



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 request was deferred from the August 10, 2006, Planning Commission meeting to allow time for the applicant to obtain approval from MDHA. As of September 7, 2006, the applicant’s project has not received final approval from MDHA, nor has the applicant submitted a plan for staff review.

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.



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Salem Town Detailed Neighborhood Development Plan Mixed Use (MU)

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.

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.
Associated Case
Council Bill
Council District
School District
Requested by
Deferral

Zone Change 2006Z-124G-02
2006P-013G-02
None
3 - Hunt
3 - Garrett
Centex Homes, for Thomas F. Cone, owner.
This item was deferred from the August 10, 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



Metro Planning Commission Meeting of 09/14/06

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 - Hunt
3 - Garrett
Centex Homes, for Thomas F. Cone, owner
This item was deferred from the August 10, 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 are 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 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 or side 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



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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 or side 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.
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.

Deferral

This request was deferred from the August 10, 2006, agenda at the request of the applicant.

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.



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The property requested to be rezoned is in an area that is mostly single-family residential (RS15, RS10, RS40), with the exception of a commercial PUD directly to the east of this property that fronts on Highway 100. While multi-family districts can often act as transitional areas between single-family and commercial, the proposed density allowed with RM15 at this location is not appropriate. Access for any development on this property would be from Collins Road, which is insufficient and not adequate for this type of district. With the addition of parcel 109 to the south that fronts on Highway 100 and a design that incorporates a smooth transition from Highway 100 westward, limiting access only to Highway 100, a lower density multi-family *could* possibly work at this location.

Staff Recommendation

Because the requested RM15 district is not consistent with the area's RLM policy, and the proposed zoning would have an adverse impact on the adjacent single-family residential properties, 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 Planning Commission Meeting of 09/14/06

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.
Project Name
Council District
School Board District
Requested By

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

Staff Reviewer
Staff Recommendation

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

APPLICANT REQUEST
Preliminary Plat

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

ZONING
AR2a district

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

SUBDIVISION DETAILS

There are 10 lots proposed off of an extension to an existing private road, Fox Vale Lane. The private road runs as an easement within the lots. The lots are approximately 5 acres each in size.

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

History (Variance for Private Drive)

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



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Variance Request

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

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

STORMWATER RECOMMENDATION

Returned for Correction

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

PUBLIC WORKS RECOMMENDATION

Exception Taken.

Dimension right of way along Highway 96 at property corners.



Metro Planning Commission Meeting of 09/14/06

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

Turnaround per Metro ST-331.

CONDITIONS (if approved)

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



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-150U-14
None
15 – Loring
4 – Glover
CEI Engineering Inc., applicant for William M. and Leigh A. Staley and Theodore F. Bertuca, owners.

Staff Reviewer
Staff Recommendation

Leeman
Disapprove

APPLICANT REQUEST

A request to change from office and residential (OR20) to commercial limited (CL) zoning property located at 148 and 152 McGavock Pike, opposite Park Drive.

Existing Zoning
OR20 district

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

Proposed Zoning
CL district

Commercial Limited is intended for retail, consumer services, financial, restaurant, and office uses.

**DONELSON-HERMITAGE
COMMUNITY PLAN POLICY**

Community Center

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.

Mixed Housing

MH is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be



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Consistent With Policy?

compatible to the existing character of the majority of the street.

No. The proposed CL district is not consistent with the Mixed Housing in Community Center Policy, which calls for residential uses only. While the existing OR20 district is not completely consistent either, it does not allow commercial uses.

RECENT REZONINGS

Yes. The Planning Commission recommended disapproval of rezoning parcels 105 and 106 on the northeast corner of McGavock Pike and Park Drive.

PUBLIC WORKS RECOMMENDATION

Traffic Study may be required at the time of development.

Typical Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.14	0.169	15,754	322	43	97

Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.14	0.172	16,033	326	44	97

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	1	0

Maximum Uses in Existing 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)	2.14	0.08*	7,457	1,839	93	342

*adjusted as per use

Maximum Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience market (851)	2.14	0.06*	5,593	4,128	375	294

*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
--	2.14			2,289	282	-48



Metro Planning Commission Meeting of 09/14/06

HISTORIC PROPERTIES

The property at 148 McGavock Pike (parcel 24) falls within the Fairway-McGavock Historic Area and is designated as Worthy of Conservation. Planning has notified the Historical Commission of this application and will provide any comments that are received.



Project No.
Council District
School District
Requested by

Zone Change 2006Z-151U-06
35 - Tygard
9 - Warden
David and Pamela Kimery, owners.

Staff Reviewer
Staff Recommendation

Leeman
Approve with the condition that the property may be required at development to provide for cross-access with the adjacent commercial parcels.

APPLICANT REQUEST

Rezone 1.46 acres from residential single-family and duplex (R15) to Commercial Service (CS) district property located at 7340 Charlotte Pike.

Existing Zoning
R15 district

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

Proposed Zoning
CS district

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

BELLEVUE COMMUNITY PLAN POLICY

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 CS district is consistent with the CMC policy on this site and the adjacent properties. The proposed district is also consistent with the existing CS zoning to the immediate south, at the intersection of Charlotte Pike and Old Hickory Boulevard.

RECENT REZONINGS

Yes. The Planning Commission recommended approval of rezoning the adjacent properties to CS in 2002 and 2005.



Metro Planning Commission Meeting of 09/14/06

PUBLIC WORKS RECOMMENDATION

A TIS may be required at development.

Typical Uses in Existing Zoning District: R15

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.46	2.47	4	54	13	6

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	1.46	0.66	41,974	3,863	93	353

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
--				3,809	80	347

Maximum Uses in Existing Zoning District: R15

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.46	2.47	4	54	13	6

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	1.46	0.6	38,158	3,631	88	332

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
--				3,577	75	326

CONDITIONS

Cross access easements may be required at the development stage to reduce the number of curb cuts onto Charlotte Pike.



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

Zone Change 2006SP-152U-13
Nolensville Road Automart
None
16 –
7 – Kindall
Ronald J. and Alfred J. Haslip, owners

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Preliminary Final Development Plan

A request to change approximately 0.82 acres from Commercial Services (CS) to Specific Plan (SP) zoning, and approval of the final development plan to permit the expansion of an existing "Automobile Sales Used," and "Automobile Services," on property located at 2721 and 2725 Nolensville Pike and 2722 Grandview Avenue.

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



Metro Planning Commission Meeting of 09/14/06

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.

Industrial and Distribution (IND)

IND policy is intended for existing and future areas of industrial and distribution development. Most types of industrial and distribution uses are found in this policy category including: storage, business centers, wholesale centers, and manufacturing. Certain support uses such as sales, service, and office facilities will also be present in IND areas. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

Consistent with policy?

Yes. The request is consistent with the area’s Commercial Arterial Existing and Industrial and Distribution policies. In addition, the proposed use already exists and the request is merely for an expansion of the existing use.

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 which 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). Staff’s review of the SP is to ensure that the request is consistent with area policies, and that it will not have any negative impact on the surrounding area, and, if needed, to require certain site design requirements or other improvements in association with the zoning change.



