



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

**Minutes  
Of the  
Metropolitan Planning Commission**

*January 25, 2007*

\*\*\*\*\*

*4:00 PM*

*Howard School Auditorium, 700 Second Ave., South*

**PLANNING COMMISSION:**

James Lawson, Chairman  
Phil Ponder, Vice Chairman  
Stewart Clifton  
Judy Cummings  
Tonya Jones  
Ann Nielson  
Victor Tyler  
James McLean  
Councilmember J.B. Loring  
Eileen Beehan, representing Mayor Bill Purcell

**Staff Present:**

Rick Bernhardt, Executive Director  
Ann Hammond, Assistant Executive Director  
Ted Morrissey, Legal Counsel  
David Kleinfelter, Planning Mgr. II  
Kathryn Withers, Planner III  
Trish Brooks, Admin. Svcs. Officer 3  
Carrie Logan, Planner I  
Dennis Corrieri, Planning Tech I  
Craig Owensby, Communications Officer  
Brenda Bernards, Planner III

**I. CALL TO ORDER**

The meeting was called to order at 4:00 p.m.

Ms. Hammond announced the following: "As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel."

**II. ADOPTION OF AGENDA**

Ms. Nielson moved and Mr. Ponder seconded the motion which passed unanimously to adopt the agenda as presented. **(10-0)**

**III. APPROVAL OF DECEMBER 14, 2006, MINUTES AND JANUARY 11, 2007, MINUTES**

Mr. McLean moved and Mr. Loring seconded the motion which passed unanimously to approve both the December 14, 2006, and January 11, 2007, minutes as presented. **(10-0)**

**IV. RECOGNITION OF COUNCILMEMBERS**

Councilmember Coleman thanked the Commission for their service to the Community. He then spoke in favor of Item #12, 2007S-013G-13, Creekway Garden Center. He mentioned favorable uses of the application and requested its approval.

Councilmember Isabel spoke in support of staff's recommendation to disapprove Item #11, 2007Z-011U-03. He stated that the requested zoning would not enhance this area of his district.

Councilmember White stated he would reserve his comments until after the public hearing for Item #3, 189-73-G-14, Central Pike Medical Office Building, was heard by the Commission.

Councilmember Toler thanked the Commission for their service to the community. He spoke in favor of Item #19, 201-69-G-12, Starpoint which was on the Consent Agenda for approval with conditions. He then spoke of Item #4, 2005SP-139G-12, Cambridge Park at Barnes Road, which was also on the Consent Agenda. He gave a brief summary of the application in relation to the building site. He requested that a note be included in the file, as well as noted on the plat, that the property is a fill site, and that it is certified for the building of homes.

Councilmember Hunt spoke in favor of Item #5, 2006Z-198G-03 which was on the Consent Agenda for approval. He then spoke of Item #15, 2007Z-020U-02. He expressed some concerns regarding the requested IWD zoning for this property and then stated he had reached a compromise with the developer to only rezone a portion of the site with IWD thus leaving the remaining property north of Briley Park Drive as CS zoning.

Councilmember Shulman spoke in favor of staff's recommendation to disapprove Item #8, 2007Z-003U-10. He explained that he has discussed this with the neighbors affected by this proposal and that they are also in favor of its disapproval.

Councilmember Summers requested that Item #1, Rehearing of 2006S-316U-07, Boyce Subdivision be deferred to February 8, 2007. He stated that work continues to take place regarding this request and that it is necessary to have a one meeting deferral.

**V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**

- |     |                |  |   |
|-----|----------------|--|---|
| 1.  | 2005SP-099U-10 | Rehearing: A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue (0.23 acres), zoned RS7.5           | – deferred until February 8, 2007 at the request of the applicant |
| 16. | 2006S-371U-07  | Jocelyn Hills, Section 1 - Request for final plat approval to create eight lots on various properties located at 200 Baskin Drive, Baskin Drive (unnumbered) and Clearbrook Drive (unnumbered) | – deferred until February 8, 2007 at the request of the applicant |

Ms. Nielson moved, and Mr. McLean seconded the motion which passed unanimously to approve the Deferred and Withdrawn items as presented. **(10-0)**

**VI. PUBLIC HEARING: CONSENT AGENDA PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

- |    |                |  |                        |
|----|----------------|--|------------------------|
| 2. | 2005SP-099U-10 | Stammer Parke Specific Plan (Final SP) - Request for Final Development Plan approval to permit 16 attached units located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive | - Approve w/conditions |
|----|----------------|--|------------------------|

**ZONING MAP AMENDMENTS**

- |    |                |  |   |
|----|----------------|--|---|
| 4. | 2005SP-139G-12 | Cambridge Park at Barnes Road - Request to change from AR2a to SP zoning property located at 1160 Barnes Road, approximately 1,380 feet east of Barnes Cove Drive (19.33 acres), to permit the development of 77 single-family homes, requested by Ragan-Smith & Associates, applicant, for Hickory Holdings LLC, owner. | - Approve with Public Works revised conditions<br>– |
|----|----------------|--|---|

- |                                       |  |  |   |
|---------------------------------------|--|--|---|
| 5.                                    | 2006Z-198G-03  | Request to change from R15 to CS zoning a portion of property located at Whites Creek Pike (unnumbered)  | - Approve   |
| 6.                                    | 2007Z-001T   | Repeal Automobile Use Bill - Request to repeal Ordinance No. BL2006-972, which made certain automobile repair, services, and sales uses permitted only within the (SP) district  | - Disapprove  |
| 8.                                    | 2007Z-003U-10  | Request to change from RS20 to RS10 zoning property located at 3715 Sugartree Place  | - Disapprove  |
| 9.                                    | 2007SP-007G-06   | Cedar Place Townhomes - Request to change from R20 to SP zoning property located at Sawyer Brown Road (unnumbered), to permit the development of 32 townhomes  | - Disapprove 32 units, but approve 31 units w/ conditions |
| 10.                                   | 2007Z-010G-04  | Request to change from RS7.5 to CS zoning properties located at 106 Gallatin Pike and Vera Street (unnumbered)   | - Approve   |
| 13.                                   | 2007SP-015U-10   | 18th & Wedgewood Avenue SP - Request to change from RM40 to SP zoning on property located at 1700 18th Avenue South, to permit 38 multi-family condominium units   | - Approve w/conditions                                    |
| 14.                                   | 2007SP-019U-14   | North Lake Townhomes - Request to change from CS to SP zoning property located at 541 and 551 Stewarts Ferry Pike to permit the development of 20 townhomes and 4,000 square feet of warehouse space   | - Approve w/conditions                                    |
| <b>REVISIONS AND FINAL SITE PLANS</b> |  |  |   |
| 19.                                   | 201-69-G-12  | Starpoint - Request to revise a portion of the preliminary plan for a commercial Planned Unit Development located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), to permit the development of 74,250 square feet of hotel space and 12,500 square feet of retail space | - Approve w/conditions                                    |
| 20.                                   | 28-79-G-13   | Hickory Highlands PUD Cancellation - Request to cancel a portion of a Residential Planned Unit Development on properties located at 5208, 5212 and 5216 Rockridge Court, Ballard Court (unnumbered), 5304 and 5309 Ballard Court, Highlander Drive (unnumbered), and 5196 Highlander Drive     | - Approve   |
| 21.                                   | 53-86-P-04   | Nissan of Rivergate - Request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at 1550 Gallatin Pike, to permit the addition of 3,500 square foot service bay and a drive-thru canopy   | - Approve w/conditions                                    |
| 22.                                   | 89-87-P-03   | Chateau Valley, Phases VI & VII - Request for final approval for Phases Six and Seven of the Residential Planned Unit Development located on Cumberland Cove Drive, Cumberland Cove Court, and William Bailey Drive, to permit the development of 37 single family lots                        | - Approve w/conditions                                    |
| <b>OTHER BUSINESS</b>                 |  |  |   |
| 23.                                   | Correction to Planning Commission Minutes of June 22, 2006 |  | - Approve   |
| 24.                                   | An amended employee contract for Ryan Latimer              |  | - Approve   |

25. Employee contract renewal for Jason Swaggart - Approve
26. Contract for Professional Services between Metropolitan Planning Commission and Pictometry, Inc. for certain aerial photography, viewing software services and associated licenses. - Approve

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to approve the Consent Agenda as presented. **(10-0)**

**VII. OTHER BUSINESS : REHEARING**

1. **2006S-316U-07**  
 Boyce Subdivision  
 Map 103-03, Parcel 200  
 Subarea 7 (2000)  
 Council District 24 - John Summers

A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue (0.23 acres), zoned RS7.5, requested by May B. Smith Boyce et vir, owners, H & H Land Surveying, surveyor.

**The Metropolitan Planning Commission DEFERRED the Request to Rehear 2006S-316U-07 until February 8, 2007, at the request of the applicant. (10-0)**

**VIII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**ZONING MAP AMENDMENTS**

2. **2005SP-099U-10**  
 Stammer Parke Specific Plan (Final SP)  
 Map 131-02, Parcels 039, 040, 041, 042  
 Subarea 10 (2005)  
 Council District 34 -Lynn Williams

A request for Final Development Plan approval to permit 16 attached units located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive, (2.34 acres), zoned SP, requested by Gresham, Smith & Partners, applicant, for Haury & Smith Contractors Inc., owners.

**STAFF RECOMMENDATION: Approve with conditions**

**APPLICANT REQUEST** - A request for Final SP Site Plan approval to Final SP Site Plan Approval permit 16 attached units located at 2201 Hobbs Road, 4207 and 4211 Stammer Place, 2200 Castleman Drive (2.34 acres).

The Stammer Parke SP was originally approved by the Planning Commission February 23, 2006, for a total of 16 units. The proposed development fronts on three streets. The primary streets are Hobbs Road and Castleman Drive. The duplex units are designed to look like a large single family home from the front. Elevations have been submitted that are consistent with the “big house” concept. The parking garages are located behind and away from view along the primary frontages. The units are accessed by a shared driveway with one curb cut on Castleman Drive and one curb cut on Stammer Place. The driveway curb cut of Stammer Place has been located opposite the Belmont Village assisted living driveway court. Landscape buffering is provided along the property line bordering R20 zoned property and along the Hobbs Road frontage.

The following conditions were added to the Council Bill for the project:

1. Each residential structure (containing 2 units) shall be of a unified architectural style.
2. The exterior walls of all structures, including garages, shall be 100% brick on all sides.

3. A consistent brick style shall be employed on both residential structures adjacent to Hobbs Road and to their interconnecting screen wall.
4. Asphalt dimensional shingles shall be the primary roofing material.
5. Decorative fencing shall be of a wrought iron style.
6. Between individual structures, a wrought iron style fence may be substituted for an operable gate.
7. Residential-scale light posts shall be permitted in the front yard of each residential structure.
8. Perimeter wood screen fencing shall be shadow-box design or of a comparable design.
9. All utilities shall be located underground.
10. To the extent allowed by the U.S. Postmaster, individual resident mailboxes at the street shall be prohibited.
11. One development identification sign shall be permitted; that sign shall be located adjacent to the main driveway entrance on Stammer Place.
12. Design of the development identification sign shall be in keeping with the spirit and intent of the sketch attached hereto and incorporated herein as "Item 12 Exhibit".
13. To the extent permitted by Chapter 15.64 of the Metropolitan Code of Laws and the rules and regulations of the Metropolitan Stormwater Management Committee, all stormwater runoff shall be piped. No ponds or stormwater detention facilities shall be located above ground.

