUG district allows uses that are not consistent with the area's policy, staff recommends that without a PUD overlay district, or a SP district the request be disapproved. Also, because this proposal is located within the Phillips-Jackson Street Redevelopment District, a design plan must be approved by the MDHA design review committee before staff *could* recommend approval.

PUBLIC WORKS RECOMMENDATION

A TIS is required at development.

Typical Uses in Existing Zoning District: OR20/R6

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	1.52	6.18	9*	86	7	10

*Assumes all 1.52 acres is R6

Typical Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.52	0.184	12,183	263	35	93

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
--	1.52			177	28	83

Maximum Uses in Existing Zoning District: OR20/R6

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	1.52	6.18	9	86	7	10

*Assumes all 1.52 acres is R6

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.52	3.0	198,634	2253	324	302

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
--	1.52			2167	317	292



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

Zone Change 2006SP-067G-06
Jones Property
BL2006-1115
35 – Tygard
9 - Warden
Land Design, applicant for John G. Jones, owner.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST
Preliminary SP

A request to change from agricultural and residential (AR2a) to specific plan (SP) zoning for 36.2 acres located approximately 1,850 feet south of Highway 70 at 7874 McCrory Lane, to establish design guidelines for development complying with all other provisions of the RM4 zoning district.

History

This application was originally approved by the Planning Commission on May 11, 2006, for RM4, residential multi-family zoning. The application was deferred at Metro Council on second reading to allow for the conversion of the application from RM4 to Specific Plan to require design standards.

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
SP district

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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Plan Details

- 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.

The maximum density on this site is four dwelling units per acre. The details of this development will be determined at the development plan submittal. Any detail that has not been addressed by the current submittal shall be required to be consistent with the RM4 district standards.

The type of dwelling unit will be determined at the final development stage, but the units will have a minimum square footage of 1400 square feet and a minimum of two bedrooms. The materials will be brick, stone or fiber cement siding.

A greenway and conservation access easement dedication is shown that includes the floodway, floodway buffer and 25-feet beyond the floodway buffer.

A landscape buffer is proposed to be located along the property frontage on McCrory Lane.

BELLEVUE 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.

Consistent with Policy?

Yes. The proposed SP district with a density of four dwelling units per acre is consistent with the Bellevue Community Plan's RLM policy. This is a unique site because it is separated from the other single-family developments in the area by the Harpeth River on the south side of the site and an old quarry on the north side of the site. Because the site is on the Harpeth River,



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development will be required to limit disturbance to the flood plain and will be clustered. A greenway easement will be required with development of the site. Due to the site's location and site specific constraints, the density allowed with the proposed SP district is appropriate.

RECENT REZONINGS

Various properties on the south side of the Harpeth River along McCrory lane were rezoned to RS10 recently.

PUBLIC WORKS RECOMMENDATION

There is insufficient infrastructure design data provided with this Specific Plan to make an engineering review. Deferral would be in order to allow the designer time to provide development plans, including the required infrastructure design.

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	36.20	0.5	18	215	23	23

Maximum Uses in Proposed Zoning District: SP (with a limit of 4 dwelling units per acre)

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	36.20	4	145	881	70	82

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
--			+127	666	47	59

METRO SCHOOL BOARD REPORT

Projected student generation

9 Elementary 7 Middle 7 High

Schools Over/Under Capacity

Students would attend Gower Elementary School, Hill Middle School, or Hillwood High School. None of these schools has been identified as being over capacity by the Metro School Board, but there is capacity within the cluster. This information is based upon data from the school board last updated July 2006.



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CONDITIONS

1. The maximum density on this site is 4 dwelling units per acre.
2. The type of dwelling unit will be determined at the final development stage. The illustrative street layout is subject to change dependant on the final unit layout.
3. The materials will be brick, stone or fiber cement siding.
4. All mailboxes shall be of uniform design and materials.
5. Prior to building permit, a final plat will be recorded that includes a dedication for a greenway and conservation access easement that includes the floodway, floodway buffer and 25-feet beyond the floodway buffer.
6. Any detail that has not been addressed by the current submittal shall be required to be consistent with the RM4 district standards.
7. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.



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

Zone Change 2006SP-075U-08
Taylor Place Specific Plan
BL2006-1162
19 - Wallace
1 - Thompson
Ed Swinger, owner.

Staff Reviewer
Staff Recommendation

Harris
Disapprove. Site plan is insufficient.

APPLICANT REQUEST
Preliminary SP

Rezone 0.18 acres from residential single-family and two-family (R6) to Specific Plan (SP) zoning properties located at 1329 7th Avenue North, southwest corner of 7th Avenue North and Taylor Street to permit 5 single-family homes.

Existing Zoning
R6 district

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

Proposed Zoning
SP district

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 new 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.
- 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.



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NORTH NASHVILLE COMMUNITY PLAN POLICY

Neighborhood Urban (NU)

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

*Germantown Detailed
Neighborhood Design Plan*
Mixed Live/Work

MLW is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

Consistent with Policy?

Although the Germantown DNDP calls for a mixture of residential and office uses, the site plan proposes all residential uses. The plan also calls for consolidation of surrounding lots with a service alley to the rear. The current property owner does not have ownership of adjacent properties. The proposed uses in the plan are consistent with the plan, however, there is not enough information provided to review the design aspects.

A site plan is required with any development proposal in a DNDP area. A plan has been submitted, but is not sufficient for an SP application. The plan does not show elevations, landscaping, or provide information for sufficient Stormwater review. The plan has also not been approved by MDHA or the Metro Historic Commission.

PLAN DETAILS

The plan proposes five single-family homes with access from an existing alley. The frontage of the development is proposed along Taylor Street.

Vehicular Access/Parking

The plan proposes access from an existing alley with five parking spaces. On-street parking would also be provided for additional parking. Staff recommends that the parking area be revised to provide four parking spaces within parking area and one parking space at the



Metro Planning Commission Meeting of 08/10/06

Building Elevations

eastern most corner lot to provide for additional landscaping and area for trash disposal.

There has not been a plan submitted showing building elevations based upon the new plan layout. If this plan is approved by Metro Council, this will have to be shown with the final development plan. A revision may be required if the building elevations are not in keeping with the intent of the SP district and land use policy.

Landscaping Plan

There has not been a plan submitted showing landscaping. If this plan is approved by Metro Council, this will have to be shown with the final development plan. A revision may be required if the landscaping plan is not in keeping with the intent of the SP district and land use policy.

Pedestrian access

There are existing sidewalks along the frontage of the property, however, they are not shown on the plan.

MDHA/MHC Approval

The Metro Development and Housing Authority and Metro Historical Commission have not recommended approval of this proposed plan. It has been before the Design Review Committee, but the Committee asked that the plan be revised to deal with parking, setbacks, and density issues.

RECENT REZONINGS

None.

PUBLIC WORKS RECOMMENDATION

Exception Taken.
No dimensioned site plan received. (Only received sheets A-1 - A-4)

Provide standard site boundary and topo data. What is the topography as it relates to existing streets? What is the existing right of way, street widths, edge of pavement, sidewalks in relation to right of way?

STORMWATER RECOMMENDATION

Returned for Correction.

- FEMA Note / Information
- North Arrow & Bearing Information
- Vicinity Map
- Proposed Site Layout (Scale no less than 1" = 100', Contours no greater than 5')
- 78-840 Note:



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(Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)

- A 40 Acre Drain buffer exists on or near the proposed property. Provide delineation showing that a buffer does not exist or remove all building, parking, grading, etc. out of buffer area.

- Buffer Note (if there is a drain buffer):

(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.)

- 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.)

- Access Note:

(Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)

- C/D Note:

(Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)

- Existing Topo

- Water Quality Concept

- Room for Detention (if necessary)

METRO SCHOOL BOARD REPORT

Projected student generation

0 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. All schools have been identified as having capacity by the Metro School Board. This information is based upon data from the school board last updated July 2006.