Metro Planning Commission Meeting of 09/14/06

Site Plan

This site is currently developed with a used automobile lot, and this request is for the expansion of the existing use.

Currently there are three separate structures located within the proposed SP district. As proposed, the existing 4,900 square foot building located at the corner of McClain Avenue and Nolensville Road will be demolished, as well as will a smaller 192 square foot storage building. The proposed site plan calls for the third existing 1,200 square foot office building to remain, as well as the construction of a new 2,000 square foot building for a total of 3,200 square feet of building area.

Access

The front two lots along Nolensville Road and the third lot along McClain Avenue are separated by a public alley. Access for the front two lots will be at the two existing locations at Nolensville and McClain with a third access point from the public alley. The rear lot will be access from McClain Avenue and from the public alley.

Staff Recommendation

Staff recommends that the request be approved with conditions.

RECENT REZONINGS

None

PUBLIC WORKS RECOMMENDATION

1. 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.
2. Show and dimension right of way along Nolensville Road at property corners. Label and show reserve strip for future right of way, 54 feet from centerline to property boundary, consistent with the approved major street plan (U6 - 108' ROW).



Metro Planning Commission Meeting of 09/14/06

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.82	n/a	3,200	95	12	83

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.82	0.6	21,431	408	55	103

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
Vehicular Sales ()	0.82	n/a	3,200	107	7	9

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
--				12	-5	-74

CONDITIONS

1. 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
2. All performance and development standards not specifically listed in the SP shall be the same as if the property were zoned CN.
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.
4. All signs shall be monument signage or on-building. Pole-mounted signs shall not be permitted.
5. Landscaping shall be provided on site, and must be approved by planning staff prior to the issuance of any building permits.
6. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to



Metro Planning Commission Meeting of 09/14/06

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

7. 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.
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.
9. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.
10. 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 for filing and recordation with the Davidson County Register of Deeds.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-153-08
None
21- Whitmore
7- Kindall
Raymond Bowman, applicant for Spruce Street Baptist Church, owner.

Staff Reviewer
Staff Recommendation

Withers
Disapprove

APPLICANT REQUEST

A request to change from R6 to RM60 zoning on .39 acres located at Jo Johnston Avenue (unnumbered) and 513 and 515 Spruce Street, approximately 250 feet south of 21st Avenue North.

Existing Zoning
R6 district

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

Proposed Zoning
RM60 district

RM60 is intended for single-family, duplex, and multi-family dwellings at a density of 60 dwelling units per acre

**NORTH NASHVILLE
COMMUNITY PLAN POLICY**

Structure Policy
Neighborhood Urban (NU)

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

**Watkins Park Detailed
Neighborhood Development Policy**
Mixed Housing

MH is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may



Metro Planning Commission Meeting of 09/14/06

Consistent with Policy?

be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

No. The residential density envisioned for this area is for no more than 20 dwelling units per acre, and this request exceeds the envisioned maximum by 40 dwelling units per acre. Additionally, the policy category requires that the zone change be accompanied by a design plan in the form of a Specific Plan District, Planned Unit Development or Urban Design Overlay to ensure that the goals of the plan are being met. Given the site's location opposite Head Magnet Middle School, and in close proximity to a mix of uses ranging from single family to light industrial it is important for a project to demonstrate compliance with the design goals for the area and that it will be a coherent part of the neighborhood fabric.

RECENT REZONINGS

This applicant also rezoned the neighboring property to the north at RM60 in 2001. The Planning Commission disapproved that request, as contrary to the General Plan since the RM60 district was inconsistent with the policy at the time, which was Residential Medium (RM) policy (4 to 9 residential units per acre).

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.39	7.72	2	20	2	4

Typical Uses in Proposed Zoning District: RM60

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome (230)	0.39	60	23	185	16	19

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
--			+21	165	14	15



Metro Planning Commission Meeting of 09/14/06

METRO SCHOOL BOARD REPORT

Projected student generation*

6 Elementary 3 Middle 3 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 August 2006.



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

Zone Change 2006Z-154G-12
None
None
31 – Toler
2 – Brannon
General Construction Company, applicant for Buford and Jane Deford, owners.

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove. In the alternative the applicant could defer the application to allow time to develop a PUD or SP plan that meets specific details of the area's policies.

APPLICANT REQUEST

Request to change approximately 9.5 acres from agricultural and residential (AR2a) and commercial limited (CL) to single-family, two-family and multi-family residential (RM20) for property located at 6365 Nolensville 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.

CL District

Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

Proposed Zoning
RM20 District

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

SOUTHEAST COMMUNITY PLAN

Neighborhood General (NG)

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



Metro Planning Commission Meeting of 09/14/06

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 with the intent of the policy.

Consistent with policy?

The proposed RM20 district allows uses and densities that are consistent with the area's Neighborhood General and Corridor General policies. Both policies require a site plan, however, such as a Planned Unit Development or a Specific Plan. A plan will ensure that any development will meet specific details of the area's policies.

Staff Recommendation

Staff recommends that the proposed RM20 district be disapproved. In the alternative, the applicant could defer the application to allow time to develop a PUD or SP plan that meets specific details of the area's policies.

PUBLIC WORKS RECOMMENDATION

Access study will be required at development.

Typical Uses in Existing Zoning District: AR2a and CL

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	9.5	0.5	5	48	4	6

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
Residential Condo/townhome (230)	9.5	20	190	1,108	87	102

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
--			+185	1,060	83	96



Metro Planning Commission Meeting of 09/14/06

METRO SCHOOL BOARD REPORT

Projected student generation*

42 Elementary 27 Middle 23 High

Schools Over/Under Capacity

Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. All three schools have been identified as over capacity but there is capacity for elementary and middle school students within the cluster. There is no additional capacity within the cluster for high school students, but there is capacity within the adjacent Glenclyff, Hillsboro clusters. This information is based upon data from the school board last updated January 2006.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-155-08
None
19- Wallace
1 - Thompson
Dale & Associates, applicant, for DC Partners LLC,
owner

Staff Reviewer
Staff Recommendation

Withers
Approve

APPLICANT REQUEST

A request to change from CS to MUL zoning on 0.19 acres located at 1723 8th Avenue North, approximately 225 feet south of Buchanan Street.

Existing Zoning
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.

Proposed Zoning
MUL district

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

**NORTH NASHVILLE
COMMUNITY PLAN POLICY**

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.

***Buena Vista Detailed
Neighborhood Development Policy***
Mixed Use

MU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This



Metro Planning Commission Meeting of 09/14/06

Consistent with Policy?

category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and residential or office above.

Yes. The proposed MUL district is consistent with the Subarea 8 Plan and the Buena Vista Detailed Neighborhood Design Plan’s Mixed Use in Corridor Center policy. It is also consistent with the surrounding zoning pattern with MUL across from this property on 8th Avenue North.