This application for final site plan is in compliance with the conditions listed above. Additionally, these conditions of approval are clearly listed on the face of the submitted plans.

**PUBLIC WORKS RECOMMENDATION** - Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

**STORMWATER RECOMMENDATION** - Approve with the condition that the following comments be addressed prior to the issuance of a grading permit:

1. Correlate the benchmark to a vertical datum.
2. Include the EPSC note, signed and dated, on the plan set.
3. Include a copy of the NPDES NOC letter.
4. Sheet C3.1 references BMP details on sheet C6.1, include this sheet in the submittal. Make sure to provide details for all BMP's shown and make sure all details reference Metro's Stormwater Management Manual Vol. 4, TCP #xx.
5. Provide inlet protection for B3 headwall. It is understood that minimum area upstream of this inlet is to be disturbed, but the protection still would aid in sediment control.
6. Fix the floodplain note to reference the correct FIRM.
7. Provide a detail for connection of all structures at the B1 junction. It is unclear if enough room is available in junction.
8. Post flows to culvert under Stammer are higher than pre-construction flows. Revise detention to reduce post to pre-conditions.
9. Provide calculations including Tc, C/CN, Q capacity and Q actual for the storm pipes.
10. G1 is shown on table and G2 is shown on plans.
11. Update the TBD's on the stormwater detention structure detail.
12. The pond report lists the detention structure as 3-4.5' diameter pipes at 161 feet long and the plans list the detention structure as 3-5' diameter pipes at 170' long. Verify which is correct.
13. The inverts of the outlet structure, length and slope of orifice structure A, invert elevation of culvert/orifice structure B and weir B inverts don't match between the Pond report and the plan detail on sheet C6.3.
14. Provide treatment capacity flow and bypass capacity flow for the selected water quality unit. Also provide detailed information, including inverts and pipe sizes for unit. Remove note on plans indication "not for construction".
15. Provide the actual flow to compare to the capacity for the two downstream structures.
16. Provide easement documentation for the water quality unit and the underground detention structure.
17. Provide a copy of the stormwater detention agreement.

**FIRE MARSHAL**

- Fire hydrants shall be in-service and tested before any combustible material is brought on site.

- Multi-family buildings fire hydrants shall flow 1250 gpm's at 40 psi.

**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.
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. 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. 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.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-021**

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

**Conditions of Approval:**

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. 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. 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/revise 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.

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## PLANNED UNIT DEVELOPMENTS

3. **189-73-G-14**  
Central Pike Medical Office Building  
Map 086-00, Parcel 341  
Subarea 14 (2004)  
Council District 14 - Harold White

A request to amend a portion of a residential Planned Unit Development located on the south side of Central Pike, west of I-40, classified MUL, and proposed for the development of 35,200 Sq. Ft. of medical office, replacing 31,920 Sq. Ft. of office and retail space, requested by PBJ Engineering Design Development, LLC, applicant, for Merry Land Holdings, LLC, owner.

**STAFF RECOMMENDATION: Disapprove**

### APPLICANT REQUEST - Amend PUD

A request to amend a portion of a Planned Unit Development located on the south side of Central Pike, west of I-40, classified Mixed Use Limited (MUL), and proposed for the development of 35,200 Sq. Ft. of medical office, replacing 31,920 Sq. Ft. of office and retail space.

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

**Mixed Use in Neighborhood Center** - 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.

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

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

**Consistent with Policy?** -No. This property was included in the area shown in the Hermitage Detailed Neighborhood Design Plan.

The goal for the area is to create a pedestrian friendly neighborhood center near Benson's Market at the intersection of Dodson Chapel Road and Central Pike. This plan proposes a car oriented building that is separated from the public spaces by a parking lot and surrounded by parking lots on all sides.

**PUD HISTORY** - In 2005, this PUD was amended to replace 11,700 square feet of office, with 31,920 Sq. Ft. of office and retail space. At that time, the property was also rezoned from RM15 (Multi-Family Residential) to MUL (Mixed Use Limited).

The plan that was approved at that time met the Community Plan Policy and proposed a two-story commercial building with retail on the first floor and office on the second floor. The building was situated

close to Central Pike and helped to create the pedestrian oriented center that the Community Plan envisioned.

**PLAN DETAILS**-The current application proposes a 35,200 Sq. Ft. of medical office. The proposed building is 3 stories, is set back from Central Pike in order to be surrounded by parking on all sides. The site is surrounded by a landscape buffer yard because it is adjacent to residential zoning. Two driveways are proposed.

The applicant has said they need to have parking on all sides of the building to shorten the distance that disabled, or ill people would have to walk to reach the building. There are alternate ways to design the building and site, however, that would allow the building to address the street and provide for easy pedestrian access while still allowing easy access from the parking lot.

Staff recommends disapproval of this request because it does not comply with the Community Plan goal for the area to create a pedestrian friendly neighborhood center. The square footage proposed is appropriate for the site location and could be approved if the building is redesigned to meet to the goals of the Neighborhood Center policy.

**STORMWATER RECOMMENDATION** -Preliminary PUD approved.

**PUBLIC WORKS RECOMMENDATION**

- The developer’s construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Construct a continuous 2-way left turn lane. Extend proposed 2-way left turn lane to the existing 2-way left turn lane east of Thistle Lane.
- Show and dimension right of way along Central Pike. Label and show reserve strip for future right of way 42 feet from centerline to property boundary, consistent with the approved major street plan (U4-84’ ROW).

**Traffic Conditions:**

1. Two access driveways onto Central Pike will be allowed. Western access drive shall be moved to the east to align directly across from the existing driveway on Central Pike.
2. Developer shall construct a 2 way left turn lane on Central Pike along property frontage. Turn Lane shall be aligned with and extended from left turn lane on Central Pike at Dodson Chapel Road. Transition shall be in accordance with AASHTO/MUTCD standards.
3. Developer shall provide a cross access easement with adjacent properties along the western property line.
4. In accordance with the Access Study, developer shall provide parking spaces per Metro Zoning Ordinance.
5. Remove proposed driveway connection to the adjacent development.

**CONDITIONS (if approved)**

1. Approvals are subject to Public Works' review and approval of construction plans submitted with the final PUD.
2. Pedestrian access will be provided between this development and Cherry Creek Apartments.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
4. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper and electronic copy of the final boundary plat for all property



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

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

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

Councilmember White requested approval of Item #3, 189-73-G-14, Central Pike Medical Office Building. He spoke in support of the applicant's request to place the building in the center of the site as opposed to the staff's recommendation. He gave brief explanations for this request.

Mr. Tom White spoke in favor of the proposal as submitted by the applicant.

Dr. Travis Pardue, 4619 Hessey, spoke in favor of the proposal as submitted by the applicant.

Mr. Ray Pillon, 2129 Brookview Dr., spoke in favor of the proposal as submitted by the applicant.

Mr. Russell Pitzer spoke in favor of the proposal as submitted by the applicant.

Mr. Susan Floyd, 222 Bonabrook Drive, spoke in opposition to the proposal.

Ms. Bobbie Forest, 101 Thistle Lane, spoke in opposition to the proposal.

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

Ms. Beehan spoke in favor of implementing the community plan for this area. She recommended that the developer include additional handicapped parking spaces in the proposal to address the placement of the building.

Mr. Tyler acknowledged that the main issue regarding this proposal was the placement of the building. He understood that the neighborhood was in favor of placing the building closer to the road. He then mentioned there could be multiple entrances to the proposed office building.

Ms. Cummings requested additional information regarding the community plan adopted by the Commission for this area. She acknowledged that the plan included certain setbacks in order to obtain a neighborhood friendly atmosphere for this area.

Mr. Clifton requested additional information regarding the height of the building.

Ms. Withers explained this concept to the Commission.

Mr. Clifton mentioned the importance of the recently adopted Community Plan in that it supports the neighborhood friendly qualities for this area. He stated he was in favor of staff's recommendation for disapproval.

Mr. McLean stated he supports the neighborhood plan for this area, however, due to real life situations in which parking issues could cause negative impacts, he was not totally in support of staff's recommendation.

Ms. Nielson stated she supports the Community Plan for this area and that she was in favor of staff's recommendation to disapprove.

Mr. Ponder spoke on the issue regarding the placement of the building and offered alternative solutions that would address the issue, such as the widening of Central Pike. He also suggested the developer include additional entrances to the building as well as extend the sidewalks along the front of the property.

Ms. Jones commented on the building and its good attributes, however she mentioned the building did not conform to the neighborhood community plan.

Mr. Loring spoke in favor of the applicant's request. He stated the type of proposed facility would be useful to the community and stated the height of the building would conform to other buildings in the area. He also gave brief explanations that would support the applicant's request for the setback.

Mr. Loring moved to approve Planned Unit Development 189-73-G-14 as requested by the applicant.

Mr. Lawson explained his views on the placement of this building. He stated that locating the building in the center of the property would better accommodate those with special needs who were in need of seeking medical assistance.

Ms. Cummings agreed with Chairman Lawson but stated that it was her thoughts that the developer could have designed the building in a way to better accommodate those with special needs while adhering to the community plan.

Mr. Tyler seconded Mr. Loring's motion to approve.

Mr. Clifton reiterated his thoughts on supporting staff's recommendation.

Mr. Loring moved and Mr. Tyler seconded the motion to approve Planned Unit Development 189-73-G-14 as requested by the applicant. **(6-4) No Votes – Beehan, Cummings, Clifton, Nielson**

**Resolution No. RS2007-022**

"BE IT RESOLVED by The Metropolitan Planning Commission that 189-73-G-14 is **APPROVED WITH CONDITION.** (6-4)

**Conditions of Approval:**

1. Approvals are subject to Public Works' review and approval of construction plans submitted with the final PUD.
2. Pedestrian access will be provided between this development and Cherry Creek Apartments.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
4. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper and electronic copy of the final boundary plat for all property within the overlay district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.
5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of

Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.

6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to approval of any final plat or the issuance of any building permits.
7. This preliminary plan approval of the proposed master plan is based upon the stated acreage. The actual square footage to be constructed may be reduced upon approval of a final site development plan if a boundary survey determines there is less site acreage.

**The proposed changes to the PUD plan is consistent with the Donelson-Old Hickory Community Plan's Mixed Use in Neighborhood Center which is intended to encourage an integrated, diverse blend of compatible land uses. While the site design is not consistent with Dodson Village DNDP, it will provide easier access for customers and patients."**

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

4. **2005SP-139G-12**  
Cambridge Park at Barnes Road  
Map 173-00, Parcel 005  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning property located at 1160 Barnes Road, approximately 1,380 feet east of Barnes Cove Drive (19.33 acres), to permit the development of 77 single-family homes, requested by Ragan-Smith & Associates, applicant, for Hickory Holdings LLC, owner.