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CONDITIONS (If approved)

1. Metro Public Works and Stormwater are to approve SP prior to final development plan approval.
2. Within 30 days of approval from Metro Planning Commission and Metro Council, revised plans are to be submitted that provides building elevations, revised parking with 4 spaces off the alley and one on the corner lot to the east, and landscaping.
3. As a part of the final SP plan approval, a separate, detailed landscaping plan and building elevations must be provided.
4. MDHA and MHC must recommend approval prior to final site plan approval.
5. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.
6. 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 MUN zoning district, which must be shown on the plan.



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

2006SP-108U-08
Metro Center Auto Facility
None
2 – Isabel
1 – Thompson
Barge Cauthen and Associates, applicant for Metrocenter Properties Inc., CB & J Properties LLC, South Central Bell Telephone Co., Felix Wade et ux, and Strickland Enterprises, owners

Staff Reviewer
Staff Recommendation

Swaggart
If the associated North Nashville Community Plan is amended, then staff recommends approval with conditions.

APPLICANT REQUEST
Preliminary SP

A request to change approximately 4.96 acres from mixed use limited (MUL) and residential single-family (R6) to specific plan (SP) zoning on various properties bounded by Metrocenter Boulevard, Dominican Drive, and Clay Street, to permit a new automobile sales and service complex with two buildings totaling 32,225 square feet, and an existing telephone utility/communication facility.

Existing Zoning
MUL district

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

R6 District

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

Proposed Zoning
SP district

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.

NORTH NASHVILLE COMMUNITY PLAN

Existing Policies

Structure Policy

Corridor Center (CC)

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

Detailed Policy

Mixed Use (MU) in CC

MU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Proposed Policy

Detailed Policy

Commercial (C) in CC

Commercial is intended for commercial uses only, with no residential uses. It is intended for mixed commercial buildings with shops at street level and office uses on the upper levels.



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Consistent with Policy?

The proposed Specific Plan is consistent with the areas' Corridor Center policy and the proposed Commercial detailed policy.

PLAN DETAILS

Site Plan

The site plan calls for two individual buildings totaling 32,225 square feet of area that will be used for automobile display office/sales use and maintenance and repair. The site also contains an existing telephone utility/communication facility, which will remain on the property. The site will be accessed from two locations from Dominican Drive, and from a right only entrance off of Metrocenter.

As proposed, 264 parking spaces will be provided. Parking will be used for customer and employee parking as well as for automobile display.

Landscaping is provided throughout the site with a majority of the landscaping being along Metrocenter Boulevard. Because Metro Center Boulevard is a gateway into Metro Center, staff feels that the landscaping along Metro Center Boulevard should be intensified.

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

The developer shall comply with the following conditions or submit an access study:

- (1) Realign the driveway at Dominican Drive directly across from the intersection of French Landing.
- (2) Provide one entering lane and two exiting lanes at the driveway onto Dominican Drive.
- (3) Construct a dedicated left turn lane (in the existing median) on French Landing at Dominican Drive. The left turn lane shall have 75 ft of storage and an auxiliary taper per AASHTO/MUTCD standards.
- (4) Provide connectivity/cross access to the development (Starbucks) west of this site.



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Typical Uses in Existing Zoning District: MUL/R6

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station With convenience market (951)	4.96	0.094	20,309	14,989	1,361	1,065

*Adjusted as per use

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
Car Dealership ()	4.96		32,225	1,075	67	86

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
--	4.96			-13,914	-1,294	-979

STORMWATER RECOMMENDATION

Approve with the following conditions.

1. Add 78-840 Note: "Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by the Metropolitan Department of Water Services."
2. Add 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."
3. Add Access Note: "Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site."
4. Add C/D Note: "Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)."



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CONDITIONS (If approved)

1. Any sign shall be monument type and limited to no more than 4 feet in height and no larger than 20 square feet in area.
2. Prior to approval of the final development plan, the project should be given a new title.
3. Landscaping along Metro Center Boulevard must be approved by planning staff prior to approval of the final development plan.
4. Prior to final SP approval, the plan must identify the size and use of the telephone utility located on the property.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for improvements in the public right of way.
7. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.
8. For any development standards, regulations, and requirements not specifically shown on the SP plan and /or included as a condition of Commission approval, the property shall be subject to the standards, regulations, and requirements of the CS zoning district.
9. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access



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

10. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.



Project No.	2006SP-119U-08
Project Name	4th and Monroe
Council Bill	None
Council District	19 – Wallace
School District	1 – Thompson
Requested By	Land Design, Inc., applicant for Joel A. Smith owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Preliminary SP

A request to change approximately 1.64 acres from industrial restrictive (IR) to specific plan (SP) zoning on property located at the southwest corner of 4th Avenue North & Monroe Street to permit the development of 38 units and 2,775 square feet of commercial space.

Existing Zoning

IR district

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

Proposed Zoning

SP district

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.
- 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.



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NORTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban (NU)

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

**German Town Detailed
Neighborhood Development Plan
Mixed Use (MU)**

MU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Mixed Live/Work (MLW)

MLW is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

Consistent with Policy?

Yes, the requested SP district is consistent with the area policy.

PLAN DETAILS

Site Plan

The plan consists of 38 units with a density of approximately 23 units per acre, and 2,775 square feet of commercial space. Units will be in the form of one bedroom flats, and two and three bedroom townhomes. The majority of the units will front 4th Avenue and Monroe Street, while several will be along the rear alley. Units along 4th Avenue will consist of 5 separate residential structures containing 4 units each that are to resemble single-family units. Units will be separated by a small court yard. Access to the bottom floor units will be provided through the court yard, while access to upstairs units will be provided from the front of each



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unit. A sixth unit along 4th Avenue will be smaller and consist of two individual townhomes. The units along Monroe Street will consist of 5 three story attached town homes. The corner of 4th and Monroe will be held by a three story mixed use building. Eight units will be located along the alley and will be located within four individual structures that will mimic the carriage home that can be found throughout the area.

Structures utilize building materials that are consistent with historic building materials found in the area. These include brick, painted brick, faux, stone and cementitious siding.

Uses

Uses on the site will be limited to residential, mixed-use (commercial/residential), and commercial. Commercial uses will be limited to business services, non-drive through restaurants, small offices, banks, and small food and specialty shops.

Parking

A total of 93 spaces will be provided on site. On site parking will be provided in unit garages, tandem parking, as well as two small parking areas. Eighteen on street parking spaces will also be provided along 4th Avenue. The breakdown for parking is as follows:

Garage	50
Tandem	30
Lot	13
On Street	18
Total	111

PUBLIC WORKS RECOMMENDATION

1. Any approvals are subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.
2. Provide adequate sight distance at driveways off alley.
3. Provide adequate turning movement at driveways.

STORMWATER RECOMMENDATION

Approve with the following conditions:

1. Add FEMA note.



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2. Add C/D Note: "Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)."
3. Provide a more detail note for water quality.
4. Provide a more detail note for water quantity.

METRO SCHOOL BOARD REPORT

Projected student generation*

4 Elementary 3 Middle 3 High

Schools Over/Under Capacity

Students would attend Eakin Valley Elementary School, West End Middle School, and Hillsboro High School. All three schools have been identified as having capacity. This information is based upon data from the school board last updated July 2006.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for improvements in the public right of way.
3. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the district must be submitted to the Planning Commission staff for review.
4. For any development standards, regulations, and requirements not specifically shown on the SP



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plan and /or included as a condition of Commission approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning district.

5. 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.
6. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the final approval of the Metro Council.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-126U-10
None
25 – Shulman
8 – Harkey
Councilmember Jim Shulman, applicant for Margaret Anne Schaefer.

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request to change 0.50 acres from residential single family (RS20) to residential single-family and duplex (R20) zoning property located at 4304 Gray Oaks Drive, at the southeast corner of Gray Oaks Drive and Audubon Road.

Existing Zoning
RS20 district

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

Proposed 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.

GREEN HILLS/MIDTOWN COMMUNITY PLAN
Residential Low (RL)

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

Consistent with Policy?