Normally, a design plan in the form of a Specific Plan District or Planned Unit Development would be required to rezone a property located in this Detailed Neighborhood Design Plan area, but staff is recommending an exception in this case. This site is relatively small and is adjacent to lots already zoned MUL to the south, and adjacent to a body shop on CS zoned property on the north. This site does back up to R6 single and two-family residential, but is across 8th Avenue from another block of MUL. This is a small addition to the MUL zoning pattern already in place on both sides of 8th Avenue in this block.

RECENT REZONINGS

The six parcels to the south were rezoned to MUL in 2005. Of the six parcels included in that rezoned, five are currently owned by DC Partners, the applicant in the current request.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (814)	0.19	0.42	3,476	187	30	10

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)	0.19	0.094	778	NA	60	75



Metro Planning Commission Meeting of 09/14/06

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
--				NA	30	65

METRO SCHOOL BOARD REPORT

Projected student generation*

1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. Hill Middle Schools has been identified as being over capacity by the Metro School Board. There is capacity available at another middle school within the Hillwood Cluster. This information is based upon data from the school board last updated August 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.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-156U-14
None
15 – Loring
4 – Glover
Arthur Jones Jr., applicant for Arthur Jones Jr. et ux, owners.

Staff Reviewer
Staff Recommendation

Leeman
Disapprove

APPLICANT REQUEST

A request to change from Office Limited (OL) to commercial limited (CL) zoning property located at 144 McGavock Pike, opposite Park Drive.

Existing Zoning
OL district

Office Limited is intended for moderate intensity office uses.

Proposed Zoning
CL district

Commercial Limited is intended for retail, consumer services, financial, restaurant, and office uses.

**DONELSON-HERMITAGE
COMMUNITY PLAN POLICY**

Community Center

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.

Mixed Housing

MH is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.



Metro Planning Commission Meeting of 09/14/06

Consistent With Policy?

No. The proposed CL district is not consistent with the Mixed Housing in Community Center Policy, which calls for residential uses only. The existing OL district also is not completely consistent with the existing policy, but OL allows only office uses, not commercial uses.

RECENT REZONINGS

Yes. The Planning Commission recommended disapproval of rezoning parcels 105 and 106 on the northeast corner of McGavock Pike and Park Drive.

PUBLIC WORKS RECOMMENDATION

Traffic Study may be required at the time of development.

Typical Uses in Existing Zoning District: OL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.07	0.169	7,876	189	25	88

Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.07	0.172	8,016	192	25	88

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
--				3	0	0

Maximum Uses in Existing Zoning District: OL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Walk in Bank (912)	1.07	0.08*	3,729	937	47	171

*adjusted as per use

Maximum Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience market (851)	1.07	0.06*	2,796	2,064	188	147

*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
--				1,127	141	-24



Metro Planning Commission Meeting of 09/14/06

HISTORIC PROPERTIES

This property at 144 McGavock Pike (parcel 23) falls within the Fairway-McGavock Historic Area and is designated as Worth of Conservation. Planning has notified the Historical Commission of this application and will provide any comments that are received.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-163U-10
None
25 – Jim Shulman
8 - Fox
Councilmember Jim Shulman, applicant for various property owners.

Staff Reviewer
Staff Recommendation

Withers
Approve

APPLICANT REQUEST

Request to change 5.51 acres from residential single family and duplex (R10) to residential single-family (RS10) zoning various properties located north of Sharondale Drive on Sharondale Court.

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
RS10 district

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

**GREEN HILLS/MIDTOWN
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 residential density as permitted within the proposed RS10 zoning district (3.7 homes/acre) is consistent with the range called for by the Residential Low Medium policy (3-4 homes/acre). The current R10 zoning is actually slightly higher. There are 24 properties in this request. The fee for this request would be \$1210. If each property was to file zoning applications individually, the total fee would be \$28,800

RECENT REZONINGS

Yes. The Planning Commission has recently approved R to RS rezonings along 22nd and 23rd Avenue S.



Metro Planning Commission Meeting of 09/14/06

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

METRO SCHOOL BOARD REPORT

Projected student generation

As this request to change to single family district represents a down zoning, the number of expected students would be equal to or less than what the current zoning allows.



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

Subdivision 2006S-290G-04
South Harpeth Estates
35 - Tygard
9 - Warden
PBJ Engineering, surveyor, for Charles and Louise Frost, owners.

Staff Reviewer
Staff Recommendation

Leeman
Approve

APPLICANT REQUEST
Concept Plan

Concept plan approval to create 8 lots on 18.3 acres of property located at Highway 96 (unnumbered) and 9618 Highway 96, approximately 1,600 feet north of Little East Fork Road.

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 zoning would permit a maximum of nine lots, while only eight are proposed with this plat.

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

The proposed concept plan is for 1 unit per 2 acres.

SUBDIVISION DETAILS

The proposed plan includes eight single-family lots on 18.03 acres. A new road is proposed from Highway 96, which extends east. This road provides two stub-streets to adjacent properties to the north and south. This property falls within Natural Conservation policy because most of this area has very steep slopes. However, the front portion of this property is relatively flat and suitable for development at AR2a densities, as proposed. This is not a cluster lot subdivision and since all lots are over one acre in size, the hillside development standards of the Zoning Code do not apply.



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**PUBLIC WORKS
RECOMMENDATION**

No exception taken

STORMWATER

Approved

FIRE MARSHAL

Approved

HEALTH DEPARTMENT

Since there is no sewer available in this area, all lots will be served by septic. The Metro Health Department has approved the proposed septic area.



Project No.
Project Name

Subdivision 2006S-278U-05
Maplewood Home Tract, Lot 37,
Resubdivision

Council District
School Board District
Requested By

8 - Hart
5 - Porter
Mark Devendorf, surveyor for Eric Lesueur, owner.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST

Final Plat

A request for final plat approval to create 2 lots on 0.5 acres, located at 3801 Baxter Avenue, at the northwest corner of Gillock Street and Baxter Avenue.

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.

PLAN DETAILS

Lot comparability

This subdivision proposes subdividing lot #37 into two lots. The lot is located on the corner of Gillock Street and Baxter Street

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.):
	19,275	87.0 *

*No lots with homes fronting on Gillock Street to compare with for this study.

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

- Lot 1: 10,427.13 Sq. Ft., (0.24 Acres), with 103.3 ft. of frontage (on Gillock Street)



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- Lot 2: 10,462.91 Sq. Ft., (0.24 Acres), with 76.62 ft. of frontage on Baxter Avenue (as existing) and 123.51 ft. of frontage on Gillock Street)

The lot proposed to be subdivided is located on a corner lot. Section 3-5.3 specifies that for a corner lot, it should be compared to the other corner lots of an intersection. In this case, however, the lots at the other corners of the intersection are much larger than the typical lots in the general area.

Lot Comparability Exception

A lot comparability exception can be granted if the lot does not meet the minimum requirements of the lot comparability analysis (is smaller in lot frontage and/or size) if the new lots would be consistent with the General Plan. The Planning Commission has discretion whether or not to grant a lot comparability exception.