**STAFF RECOMMENDATION: Defer unless a recommendation of approval is received from Public Works prior to the Planning Commission meeting.**

### **APPLICANT REQUEST**

**Preliminary SP** - A request to change from Agricultural/residential (AR2a) to Specific Plan (SP) zoning property located at 1160 Barnes Road, approximately 1,380 feet east of Barnes Cove Drive (19.33 acres), to permit the development of 77 single-family homes.

### **Existing Zoning**

**AR2a District** - Agricultural/residential requires a minimum lot size of 2 acres and is 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**

**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.

**SOUTHEAST COMMUNITY PLAN**

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

**Consistent with Policy?** - Yes. The plan proposes a density of 4 dwelling units per acre. All units will be single family and a mix of one and two story structures.

**RECENT REZONINGS** - None.

**PLAN DETAILS** - The plan proposes 77 single-family units homes. All units except five will have alley accessed garages. The home designs incorporate “front porch” architecture. The exterior siding of all homes will be cementous product and no vinyl siding will be used.

The site was previously graded and has little vegetation within the interior of the site. There is still some remaining vegetation along the perimeter of the site. Portions of the perimeter will receive supplemental plantings to meet with landscape buffer yards. Street trees will be provided along all interior streets.

Two pocket parks are located within the community. A large one is located centrally and is a focal point for the terminus of the entry street.

One future street connection is located at the rear of the property.

**PUBLIC WORKS RECOMMENDATION** - The submitted plan for the Cambridge Park at Barnes Road specific plan (2005SP-139G-12), received January 24, 2007, addresses Public Works comments.

- The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions. Additional off-site improvements may be required.
- In accordance with the TIS, remove vegetation to provide adequate sight distance at the access drive onto Barnes Road.

**Maximum Uses in Existing Zoning District: AR2a**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	19.33	0.5	9	87	7	10

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	19.33	n/a	88	925	72	96

**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
--			+79	838	65	86

## **METRO SCHOOL BOARD REPORT**

**Projected student generation\*    12\_Elementary    7\_Middle    7\_High**

**Schools Over/Under Capacity** - Students would attend Maxwell Elementary School, Antioch Middle School, or Antioch High School. All of these schools have been identified as being over capacity. There is capacity available at another middle school within the cluster and at a high school in an adjacent cluster. There is no elementary school capacity available within the cluster and the fiscal liability for elementary school students generated by this request is \$144,000. This information is based upon data from the school board last updated August 2006.

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

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

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

Add All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that don't meet this criteria will be subjected to the 2006 Stormwater Management Regulations.

### **CONDITIONS**

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. All Public Works and Stormwater conditions shall be addressed and a revised copy of the preliminary SP shall be submitted to the Planning Commission within 30 days of the Planning Commission' action.
4. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a

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

7. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
8. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with Public Works revised conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-023**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005SP-139G-12 is **APPROVED WITH CONDITIONS (10-0), including with Public Works revised conditions and that Geotechnical studies will be required prior to issuance of building permits to determine that fill previously placed on the site it will support the proposed construction.**

**Conditions of Approval:**

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. All Public Works and Stormwater conditions shall be addressed and a revised copy of the preliminary SP shall be submitted to the Planning Commission within 30 days of the Planning Commission' action.
4. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan

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

6. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owner's signatures, to the Planning Commission staff for review.
7. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
8. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

**The proposed SP district is consistent with the Southeast Community Plan's Residential Low Medium which is intended to accommodate residential developments with a density between 2 and 4 dwelling units per acre."**

5. **2006Z-198G-03**  
Map 040-00, Part of Parcel 204  
Subarea 3 (2003)  
Council District 3 - Walter Hunt

A request to change from R15 to CS zoning a portion of property located at Whites Creek Pike (unnumbered), approximately 190 feet south of Knight Drive (.11 acres), requested by Margie Binkley,

**STAFF RECOMMENDATION: Approve**

**APPLICANT REQUEST** - A request to change from One and Two-Family Residential (R15) to Commercial Service (CS) zoning a portion of property located at Whites Creek Pike (unnumbered), approximately 190 feet south of Knight Drive (.11 acres)).

**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 retail, consumer service, financial, restaurant, office, auto-repair, auto sales, self-storage, light manufacturing and small warehouse uses.

**BORDEAUX/WHITES CREEK COMMUNITY PLAN POLICY**

**Rural (R)** - R is intended for areas that are physically suitable for urban or suburban development, but the community has chosen to remain predominantly rural in character. Agricultural uses, low intensity

community facility uses, and low density residential uses (one dwelling unit per two acres or lower) may be appropriate.

**Consistent with Policy?** -The majority of this lot, which totals .57 acres, is zoned Commercial Service and is in Neighborhood Center policy. This request is to rezone .11 acres currently zoned R15 to CS. Staff recommends approval of this request in order to remedy the split zoning.

**RECENT REZONINGS** - None.

**PUBLIC WORKS RECOMMENDATION** - Traffic study may be required at time of development.

**Typical Uses in Existing Zoning District: R15**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	0.11	2.47	0	0	0	0

**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
General Retail(814)	0.11	0.031	148	45	8	22

**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
--				45	8	22

**Maximum Uses in Existing Zoning District: R15**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	0.11	2.47	0	0	0	0

**Maximum Uses in Proposed Zoning District: CS**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market(852)	0.11	0.6	2,875	NA	177	147

**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
--				NA	177	147

**METRO SCHOOL BOARD REPORT** - No students would be generated by this request.

Approved (10-0), *Consent Agenda*

**Resolution No. RS2007-024**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006Z-198G-03 is **APPROVED**. (10-0)



**While the proposed CS district is not consistent with the Bordeaux/Whites Creek Community Plan’s Rural policy, the rest of the property is already zoned CS and is within a Neighborhood Center policy. As proposed the entire lot will be zoned CS.”**

**6. 2007Z-001T**  
 Council Bill BL2006-1290  
 Repeal Automobile Use Bill

A request to repeal Ordinance No. BL2006-972, which made certain automobile repair, services, and sales uses permitted only within the (SP) district, requested by Councilmember John Summers.

**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST** - A council bill to repeal bill BL2006-972 (2006Z-029T) which allowed certain automobile repair, services, and sales uses only within the Specific Plan zoning district.

**ANALYSIS**

**Existing Law** - Bill BL2006-972 is a comprehensive bill addressing many automobile-related uses. It was adopted by Council and became effective on April 1, 2006. The bill made automobile repair, automobile sales-used, automobile service, car wash, wrecker service, and heavy equipment sales and service prohibited uses in various commercial zoning districts, permitted by right in the industrial zoning districts, and permitted with conditions in the Specific Plan (SP) zoning district. In addition, the zoning definitions for these uses were modified to make them more clear as to what was allowed and prohibited.

**Proposed Bill** - Below are two tables, one identifies where these land uses currently are allowed and would be allowed in the future. The second table summarizes changes to the zoning definitions for these uses. The current bill proposes to permit these auto-related land uses with minimal standards. By repealing BL2006-972, businesses and residential neighborhoods may be subjected to the unintended impacts of these auto-related uses such as inadequate parking, test driving in neighborhoods, security fencing, and on-street parking congestion.

<b>AUTO-RELATED USES</b>															
Note: Affect of bill shown with strikeout, bold and highlighted text.															
Land Use	Zoning District														
	MUL	MUG	MUI	CL	CS	CA	CF	CC	SCN	SCC	SCR	SP	IWD	IR	IG
Automobile convenience	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				
Automobile rental/leasing												PC	P	P	P
Automobile repair					P		P					PC	P	P	P
Automobile sales, new				P	P	P						P	PC	P	P
Automobile sales, used												PC	P	P	P
Automobile service		P	P	P	P	P	P	P	PC	P	P	PC	P	P	P
<b>Automobile service, oil change</b>		<b>P</b>	<b>P</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>PC</b>	<b>P</b>	<b>P</b>				
Car wash	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	P	P	P
Heavy equipment,					<b>PC</b>		<b>P</b>					PC	P	P	P



Vehicular rental/leasing	X		renting or leasing of cars, motorcycles, RVs, boats and trucks and vans; includes rental car agencies	
Vehicular sales & service, limited	X	X	sale of motorcycles, trucks and vans, recreational vehicles, boats, or similar motorized recreational equipment, along with incidental service or maintenance	not as specific; permits sale of used cars and renting/leasing of cars and equipment.
Wrecker service	X	X	towing and storage of damaged vehicles	no change

**Staff Recommendation** -Staff recommends disapproval of the proposed bill to repeal BL2006-972. The SP district enables the potential impact of these uses on surrounding businesses and neighborhoods to be addressed. Creating a one-size fits all set of standards, or permitting them by right, as proposed by BL2006-1290, does not properly account for the unique characteristics of a business or its location.

Disapproved (10-0), *Consent Agenda*

**Resolution No. RS2007-025**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-001T is **DISAPPROVED. (10-0)**”

- 7. **2007Z-002U-14**  
Map 095-09, Parcel 030  
Subarea 14 (2004)  
Council District 15 - J. B. Loring

A request to change from RS10 to ON zoning property located at 1909 Lebanon Pike, at the southwest corner of Lebanon Pike and Gayland Court (0.82 acres), requested by Mark A. Ellmore, Jr., owner.

**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST** - A request to change approximately .82 acres located at 1909 Lebanon Pike from Single-Family Residential (RS10) to Office Neighborhood (ON).

**Existing Zoning**

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

**Proposed Zoning**

ON District -Office Neighborhood is intended for low intensity office uses.

**DONELSON-HERMITAGE COMMUNITY PLAN POLICY**

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

**Consistent With Policy?** - The requested Office Neighborhood district is not consistent with the Donelson-Hermitage Community’s Residential Low Medium policy, which calls for residential development. While it may seem that the proposed use would provide a transition between the existing industrial zoning district to the west, the property directly west of this property is a VFW Lodge, not an industrial use, and provides adequate transition between the residential and industrial areas.

**RECENT REZONINGS** -None

**PUBLIC WORKS RECOMMENDATION** - Traffic Study may be required at the time of development.

**Typical Uses in Existing Zoning District: RS10**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	0.82	3.7	3	29	3	4

**Typical Uses in Proposed Zoning District: ON**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.82	0.56	20,003	387	52	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
--				358	49	98

**Maximum Uses in Existing Zoning District: RS10**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.82	3.7	3	29	3	4

**Maximum Uses in Proposed Zoning District: ON**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Drive-In Bank (912)	0.82	.09	3,214*	843	40	148

\*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
--				814	37	144

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

Mr. Mark Ellmore, 106 Glen Echo Drive, spoke in favor of the proposed zone change.

Mr. Clay Warner, 132 Quinn Circle, spoke in opposition to the proposed zone change.