Yes. The proposed R20 zoning district is consistent with the area policy. It is also consistent with the zoning and development pattern in the area. This property was included in a recent mass rezoning from R to RS. The Councilmember has indicated that this parcel was not intended to be included in the rezoning to RS, so he has agreed to pursue this application to return the zoning for the property to R20.

RECENT REZONINGS

This area was rezoned in from R20 to RS20 in May 2005 by Metro Council (BL2004-486) and was approved by the Commission in October 2004 (2004Z-



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141U-10). This property was not to be included in the original Council bill.

PUBLIC WORKS RECOMMENDATION

No exception taken.

Typical Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Number of lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.5	1.85	1	10	1	2

Typical Uses in Proposed Zoning District: R20

Land Use (ITE Code)	Acres	Density	Total Number of lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	0.5	1.85	1	10	1	2

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	0	0	0

METRO SCHOOL BOARD REPORT

Projected student generation

0 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Glendale Elementary School, Moore Middle School, or Hillsboro High School. Moore has been identified as being over capacity by the Metro School Board. There is another middle school within the cluster that has capacity. This information is based upon data from the school board last updated July 2006.



Project No.	Zone Change 2006Z-128U-13
Associated Case	1-74-U-13
Council Bill	BL2006-1163
Council District	32 – Coleman
School District	6 – Awipi
Requested by	Abundant Life Christian Center, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to change approximately 2.04 acres from shopping center regional (SCR) to mixed use limited (MUL) zoning on property located at 5222 Hickory Hollow Parkway.

Existing Zoning
SCR district

Shopping Center Regional is intended for high intensity retail, office, and consumer service uses for a regional market area.

Proposed Zoning
MUL district

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

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Regional Activity Center (RAC)

RAC policy is intended for concentrated mixed-use areas anchored by a regional mall. Other uses common in RAC policy are all types of retail activities, offices, public uses, and higher density residential areas. 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 to the intent of the policy.

Consistent with Policy?

Yes. The requested MUL district and the associated PUD plan are consistent with the areas Regional Activity Center policy.



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PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

Typical Uses in Existing Zoning District: SCR/PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	2.04	n/a	36,000	1,578	36	108

Typical Uses in Proposed Zoning District: MUL/PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Religious Institution (560)	2.04	n/a	36,000 (140 seats)	328	26	24

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-1,250	-10	-84



Project No.
Project Name

**Planned Unit Development 1-74-U-13
Hickory Hollow Mall (Abundant Life
Ministries)**

Associated Case
Council Bill
Council District
School Board District
Requested By

2006Z-128U-13
BL2006-1164
32 - Coleman
6 - Awipi
Abundant Life Christian Center, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Amend PUD

A request to amend the commercial Planned Unit Development district located at 5222 Hickory Hollow Parkway, zoned SCR and proposed for MUL (2.04 acres), to permit a religious institution use in the existing building, replacing a retail use.

PLAN DETAILS

The request is to allow for a new use in an existing building. The existing structure is within a commercial Planned Unit Development, and was formerly a furniture store. The plan identifies the existing building and other on site improvements such as parking and landscaping. The applicant plans to convert the existing building into a church, and does not propose any major exterior alterations. Because the requested use is not consistent with the originally approved Planned Unit Development, nor allowed in the existing SCR district, the plan and proposed new MUL district must be approved by Council.

Parking

For sanctuaries parking requirements are determined by the number of seats. Specifically sanctuaries are required 1 parking space for every 4 seats in the sanctuary. The building permit for this property identifies 140 seats, so a total of 39 parking spaces is required and is shown on the site plan. Also, additional parking is provided off site at Hickory Hollow Mall. Applicants have submitted a parking agreement with Hickory Mall authorizing the parking use.

Sidewalks

Sidewalks do not currently exist along the property's right-of-ways, but will be required. Public sidewalks, built to Metro Public Works standards, will be adjacent



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to Hickory Hollow Parkway, and a pathway/sidewalk, as required by the Metro Zoning Code, will be required along the mall ring road.

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

STORMWATER RECOMMENDATION

No Exceptions Taken

CONDITIONS

1. Sidewalks must be shown on the site and plan and approved by planning staff.
2. Prior to the issuance of any permits, confirmation of preliminary and final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works for improvements in the public right of way.
3. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
4. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. A revised plan showing all required revisions and listing all conditions of approval shall be submitted within 60 days after the PUD has received the approval of the Planning Commission.



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

Zone Change 2006SP-129U-08
Stoilovich Residence
None
19 – Wallace
1 - Thompson
Mario & Genevieve Stoilovich, owners

Staff Reviewer
Staff Recommendation

Withers
Approve

APPLICANT REQUEST
Preliminary and Final SP

A request to change from Residential Single-Family and Duplex (R6) to Specific Plan (SP) zoning and approve a final development plan for 0.14 acres, to permit an existing single-family home and an accessory dwelling unit above an existing detached garage, property located at 1314 7th Avenue North, approximately 300 feet south of Taylor Street.

Existing Zoning
R6 district

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

Proposed Zoning
SP district

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.
- 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.



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Plan Details

This plan proposes adding an accessory dwelling unit above the existing detached garage behind an existing single family home.

NORTH NASHVILLE COMMUNITY PLAN POLICY

Structure Plan Land Use Policy
Neighborhood Urban (NU)

NU policy is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development.

*Germantown Detailed
Neighborhood Design Plan
Land Use Policy*
Mixed Live/Work

MLW is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

Consistent with Policy?

Yes. This development plan implements the Mixed Live/Work land use policy.

METRO SCHOOL BOARD REPORT

Projected student generation

0 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. None of these schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated July 2006.

RECENT REZONINGS

None.

PUBLIC WORKS RECOMMENDATION

No exceptions taken.



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Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Number of lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.14	6.18	1	10	1	2

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
Single-Family attached (210)	0.14	n/a	2	16	2	3

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	6	1	1



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

Zone Change 2006Z-130G-06
None
None
35 – Tygard
9 – Warden
A.W. Chaffin, applicant for A.W. Chaffin, Edna L. Chaffin, R.S. Chaffin, Melissa L. Chaffin, Don Einwag, and Sherrill D. Einwag, owners

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

Request to change approximately 2.5 acres from agricultural and residential (AR2a) to multi-family residential (RM15) on property located at 8921 Collins 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. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning
RM15 District

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

BELLEVUE
COMMUNITY PLAN
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.

Consistent with Policy?

No. The requested RM15 is not consistent with the area’s RLM policy because it allows for up to 15 dwelling units per acre, while RLM policy stipulates between 2 and 4 dwelling units per acre.



Metro Planning Commission Meeting of 08/10/06

Staff Recommendation

Since the requested RM15 district is not consistent with the area's RLM policy, staff recommends that the request be disapproved.

PUBLIC WORKS RECOMMENDATION

A TIS is required at development.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single family detached (210)	2.5	0.5	1	10	1	2

Typical Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density	Total Number of units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	2.5	15	38	283	24	28

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+37	273	23	26

METRO SCHOOL BOARD REPORT

Projected student generation*

4 Elementary 2 Middle 2 High

Schools Over/Under Capacity

Students would attend Harpeth Valley Elementary School, Bellevue Middle School, and Hillwood High School. All three schools have been identified as having capacity. This information is based upon data from the school board last updated July 2006.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-131U-11
None
17 - Greer
7 - Kindall
RM Plan Group Inc. for Trevecca Nazarene University and College Hill, owner.

Staff Reviewer
Staff Recommendation

Leeman
Approve

APPLICANT REQUEST

A request to change 4.4 total acres from industrial warehousing and distribution (IWD), commercial services (CS), and office and residential intensive (ORI) to mixed use general (MUG) (3.0 acres) and ORI (1.4 acres) zoning property located at 75 Lester Avenue, approximately 550 feet west of Elm Hill Pike.

Existing Zoning
ORI district

Office/Residential Intensive is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

CS district

Commercial Service is intended for retail, consumer service, financial, restaurant, office, auto-repair, auto sales, self-storage, light manufacturing and small warehouse uses.