The proposed lots could meet **two** of the qualifying criteria of the exception to lot comparability:

- The lots are located within a one-quarter mile on an area designated as a commercial, mixed, used or office land use policy category. Specifically, this property is located within 285 feet of an area designated “Community Center”, which is intended for dense commercial development.
- The proposed lots are consistent with the adopted land use policy that applies to the property. The lots are located in the Neighborhood General land use policy. The Neighborhood General land use policy permits a range of residential types as long as they are context sensitive.

Recommendation

Staff recommends the granting of an exception to lot comparability since the proposed subdivision meets two of the criteria established in the subdivision regulations. The new subdivision will remove an existing structure on the lot that is not in character with the rest of the community. The new lot with frontage on Baxter Avenue will comply with the established setback of the existing structures.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.



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**STORMWATER
RECOMMENDATION**

Approved.

CONDITIONS

1. Lot 2 shall front on Baxter Avenue at the average setback of the other structures on the street.
2. The existing structure shall be demolished prior to the recording of the final plat or a demolition bond shall be posted.



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

Subdivision 2006S-291U-10
Abbott Martin Estates, Resub. of Lot 2
34 - Williams
8 - Fox
Smith Land Surveying, applicant, for Robert L. Taylor, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve

APPLICANT REQUEST

Final Plat

Request to create two lots on property located at 2311 Warfield Lane (.92 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 subdivision proposes the creation of two lots from one lot within the Abbott Martin Estates Subdivision, on the south side of Warfield Lane. Both lots are proposed for single-family only. There is a residence on the existing lot, which is to be demolished.

Sidewalk requirement

This property falls within the Urban Services District, and because one new development right will be created with this subdivision, a sidewalk is required to be constructed along the frontage of either lot 1 or lot 2, both which front on Warfield Lane. Because there is no existing sidewalk along this lane, the applicant has qualified for the financial contribution to the sidewalk fund, and has included this note on the face of the plat.

Lot comparability

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

Lot comparability analysis was performed and yielded the following information:



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Lot Comparability Analysis		
Street:	Requirements:	
	Minimum lot size (sq.ft):	Minimum lot frontage (linear ft.):
Warfield Lane	15,790.5	115.9

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

- Lot 1: 21,335 Sq. Ft., (0.49 Acres), with 82.5 linear feet of frontage on Warfield Lane
- Lot 2: 20,000 Sq. Ft., (0.46 Acres), and 57.5 linear ft. of frontage on Warfield Lane.

Both lots are larger than the minimum lot size requirement, but both have shorter frontages than the minimum requirement.

A lot comparability exception can be granted if the lot fails the lot comparability analysis (is smaller in lot frontage and/or size) if the new lots would be consistent with the General Plan. The Planning Commission has discretion whether or not to grant a lot comparability exception.

While both lots fail the lot comparability for frontage along Warfield Lane, the proposed lots do meet three of the qualifying criteria for an exception to lot comparability. Specifically, the proposed two lots are consistent with the area’s Residential Low Medium policy, which stipulates a density of between 2 and 4 dwelling units per acre. The proposed density (limited to two single-family homes) is approximately 2 units per acre. The lots fall within a half mile (2,640 feet) of a Regional Activity Center, and secondly, the proposed subdivision falls within a quarter mile (or 1,320 feet) of an area that is designated with an Office land use policy.

Exception to lot comparability

Staff Recommendation

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

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken



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STORMWATER RECOMMENDATION

Approved



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

Planned Unit Development 193-65-G-13
KIA Automobile Sales
None
32 - Coleman
2 - Brannon
Hickory Hollow Kia, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Revision to Preliminary
And Final PUD

A request to revise the preliminary and for final approval for a commercial Planned Unit Development located 5406 Target Drive, classified SCR, (3.35 acres), to permit the placement of a Ferris Wheel.

PLAN DETAILS
Site Plan

The request calls for the placement of a Ferris Wheel on the existing KIA dealership lot. As proposed, the Ferris Wheel will be located within the parking lot south of Target Drive.

Since this PUD has SCR base zoning, which permits outdoor recreation uses, staff recommends this be treated as a revision to the preliminary PUD. Staff does not have any significant concerns with the proposed Ferris Wheel since it will be located in the front parking area of the existing car dealership. All parking requirements are being met with this plan. Staff recommends that the Ferris Wheel not be used for additional advertisements or signage. No signs should be allowed on the Ferris wheel.

Staff Recommendation

Staff recommends that this request be approved with conditions, including a condition that the Ferris Wheel may not be used as a sign or for any sign placement.

PUBLIC WORKS
RECOMMENDATION

No Exceptions Taken

STORMWATER
RECOMMENDATION

No Exceptions Taken



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CONDITIONS

1. The Ferris Wheel may not be used as a sign or for any sign placement.
2. 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.
3. 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.
4. 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.
5. 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.
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 copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



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

Planned Unit Development 28-79-G-13
Cambridge Forest, Phase XI
None
28 - Alexander
6 - Johnson
Batson and Associates, applicant for Danco
Development Inc., owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Final PUD

A request for final approval for a portion of a residential Planned Unit Development located east of Bromley Way, classified R15, (7 acres), to permit the development of 31 single-family cluster lots.

PLAN DETAILS

Site Plan

The plan calls for 31 new cluster lots on approximately 7 acres with an overall density of approximately 4 units per acre. Lots range in size from 4,500 sq. ft. to 11,720 sq. ft. While the current cluster lot option only allows for lots to be reduced two zoning districts (from R15 to R8), this PUD was approved under previous Zoning Code that allowed lots to be reduced smaller than two base districts.

Access/Connectivity

Lots will be accessed from the extension of Bromley Way.

Preliminary Plan

As proposed, the plan is consistent with the approved preliminary plan.

Staff Recommendation

Staff recommends that this request be approved with conditions.

**PUBLIC WORKS
RECOMMENDATION**

Approve

1. 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**

Approve with the following conditions:



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1. Sign and date the EPSC note on sheet C-1
2. Fill in the NOI/ NOC note on sheet C-1.
3. Include a copy of the NPDES notice of coverage.
4. Inlet Area 3 is shown as 1.26 acres on the Hydraflow report and as 2.83 acres on the drainage area map.
5. Inlet #2 is listed as a junction on the area map, but the Hydraflow report shows the inlet taking in water and it is listed on the plan set as an inlet, not a manhole.
6. Does a spread limit of 8' apply to this project?
7. The bypass line for inlet 3 should be inlet 6 instead of 2.
8. The bypass line for inlet 6 should be inlet 7 instead of 8.
9. The invert up of pipe 5-8 does not match the plan set. 613 vs. 612.30.
10. Phase X plans show inlets in Bromley Way in a different spot than is shown on the Phase XI plans. Provide as-built for existing system on Bromley Way.
11. Pipe sizes and lengths for the two pipes downstream of Phase XI do not match between the Phase XI plans, the Hydraflow report, and the Phase X plans.
12. The water quality and detention calculations from Phase X appear to have included Phase XI area, but the area was included in the calculations as "undeveloped". Either the detention for Phase X must be modified to accommodate the new "developed" area, or on-site detention/water quality must be provided for Phase XI.