Ms. Nielson spoke in favor of staff's recommendation.

Mr. McLean moved and Ms. Nielson seconded the motion, to disapprove motion Zone Change 2007Z-002U-14.

Mr. Clifton commented that he was in favor of staff's recommendation.

Mr. Ponder stated he agreed with the staff recommendation.

Mr. Loring spoke against staff's recommendation. He gave explanations to support this requested zone change.

Mr. McLean moved and Ms. Nielson seconded the motion, to disapprove motion Zone Change 2007Z-002U-14. **(9-1) Disapproved, No Vote – Loring**

**Resolution No. RS2007-026**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-002U-14 is **DISAPPROVED**. **(9-1)**”

**The proposed ON district is not consistent with the Donelson-Hermitage Community Plan’s Residential Low Medium policy which is intended to accommodate residential developments with a density between 2 and 4 dwelling units per acre.”**

- 8. 2007Z-003U-10**  
Map 117-13, Parcel 064  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to change from RS20 to RS10 zoning property located at 3715 Sugartree Place, approximately 190 feet north of Abbott Martin Road (0.48 acres), requested by Dale & Associates, applicant, for Sugartree Properties, owner.

**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST** - A request to change from Single-Family Residential (RS20) to Single-Family Residential (RS10) zoning property located at 3715 Sugartree Place, approximately 190 feet north of Abbott Martin Road (0.48 acres)

**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**

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

**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?** - The density of the RS10 policy is within the 2-4 dwelling units per acre, however, the application of RS10 zoning to this particular location is inappropriate. The surrounding zoning is RS20 or R20 and the lot sizes are over 20,000 square feet. If the property were rezoned to RS10, a subdivision plat for two lots would not meet lot comparability. The existing lot has an area of 20,909 square feet and 150 feet of frontage. A comparable lot would be 20,000 square feet in area with 120 feet of frontage. The existing lot is not large enough to be subdivided into two comparable lots.

It should be noted that this property was recently rezoned to RS20. While the property was zoned R20, the applicant obtained a building permit for a duplex.

**RECENT REZONINGS** - None.

**PUBLIC WORKS ECOMMENDATION** - No exception taken.

**Maximum Uses in Existing Zoning District: RS20**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	0.48	1.85	1	10	1	2

**Maximum Uses in Proposed Zoning District: RS10**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	0.48	3.71	2	20	2	3

**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	10	1	1

**METRO SCHOOL BOARD REPORT** - No students are projected to be generated by this request.

Disapproved (10-0), *Consent Agenda*

**Resolution No. RS2007-027**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-003U-10 is **DISAPPROVED**. (10-0)

**While the proposed RS10 district is consistent with the Green Hills/Midtown Community Plan’s Residential Low Medium policy which is intended for residential development with a density between 2 and 4 units per acre, it is not appropriate with the surrounding area because it would allow for smaller lots that are not compatible.”**

- 9. **2007SP-007G-06**  
Cedar Place Townhomes  
Map 114-00, Parcel 099  
Subarea 6 (2003)  
Council District 22 - Eric Crafton

A request to change from R20 to SP zoning property located at Sawyer Brown Road (unnumbered), opposite Williamsburg Court (7.8 acres), to permit the development of 32 townhomes, requested by Dale & Associates, applicant, for Signature Partnership LLC, owner.

**STAFF RECOMMENDATION: Disapprove 32 units, but approve 31 units with conditions**

**APPLICANT REQUEST - Amend SP**

A request to rezone approximately 7.8 acres from One and Two-Family Residential (R20) to Specific Plan (SP), to permit the development of 32 townhomes.

**Existing 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.

**Proposed Zoning**

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

the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

#### **BELLEVUE COMMUNITY PLAN POLICY**

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

**Consistent with Policy?** - No. The proposed SP plan calls for a density of 4.1 units per acre and is not consistent with the area’s Residential Low Medium policy, which calls for a density between 2 and 4 units per acre. If a unit is removed then the plan will be consistent with the policy (3.9 units per acre).

#### **PLAN DETAILS**

**History** - This property was previously approved for RM6 and a 30 unit Planned Unit Development by the Planning Commission on July 13, 2006; however, both ordinances (BL2006-1155 and BL2006-1156) were deferred indefinitely.

**Site Plan** - The plan proposes 32 townhomes on approximately 7.8 acres with an overall density of 4.1 units per acre. Units along Sawyer Brown Road (13-25) will front on Sawyer Brown. The interior units (1-12 and 26-32) will front on private internal drives.

**Access**- Units will be accessed from two individual private drives off of Sawyer Brown Road. Units 1-12 will be accessed from a private drive close to the western property line, and units 13-32 will be accessed from a private drive that will bisect with Cedar Forest Drive.

**Sidewalks** - Sidewalks are shown along Sawyer Brown Road as well as within the development. As proposed, the sidewalk layout is adequate and should provide for safe pedestrian movement within the development.

**Elevations** - Elevations for units along Sawyer Brown Road have been provided.

**Environmental** - The property is bisected by a small unnamed stream. The previous PUD plan called for one access point with the units along the western side of the stream being accessed by an internal street that would require a stream crossing. This plan does not require any stream crossing so the stream and its buffer will be left undisturbed except for a sewer line crossing.

There is approximately 2.86 acres of land that is within the 100 year flood plain of which 2.07 acres (~72%) will be left undisturbed. As proposed some units will be within the 100 year flood plain and will require a flood study to be completed prior to the final development plan being approved.

**Staff Concerns** - The proposed number of units (32) is not consistent with the area’s Residential Low Medium policy, which calls for 2-4 units per acre. Since the proposed number of units is not consistent with the area’s policy, then one unit should be removed from the plan for a total of 31 units, which is consistent with the policy (3.9 units per acre).

**Staff Recommendation** - Staff recommends that the request for 32 units be disapproved, but that 31 units

be approved with conditions since it is consistent with the area's policy. There should be no other changes to the site plan other than removing one unit.

**PUBLIC WORKS RECOMMENDATION**

1. Approval of an SP district does not relieve an applicant of the regulations of the Department of Public Works.
2. The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
3. In compliance with adopted major street plan, dedicate 30 feet of ROW from centerline along the frontage of the collector Sawyer Brown Road.
4. Adequate site distance shall be provided at the project drives for the posted speed limit per AASHTO standards.

**Maximum Uses in Existing Zoning District: R20**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	7.88	2.178	17	163	13	18

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	7.88		34	257	22	25

**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
--				94	9	7

**STORMWATER RECOMMENDATION**

1. Add 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.)
2. Add Preliminary Note: (This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.)
3. Add Access Note: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
4. Add C/D Note: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)
5. Label all water quality devices and explain the water quality system for lots 15-34.
6. Remove the following note from the plans "Drain Bufferyard as agreed upon with Metro Water Services".
7. Add the following note to the cover sheet: (All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that don't meet this criteria will be subjected to the 2006 Stormwater Management Regulations.)

**METRO SCHOOL BOARD REPORT**

Projected student generation\* 2 Elementary 1 Middle 1 High



**Schools Over/Under Capacity** - Students would attend Gower Elementary School, Hill Middle School, and Hillwood High School. All three schools are listed as having capacity. This information is based upon data from the school board last updated February 2006.

**CONDITIONS** (if approved)

1. The total number of units shall be reduced to 31. The only changes made to the site plan shall be the removal of one unit. If approved with this condition, a revised plan addressing this condition must be submitted and approved by Planning Staff within one week of the Planning Commission's action.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
3. The application including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
4. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.
7. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
8. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds.
10. Per Public Works: In compliance with adopted major street plan, dedicate 30 feet of ROW from centerline along the frontage of the collector Sawyer Brown Road.

11. Per Public Works: Adequate site distance shall be provided at the project drives for the posted speed limit per AASHTO standards.

Disapproved 32 units, but approved 31 units with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-028**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-007G-06 is **APPROVED WITH CONDITIONS 31 UNITS, BUT DISAPPROVED 32 UNITS. (10-0)**

**Conditions of Approval:**

1. The total number of units shall be reduced to 31. The only changes made to the site plan shall be the removal of one unit. If approved with this condition, a revised plan addressing this condition must be submitted and approved by Planning Staff within one week of the Planning Commission’s action.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
3. The application including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
4. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.
7. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
8. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event

prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds.

10. Per Public Works: In compliance with adopted major street plan, dedicate 30 feet of ROW from centerline along the frontage of the collector Sawyer Brown Road.
11. Per Public Works: Adequate site distance shall be provided at the project drives for the posted speed limit per AASHTO standards.

**The proposed SP district is consistent with the Bellevue Community Plan’s Residential Low Medium policy which is intended to accommodate residential developments with a density between 2 and 4 dwelling units per acre.”**

10. **2007Z-010G-04**  
Map 043-09, Part of Parcel 261, 269, 270, 271  
Subarea 4 (1998)  
Council District 9 - Jim Forkum

A request to change from RS7.5 to CS zoning properties located at 106 Gallatin Pike and Vera Street (unnumbered), at the southern end of Vera Street (0.24 acres), requested by Ragan-Smith Associates, applicant, for Madison Church of Christ, owner.

**STAFF RECOMMENDATION: Approve**

**APPLICANT REQUEST** - A request to change from Single-Family Residential (RS7.5) to Commercial Service (CS) zoning properties located at 106 Gallatin Pike and Vera Street (unnumbered), at the southern end of Vera Street (0.24 acres)

**Existing Zoning**

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

**Proposed Zoning**

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.

**MADISON COMMUNITY PLAN POLICY**

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

**Consistent with Policy?** - This request encourages the redevelopment of the existing commercial parcels along Gallatin Pike. While Commercial Service districts are not generally to be expanded in the CAE policy, this request does not encroach into a residential area because this property and the adjacent property are entirely parking lots. Vera Street creates a border to prevent future rezonings to commercial from intruding upon the residential area.

**RECENT REZONINGS** - None.

**PUBLIC WORKS RECOMMENDATION** - No Exceptions Taken.

**Maximum Uses in Existing Zoning District: RS7.5**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	0.24	4.94	1	10	1	2

**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
Strip Shopping Center (814)	0.24	0.299	3,125	172	10	29

\*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
--				162	9	27

**METRO SCHOOL BOARD REPORT** - No students would be generated by this request.

Approved (10-0), *Consent Agenda*

**Resolution No. RS2007-029**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-010G-04 is **APPROVED**. (10-0)

**The proposed CS district is consistent with the Madison Community Plan’s Commercial Arterial Existing policy which is intended to recognize, stabilize and prevent expansion of existing areas of “strip commercial”.**”

11. **2007Z-011U-03**  
Map 059-00, Parcel 192, 193  
Subarea 3 (2003)  
Council District 2 - Jamie D. Isabel, Sr.

A request to change from CS to IWD zoning properties located at 2810 and 2818 Whites Creek Pike, approximately 830 feet north of Revels Drive (4.47 acres), requested by Kenneth H. and Helena Morgan, owners.