IWD district

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

Proposed Zoning
ORI district

Office/Residential Intensive is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

MUG district

Mixed Use General is intended for a moderately high intensity mixture of residential, retail, and office uses.

SUBAREA 11 COMMUNITY PLAN

Commercial Mixed Concentration (CMC)

CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.



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Consistent with Policy?

Yes. The proposed MUG and ORI districts are consistent with the intent of the CMC policy calling for a mixture of uses, including commercial, residential, and office uses. This property, fronting on Murfreesboro Pike, and in front of Trevecca Nazarene University sits along a major arterial road with good access to downtown. This rezoning is also consistent with the Area 9C policy within the Subarea 11 Plan.

This section says: "CMC policy is applied to the Trevecca Campus in recognition of the existing OR20 zoning and a preference for these types of activities at this location should Trevecca sell part of its site or move during the planning period The adaptive reuse of existing buildings might be more feasible under CMC policy than if the area were recommended for industrial or lower density residential development."

In 1994, Trevecca completed their campus master plan, which included several improvements to the campus. *"More improvements are planned, as well as some expansion of the campus along Murfreesboro Pike and the current western boundary. The planned improvements include the development of a greenway along Browns Creek. In addition to improving the interior of the campus, Trevecca intends to make improvements along Murfreesboro Pike. These improvements should have a positive spin-off effect for adjacent areas."* (Page 66, Subarea 11 Plan, Updated in 1999).

RECENT REZONINGS

None.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

Typical Uses in Existing Zoning District: IWD/ORI

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.4	0.337	64,590	588	61	47

Typical Uses in Proposed Zoning District: MUG/ORI

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	4.4	0.23	44,082	710	98	129



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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	4.4		-20,508	122	37	82

Maximum Uses in Existing Zoning District: IWD/ORI

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.4	0.8	153,331	915	113	92

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (0)	3.0	3.0	392,040	3,820	560	518

Maximum Uses in Proposed Zoning District: ORI

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Walk In Bank (912)	1.4	0.12*	15,681	3,866	194	718

*Adjusted as per use

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				6,771	641	1,144

METRO SCHOOL BOARD REPORT

Projected student generation*

52Elementary 23 Middle 21 High

Schools Over/Under Capacity

Students would attend Whitsett Elementary School, Cameron Middle School and Glencliff High School. Whitsett Elementary School has been identified as being over capacity by the Metro School Board. There is capacity in another elementary school within the Glencliff cluster according to the Metro School Board. This information is based upon data from the school board last updated July 2006.

*This assumes that all of the MUG and ORI zoning would be used for residential purposes with 1,350 sq. ft. multi-family units.



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

Zone Change 2006Z-132U-08
None
None
19 – Wallace
1 - Thompson
requested by Core Development, LLC, owner.

Staff Reviewer
Staff Recommendation

Withers
Approve, with the condition that the applicant obtain approval from MDHA’s Design Review Board prior to building permit application.

APPLICANT REQUEST

A request to change from industrial restrictive (IR) to mixed use neighborhood (MUN) zoning on 0.79 acres of property located at 1409, 1411 and 1413 4th Avenue North and 4th Avenue North (unnumbered).

Existing Zoning
IR district

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

Proposed Zoning
MUN district

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

**NORTH NASHVILLE
COMMUNITY PLAN POLICY**

Structure Plan Land Use Policy
Neighborhood Urban (NU)

NU policy is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development.

***Germantown Detailed
Neighborhood Design Plan
Land Use Policy***
Mixed Live/Work

MLW is intended for primarily residential uses, while providing opportunities for small commercial establishments, mostly home-run professional or retail services.

Consistent with policy?

Yes. The MUN district is consistent with the Mixed Live/Work in Neighborhood Urban policy. The MUN



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district allows retail, office, restaurant, and a range of residential development that supports the policy.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

This project is located in the Philips-Jackson Street Redevelopment District and will undergo an intensive design review process before it is eligible for a building permit. MDHA has indicated that they are in support of this request for MUN zoning.

METRO SCHOOL BOARD REPORT

Projected student generation

2 Elementary 1 Middle 1 High

Schools Over/Under Capacity

Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. None of these schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated July 2006.

RECENT REZONINGS

Morgan Park Place (2006SP-022U-08) is located opposite this property on Van Buren Street and was approved by the Planning Commission on March 23, 2006. The development plan includes 11,934 square feet of general retail, general office, restaurant, and/or multifamily uses, 28 multifamily units, 28 townhouses, and 4 single family units on 2.3 acres.

PUBLIC WORKS RECOMMENDATION

No exceptions taken

Typical Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Light Industrial (110)	0.79	0.39	13,421	94	13	14

Typical Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	0.79	0.169	5,815	287	12	36

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
--	0.79		-7,606	193	-1	22



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Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light Industrial (110)	0.79	0.6	20,647	144	19	21

Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.79	0.6	20,647	396	54	102

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
--	0.79			252	35	81

CONDITIONS

The applicant must obtain approval from MDHA's Design Review Board prior to building permit application.



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

Zone Change 2006SP-134G-01
Family Foundation
None
1 - Gilmore
3 - Garrett
SSOE Inc., applicant for the Family Foundation Fund, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Preliminary and Final

A request to change approximately 7 acres from agricultural and Residential (AR2a) and residential single-family (RS40) to specific plan (SP) zoning and approval of the final development plan on property located at 6483 Clarksville Pike for a 3,977 square foot building to be used as a boarding house for children.

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. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

RS40 district

RS40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre.

Proposed Zoning
SP district

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.

JOELTON COMMUNITY PLAN POLICIES

Rural (R)

R policy is intended for areas that are physically suitable for urban or suburban development but the community has chosen to remain predominantly rural in character. Agricultural uses, low intensity community facility uses, and low density residential uses (one dwelling unit per two acres or lower) may be appropriate. Public Benefit uses are also appropriate in rural policy areas.

Natural Conservation (NC)

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.

Consistent with Policy?

Yes. The proposed use is "Boarding House". The Metro Zoning Code defines a "boarding house" as a residential facility or a portion of a dwelling unit for the temporary accommodation of persons or families in a rooming unit, whether for compensation or not, who are in need of lodging, personal services, supervision, or rehabilitative services. As proposed, one permanent family will reside on the property and children will be housed temporarily while participating in an enrichment program. The program is voluntary, and the program is not for profit, and would be classified as a Public Benefit use. The Planning Commission's Land adopted Use Policy Application document stipulates that Public Benefit uses are appropriate in areas designated with Rural policy. Due to the low intensity of the proposed use, it should have no negative impact on the adjacent area. The area designated with the Natural Conservation Policy will remain undeveloped and in its natural state.



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PLAN DETAILS

The plan calls for a 3,977 square foot building. According to the applicants the building will consist of two separate modular homes that will be connected as a duplex. The home will house one permanent family who will temporarily care for fatherless children while participating in an enrichment program on the property. To ensure that the proposed use remains limited in intensity, the program should be limited to no more than 16 residents at any time.

Permitted Uses

Limited uses in this SP district will include room and board for young boys limited to no more than 16 residents at any time. Permitted uses on site will also include educational and life experience training special events. Uses are detailed in the table below:

	Typical Weekday	Typical Weekend	Summer	Summer Days Only	Vegetable Stand	Blessing Service*	End of Camp Grill Out**
Adults	2	2	2	12	1	10	15
Children	4	0	4	12	3	10-26	46-65

*Occurs 1-4 times a year depending on the number of birthdays in the program

**Occurs once a year typically the second week of June (All parking will be on site)

Access

The site will be accessed from Clarksville Pike. Access will be provided from an existing driveway that is not located on the property. If an easement does not currently exist then one should be recorded with the Register of Deeds.

Environmental

The property contains slopes greater than 20%; however, as proposed these areas will be left undisturbed. The development will also be on septic. Subsequent Council approval, a final plat shall be recorded locating the septic fields.