CONDITIONS

1. 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, including all Stormwater conditions listed above.
2. 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.



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3. 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.
4. 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.
5. 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.
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 for filing and recordation with the Davidson County Register of Deeds.



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

Planned Unit Development 10-84-U-10
W.O. Smith Community Music School
None
19 - Wallace
7 - Kindall
Barge Cauthen and Associates, Inc., applicant for W.O. Smith Community Music School.

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions.

APPLICANT REQUEST
Revise Preliminary & Final

A request to revise a 1.37 acre portion of the preliminary plan and for final approval for a Commercial Planned Unit Development district, located at 1125 8th Avenue South, to allow for a 3,630 square foot addition to the existing 20,139 square foot building to permit a 23,769 square foot music school, replacing a retail/warehouse use.

PLAN DETAILS
History

This PUD was originally approved in 1984, for approximately 58,300 square feet. The plan was subsequently revised to allow for 58,904 square feet of commercial uses and a Fire Hall. The original square footage of the PUD included an allowable square footage of 16,400 square feet for the Fire Hall at the southwest corner of Olympic Street and 8th Avenue South. Records indicate that the Fire Hall is actually built to only 7,592 square feet.

Since the Fire Hall is actually 8,808 square feet less than originally allowed by the PUD, the sum of the first revision and this addition of 3,630 does not increase the square footage beyond 10% of what was originally approved by the Metro Council. Staff recommends that this request be approved by the Commission as a revision and not an amendment that would be required to be referred to the Metro Council for approval.

Proposed Plan

The proposed plan maintains the same access points to 8th Avenue South and to Edghill Avenue. The plan also maintains the existing access through Rose Park directly behind this PUD. Currently, there is a driveway access through Rose Park. The driveway formerly was Central Street, a public right-of-way, but was



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abandoned by Metro in 1983. The driveway connects 8th Avenue, South, to Hillside Avenue. Planning has notified the Metro Parks Department of the proposed revision to the PUD. Staff recommends that approval of the revision include a condition that Metro Parks must approve an access easement through the Parks property to allow egress from the PUD property.

WATER SERVICES

Approved

**METRO PUBLIC WORKS
RECOMMENDATION**

No exception taken.

FIRE MARSHAL

Approved

**METRO STORMWATER
RECOMMENDATION**

Approved

CONDITIONS

1. Prior to the issuance of the Use and Occupancy permit, an access easement must be recorded through the adjacent Metro Park property to the west, or the plan must be revised so that egress from this PUD does not go through the park.
2. 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.
3. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met before the issuance of any building permits.
4. 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.
5. 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



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Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.

6. Prior to the issuance of any building permits, the Metro Parks Department shall provide written approval of this proposal.



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

Planned Unit Development 102-86-P-06
Riverside
None
35 - Tygard
9 - Warden
Walter Davidson and Associates, applicant, for
Rochford Construction Company, owner.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST
Revision to Preliminary & Final

A request to revise the approved preliminary plan and for final approval for a residential Planned Unit Development to reconfigure 8 previously approved single family lots into 5 single-family lots on 1.82 acres, located on the south side of Northridge Drive, and west of Old Harding Pike.

PLAN DETAILS

The proposed plan revises 8 previously approved single-family lots into 5 single-family lots. The revision involves changing from a small cul-de-sac with the 8 lots on it to 5 lots that front directly on Northridge Drive. This request reduces the total number of approved units in the PUD from 254 to 251.

In April of this year, an amendment to the PUD was proposed that included this property and the Frank H. Carter Tract (located directly to the south). The amendment proposed 8 additional lots to the PUD. That request was indefinitely deferred due to neighborhood concerns that the Carter Tract had always been in the PUD as one lot and that there were drainage issues associated with the development and lack of staff support.

Recommendation

This proposal is consistent with the existing development pattern of the PUD and it is more desirable to have the lots fronting on Northridge Drive than on a small cul-de-sac that will require the sides of houses to front Northridge Drive.



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PUBLIC WORKS RECOMMENDATION

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

STORMWATER RECOMMENDATION

No grading plans required.

FIRE MARSHAL RECOMMENDATION

Fire hydrants should flow a minimum of 500 GPM's at 30-35 psi residual flow at the most remote hydrant. Depending upon side setbacks, construction type and the square footage of the building, water demands may be greater.

CONDITION

1. 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.
2. 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.
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. 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



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submitted to the Metropolitan Planning Commission.

6. 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.
7. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



Project Number

Project Name

Council District

School District

Requested by

Planned Unit Development 2004P-035G-12

Burkitt Place, Phase 2

31 – Toler

2 – Jo Ann Brannon

Civil Site Design Group, applicant for Burkitt Place Development, LLC, owner.

Staff Reviewer

Withers

Staff Recommendation

Approve with conditions

APPLICANT REQUEST

Revision to Preliminary & Final

A request to revise a portion of the preliminary plan and final approval for a residential Planned Unit Development overlay district, zoned R8, located south of Burkitt Road (3.91 acres), to change the area approved for open space to allow a pool and community center, and approve signage and landscaping for various locations in the PUD.

PLAN DETAILS

Site Plan Details

The Burkitt Place PUD was approved in 2004 to permit 98 townhouse units, 52 duplex lots (104 units) and 243 single-family lots. Since that time, the PUD has been revised to convert the duplex lots to single family lots. There are an additional 65 single-family homes located in Williamson County. The development is accessed from Burkitt Road and Nolensville Road (in Williamson County). Three future street connections are planned to the south and the east.

This application proposes to use a centralized area of the PUD currently designated as open space as an amenity center with 3 swimming pools and a bath house. This was not proposed on the preliminary PUD, but staff finds appropriate the use of common open space for active recreation opportunities for the residents of the PUD.

The proposed signage design is a monument sign on a cobblestone base that is integrated in to a cobblestone wall. Signs are proposed at both the Nolensville Road and Burkitt Road entries. Both entry designs include generous landscaping.



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PUBLIC WORKS RECOMMENDATION

No Exceptions Taken
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

Grading plans not needed.

FIRE MARSHAL RECOMMENDATION

1. No part of any building shall be more than 500 feet from a fire hydrant via an approved hard surface road. *Metro Ordinance 095-1541 Sec:1568.020 B*
2. Fire hydrants shall flow a minimum of 500 GPM's at 30-35 psi residual flow at the most remote hydrant.
3. Roadways with one-way traffic only shall be at least 14 feet wide with no parking (Pool & Community Center Area.)

CONDITIONS

1. 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.
2. 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.
3. 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.
4. If this final approval includes conditions that require correction/revision of the plans, authorization for the issuance of permit applications



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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.

5. 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.
6. 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 re-approval by the Planning Commission.



Project No. **Planned Unit Development 2005P-017G-06**
Project Name **Shoppes on the Harpeth, Lot 1**
Associated Case None
Council District 35 - Tygard
School Board District 9 - Warden
Requested By Dale and Associates, applicant for Tampa Bay Briarwood Associates, property owner.