**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST** - A request to change from Commercial Service (CS) to Industrial Warehousing/Distribution (IWD) zoning properties located at 2810 and 2818 Whites Creek Pike, approximately 830 feet north of Revels Drive (4.47 acres).

**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**

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

**BORDEAUX/WHITES CREEK COMMUNITY PLAN POLICY**

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

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

**Consistent with Policy?** - No. Industrial zoning does not promote the daily convenience needs of the surrounding neighborhood as envisioned by the Neighborhood Center Community Plan Policy.

This property was zoned Commercial General under the previous zoning ordinance (prior to 1998). Commercial General permitted warehousing, trucking and manufacturing activities. In 1998, when the current zoning ordinance was adopted this property was zoned to Commercial Service. Commercial Service allows intense commercial development, but not the "light industrial" uses (warehousing and trucking terminals) that were permitted in the old Commercial General District. The current use on the property is a roofing and construction company. The owner wishes his zoning to be in compliance with the use of the property.

Staff recognizes that the current use of the property is an industrial use. The community plan, however, calls for neighborhood oriented commercial uses. IWD zoning would not implement the envisioned small convenience uses envisioned by the community plan.

**RECENT REZONINGS**-None.

**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
Auto Care Center(942)	4.47	0.139	27,065	NA	80	84

**Typical Uses in Proposed Zoning District: IWD**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.47	0.17	33,101	165	38	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
--			6,036	NA	-42	-56

**Maximum Uses in Existing Zoning District: CS**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Auto Care Center(942)	4.47	0.6	116,827	NA	344	332

**Maximum Uses in Proposed Zoning District: IWD**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.47	0.8	155,770	773	114	93

\*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
--			3,8943	NA	-230	-239

**METRO SCHOOL BOARD REPORT** - No students would be generated by this request.

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

Mr. Kenneth Morgan, owner, spoke in favor of the proposed zone change.

A resident of this area spoke in opposition to the proposed zone change request.

Mr. Robert Patterson, 606 Lane Drive, spoke in opposition to the proposed zone change.

Mr. Samuel Carter spoke in opposition of the proposed zone change.

Ms. Bettie Jean Patterson, 606 Lane Drive spoke in opposition of the proposed zone change.

Mr. Ponder stated he agreed with the staff's recommendation.

Ms. Jones stated she agreed with the staff's recommendation.

Mr. Loring stated he agreed with the staff's recommendation.

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to disapprove Zone Change 2007Z-011U-03. (10-0)

Mr. Clifton expressed issues with the property's current CS zoning and how it was obtained in the past. He then stated he was not in favor of approving the IWD and that possibly staff could recommend an alternative zoning solution for this area.

Ms. Cummings stated that this neighborhood is overwhelmed with industry and that she was in favor of the staff's recommendation.

Ms. Nielson requested additional information on the grandfathered business in the area.

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to disapprove Zone Change 2007Z-011U-03. **(10-0)**

**Resolution No. RS2007-030**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-011U-03 is **DISAPPROVED. (10-0)**

**The proposed IWD district is not consistent with the Bordeaux/Whites Creek Community Plan’s Neighborhood Center policy which is intended to promote the daily convenience needs of surrounding neighborhoods.”**

**12. 2007SP-013G-13**

Creekway Garden Center  
Map 175-00, Parcel 072  
Subarea 13 (2003)  
Council District 32 - Sam Coleman

A request to change from AR2a to SP zoning property located at 4088 Murfreesboro Pike, approximately 2,680 feet south of Old Hickory Boulevard (3.4 acres), to permit the development of a Landscape Sales/Garden Center to include two 1,000 square foot green houses, a 1,290 square foot of office space, a 860 square foot warehouse, and a 500 square foot car garage, requested by Dale & Associates, applicant, for Mohammad Reza Shams, owner.

**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST - Zone Change**

A request to rezone approximately 3.4 acres from Agricultural/residential (AR2a) to Specific Plan (SP), to permit the development of a landscape sales and garden center to include two 1,000 square foot green houses, a 1,290 square foot of office space, a 860 square foot warehouse, and a 500 square foot car garage.

**Existing Zoning**

AR2a District - Agricultural/residential requires a minimum lot size of 2 acres and is 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**

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

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

**ANTIOCH-PRIEST LAKE PLAN POLICY**

**Corridor General (CG)** - CG is intended for areas at the edge of a neighborhood that extend along a segment of a major street and are predominantly residential in character. CG areas are intended to contain a variety of residential development along with larger scale civic and public benefit activities. Examples might include single family detached, single-family attached or two-family houses; but multi-family

development might work best on such busy corridors. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

**Neighborhood 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.

**Consistent with Policy?** - No. The proposed SP to allow for the development of a landscape sales and garden center is not consistent with the area's Corridor General and Neighborhood General policies, which are intended to promote residential development. This plan was updated in 2003, and calls for commercial, office and mixed use developments at intersections such as Murfreesboro and Hobson Pike to the North and Murfreesboro and Lavergne Couchville Pike to the South with predominately medium to high-medium residential in-between.

#### **PLAN DETAILS**

**Site Plan** - The plan calls for two 1,000 square foot greenhouses, a 1,290 square foot office, an 860 square foot warehouse, and a 500 square foot car garage (2 cars). The property is located on the north side of Murfreesboro Pike south of Old Hickory Boulevard. Currently there is an existing 1,290 square foot residence, 500 square foot detached two-car garage, and an 860 square foot building on the property. The plan proposes to use the existing house for an office, the garage for employee parking, and the building for a warehouse, as well as two additional 1,000 square foot green houses.

**Access** - Access will be provided from Murfreesboro Pike from two existing locations. The main entrance will be at the northern existing access point, and the other existing access point will be used to access the two-car garage.

**Parking** - The plan calls for a total of 20 parking spaces including the two spaces provided in the existing two-car garage. The total number of proposed parking spaces complies with the minimum number of spaces required for the proposed uses.

**Staff Recommendation** - Staff recommends disapproval because the requested use of landscape sales and garden center is not consistent with the area's Corridor General and Neighborhood General policies.

#### **PUBLIC WORKS RECOMMENDATION** - Approve with the following conditions:

1. Approval of an SP district does not relieve an applicant of the regulations of the Department of Public Works.
2. The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
3. Adequate site distance is required at the project access.

#### **STORMWATER RECOMMENDATION** - Approve with the following conditions:

1. Show Undisturbed Buffers or provide an appeal from the Stormwater Committee
2. Add 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."
3. Add Access Note: "Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site."
4. Add C/D Note: "Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)."
5. Add the following note to the cover sheet "All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that don't meet this criteria will be subjected to the 2006 Stormwater Management Regulations."



**CONDITIONS** (if approved)

1. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the IR zoning district at the effective date of this ordinance, which must be shown on the plan.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. 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.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.
8. Per Public Works: Adequate site distance is required at the project access.

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

Mr. Ed Jones spoke in favor of the proposed zone change.

Mr. Loring spoke in support of Councilmember Coleman's request to approve this proposal.

Ms. Nielson expressed an issue with the overuse of SP zoning. She further stated that policies should be followed for this area.

Mr. McLean requested clarification regarding the requested zone change in relation to the current zoning for this area.

Mr. Kleinfelter explained this concept to the Commission.

Mr. Lawson requested clarification on the options available to the Commission if disapproval was recommended to Council.

Mr. Kleinfelter explained staff's recommendation as it relates to the community plan for this area.

Mr. Clifton also expressed issues with the fast growing uses of SP in the County. He stated he was not in support of approving this proposal.

Ms. Cummings acknowledged the Council actions that could take place even with a disapproval recommended by the Planning Commission.

Ms. Beehan requested additional clarification regarding electrical lines and if they are included in submitted plans.

Mr. Bernhardt offered additional information regarding planning policies and TVA lines.

Mr. Loring moved and Mr. Tyler seconded the motion to approve Zone Change 2007SP-013G-13 including the standard conditions set forth by the staff.

This motion failed due to lack of favorable votes.

Mr. Clifton moved and Ms. Nielson seconded the motion, to disapprove Zone change 2007SP-013G-13.  
**(8-2) No Votes – Loring, Tyler**

**Resolution No. RS2007-031**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-013G-13 is **DISAPPROVED. (8-2)**

**The proposed SP district is not consistent with the Antioch-Priest Lake Community Plan's Corridor General policy, which is intended to promote residential development.”**

The Commission recessed at 5:50 p.m.

The Commission resumed at 6:00 p.m.

Mr. Ponder left the meeting at 6:00 p.m.

- 13. 2007SP-015U-10**  
18th & Wedgewood Avenue SP  
Map 104-08, Parcel 263  
Subarea 10 (2005)  
Council District 19 - Ludye N. Wallace

A request to change from RM40 to SP zoning on property located at 1700 18th Avenue South, northeast corner of 18th Avenue South and Wedgewood Avenue (.54 acres), to permit 38 multi-family condominium units, requested by Barge, Waggoner, Sumner & Cannon, applicant, for Nashville Property Managers LLP, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**APPLICANT REQUEST - Preliminary SP**

A request to change from Multi-Family Residential (RM40) to Specific Plan (SP) zoning on property located at 1700 18th Avenue South, northeast corner of 18th Avenue South and Wedgewood Avenue (.54 acres), to permit 38 multi-family condominium units with a parking garage.

**Existing Zoning**

RM40 District - RM40 is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre.

**Proposed Zoning**

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

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

**GREEN HILLS/MIDTOWN 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.

**Consistent with Policy?** - Yes. This project both has an appropriate urban form and is context sensitive. The density is appropriate for the project’s location. The building addresses 18<sup>th</sup> Avenue and Wedgewood Avenue and incorporates a tower element to address the street corner. The main body of the building is setback 30 feet from the street, to maintain the contextual setback of 18<sup>th</sup> Avenue. The building has a strong residential frontage on 18<sup>th</sup> Avenue, with projecting front doors, stairs and front porches. This façade has wide windows to allow light into the condominium units. The main material is brick, with stone details at the cornice line of the parapet wall and above the windows. The building is 3½ stories tall on 18<sup>th</sup> Avenue and 4 stories tall on Wedgewood Avenue.

**RECENT REZONINGS** - None.

**PUBLIC WORKS RECOMMENDATION** - Following are review comments for the submitted 18th & Wedgewood Avenue SP specific plan (2007SP-015U-10), received December 29, 2006. Public Works' comments are as follows:

The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

**Maximum Uses in Existing Zoning District: RM40**

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo /townhome (230)	.54	40	21	171	15	17

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Unit	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	.54	n/a	38	283	24	28

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			17	112	9	11

**METRO SCHOOL BOARD REPORT**

**Projected student generation\*    1Elementary    1Middle    1High**

**Schools Over/Under Capacity** - Students would attend Eakin Elementary School, West End Middle School, or Hillsboro High School. None of these schools have been identified as being over capacity. This information is based upon data from the school board last updated August 2006.