Staff Recommendation

Since the request is consistent with the areas Natural Conservation and Rural policy, staff recommends that the request be approved with conditions.

RECENT REZONINGS

None



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PUBLIC WORKS RECOMMENDATION

Approve as noted:

1. All Public Works' design standards shall be met prior to permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.
2. Show and dimension ROW along Clarksville Pike at property corners. Label and show reserve strip for future ROW 54 feet from centerline to property boundary, consistent with the approved major street plan (R2 – 108 ft minimum functional ROW).

STORMWATER RECOMMENDATION

Not Applicable.

CONDITIONS

1. Prior to the Planning Commission meeting a revised plan shall be submitted to Planning Staff adding the use table above. The table must reflect that the maximum number of residents at any one time shall be limited to 16 or less.
2. Prior to the Planning Commission meeting a revised plan shall be submitted to Planning Staff adding a note that only one non-illuminated sign shall be permitted.
3. Prior to the Planning Commission meeting a revised plan shall be submitted to Planning Staff adding: "Final Development Plan" to title.
4. Prior to the Planning Commission meeting a revised plan shall be submitted to Planning Staff that identifies and dimensions ROW along Clarksville Pike at property corners. Label and show reserve strip for future ROW 54 feet from centerline to property boundary, consistent with the approved major street plan (R2 – 108 ft minimum functional ROW).
5. Prior to application for a building or grading permit, a final plat shall be recorded locating the septic fields.
6. For any development standards, regulations, and requirements not specifically shown on the SP plan and /or included as a condition of Commission



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approval, the property shall be subject to the standards, regulations, and requirements of the AR2a zoning district.

7. 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.
8. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Department of Public Works for all improvements within public rights of way.
9. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
10. 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.
11. 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.
12. This final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of Metro Council's final approval.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-136U-14
None
15 - Loring
4 - Nevill
Frank Batson Homes, applicant for Van Grizzard, owner.

Staff Reviewer
Staff Recommendation

Withers
Disapprove

APPLICANT REQUEST

A request to change from residential single-family and duplex (R10) to office and residential (OR20) zoning on a 1.5 acre portion of property located at 410 Donelson Pike.

Existing Zoning
R10 district

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

Proposed Zoning
OR20 district

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

DONELSON- HERMITAGE COMMUNITY PLAN

Corridor General (CG)

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

Consistent with Policy?

No. The OR20 district does not implement the predominantly residential character of the Corridor General Policy. Development to the north and south is still largely residential in character with single-family and churches. Recently, commercial has been creeping into



Metro Planning Commission Meeting of 08/10/06

this section of the corridor. However, staff still recommends that a multi-family district would best implement the Corridor General Policy.

METRO SCHOOL BOARD REPORT

Projected student generation

3 Elementary **2** Middle **2** 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 being over capacity by the Metro School Board. There is capacity at a high school in an adjacent cluster. This information is based upon data from the school board last updated July 2006.

RECENT REZONINGS

A request for Commercial Limited (CL) and Residential Multifamily (RM9) on properties to the south (parcels 96, 97 and 20) was disapproved by the Planning Commission on February 23, 2006. It was later approved by the Metro Council.

PUBLIC WORKS RECOMMENDATION

An access study may be required at development.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	density	Total lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single family detached (210)	1.5	3.7	6	58	5	7

Typical Uses in Proposed Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.5	0.169	11,042	245	33	92

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
--	1.5			187	28	85



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Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	density	Total lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.5	3.7	6	58	5	7

Maximum Uses in Proposed Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Walk in bank (912)	1.5	0.09	5,880	1,450	73	269

*Adjusted as per use.

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	1.5			1,392	68	262



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-137U-09
None
19 – Wallace
7 – Kindall
S and M, LLC, applicant for Jessie C. Smith, Jesse and Shirley Betty, Julius Pritchett and Nashville Housing Properties, LLC, owners.

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

Request to change approximately 0.6 acres from single-family residential (RS3.75) to multi-family residential (RM20) on property located at 1107, 1109, and 1111 Meharry Boulevard and 1020 Morrison Street.

Existing Zoning
RS3.75 District

RS3.75 requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre.

Proposed Zoning
RM20 District

RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

**SUBAREA 9
COMMUNITY PLAN**

Residential Medium (RM)

RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Hopes Garden Neighborhood Plan

The request is also located within the boundaries of the Hopes Garden Neighborhood Plan.

Consistent with policy?

No. The requested RM20 is not consistent with the area’s RM policy because it allows for up to 20 dwelling units per acre, which is significantly higher than the 4 to 9 units supported by RM policy.



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Staff Recommendation

Since the requested RM20 district is not consistent with the area's RM policy, staff recommends that the request be disapproved. For staff to recommend approval, a PUD or SP plan should be submitted demonstrating that any development is consistent with the area's polices. Also, because this proposal is located within the Phillips-Jackson Street Redevelopment District, a design plan must be approved by the MDHA design review committee before staff *could* recommend approval.

PUBLIC WORKS RECOMMENDATION

A TIS may be required at development.

Typical Uses in Existing Zoning District: RS3.75

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single family detached (210)	0.6	9.89	6	58	5	7

Typical Uses in Proposed Zoning District: RM20

Land Use (ITE Code)	Acres	Density	Total Number of units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	0.6	20	12	106	10	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
--			+6	48	5	4

METRO SCHOOL BOARD REPORT

Projected student generation*

0 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools have been identified as having capacity. This information is based upon data from the school board last updated July 2006.



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

Subdivision 2006S-181G-14
Pleasant Point
None
13 – Burch
4 – Nevill
Civil-Site Design Group, applicant for Carillon Village Partnership, owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Concept Plan

A request for Concept Plan approval to create 26 lots on property located at 1420 Pleasant Hill Road and Bell Road (unnumbered).

Zoning
R15 district

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

SUBDIVISION DETAILS

History

This subdivision originally received conditional preliminary approval at the December 8, 2005, Planning Commission meeting. A condition of approval for the preliminary plat was that the final plat was required to be presented to the Planning Commission, and that Public Works provide any additional and necessary conditions regarding improvements to Pleasant Hill Road. The applicants have significantly modified the plan and are now requesting approval of a new Concept Plan.

Site Plan

The plan calls for 26 cluster lots with a total density of approximately 2 units per acre. The cluster lot option allows lots to be clustered, and reduced in size by one or two base zoning districts in order to preserve environmentally sensitive areas. This request will cluster lots down to the RS7.5 district, however, the smallest lot is 8,020 square feet and the largest is 13,625 square feet.

Access

The development will be accessed off of Bell Road, and lots will be accessed off new public streets. One stub street is provided, and will allow for a connection to the south if and when the southern adjacent property develops.



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Open Space

As proposed, approximately 5.23 acres (40%) will be placed in open space, which is well over the 15% open space requirement for cluster lots.

Slopes

As proposed, lots will contain some slopes greater than 20%. Because the purpose of the cluster lot option is to preserve environmentally sensitive areas such as hill sides, staff recommends that lots with building envelopes containing slopes of 20% or greater be put into open space. This would require lot 1 and 22 to be removed from the plan and placed into open space. Also, due to slopes staff has some concerns with access for lot 26. Prior to final plat approval applicants must demonstrate that lot 26 can adequately be accessed. If access to lot 26 can not be adequately accessed, then it may be removed from the final development plan.

STORMWATER RECOMMENDATION

Comments have not been received. Staff will provide an update at the meeting.

PUBLIC WORKS RECOMMENDATION

1. Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.
2. Road B cul-de-sac: Show sidewalk within right of way.
3. Road B temporary turnaround: Turnaround to accommodate SU-30 turning movements. Show minimum 23' pavement width, 30' radius, 60' from centerline to end of pavement "T" (120' total).

CONDITIONS

1. The concept plan must be revised prior to the Planning Commission meeting eliminating lots and placing in open space lots with building envelopes containing slopes of 20% or greater.
2. Prior to final plat approval applicants must demonstrate that adequate access can be provided for lot 26. If this can not be accomplished, then it



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shall be removed from the final plat and placed in open space.

3. Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.
4. Road B cul-de-sac: Show sidewalk within right of way.
5. Road B temporary turnaround: Turnaround to accommodate SU-30 turning movements. Show minimum 23' pavement width, 30' radius, 60' from centerline to end of pavement "T" (120' total).
6. 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.
Project Name
Associated Cases
Council District
School Board District
Requested By

Subdivision 2006S-231U-03
Nocturne Village
None
2 – Isabel
1- Thompson
Florine Holt, owner and McKinney Engineering,
engineer and surveyor.

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions

APPLICANT REQUEST
Concept Plan

A request for Concept Plan approval to subdivide 13.20 acres into 35 single-family lots on property along the north side of West Trinity Lane, south of Walker Lane.

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.

The 11.07 acre portion of the site zoned RS7.5 permits a maximum of 64 lots on this property.

RS20 district

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

The 2.13 acre portion of the site zoned RS20 permits a maximum of 5 lots on this property.

BORDEAUX-WHITES CREEK COMMUNITY PLAN

Neighborhood General (NG)

NG policy 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 zone change proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

SUBDIVISION DETAILS

The proposed plan includes 35 single-family lots on 13 acres. The property is currently located in an area with several platted rights of way, but where the roads were



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Double Frontage Lots

never built. The plan utilizes one of the old right-of-ways and ties into existing Walker Lane to the north. Staff supports this connection since it will provide for greater connectivity in the area, and since one connection in this area was recently eliminated. The Metro Council approved terminating the connection of Nocturne Forest Drive to Buena Vista Pike on the western end of Nocturne Forest Drive in 2001.

Five lots along West Trinity Lane have double frontage, which requires a 20 foot landscape buffer yard according to the Zoning Code. Although Chapter 3-4.3 says that double frontage lots should be avoided, staff recommends approval of these double frontage lots on West Trinity Lane due to the severe grade along West Trinity Lane created when West Trinity Lane was straightened and widened. Staff worked with the applicant to design portions of the interior of the subdivision with rear access, but due to limited space were not able to accomplish this along West Trinity Lane.

Variance for street frontage

Lots 23 and 24 are proposed without public street frontage. Chapter 3-4.2b requires each lot to have frontage on a public street. While lots 23 and 24 do not have frontage on a public street, they do have rear access through a 20 foot wide alley. The pavement width of this alley will be 18 feet.

PUBLIC WORKS RECOMMENDATION

Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.

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. Street lighting is required in the Urban Service District. Developer shall construct Walker Lane with a standard 3-lane cross section from Trinity Lane to Nocturne Lane with transitions per AASHTO standards.



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STORMWATER RECOMMENDATION

1. Add the subdivision number, i.e., 2006S-231U-03, to the plat.
2. Add a bearings reference.
3. Provide a water quality concept for lots 7-15 and 38.
4. There are two FEMA notes present on the plat. Strike the note that cites FEMA panel 0359 F, as said panel is incorrect.
5. The detention/WQ pond must reside in, "Open Space."
6. The plat cannot be approved prior to the abandonment of the Day Street ROW. The lot layout will have to change if the abandonment application is not approved.

WATER SERVICES RECOMMENDATION

Sewer Lines should be aligned such that the pipe is not under the sidewalks. In addition, sewer lines running under and/or through detention ponds should be avoided. A minimum of 20 feet is required for sewer easement width. Widths of existing easements should be shown on the plat. "Open Space" should be listed as public utility and drainage easement.

Easement width to be determined for sewer line. If not listed on the deed, check with Water Services Property Services division.

FIRE MARSHAL RECOMMENDATION

1. Concept plan for Nocturne Village at 869 West Trinity Lane show's a dead end over 150 ft in length with a temporary turnaround. Temporary turn around shall be at least 100 ft in diameter and not last more than one year.
2. All road ways that a lot is fronted on shall be at least 20 ft wide. Lots 23, 24, 25 appear to front an alley which is 15 ft wide.
3. Fire hydrants shall flow at least 500 GPM's at 30-35 psi residual.

CONDITIONS

1. With the submittal of any final plat for lots 33 and 34, a private access easement shall be shown on the plat providing access from Walker Lane to the rear



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of lots 33 and 34. There shall be no direct access to these lots from Nocturne Way (the new internal street).

2. The proposed alley shall be constructed to Metro Standards.
3. Prior to final plat recordation, a traffic impact study or access study may be required by Planning or Metro Public Works, detailing the new intersection of Walker Lane and West Trinity Lane. Any recommendations from the Traffic Impact Study and/or Public Works regarding off-site traffic improvements must be bonded or completed prior to final plat recordation.
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. Street lighting is required in the Urban Services district.
5. 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. Street lighting is required in the Urban Service District.
6. Fire hydrants shall flow at least 500 GPM's at 30-35 psi residual.
7. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required temporary turnaround may be up to 100 feet diameter.
8. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, if this application receives conditional



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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.
Project Name
Council District
School Board District
Requested By

Staff Reviewer
Staff Recommendation

Subdivision 2006S-244U-05
Maplewood Heights Subdivision
8 – Hart
5- Hunt
Rickey and Linda McBride, owners, Tommy E. Walker
RLS, surveyor.

Harris
*Approve with conditions, but disapprove sidewalk
variance request*

APPLICANT REQUEST
Concept & Final Plat

Request to subdivide 1.42 acres into 3 single-family lots located at 4017 and 4019 Edwards Avenue, approximately 475 feet south of Virginia Avenue.

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.

PLAN DETAILS

As proposed the request will create 3 new lots along the east side of Edwards Avenue with the following area(s), and street frontage(s):

- Lot 1: 20,000 Sq. Ft., (0.46 Acres), and 66.67 Ft. of frontage;
- Lot 2: 21,968 Sq. Ft., (0.50 Acres), and 73.23 Ft. of frontage;
- Lot 3: 18,032 Sq. Ft., (0.41 Acres), and 60.11 Ft. of frontage.

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 waiver can be granted if the lot fails the lot comparability analysis (is smaller in lot frontage and/or size) if the new lots would be consistent with the General Plan. The Planning Commission does not have to grant the waiver if they do not feel it is appropriate.

The lot comparability analysis yielded the following information:

	Minimum Lot Frontage	Minimum Lot Size
Brooks Avenue	61.29 feet	14,456 sq. ft.



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Staff Recommendation

All 3 lots pass for area and lots 1 and 2 pass for minimum frontage, while lot 3 fails.

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

Staff recommends that an exception be granted, because the proposed lots are not significantly out of character with other lots in the area, and that the proposal meets the RLM policy.

Sidewalk Variance

A variance request has been submitted for the sidewalk required along the frontage of lot 1 due to a drainage ditch along the proposed lots. The property is located within the Urban Services District, which requires sidewalk construction or that a financial contribution be made in lieu of construction of the sidewalks.

Staff Recommendation

Staff recommends disapproval of the sidewalk variance and request that the applicant add a note to the plat that states that "Sidewalks are to be constructed or a financial contribution is to be made with the issuance of building permits." The sidewalk can be constructed according to Public Works with the options below.

STORMWATER RECOMMENDATION

Approved.

PUBLIC WORKS RECOMMENDATION

A sidewalk constructability report was conducted and was determined that a sidewalk could be built, but due to an existing retaining wall along lot 1 other options may be explored.

With the addition of fill material within ditch location / sidewalk construction, additional drainage structures may be required.

Option 1: If existing block retaining wall is structurally stable to accommodate construction activities: from edge of pavement construct curb and gutter, two (2) feet grass furnishing



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area, and five (5) feet sidewalk located along existing block retaining wall. Upgrade storm drainage infrastructure, as required.

Option 2: Remove existing retaining wall located within right of way. From edge of pavement construct curb and gutter, four (4) feet grass furnishing area, and five (5) feet sidewalk. From back of sidewalk, provide 3:1 maximum slope to existing grade. Upgrade storm drainage infrastructure, as required.