Staff Reviewer Swaggart
Staff Recommendation *Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm buffer.*

APPLICANT REQUEST
Final PUD **A request for final approval for Lot 1 of a commercial Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (1.09 acres), to permit the development of a 4,100 square foot bank.**

PLAN DETAILS

Site Plan The plan calls for a 4,100 square foot bank with four drive-thru lanes.

Access Access for this portion of the PUD will be provided from private streets within the development. As proposed, lots 2 and 5 must be constructed to allow for access into this site. Subsequently building permits should not be issued until lots 2 and 5 are completed. This will ensure that access can be provided for this development.

Preliminary Plan The preliminary plan was recently revised and approved by the Planning Commission at the August 24, 2006, meeting. As proposed, the site plan is consistent with the last approved preliminary plan.

Staff Recommendation Since the plan is consistent with the approved preliminary plan, then staff recommends that the request be approved with conditions.



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PUBLIC WORKS RECOMMENDATION

1. Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions. Submit construction plans for offsite improvements.
2. Document adequate sight distance at project access. Indicate the amount of sight distance at each project access, and if adequate site distance per AASHTO for the posted speed limit.
3. Show and dimension right of way along Highway 100 and Old Harding Pike at property corners.
4. Roadway improvements shall be coordinated with roadway construction for the Temple Rd TDOT project and the Harpeth Village PUD development. Highway 100 roadway improvements to be approved by TDOT.
5. Developer shall submit a signal coordination study in order to optimize traffic flow on Old Harding Rd and Hwy 100.

STORMWATER RECOMMENDATION

Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicants request to disturb area within storm buffer.

Stormwater has indicated that a portion of this PUD is within the floodplain, but staff has not identified any 100-year floodplain on the property. The applicant must resolve this issue with the Metro Stormwater before staff will recommend approval.

CONDITIONS (if approved)

1. Building permits shall not be issued for this section of the Planned Unit Development until such time that the drives included in lot 2 and lot 5 have been completed.
2. 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. This shall include any



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3. 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.
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. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees.
5. 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.
6. 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.
7. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



Project No. **Planned Unit Development 2005P-017G-06**
Project Name **Shoppes on the Harpeth, Lot 2**
Associated Case None
Council Bill None
Council District 35 - Tygard
School Board District 9 - Warden
Requested By Dale and Associates, applicant for Tampa Bay Briarwood Associates, property owner.

Staff Reviewer Swaggart
Staff Recommendation *Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicant's request to disturb area within storm buffer.*

APPLICANT REQUEST
Final PUD **A request for final approval for Lot 2 of a commercial Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (1.28 acres), to permit the development of a 3,600 square foot restaurant.**

PLAN DETAILS

Site Plan The plan calls for a 3,600 square foot McDonald's restaurant.

Access Access for this portion of the PUD will be provided from private streets within the development. As proposed, lot 5 must be constructed to allow for access into this site. Subsequently building permits should not be issued until the construction of lot 5 is completed, or at least until such time that all road improvements have been completed for five. This will ensure that access can be provided for this development.

Preliminary Plan The preliminary plan was recently revised and approved by the Planning Commission at the August 24, 2006, meeting. As proposed, the site plan is consistent with the last approved preliminary plan.

Staff Recommendation Since the plan is consistent with the approved preliminary plan, then staff recommends that the request be approved with conditions.



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PUBLIC WORKS RECOMMENDATION

1. Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions. Submit construction plans for offsite improvements.
2. Document adequate sight distance at project access. Indicate the amount of sight distance at each project access, and if adequate site distance per AASHTO for the posted speed limit.
3. Show and dimension right of way along Highway 100 and Old Harding Pike at property corners.
4. Roadway improvements shall be coordinated with roadway construction for the Temple Rd TDOT project and the Harpeth Village PUD development. Highway 100 roadway improvements to be approved by TDOT.
5. Developer shall submit a signal coordination study in order to optimize traffic flow on Old Harding Rd and Hwy 100.

STORMWATER RECOMMENDATION

Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicants request to disturb area within storm buffer.

Stormwater has indicated that a portion of this PUD is within the floodplain, but staff has not identified any 100-year floodplain on the property. The applicant must resolve this issue with the Metro Stormwater before staff will recommend approval.

CONDITIONS (if approved)

1. Building permits shall not be issued for this section of the Planned Unit Development until such time that the drive included in lot 5 has been completed.
2. 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.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic



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Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.

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. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees.
5. 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.
6. 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.
7. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



Project No. **Planned Unit Development 2005P-017G-06**
Project Name **Shoppes on the Harpeth, Lots 4 and 5**
Associated Case None
Council Bill None
Council District 35 - Tygard
School Board District 9 - Warden
Requested By Dale and Associates, applicant for Tampa Bay Briarwood Associates, property owner.

Staff Reviewer Swaggart
Staff Recommendation *Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicants request to disturb area within storm buffer.*

APPLICANT REQUEST

Final PUD **A request for final approval for lots 4 and 5 of the commercial Planned Unit Development district located between Highway 100 and Old Harding Pike, zoned CL, (6.38 acres), to permit the development of a 12,600 square foot retail building, and a 26,400 square foot retail building.**

PLAN DETAILS

Site Plan The plan calls for a 12,600 square foot building on lot 4, and a 26,400 square foot building on lot five. Both buildings are for retail development.

Access Access for this portion of the PUD will be provided from Highway 100 by a private drive. The access point from Highway 100 included on this section of the PUD provides access for all other sections of the PUD, and should be constructed prior to building permits being issued for other sections (1,2,3 and 4).

Preliminary Plan The preliminary plan was recently revised and approved by the Planning Commission at the August 24, 2006, meeting. As proposed, the site plan is consistent with the last approved preliminary plan.

Staff Recommendation Since the plan is consistent with the approved preliminary plan, then staff recommends that the request be approved with conditions.



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PUBLIC WORKS RECOMMENDATION

1. Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions. Submit construction plans for offsite improvements.
2. Document adequate sight distance at project access. Indicate the amount of sight distance at each project access, and if adequate site distance per AASHTO for the posted speed limit.
3. Show and dimension right of way along Highway 100 and Old Harding Pike at property corners.
4. Roadway improvements shall be coordinated with roadway construction for the Temple Rd TDOT project and the Harpeth Village PUD development. Highway 100 roadway improvements to be approved by TDOT.
5. Developer shall submit a signal coordination study in order to optimize traffic flow on Old Harding Rd and Hwy 100.

STORMWATER RECOMMENDATION

Defer until Stormwater has completed its technical review, and Stormwater Committee has made a recommendation on applicants request to disturb area within storm buffer.

Stormwater has indicated that a portion of this PUD is within the floodplain, but staff has not identified any 100-year floodplain on the property. The applicant must resolve this issue with the Metro Stormwater before staff will recommend approval.

CONDITIONS

1. The construction of Section 5 including all roads shall be complete prior to the issuance of building permits for section 1,2, and 4.
2. 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.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic



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Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.