**STORMWATER RECOMMENDATION** - Preliminary approved

**CONDITIONS**

- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM60 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
- The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
- All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
- 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.
- Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must

be submitted, complete with owner's signatures, to the Planning Commission staff for review.

6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-032**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-015U-10 is APPROVED WITH CONDITIONS. (10-0)

Conditions of Approval:

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM60 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
4. 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.
5. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owner's signatures, to the Planning Commission staff for review.

6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

**The proposed SP district is consistent with the Green Hills/Midtown Community Plan's Neighborhood General policy which is intended to promote residential development."**

- 14. 2007SP-019U-14**  
 North Lake Townhomes  
 Map 096-00, Parcels 059, 060  
 Subarea 14 (2004)  
 Council District 14 - Harold White

A request to change from CS to SP zoning property located at 541 and 551 Stewarts Ferry Pike, approximately 1,130 feet west of Lauer Drive (4.57 acres), to permit the development of 20 townhomes and 4,000 square feet of warehouse space, requested by Dale & Associates, applicant, for North Lake Partners, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**APPLICANT REQUEST - Preliminary SP**

A request rezone approximately 4.57 acres from Commercial Service (CS) to Specific Plan (SP), to permit the development of 20 townhomes and a 4,000 square foot warehouse on property located at 541 and 551 Stewarts Ferry Pike, just west of I-40.

**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**

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

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as "SP."
- The SP District is not subject to the traditional zoning districts' development standards. Instead, urban design elements are determined for the specific development and are written into the zone

change ordinance, which becomes law.

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

#### **DONELSON/OLD HICKORY HERMITATE COMMUNITY PLAN POLICIES**

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

**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. As proposed, the overall density for this SP will be approximately 4.4 units per acre. Approximately 2.04 acres (46%) of this property is within a Natural Conservation policy, and approximately 2.5 acres (54%) is within a Commercial Mixed Concentration policy. Commercial Mixed Concentration allows for high density residential development with densities above 20 units per acre. Natural Conservation policy also allows for residential development, but at a very low density of 1 unit per 2 acres. As proposed the density (4.4 units per acre) is much lower than what the policies could allow.

The development will encroach into some areas designated with a Natural Conservation policy, however, the policy does allow for some development. Approximately 2.8 acres of the site is being preserved in a natural state and 2.5 acres of the area to be preserved is located within the Natural Conservation policy. Thus, the majority of the area to be preserved is within the Natural Conservation policy.

#### **PLAN DETAILS**

**Site Plan** - The plan calls for 20 townhomes and a 4,000 square foot warehouse space to be located on approximately 4.57 acres. The residential density for this plan is approximately 4.4 units per acre. The Floor Area Ratio (FAR) for the warehouse is approximately 0.02, and 0.16 for the overall development. The 20 townhomes will be located in two-10 unit buildings. The residential portion of this plan will be located on the western side of the property close to Stewarts Ferry Pike, and the warehouse will be located at the eastern end of the property, approximately 600 feet behind the townhomes.

**Access** - Both the residential development and warehouse will be accessed from a shared private drive off of Stewarts Ferry. Townhomes will be rear loaded with access from a private one-way drive.

**Building Plan (Elevations)** - Elevations provided for the residential units show two story structures with a staggered roof line constructed of stone and brick. The elevations are included in this staff report and will be included in the Commission's approval. Units will front to the north onto the main access drive. Each unit will have a two car garage at the rear. An elevation for the warehouse has not been provided and must be submitted with the final development plan.

**Sidewalks** - This request is located within the Urban Services District and sidewalks are required along Stewarts Ferry Pike. The plan does not identify sidewalks along Stewarts Ferry Pike. The applicant has indicated that a previous fee has been paid for sidewalks in 2003. If this is accurate and the fee is still retained by Metro, then sidewalks may not be required. However, if the fee has been returned then sidewalks should be required. Public Works is currently researching this payment to determine if the fee was returned or is still being held.

If sidewalks are required along Stewarts Ferry the plan will need to be revised to allow for enough room for the placement of the sidewalk. Currently there is approximately 2 feet between the ROW and the one-way private drive, and does not provide adequate space for a sidewalk.

**Environmental** - McCrory Creek runs along the southern property line and its buffer and flood plain consumes a large portion of the property. The development will encroach into flood plain area as well as the stream buffer. A buffer disturbance for this property has been approved by the Stormwater Management Committee, and this proposed plan is consistent with that buffer disturbance approval. While the development will encroach into the flood plain and stream buffer, a majority of the flood plain and buffer, approximately 2.8 acres, will be undisturbed. It is also important to note that this property has previously been disturbed by grading activity.

**Greenway** - The Donelson-Old Hickory-Hermitage Community Plan calls for a greenway along McCrory Creek. Typically a greenway and conservation easement is included in a separate 25 foot easement outside the stream buffer. Since a stream buffer disturbance has been previously approved for this site and the proposed townhouse units are located within the area that would normally be required for a greenway, the typical greenway easement is precluded. Staff recommends that the greenway easement be placed within the stream buffer in the area in front of the townhouse units and within a separate 25 foot easement outside and adjacent to the stream buffer for areas of the site where there is sufficient space.

If Metro Parks plans to construct a greenway trail on this site at some point in the future, the additional disturbance will have to be approved by the Stormwater Management Committee prior to construction.

**Staff Recommendation** - Since the proposed plan is consistent with the area’s policies staff recommends that the request be approved with conditions.

**PUBLIC WORKS RECOMMENDATION**

1. Approval of an SP district does not relieve an applicant of the regulations of the Department of Public Works.
2. The developer’s construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
3. Pavement schedule of proposed roadways per ST-251.

**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)	4.57	0.198	39,415	652	90	123

**Typical Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	4.57	n/a	20	164	15	17

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.57	n/a	4,000	20	9	6

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
				-468	-66	-100



**Maximum 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)	4.57	.6	119,441	1,530	217	213

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	4.57	n/a	20	164	15	17

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.57	n/a	4,000	20	9	6

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

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-1,346	-193	-190

**STORMWATER RECOMMENDATION** - Approved with the following conditions:

1. 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.)
2. Access Note: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
3. C/D Note: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)
4. All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that don't meet this criteria will be subjected to the 2006 Stormwater Management Regulations.

**METRO SCHOOL BOARD REPORT**

Projected student generation\* 2 Elementary 1 Middle 1 HighSchools

**Over/Under Capacity** - Students would attend Hickman Elementary School, Donelson Middle School, and McGavock High School. Hickman Elementary is listed as having capacity, Donelson Middle School and McGavock High School are currently over capacity; however, there is capacity within the cluster for the middle school in the Stratford and Glencliff clusters. Since there is no capacity within the adjacent clusters for additional high school students, then the fiscal liability would be \$16,000.00. This information is based upon data from the school board last updated February 2006.

**CONDITIONS**

1. If the previous in-lieu fee for sidewalks for the properties within this SP are not currently retained by Metro, then sidewalks shall be required along Stewarts Ferry Pike. If sidewalks are required, then the development plan must be revised to provide sufficient room for sidewalks. If the change only requires minor changes to the plan, then the changes may be approved as a revision with the final development plan. If the changes are determined by staff to be major, then the plan shall be referred back to Council for approval.

2. A greenway easement shall be provided along McCrory Creek. Since a buffer disturbance has been previously approved for this site, the greenway easement shall be placed within the stream buffer in areas where the disturbance has been approved and adjacent the stream buffer within a 25 foot greenway easement where there is sufficient area. Additional disturbance for the greenway will have to be approved by the Stormwater Management Committee prior to any approval of the final development plan. If an additional buffer disturbance is not approved for the greenway, then the Planning Commission may consider waiving the greenway easement requirement at the final development plan stage. If an additional disturbance is approved, then Metro Greenways must determine if the developer should construct the greenway with the final development plan.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
4. The application including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
5. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
7. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.
8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
9. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds.
11. Per Metro Public Works: Pavement schedule of proposed roadways per ST-251.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-033**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-019U-14 is **APPROVED WITH CONDITIONS. (10-0)**

**Conditions of Approval:**

1. If the previous in-lieu fee for sidewalks for the properties within this SP are not currently retained by Metro, then sidewalks shall be required along Stewarts Ferry Pike. If sidewalks are required, then the development plan must be revised to provide sufficient room for sidewalks. If the change only requires minor changes to the plan, then the changes may be approved as a revision with the final development plan. If the changes are determined by staff to be major, then the plan shall be referred back to Council for approval.
2. A greenway easement shall be provided along McCrory Creek. Since a buffer disturbance has been previously approved for this site, the greenway easement shall be placed within the stream buffer in areas where the disturbance has been approved and adjacent the stream buffer within a 25 foot greenway easement where there is sufficient area. Additional disturbance for the greenway will have to be approved by the Stormwater Management Committee prior to any approval of the final development plan. If an additional buffer disturbance is not approved for the greenway, then the Planning Commission may consider waiving the greenway easement requirement at the final development plan stage. If an additional disturbance is approved, then Metro Greenways must determine if the developer should construct the greenway with the final development plan.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
4. The application including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
5. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
7. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.
8. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
9. Minor adjustments to the site plan may be approved by the planning commission or its designee

based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

10. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds.
11. Per Metro Public Works: Pavement schedule of proposed roadways per ST-251.

**The proposed SP district is consistent with the Donelson/Old Hickory/Hermitage Community Plan's Natural Conservation and Commercial Mixed Concentrations policies. Natural Conservation policy is for environmentally sensitive areas where intense development is not appropriate, and Commercial Mixed Concentration which is intended for mixed use including highway oriented commercial services, offices, research activities and high density residential."**

15. **2007Z-020U-02**  
Map 050-00, Parcels 021, 021.01, 145  
Subarea 2 (2006)  
Council District 3 - Walter Hunt

A request to change from CS to IWD zoning properties located at 3720 Brick Church Pike and Briley Park Boulevard South (unnumbered), on the west side of Brick Church Pike north of Briley Parkway (24.09 acres), requested by Thompson Power, applicant, for Brick Church Limited Partnership, owner  
**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST** - A request to change from Commercial Service (CS) to Industrial Warehousing/Distribution (IWD) zoning properties located at 3720 Brick Church Pike and Briley Park Boulevard South (unnumbered), on the west side of Brick Church Pike north of Briley Parkway (24.09 acres).

**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**

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

**BORDEAUX/WHITES CREEK 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?** - No. Commercial Mixed Concentration policy does not support industrial uses. The Industrial Planned Unit Development that borders this property was approved in 1987. A creek forms the boundary between the Industrial PUD and the property. Staff does not recommend that industrial uses cross this boundary and move toward the residential development to the east.

**RECENT REZONINGS** -None.

**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
New Car Sales (841)	24.09	.02	20,987	697	43	56

**Typical Uses in Proposed Zoning District: IWD**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	24.09	.06	62,961	311	60	46

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

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			41,974	-386	17	-10

**Maximum Uses in Existing Zoning District: CS**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Auto Care Center(942)	24.09	.6	629,616	NA	1,852	1,618

**Maximum Uses in Proposed Zoning District: IWD**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	24.09	.8	839,488	3,440	377	351

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

		--	Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			209,872	NA	-1,475	-1,267

**METRO SCHOOL BOARD REPORT** -No students would be generated by this request.

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

Mr. Steve Langhart, Thompson Power, spoke in favor of the proposal.