CONDITIONS

1. Final plat is to be recorded within 180 days from this meeting date.
2. Prior to recordation (if variance is not granted), a note must be added to the plat that states, "Sidewalks are to be constructed or a financial contribution is to be made with the issuance of building permits."
3. Prior to recordation, add parcel numbers.



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2006S-251A-07
Jocelyn Manor, Lot 22, Second Revision
23 – Dread
9 – Warden
Jack and Kay Goodrum

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST
Setback Amendment

A request to amend the recorded side yard setback from 35 feet to 10 feet to accommodate an addition to an existing structure.

Zoning
RS20 district

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

DETAILS

The request is to amend the platted side yard setback from 35 feet to 10 feet. The proposed setback will provide additional building area for a proposed attached garage.

Planned Unit Development (PUD)
87-85-P-07

This request is within a Planned Unit Development district. The lots within the PUD were recorded with building envelopes. This lot was recorded with a minimum side yard setback of 35 feet. Since this PUD was approved under the previous Zoning Code, the setbacks are determined by what was approved on the PUD plan.

Staff Recommendation

Since the setbacks are determined by what was approved originally in the PUD, staff must consider if any proposed change in a setback is consistent with the Council-approved PUD plan. Since the side setback of 35 feet in this case also serves as a 35 foot setback or “buffer” around the perimeter of the PUD and is a requirement of every lot within this PUD, staff finds that this request to reduce the setback it is not consistent with the Council approved PUD plan. Staff recommends disapproval.

STORMWATER RECOMMENDATION

No Exceptions Taken

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2006S-262U-10
Holshouser Property
34 – Williams
7 – Kindall
Weatherford and Associates, applicant for John and Sandra Holshouser, owners

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

Final Plat

A request for final plat approval to create 2 new lots approximately 1.69 acres, located at 3907 Estes Road.

Zoning
RS20 district

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

SUBDIVISION DETAILS

The request is for a two lot subdivision with one lot (lot 2) being a flag lot. As proposed the lots will have the following area and square footage:

- Lot 1: 37,645 sq. ft. (138 ft.);
- Lot 2 35,913 sq. ft. (20 ft.).

Lot Comparability

Section 3-5 of the Subdivision Regulations stipulates that new lots in areas that are predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots. The comparability analysis yielded a minimum lot size of 24,665 sq. ft. and a minimum frontage of 111 linear feet. Both lots meet the area requirement. Lot one meets the frontage requirements; however, lot two, with only 20 feet of frontage, does not meet the minimum frontage requirement.

Exception to lot comparability

The Subdivision Regulations give the Planning Commission the ability to make exceptions for lots that fail comparability (is smaller in lot frontage and/or size), when the proposed lots are consistent with the General Plan. While the request meets the areas Residential Low policy, which stipulates a density between 2 and 4 units per acre, the flag lot configuration may not be appropriate. The area just south of Abbott Martin along Estes, where this site is located, consists of various odd shaped lots and a flag



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lot. Staff recommends disapproval since it is not appropriate to create an irregular lot configuration in the area. There are several other lots along Estes that could be subdivided with a flag lot configuration, and if this request were approved it would set a precedent.

The applicant has stated that the proposed configuration should be allowed due to the existing lot having adequate room for two lots under the RS20 district standards, but limited frontage. Staff recommends disapproval of the exception since the limited frontage does not constitute a true hardship that justifies the proposed lot configuration.

Staff Recommendation

Since the area contains numerous lots that could be subdivided as proposed with this request, and the precedence an approval would set, staff recommends that the request be disapproved.

STORMWATER RECOMMENDATION

Approve with the following condition:

1. Clearly dimension and label the buffer.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

CONDITIONS (If approved)

1. Prior to final plat recordation, the plat must be revised to clearly dimension and label the buffer as required by Metro Stormwater.



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

Subdivision 2006S-264U-10
3810 Woodlawn Drive Subdivision
24 - Summers
8 - Harkey
Michael E. and Teresa A. Buckles, owner, and
Campbell McRae & Associates Inc., surveyor.

Staff Reviewer
Staff Recommendation

Withers
Approve, with conditions, including that the lots be restricted to single-family only.

APPLICANT REQUEST
Final Plat

A request for final plat approval to create 2 lots on property located at 500 Wilson Boulevard, approximately 300 feet north of Woodlawn Drive (1.03 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.

PLAN DETAILS

This plat subdivides one lot into two. Lot 1 has an existing single-family dwelling.

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.):
Wilson Blvd	17,860	86.7

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

- Lot 1: 24,712.8 Sq. Ft., (0.57 Acres), with 100.02 ft. of frontage
- Lot 2: 20,392.68 Sq. Ft., (0.47 Acres), with 86.7 ft. of frontage



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Residential Low (RL)
Community Plan Policy

Both lots are above the minimum required lot area and frontage.

The lots fall within an area designated as Residential Low, which carries a density of 1 to 2 dwelling units per acre. If the applicant agrees to restrict the lots to single-family only, they will fall within the maximum density of 2 dwelling units per acre.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

Approved

CONDITIONS

1. Prior to final plat recordation, the plat must specify each lot is for single-family.
2. Prior to final plat recordation, the plat shall be revised to note that both lots shall have front yard setbacks of 80 feet to maintain consistency along the street.



Project No.

Project Name

Council Bill

Council District

School Board District

Requested By

Planned Unit Development 69-82-U-12

Cotton Lane Townhomes

None

27 - Foster

2 - Blue

Batson and Associates, applicant for David Lipscomb University, trustee.

Staff Reviewer

Swaggart

Staff Recommendation

Approve with conditions

APPLICANT REQUEST

Amend PUD

A request to amend the preliminary plan for a Residential Planned Unit Development district located at Cotton Lane (unnumbered), zoned RM9, (2.39 acres), to permit 21 townhomes.

PLAN DETAILS

History

A Planned Unit Development was originally approved on this site in 1982; however, the approved preliminary plan can not be found. Without an approved preliminary plan, staff has no way to verify if the proposed plan is consistent with the originally approved plan, so staff has required the applicant to file for an amendment. While the actual approved PUD plan can not be found, records show that the preliminary was approved for 28 units.

Site Plan

The plan calls for 21, two-story town homes with a density of 9 units per acre. The 21 units will be distributed among five individual buildings.

Access/Parking

The development will be accessed from Cotton Lane by a private drive. Units will be front-loaded and accessed from the private drive. A total of 42 parking spaces is shown on the plan, and meets Metro parking requirements.

**PUBLIC WORKS
RECOMMENDATION**

Public Works' design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.



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STORMWATER RECOMMENDATION

Approved

CONDITIONS

1. A public water main extension and public sewer line extension will be required to serve the proposed site. Easements will also be necessary.
2. The Final PUD plan must label the main drive as a “private driveway”.
3. The Final PUD plan must include a sidewalk/walkway along the main private drive, as per the Metro Zoning Code requirements.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for improvements in the public right of way.
6. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
7. 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.



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8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees.
9. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
10. This final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of the Planning Commission's approval.



Project No.
Project Name

Planned Unit Development 24-85-P-13
Forest View North, Phase 1 (Formerly
Weatherly Ridge Apartments)

Associated Case
Council Bill
Council District
School District
Requested By

None
BL2006-1170
29 - Wilhoite
6 - Awipi
Councilmember Vivian Wilhoite, applicant. John E. Cain, III, owner.

Staff Reviewer
Staff Recommendation

Leeman
Disapprove

APPLICANT REQUEST
Cancel a portion of the PUD

A request to cancel a 19.37 acre portion of the Residential Planned Unit Development district located south of Anderson Road, north of Murfreesboro Pike, approved for 240 apartment units.

EXISTING ZONING
R10/Residential PUD

The Forest View North Residential PUD was approved by the Planning Commission and the Metro Council in 1985. The original plan included a total of 450 multi-family units with one access point to Forest View Drive and a second access point to Kinwood Drive.