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. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees.
5. 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.
6. 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.
7. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



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

Institutional Overlay 2006IO-002U-10
Belmont University (Black Box)
None
None
18 - Hausser
8 - Fox
Ingram Civil Engineering Group, LLC, and Belmont University, owner.

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions

APPLICANT REQUEST
Final Site Plan Approval

Request for final approval for a portion of the Institutional Overlay district located at 1523 and 1527 Compton Avenue, along the south side of Compton Avenue, east of Belmont Boulevard, to permit a 250 seat drama theater.

PLAN DETAILS
Proposed Plan

This plan for a drama theater falls within the Belmont Boulevard Arts and Entertainment Zone, which is intended to have activities and design that are complimentary to the existing neighborhood and nearby commercial uses. This area is intended to have “a sense of a village center with a Main Street character.” (p.20). The range of activities intended for this area include mixed use of assembly, instructional, entertainment, residential and related commercial. The proposed plan includes a 250 seat black box drama theater behind the larger theater that was granted final development plan approval by the Planning Commission in May 2006. The larger theater is oriented toward Belmont Boulevard, while the black box theater is oriented toward Compton Avenue. The black box theater is attached to the larger theater. Staff recommends approval since the proposed plan is consistent with the intent of this Activity Zone standards within the Institutional Overlay.

Access

Access to this site will be from a new access point on Delmar Avenue to the existing alley. Access can also be gained from Compton Avenue to parking areas to the rear of the site. A portion of the alley, which is accessed from Compton Avenue was abandoned by the Metro



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Council in June, 2006, to accommodate the expansion of the existing building to the rear.

Condition from Council Bill

The council bill included specific conditions that have been addressed, where applicable, with this proposal.

The conditions are as follows:

1. A Belmont University Neighborhood Advisory Group will be formally established to work with the neighborhood, Belmont University, and Metropolitan Planning staff on issues associated with implementing the institutional overlay and its' associated Master Development Plan. The Advisory Group will include nine members serving staggered two-year terms. Four recommendations for persons to serve on the Advisory Group will be presented by Belmont University and four recommendations presented by the Metro Councilmember in whose district Belmont University is located. The final member of the Advisory group will be the president of Belmont Hillsboro Neighbors, or his/her designee. Within six months of the passage of BL 2005-555, the Councilmember and Belmont University will recommend appointees to the Metropolitan Planning Commission for confirmation. Members must live or operate/own a business or commercial property in the vicinity of the campus, which may include, but is not limited to 15th Avenue South, Acklen Avenue, 14th Avenue South, 12th Avenue, Caldwell Avenue, Ashwood Avenue, Belmont Boulevard, and 18th Avenue South.
2. The Belmont University Neighborhood Advisory Group and Belmont representatives will meet on a quarterly basis to discuss matters of common concern. In addition, the planning department staff will convene a meeting of the Advisory Group to gather input on any project that requires final site plan application for property lying within the Belmont I-O district and on any project that constitutes a "major modification" of the I-O district as that term is defined in Section 17.40.140(e.2) of the Metro Code. The Belmont University Neighborhood Advisory Group will review the proposed development in light of the objectives of the campus Master Development Plan and this amendment to the Master Development Plan. In advance of final design/outset of construction, Belmont will provide the Advisory Group with information about the development and any impact it may have on the neighborhood such as timing, construction traffic, construction hours, construction worker parking, lighting, landscaping, and plans to communicate with the community, etc. Belmont will, in good faith, work with the Advisory Group to come to consensus on how to address any aspects of the projects that are of concern to a majority of the members of the Advisory Group. As such, the Planning Commission staff member reviewing the request for a building permit will meet or in some case electronically communicate with the Advisory Group and the university to ensure that the Master Development Plan, this amendment, and neighborhood construction issues have been adequately addressed.
3. To facilitate the smooth integration of university construction activities with the neighborhood, Belmont will require its general contractors and all acting on its behalf to conform to all applicable Metro ordinances regarding noise levels, work hours, and external lighting. In addition, when establishing routes for construction vehicles entering and exiting building sites on Belmont's campus, Belmont will place a priority on keeping construction traffic off residential streets wherever possible. Further, Belmont commits to maintain the homes it owns in residential areas to neighborhood standards. Specifically, Belmont will not board up any windows on residential properties it acquires (unless the structure is to be razed within one month's period of



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time). In addition, Belmont will not store construction debris outside the perimeter of a construction fence on residential property and will attempt to keep such debris out of the sight of the surrounding residential community.

4. Belmont is actively acquiring residential properties within its Master Development Plan. When Belmont rents residential property to tenants in the residential buffer area on 15th Avenue South, it will exercise preferences in favor of Belmont's faculty, staff, and graduate students and will not rent to undergraduate students unless there is an existing lease in place.

5. In an effort to recognize the unique role the university and the surrounding neighborhoods to the university have with one another, Belmont will establish a Community Outreach Scholarship program. The university will award biennially a scholarship fund equal to one half of the full time undergraduate tuition to an eligible student. Eligibility requirements include the following:

" Permanent address located within geographic boundaries:

" Natchez Trace to I-65

" I-440 to I-40

" Academic credentials (GPA and Test Scores) at or above university average

" Demonstrated financial need

" Preference given to public high school graduates

" Commitment to community service demonstrated through activities on leadership resume

6. Belmont will continue to communicate on a neighborhood wide basis bi-annually or more frequently as needed. Communication will take the form of open meeting and/or newsletter. Such communication should include changes occurring on the campus, construction, major events, and other items of interest for the neighborhood.

7. For residents on 15th Avenue South in order to guarantee a fair price to those residents, Belmont University will pay for two appraisals prior to the purchase of their property. The University will select one appraiser and the property owner will select one. At the point at which Belmont has purchased the West side of the first block of 15th Avenue South and Wedgewood, Belmont will make every reasonable attempt to purchase the homes in that block on the East Side of 15th Avenue South, prior to undertaking construction of the academic building designated in the Master Development Plan for the corner of 15th Avenue South and Wedgewood Avenue.

8. The architectural guidelines for development along 15th Avenue and Ashwood shall extend the entire length of 15th Avenue, with the exception of any new building situated on the corner of 15th Avenue and Wedgewood. A building on the corner of 15th Avenue and Wedgewood may be exempt from the vertical articulation requirements of the architectural guidelines established in the overlay if Belmont makes every reasonable attempt to purchase the homes in the first block on the East side of 15th Avenue South. The Planning Commission staff in consultation with the Neighborhood Advisory Group and Belmont University will make the determination of whether the "reasonable attempt" standard has been met.

9. There shall be no parking allowed in front of buildings, excluding existing parking and on-street parking, in the Arts and Entertainment Zone.