Mr. Charlie Lowe, Ragan, Smith & Associate spoke in favor of the proposal.

Mr. Tyler questioned additional uses of IWD zoning.

Ms. Logan explained this to the Commission.

Mr. Tyler expressed issues with future uses of this property if zoned IWD.

Mr. Bernhardt explained the issue regarding the requested uses and the recommended uses offered to the applicant, in particular, SP zoning.

Ms. Cummings spoke in favor of staff's recommendation.

Mr. Clifton spoke of the need for IWD but due to the community plan and the parcel location, that SP would be a better use for this request.

Mr. McLean agreed with Mr. Clifton.

Ms. Nielson requested clarification regarding Councilmember Hunt's compromise that he mentioned earlier in the meeting.

Mr. Loring spoke in favor of supporting the request made by Councilmember Hunt which was to rezone a portion of the land IWD and to leave the remaining portion CS.

Mr. Loring moved to approve Zone Change 2007Z-020U-02 as requested by Councilmember Hunt.

There was no second to this motion.

Mr. Clifton moved and Ms. Cummings seconded the motion to disapprove Zone Change 2007Z-020U-02 with the recommendation to re-refer back to the Commission to consider Specific Plan district. **(8-1) No Vote – Loring**

**Resolution No. RS2007-034**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-020U-02 is DISAPPROVED IWD (8-1), and recommended referral back to Planning Commission for consideration of Specific Plan district.

**The proposed IWD district is not consistent with the Bordeaux/Whites Creek Community Plan's Commercial Mixed Concentrations policy which is intended for mixed use including highway oriented commercial services, offices, research activities and high density residential.”**

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**X. FINAL PLATS**

**16. 2006S-371U-07**

Jocelyn Hills, Section 1  
Map 129-06, Parcels 010, 011, 050, 051, 057  
Map 129-02, Parcel 045  
Subarea 7 (2000)  
Council District 23 - Emily Evans

A request for final plat approval to create eight lots on various properties located at 200 Baskin Drive, Baskin Drive (unnumbered) and Clearbrook Drive (unnumbered), between the southern end of Baskin Drive and the northern end of Clearbrook Drive (22.05 acres), zoned RS40, requested by W. Allen Cargile, owner, Campbell McRae & Associates, surveyor.

**STAFF RECOMMENDATION: Defer unless signatures are obtained from all affected parties prior to the Planning Commission Meeting. If signatures are obtained, then the recommendation is to approve with conditions as a concept plan. If the signatures are not obtained and the applicant does not wish to defer, then staff recommends disapproval.**

**The Metropolitan Planning Commission DEFERRED Final Plat 2006S-371U-07 to February 8, 2007, at the request of the applicant. (10-0)**

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**17. 2007S-015U-05**

Maplewood Heights, Resub. Lots 5 and 6  
Map 061-14, Parcels 049, 050  
Subarea 5 (1994)  
Council District 8 - Jason Hart

A request to create four lots at 3815 and 3821 Saunders Avenue, approximately 400 feet north of Saunders Court (1.42 acres), zoned RS15, requested by Jerri D. Lesueur, owner, complete surveying services, surveyor.

**STAFF RECOMMENDATION: Disapprove**

**APPLICANT REQUEST** - A request to create four lots at 3815 and 3821 Saunders Avenue, approximately 400 feet north of Saunders Court (1.42 acres) zoned Single-Family Residential (RS15).

**ZONING**

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

**PLAN DETAILS** - This subdivision proposes to subdivide two lots into four lots.

Lot comparabilitySection 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:	
Saunders Ave	Minimum lot size (sq.ft):	Minimum lot frontage (linear ft.):
	22,334	77.0

As proposed, each of the four new lots has the following areas and street frontages:

- Area- 15,000 square feet
- Frontage- 50 feet

**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 proposed lots are consistent with the adopted land use policy that applies to the property. The lots are located in the Residential Low Medium Density land use policy. RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.
- The proposed lot is within a one-quarter mile radius of any area designated as a “Mixed Use,” “Office,” “Commercial,” or “Retail” land use policy categories. This property is less than one-quarter mile from a Retail Neighborhood policy category area.

Staff Recommendation - Staff does not recommend the granting of an exception to lot comparability. Even though the lots to the south have been subdivided, staff does not recommend that this become the predominate pattern along Saunders Avenue. A three lot subdivision of these properties passes lot comparability for area, but fails for frontage.

A variance to Section 3-4.2.f of the Subdivision Regulations, which states that a lot can not be over four times longer than it is wide, is also required, which supports staff’s recommendation that these properties should not be subdivided. A 3-lot subdivision would also require a variance from this section.

**PUBLIC WORKS RECOMMENDATION** -Exception Taken.

Label and dedicate 5' of right of way (30 feet from centerline) along Saunders Avenue, consistent with the approved major street/collector plan.

**STORMWATER RECOMMENDATION** -Approved.

**CONDITIONS** (if approved)

1. Sidewalks are required. Show sidewalks on lots 3 and 4.

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

Ms. Misty Tobitt, 1508 Rosebank Avenue, spoke in favor of the proposal. She submitted information to the Commission for the record.

Mr. Eric Lesueur, 1200 Eastdale Avenue, spoke in favor of the proposal.

Ms. Nielson spoke of setting a precedent in the area and was in favor of staff's recommendation.

Mr. McLean stated he agreed with staff regarding the number of lots recommended for this parcel. He then requested additional information regarding the frontage and total square footage for these proposed lots.

Ms. Logan explained this to the Commission.

Ms. Cummings expressed concerns with lot comparability and stated three lots would be better.

Mr. Tyler questioned when other subdivisions took place in this neighborhood. He then questioned the sizes of the proposed lots.

Ms. Logan explained this to the Commission.

Ms. Beehan stated she agreed with staff's recommendation.

Ms. Jones stated she was in favor of approving the three lots as it would be an enhancement to the area.

Mr. Loring agreed that he would be in favor of approving the three lots.

Mr. McLean moved and Mr. Clifton seconded the motion to grant an exception to the lot comparability requirements for three lots, not the four requested by the applicant, and to grant a variance for the ratio of the width to depth of the lots 2007S-015U-05. **(8-0)**

**Resolution No. RS2007-035**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2007S-015U-05 is **APPROVED FOR 3 LOTS. (9-0)"**

18. **2007S-017A-10**  
Wellesley Trace, Sec. 3, Lot 11  
Map 117-06-0-A, Parcel 009  
Subarea 10 (2005)  
Council District 25 - Jim Shulman

A request to amend the side setback from 20 feet to 6 feet at 2930 Wellesley Trace (unit 11-A), approximately 140 feet north of Golf Club Lane, zoned RS10, requested by Martha R. Brown, owner.

**STAFF RECOMMENDATION: Disapprove**



**APPLICANT REQUEST - Amend Setback**

Request to amend a side yard setback from 20 feet to 6 feet to allow for the addition of a sun and utility room on a residence located at 2930 Wellesley Trace.

**Zoning**

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

**SUBDIVISION DETAILS**

**Background** - This request is located within a condominium complex. The unit for which the setback amendment is requested is located at the southwestern corner of the property. Since the required side yard setback specified in the Metro Zoning Code (Table 17.12.020A) is five feet, then this request will not require a variance from the Board of Zoning Appeals. Because there is an existing platted setback of 20 feet, however, then any change in setback requires that the plat be amended.

**Site Plan** - The plan calls for an addition to be constructed along the southern wall of the existing structure. The proposed addition is approximately 12.5 feet wide, by 26.5 feet long (331.25 square feet).

**Staff Concerns** - While the requested setback is within the minimum setback allowed for the RS10 zoning district, it is a significant reduction in the platted setback (70%). The area for which the setback would be reduced is located along the southern property line, and two neighboring residences. One of the neighboring residents (2198 Golf Club Lane) who will be most impacted from this change in setback has stated opposition to this request. Also since this is a platted setback there is reason to believe that the original developer negotiated the setback with adjacent property owners, and if this is accurate, it would not be appropriate to approve a reduction now.

**Staff Recommendation** - Since the requested setback reduction is significant and there is no way for staff to verify if the platted setbacks were negotiated, staff feels that it is appropriate to exercise caution and recommend disapproval.

**PUBLIC WORKS RECOMMENDATION** - No Exceptions Taken  
**STORMWATER RECOMMENDATION** -No Exceptions Taken

Ms. Withers presented and stated staff is recommending disapproval.

Mr. Doug Stafford, General Contractor, spoke in favor of the proposal. He submitted information to the Commission for the record.

Ms. Matha Brown, 2930 Wellesley Trace, spoke in favor of the proposal. She submitted information to the commission for the record.

Mr. David Baird, 2928 Wellesley Trace, spoke in favor of the proposal.

Mr. McLean questioned the material submitted by the constituent.

Mr. Bernhardt explained staff’s recommendation to the Commission.

Mr. McLean moved and Mr. Loring seconded the motion, which passed unanimously to approve Final Plat 2007S-017A-10 as submitted by the applicant. **(9-0)**

**Resolution No. RS2007-036**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007S-017A-10 is **APPROVED. (9-0)**”

## **XI. REVISIONS AND FINAL SITE PLANS**

### **19. 201-69-G-12**

Starpoint  
Map 183-00, Parcel 009, 036  
Subarea 12 (2004)  
Council District 31 - Parker Toler

A request to revise a portion of the preliminary plan for a commercial Planned Unit Development located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, classified CS (5.0 acres), to permit the development of 74,250 square feet of hotel space and 12,500 square feet of retail space, requested by Lukens Engineering applicant, for Byron Bush, owner.

**STAFF RECOMMENDATION: Approve with conditions**

#### **APPLICANT REQUEST - Revise Preliminary PUD**

A request to revise a portion of the preliminary plan for a commercial Planned Unit Development located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, classified Commercial Service (CS) (5.0 acres), to permit the development of 74,250 square feet of hotel space and 12,500 square feet of retail space.

#### **PLAN DETAILS**

**Site Plan** - The plan calls for a 100 unit, 74,250 square foot hotel, and a 12,500 square foot retail building. The hotel building will be five stories and the retail building will be one story. As proposed the development will be constructed in two separate phases, with Phase 1 consisting of the hotel and Phase 2 consisting of the retail building. Phase 1 also includes a small walking area.

**Access** - Both buildings will be accessed from a private drive off of Muci Drive, which has access to Old Hickory Boulevard to the west.

**Parking** - A total of 169 parking spaces is required with 106 spaces required for the hotel, and 63 spaces required for the retail use. The plan calls for a total of 171 spaces with 86 parking spaces provided for Phase 1, and 86 parking spaces provided for Phase 2. As proposed the number of parking spaces being provided for Phase 1 (86) does not meet the minimum required number of spaces for the use (109). In order to meet the minimum number of parking spaces required for Phase 1, the phase line should be modified to include more parking, or the hotel should be reduced in size.