The PUD was amended by the Metro Council in 1996, to permit 71 single-family lots on the northeast side of the PUD, and 264 multi-family units on the south part of the PUD, for a total of 335 units and lots.

The plan was revised at the July 13, 2006, Planning Commission meeting to change the layout of the buildings and to reduce the number of multi-family units from 264 to 240 apartment units. This revision also included a change to the internal connectivity of the driveways. While the current plan still allows for connectivity to Forest View Drive and Forest Trace Drive, it is in a more circuitous manner, which will reduce cut-through traffic.

Although the base zoning is R10, since this was approved under the prior Zoning Code, the PUD Overlay is what determines the development rights on this property. With this cancellation request, the R10



Metro Planning Commission Meeting of 08/10/06

base zoning will become effective. The R10 zoning would allow 72 lots on this property with 25% of those lots eligible for duplexes. With 18 lots eligible for duplexes, 90 total units would be allowed under the R10 zoning on this property.

ANTIOCH PRIEST LAKE COMMUNITY PLAN POLICY

Residential Medium High

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

Consistent with policy?

No. If the PUD is cancelled, the R10 base zoning would not be consistent with the RMH policy. The R10 zoning would allow 72 lots, or 90 total dwelling units, with 25% duplexes for an overall density of 4.56 dwelling units per acre. The currently approved PUD plan is approved at 12.39 units per acre. The RMH policy calls for 9 to 20 dwelling units per acre, which is appropriate as a transition from the commercial zoning along Murfreesboro Pike.

PLAN DETAILS

Site Plan

On July 13, 2006, the Planning Commission revised the layout and reduced the number of multi-family units from 264 to 240 units in the last phase of a Residential Planned Unit Development approved by Council in 1985.

Access

The revised plan maintained the same two access points. The first access point is through the single-family portion of this PUD at Forest Trace Drive, which leads to Anderson Road. The second point of access is to Forest View Drive, which leads to Murfreesboro Pike. Although the number of units was reduced, the unit size was increased from an average of 960 square feet per unit to 1,052 square feet per unit.

PUBLIC WORKS RECOMMENDATION

No exception taken.

STORMWATER RECOMMENDATION

Approved



Project No.
Project Name

Planned Unit Development 84-87-P-13
The Crossings at Hickory Hollow (American Health Properties, Inc)

Associated Case
Council Bill
Council District
School District
Requested By

None
None
32 - Coleman
6 - Awipi
American Health Properties, for 5720 Properties, LLC, owner.

Staff Reviewer
Staff Recommendation

Leeman
Approve

APPLICANT REQUEST
Revise Preliminary and Final

A request to revise a portion of the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located along the west side of Crossings Boulevard, east of Interstate 24, to allow for an existing building with 122,400 square feet to be used for office, retail and distributive business/wholesale uses, replacing the existing retail use.

EXISTING ZONING
R10/Commercial PUD

This Commercial PUD was approved by the Planning Commission and Council in 1987. The PUD was approved for “commercial” uses. Since “commercial” was not and is not defined in the Zoning Code, staff has reviewed this plan against the list of allowable commercial uses in the previous Zoning Code.

The Zoning Administrator has classified the proposed use as “distributive business/wholesale.

PROPOSED ACTIVITY

The applicant has indicated that the activities within the distributive business/wholesale use will “...permit the distribution of durable medical equipment, pharmaceutical products and diabetes support equipment.” This equipment will be delivered in bulk and repackaged on-site based on orders from each individual customer. After assembly of the customer’s order, the equipment and products will be distributed directly to the consumer’s home address by mail.



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ANTIOCH PRIEST LAKE COMMUNITY PLAN POLICY

Regional Activity Center

RAC policy is intended for concentrated mixed-use areas anchored by a regional mall. Other uses common in RAC policy are all types of retail activities, offices, public uses, and higher density residential areas. 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 to the intent of the policy.

Consistent with policy?

The Regional Activity Center Policy allows for a wide variety of commercial uses, including office, retail, and other consumer services.

PLAN DETAILS

Site Plan

The existing 122,400 square foot building will be used for the distributive business/wholesale use. There will be interior building renovations to accommodate the new use, but only minor exterior changes. The only exterior alterations will be tinting of the windows and the addition of an awning over the door.

The applicant has indicated that this facility will employ approximately 150 employees in 2006 and up to 600 by 2009.

Parking

The existing parking area includes 610 total parking spaces. Distributive business/wholesale requires only one parking space per 1,000 square feet, while general office requires one parking spaces per 300 square feet.

Access

Access remains the same. There are three driveways onto Crossings Boulevard from this parcel.

PUBLIC WORKS RECOMMENDATION

No exception taken.

STORMWATER RECOMMENDATION

Approved



Project No.	Planned Unit Development 2005P-018G-12
Project Name	Preston Estates
Associated Case	None
Council Bill	None
Council District	32 - Coleman
Council District	2 - Blue
School Board District	
Requested By	Civil Engineering, applicant for Charlie Paul and Son's Development, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Final PUD

A request for final approval for a portion of a residential Planned Unit Development district located at the southeast corner of Pettus and Preston Road (1.05 acres), zoned RS15 to permit the development of two single-family lots.

PLAN DETAILS

Preliminary Plan

The plan calls for two single-family lots to be located on the east side of Pettus Road. Lot one will be approximately 22,354 square feet, and lot two will be approximately 23,658 square feet. Both lots will be accessed from Pettus Road.

This is Phase One of a 39 single-family residential Planned Unit Development. The preliminary PUD and associated zone change were approved by the Planning Commission in December of 2005. As proposed, the lots are consistent with the approved preliminary plan.

Infrastructure Deficiency Area (IDA)

This request is located within the IDA, and requires that the applicant make certain improvements within the IDA. Based on the IDA policy, approximately 342 liner feet of road improvements is required by the applicant. The location for these improvements will be made by Public Works.

Staff Recommendation

Since the request is consistent with the approved preliminary PUD, staff recommends that the request be approved with conditions.

**PUBLIC WORKS
RECOMMENDATION**

No Exceptions Taken



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STORMWATER RECOMMENDATION

No Exceptions Taken

CONDITIONS

1. This request is located within the IDA, and requires that the applicant make certain improvements within the IDA. Based on the IDA policy, approximately 342 liner feet of road improvements is required by the applicant. The location for these improvements will be made by Public Works.
2. A sidewalk connection from the rear of the development to Cotton Lane shall be added to the final development plan.
3. 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.
4. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.



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7. 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.
8. 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.
9. This final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of the Planning Commission's approval



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

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

None
33 - Briley
6- Awipi

None
Tim Polston, applicant, for Dirty Car Wash, LLCI, owner.

Deferral

This item was deferred from the July 13, 2006, meeting.

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST
Final PUD

A request for final PUD approval to permit the development of a 5,301 square foot car wash, located on the west side of Bell Road, west of Murfreesboro Pike.

ZONING
CS district

Commercial Service is intended for a variety of commercial uses, including retail trade, consumer services, financial institutions, general and fast food restaurants, auto-repair, auto sales, self-storage, and light manufacturing and small warehouse uses.

PLAN DETAILS

Site Design

The plan proposes access from Bell Road. The preliminary PUD approval required variances from the Board of Zoning Appeals for setbacks, landscape buffer yards, and bay openings to residentially zoned property. These variances have been approved. The preliminary was re-referred to the Planning Commission in October 2005 to include design standards and conditions from the Councilmember, including sign and building materials.

This PUD is part of a parcel and not a buildable lot. A subdivision plat must be recorded making the parcel a buildable lot prior to the issuance of any building permits.

This plan is consistent with preliminary PUD plan and meets the Zoning Ordinance regulations, as varied by the BZA.



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

STORMWATER RECOMMENDATION

Approved.

CONDITIONS

1. Prior to the issuance of any permits, a plat is to be recorded making the parcel into a buildable lot.
2. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
3. 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 for improvements within the public rights of way.
4. 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.
5. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan



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Department of Public Works for all improvements within public rights of way.

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. 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.
8. This final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of Planning Commission's approval.