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10. Lighting shall be internally directed and shall minimize light trespass and pollution onto adjacent residential properties.
11. Portable buildings shall be allowed for construction-related uses, with Planning Department review of the location. Portable buildings shall be allowed for other uses only with approval by the Planning Commission.
12. The University shall not count on-street parking in meeting parking requirements for new development.
13. When there is a change in the use of a building, a study shall be conducted to determine if there is a need for additional parking related to the new use. Such study shall consider available parking.
14. Access to the proposed parking structure near Bruin Hills shall be limited to 12th Avenue and 15th Avenue.
15. East Belmont Circle and Belmont Boulevard shall not be closed to motorized traffic until a Traffic Impact Study is conducted for both streets, and East Belmont Circle must also be referred to the Planning Commission for review before closing.
16. Provide a minimum of the 5 foot wide B-5 landscape buffer to non-university owned properties adjacent to the new Health Sciences building and the proposed parking structure at the Bruin Hills dormitory.
17. When development site 3 is redeveloped, the maximum building height shall not exceed that of the existing apartment building.
18. As new development occurs, buildings at the corners of Belmont and Ashwood as well as 15th Avenue and Ashwood shall be configured so as to create a "pocket park" with a minimum area of 1,500 square feet for university and public use.
19. Loading and refuse areas shall not face public streets along the perimeter of the overlay district.
20. Approval of the IO overlay does not require the instillation of a traffic signal at 15th Ave., South, and Wedgewood Avenue by Belmont University. If Belmont University proposes or otherwise agrees to provide for the installation of a traffic signal at that location, the Planning Commission must review the approved development plan and provide a recommendation to Council as to the impact on the neighborhood and whether the IO should be continued.
21. In order to lessen traffic and parking issues associated with university growth, and to maintain the viability of the surrounding neighborhood, Belmont University will fund a traffic calming/parking/streetscape/aesthetics study to make improvement to the streets surrounding the university including: 15th Avenue South, Acklen Avenue, Caldwell Avenue, Ashwood Avenue, Belmont Boulevard, 18th Avenue South, 19th Avenue South, and on Villa Place from Wedgewood Avenue to Horton Avenue (with recognition that Villa is already participating in



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Metro's Traffic Calming program). This study will be initiated within two months of the date of passage of BL 2005-555 and submitted to the Belmont University Neighborhood Advisory Group and Metro Public Works for approval of the recommendation. Such recommendations will be finalized within five months of the passage of this legislation. Once approved by the Advisory Group, Public Works, and if needed, the Metro Traffic and Parking Commission, Belmont will implement the recommendations within two months of the mandatory approvals by Metro. At a minimum the plan will include improvements of \$25,000 already obligated by Belmont University as a condition of the Board of Zoning Appeals' approval of the Health Science Center.

22. In recognition of the traffic and congestion concerns Belmont University will collaborate with MTA to determine the feasibility of offering incentives to employees and students to utilize mass transit.

23. To further protect the viability of the neighborhoods surrounding the university, Belmont will create a plan for a main entrance to the campus at Wedgewood and East Belmont Circle, with the understanding that the plan should seek to minimize any increased impact to Villa Place. This may include additional turn lanes, lights, or other recommendations for changes at the intersection as required by Public Works and/or Metro Traffic and Parking Commission. At a minimum, East Belmont Circle will continue to be open to vehicular and pedestrian traffic, unless otherwise approved by Metro Planning Commission, improvements will include the addition of a left turn lane from East Belmont Circle to Wedgewood, and monument signs directing students, faculty, and visitors to the entrance and parking garage. This plan will be presented to the Belmont University Neighborhood Advisory Group and to Metro Public Works. Improvements to this intersection will be completed within one year of approval from Public Works and/or the Metro Traffic and Parking Commission.

24. Upon adoption of Ordinance No. BL2005-555, as amended, by the Metropolitan Council, Belmont University will make these changes and the changes required by the Metropolitan Planning Commission to the Master Development Plan. The revised Master Development Plan will be posted on the university's website, with a printed copy provided to the Metropolitan Planning Commission, Metro Public Works, the district Councilmember, Metro Codes, Belmont Hillsboro Neighbors, Sunnyside Neighbors, members of the Advisory Group, and to residents on streets surrounding the university at their request.

**METRO PUBLIC WORKS
RECOMMENDATION**

No exception taken.

FIRE MARSHAL

Approved

**METRO STORMWATER
RECOMMENDATION**

Approved with the following conditions:

1. Please remove 'Not for Construction' on all sheets of the grading plan. Review and approval of



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preliminary “not-for-construction” plans is not allowed.

2. Please show the NOI Note on the grading plan and sign and date to indicate an NPDES General Permit is not required for sites disturbing less than 1 acre.
3. Please show the following EPSC Note on the grading plan:

I, _____, Certified Erosion Control Specialist have reviewed the plan for sufficient onsite temporary erosion and sediment control provisions.

Signature

4. A note should be placed on the Erosion and Sediment Control Plan that the contractor is required to provide an area for concrete Washdown and Equipment Fueling in accordance with CP-10 and CP-13, respectively. The contractor shall coordinate the exact location with the NPDES Department during the pre-construction meeting.
5. The BMP detail for the construction entrance should reference the appropriate section of the Stormwater Management Manual, Volume 4 and should show that filter fabric is required to be placed beneath the stone (ref. TCP-13).
6. Please show the following as-built note on the grading plan:

As-builts are required for underground detention and water quality structures prior to issuance of the U&O Permit. Certification must include, at a minimum, the following information:

- Manufacturer and model number of unit.
- Sales receipt
- Attached shop drawings of installed unit.
- Date of field inspection by Engineer (before backfilling structure).
- Engineer stamp and date.



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7. It is not clear how the pre and post developed hydrographs were generated. Please show the input values (area, curve number, time of concentration, etc.).
8. Provide more information on the outlet structure detail (sheet C402) on how the outlet pipes exit the detention chamber and feed into the water quality unit (show pipes, pipe sizes, invert elevations, etc.).
9. The plans do not show the proposal to tie a 12" RCP from the Vortechincs unit into an existing junction box as it describes in the drainage report. The plans also do not reflect removing a portion of an existing drainage system to build this project (Pipe P-8 being removed?).
10. Clearly show on the plan access to each chamber of the underground detention and water quality facilities for future inspection and maintenance.
11. The Stormwater Detention Agreement needs to be submitted and recorded prior to final plan approval. The agreement must be signed and notarized by the owner and submitted to MWS with original signatures. Please also submit a check, not cash, to cover the recording cost. The cost is \$5 per page plus a \$2 recording fee *per document*. The check must be made out to Register of Deeds.
12. Drainage easements will be required to be recorded, either by plat or by separate instrument, for the underground detention and water quality facilities and any pipes or channels conveying offsite runoff. If this property will not be platted through the Metropolitan Planning Commission, then you must submit a completed Dedication of Easement Form. The grading plan cannot be approved until the easement is reviewed and approved by Ron Sweeny's office. Please also submit a check, not cash, to cover the recording cost. The cost is \$5 per page plus a \$2 recording fee *per document*. The check must be made out to Register of Deeds.

CONDITIONS

1. This approval does not include any signs. Business accessory or development signs in Institutional Overlay districts must be approved by the Metropolitan Planning Commission/Planning Department.



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2. Prior to the issuance of any building permits, a final plat shall be recorded.
3. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met before the issuance of any building permits.
4. 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.
5. 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.