**Sidewalks** - Sidewalks are not shown along Muci Drive, but the applicant has indicated that he would add them into the plan as well as improve the interior sidewalk network. While Sidewalks are needed along Old Hickory Boulevard their construction would be difficult due to the slope along Old Hickory Boulevard. Old Hickory Boulevard is approximately 25 feet above the adjacent property grade and requiring a sidewalk would require a substantial amount of fill, which would impact an adjacent stream. Since there are significant slope issues along Old Hickory Boulevard, staff recommends that a sidewalk not be required along the frontage of Old Hickory Boulevard. Since Metro Code does not require sidewalks along Old Hickory Boulevard no variance is required from the Metro Board of Zoning Appeals.

**Preliminary Plan** - This PUD was originally approved in 1969 for approximately 14,300 square feet of retail and an 88,500 square foot motel with 100 units. There appear to have been numerous proposed changes to the PUD in the past, but limited records indicate that the original 1969 plan is the only approved plan. As proposed, there will be approximately 16,050 square feet of unused development rights remaining in this PUD.

**Staff Recommendation** - Staff recommends that the request be approved with conditions.

**PUBLIC WORKS RECOMMENDATION** - Approve with the following conditions:

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

**STORMWATER RECOMMENDATION -No Exceptions Taken.**

**CONDITIONS**

1. A revised PUD plan demonstrating sufficient parking as stipulated in the Metro Zoning Code for both phases shall be submitted to and approved by Planning Staff prior to any final development approvals within this PUD.
2. Sidewalks shall be shown along the entire frontage of Muci Drive.
3. A revised PUD plan demonstrating adequate pedestrian facilities must be submitted and approved by Planning Staff prior to any final development approvals within this PUD.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owner's signatures, to the Planning Commission staff for review.
7. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
9. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the PUD plan for filing and recording with the Davidson County Register of Deeds.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-037**

"BE IT RESOLVED by The Metropolitan Planning Commission that 201-69-G-12 is **APPROVED WITH CONDITIONS. (10-0)**

**Conditions of Approval:**

1. A revised PUD plan demonstrating sufficient parking as stipulated in the Metro Zoning Code for both phases shall be submitted to and approved by Planning Staff prior to any final development approvals within this PUD.
2. Sidewalks shall be shown along the entire frontage of Muci Drive.
3. A revised PUD plan demonstrating adequate pedestrian facilities must be submitted and approved by Planning Staff prior to any final development approvals within this PUD.

4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owner's signatures, to the Planning Commission staff for review.
7. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
9. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the PUD plan for filing and recording with the Davidson County Register of Deeds."

**20. 28-79-G-13**

Hickory Highlands PUD Cancellation

Map 163-02-0-A, Part of Parcels 046, 047, 048, 054, 055, 056, 057

Map 163-02-0-A, Part of Parcels 058, 062, 063, 64, 065, All of Parcel 080

Subarea 13 (2003)

Council District 28 - Jason Alexander

A request to cancel a portion of a Residential Planned Unit Development on properties located at 5208, 5212 and 5216 Rockridge Court, Ballard Court (unnumbered), 5304 and 5309 Ballard Court, Highlander Drive (unnumbered), and 5196 Highlander Drive (3.83 acres), requested by Metro Planning., applicant, for Jerry Butler Builders LLC, owner.

**STAFF RECOMMENDATION: Approve**

**APPLICANT REQUEST -Cancel PUD**

A request to cancel a portion of a Residential Planned Unit Development on properties located at 5208, 5212 and 5216 Rockridge Court, Ballard Court (unnumbered), 5304 and 5309 Ballard Court, Highlander Drive (unnumbered), and 5196 Highlander Drive (3.83 acres).

**Existing Zoning**

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

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

The same portions of these lots are currently zoned R15, but were approved by the Planning Commission to be rezoned to RS7.5 on January 11, 2007 in order to remedy the split zoning and match the rest of the subdivision.

**PLAN DETAILS** - There was a discrepancy as to the location of the eastern boundary of the Hickory Highlands PUD. After careful review, staff determined the boundary to be west of these parcels. Staff recommends approval in order to correct the zoning map.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-038**

“BE IT RESOLVED by The Metropolitan Planning Commission that 28-79-G-13 is **APPROVED. (10-0)**”

**21. 53-86-P-04**

Nissan of Rivergate  
Map 034-09, Parcel 025, 181  
Subarea 4 (1998)  
Council District 10 - Rip Ryman

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development located at 1550 Gallatin Pike, on the west side of Gallatin Pike north of Altus Avenue, classified R6 (8.91 acres), to permit the addition of 3,500 square foot service bay and a drive-thru canopy, requested by Warren and Associates, applicant for JAS Realty Company, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**APPLICANT REQUEST -Revise Preliminary and Final PUD**

A request to revise a portion of the preliminary plan and for final approval for a commercial Planned Unit Development located at 1550 Gallatin Pike, classified One and Two-Family Residential (R6) (8.91 acres), to permit the addition of a 3,500 square foot service bay and drive-thru canopy.

**PLAN DETAILS**

**Site Plan** - The plan calls for a 3,500 square foot addition onto the western end of the existing Nissan of Rivergate building and two new canopies located on the eastern side of the existing building. One canopy will be along the south side of the building and will provide a covered drive thru and the second will be located on the north side of the building.

**Preliminary** - This PUD was originally approved in 1986 and last approved for a total 204,265 square feet of various retail use. As proposed the addition will increase the floor area within the PUD to 207,765 square feet. Section 17.40.120 authorizes the Planning Commission the ability to approve changes to PUD plans that are considered minor in nature, which includes increases in the total floor area when it is less than 10% of the last approved.

**Staff Recommendation** -Since the request is consistent with the last approved preliminary plan, and does not increase the floor area more than 10% of what was last approved, then staff recommends that the request be approved with conditions.

**PUBLIC WORKS RECOMMENDATION** -Approve with the following conditions:

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

**STORMWATER RECOMMENDATION** - No Exceptions Taken

**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.
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 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.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-039**

“BE IT RESOLVED by The Metropolitan Planning Commission that 53-86-P-04 is **APPROVED WITH CONDITIONS. (10-0)**

**Conditions of Approval:**

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 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/revise 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.”

**22. 89-87-P-03**

Chateau Valley, Phases VI & VII  
Map 070-03, Parcel 001  
Subarea 3 (2003)  
Council District 2 - Jamie D. Isabel, Sr.

A request for final approval for Phases Six and Seven of the Residential Planned Unit Development located on Cumberland Cove Drive, Cumberland Cove Court, and William Bailey Drive north of Stokers Lane, classified RS15, (10.6 acres), to permit the development of 37 single family lots, requested by Ragan-Smith and Associates, applicant, for Chateau Associates LLC, owner.

**STAFF RECOMMENDATION: Approve with conditions**

**APPLICANT REQUEST – Final PUD**

A request for final approval for Phases Six and Seven of the residential Planned Unit Development located on Cumberland Cove Drive, Cumberland Cove Court, and William Bailey Drive north of Stokers Lane, classified Single-Family Residential (RS15) (10.6 acres), to permit the development of 37 single family lots

**PLAN DETAILS** - This PUD was originally approved by Metro Council in 1988. This phase proposes 37 single family lots on two cul-de-sacs that connect to Phase II and Phase V. The original plan was approved with sidewalks along one side of the proposed streets. The sidewalk will be located on the south sides of William Bailey Drive and Cumberland Cove Court and the east side of Cumberland Cove Drive.

**PUBLIC WORKS RECOMMENDATION** - Exception Taken

- Show professional seal.

**STORMWATER RECOMMENDATION** - Approved with conditions

1. Provide the benchmark elevation datum on the plans, NAVD 88 or NGVD 29.
2. Grade ditch from Outlet 16 to inlet of Phase 3 pipe between Lots 117 and 118.
3. The BMP details need to reference the appropriate Metro TCP-xx number.
4. Provide signature and General Permit number on NPDES NOC note on plans.
5. Provide NPDES NOC letter.
6. Provide inlet calculations.
7. Provide construction schedule.
8. Provide EPSC signature on plans.
9. Place note on Erosion Control Plan requiring contractor to provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during pre-construction meeting.
10. Provide complete drainage map (A, C/CN, Q, Tc) and calculations for pre and post conditions for phases 6 and 7. Some of this information may have been provided in former phase, but we need it to complete review.
11. Provide storm structure and pipe calculations.
12. Provide pipe capacity's, HGL's and spread on roadway.
13. Provide calculations and detail for modification to existing detention pond to be utilized as a sedimentation basin during construction.
14. Provide detail for existing detention pond and control structure.
15. Provide Water Quality Unit information and detail.
16. Submit all requirements for next two downstream structures at all site outfalls.
17. It is understood that Phase VII water quality was to be handled by the pond to the south. Phase VII will still require pre- vs. post- evaluation. Also, the design drawing of the water quality pond and the as-built of the pond is required to insure the pond was built as designed.

**CONDITIONS**

1. Add PUD number 89-87-P-03 to the plans.
2. Show the standard 20-foot Public Utility Easement adjacent to road right-of-ways.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
6. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
8. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.
9. 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.

Approved with conditions (10-0), *Consent Agenda*

**Resolution No. RS2007-040**

“BE IT RESOLVED by The Metropolitan Planning Commission that 89-87-P-03 is **APPROVED WITH CONDITIONS. (10-0)**

**Conditions of Approval:**

1. Add PUD number 89-87-P-03 to the plans.
2. Show the standard 20-foot Public Utility Easement adjacent to road right-of-ways.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.



5. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
8. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.
9. 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."

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## **XII. OTHER BUSINESS**

23. Correction to Planning Commission Minutes of June 22, 2006

Approved (10-0), *Consent Agenda*

**Resolution No. RS2007-041**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Correction to the June 22, 2006, Planning Commission Minutes is **APPROVED. (10-0)**"

- 
24. An amended employee contract for Ryan Latimer

Approved (10-0), *Consent Agenda*

25. Employee contract renewal for Jason Swaggart

Approved (10-0), *Consent Agenda*

26. Contract for Professional Services between Metropolitan Planning Commission and Pictometry, Inc. for certain aerial photography, viewing software services and associated licenses.

Approved (10-0), *Consent Agenda*

27. Executive Director Reports


28. Legislative Update

**XIII. ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

 The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of its programs, services, activities or in its hiring or employment practices. **ADA inquiries should be forwarded to:** Josie L. Bass, Planning Department ADA Compliance Coordinator, 800 Second Avenue South, 2<sup>nd</sup>. Floor, Nashville, TN 37201, (615)862-7150. **Title VI inquiries should be forwarded to:** Michelle Lane, Metro Title VI Coordinator, 222 Third Avenue North, Suite 200, Nashville, TN 37201, (615)862-6170. **Contact Department of Human Resources for all employment related inquiries** at (615)862-6640.