



**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**

March 8, 2007

4:00 PM

Howard School Auditorium, 700 Second Ave., South

PLANNING COMMISSION:

James Lawson, Chairman
Phil Ponder, Vice Chairman
Stewart Clifton
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
Jason Swaggart, Planner I
Trish Brooks, Admin. Svcs. Officer 3
Carrie Logan, Planner I
Dennis Corrieri, Planning Tech I
Craig Owensby, Communications Officer
Brenda Bernards, Planner III
Nedra Jones, Planner II

Commission Members Absent:

Judy Cummings

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. McLean seconded the motion, which passed unanimously to adopt the Agenda as presented. (7-0)

III. APPROVAL OF FEBRUARY 22, 2007, MINUTES

Mr. Ponder moved and Ms. Nielson seconded the motion, which passed unanimously to approve the February 22, 2007 minutes as presented. (7-0)

IV. RECOGNITION OF COUNCILMEMBERS

4/26/2007 4:17:24 PM

Councilmember Gotto stated he would address the Commission after his item was presented.

Councilmember White was present, but did not address the Commission.

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

V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN

- | | | | |
|-----|---------------|--|---|
| 9. | 2007S-035U-12 | Turners Retreat - Request for concept plan approval to create 9 lots on property located at 775 Hill Road. | - deferred until March 22, 2007, at the request of the applicant (No new notices) |
| 13. | 84-87-P-13 | Crossings at Hickory Hollow - Bobcat of Nashville - Request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located at Crossings Boulevard (unnumbered), to permit the development of a 16,079, square foot heavy equipment sales and service center | - deferred until March 22, 2007, at the request of the applicant |
| 5. | 2007Z-039U-07 | A request to change from R40 to CS zoning property located at 6505 Charlotte Pike, approximately 260 feet north of Hillwood Boulevard (0.48 acres) | - deferred to April 12, 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. **(7-0)**

Ms. Beehan arrived at 4:05 p.m.

**VI. PUBLIC HEARING: CONSENT AGENDA
ZONING MAP AMENDMENTS**

- | | | | |
|----|---------------|---|------------------------|
| 1. | 2007S-027U-10 | Lealand Hall - Request to revise the preliminary and for final plat approval to create 10 lots on properties located at 4109 and 4115 Lealand Lane. | - Approve w/conditions |
|----|---------------|---|------------------------|

CONCEPT PLANS

- | | | | |
|-----|---------------|--|------------------------|
| 10. | 2007S-040G-04 | Providence Pass - Request for concept plan approval to create 6 lots at the northwest corner of New Providence Pass and Larkin Springs Road. | - Approve w/conditions |
|-----|---------------|--|------------------------|

FINAL PLATS

- | | | | |
|-----|---------------|---|------------------------|
| 12. | 2007S-041U-14 | Gaylord Entertainment Co., 2nd Rev., Unified Plat of - Request to create 8 lots from one lot (Lot 2) as part of a unified plat of subdivision for the Opryland and Opry Mills properties. | - Approve w/conditions |
|-----|---------------|---|------------------------|

REVISIONS AND FINAL SITE PLANS

- | | | | |
|-----|---------------|---|------------------------|
| 14. | 98P-003G-06 | Bellevue Professional Park Lot 3 (Waterford Assisted - Request to amend the approved preliminary plan for a Planned Unit Development district located at 8118 B Sawyer Brown Road, to permit a 14,200 square foot addition and 20 additional units for an existing Assisted Living Unit. | - Approve w/conditions |
| 15. | 2005P-010G-02 | Nashville Commons at Skyline - Request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development district located along the west side of Dickerson Pike, north of Doverside Drive, to reduce the area for Store 1 as identified on the last approved final plan (8/24/06) from 217,211 square feet to 184,109 square feet, and the over all PUD development | - Approve w/conditions |

from 718,079 square feet to 684,977 square feet.

- 16. 2005P-030G-14 Ravenwood - Request to revise a portion of the preliminary plan for a Residential Planned Unit Development located at 1014 Stones River Drive, at the northwest corner of Lebanon Pike and Stones River Road, to revise the main access point from Hickory Hills Lane to Lebanon Pike. - Approve w/conditions
- 17. 2004UD-002G-14 Villages of Riverwood (Hoggett Ford and Dodson Chapel Roadway Improvement) - Request for final approval to allow the development of roadway improvements for Hoggett Ford Road and Dodson Chapel Road, properties at Hoggett Ford Road (unnumbered) and Dodson Chapel Road (unnumbered). - Approve w/conditions

OTHER BUSINESS

- 18. New employee contracts for Michael Skipper and Tifinie Adams. - Approve

Mr. Loring moved and Mr. Ponder seconded the motion, which passed unanimously to approve the Consent Agenda as presented. (8-0)

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

FINAL PLATS

- 1. **2007S-027U-10**
Lealand Hall
Map 132-01, Parcels 030, 031
Subarea 10 (2005)
Council District 25 - Jim Shulman

A request to revise the preliminary and for final plat approval to create 10 lots on properties located at 4109 and 4115 Lealand Lane, approximately 480 feet north of Outer Drive (3.41 acres), zoned RS10, requested by MEC, Inc, applicant, for Nashville Property Managers LP, owner.

STAFF RECOMMENDATION: Disapprove

APPLICANT REQUEST - Revise Preliminary and Final Plat

A request to revise the preliminary plan and for final plat approval to create 10 lots on properties located at 4109 and 4115 Lealand Lane, approximately 480 feet north of Outer Drive (3.41 acres), zoned Single-Family Residential (RS10).

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.

PLAN DETAILS - The proposed subdivision consists of 10 single-family lots ranging in size between 10,000 square feet and 14,586 square feet, and will be accessed by a permanently dead-end street off Lealand Lane. As proposed, sidewalks are not required because the street is a permanent dead-end and less than 750 feet in length. The subdivision regulations and zoning code do require sidewalks along Lealand Lane.

Staff Concerns - Staff has concerns with the proposed lot size and street setbacks for Lot 1 and Lot 10, which will be located at the intersection of Lealand Lane and the new street (Lealand Court). As proposed, the two Lots are significantly smaller than what was approved by the Planning Commission on the preliminary plan. On the preliminary subdivision plan, Lot 1 was approved for 18,847 square feet, and Lot 10 was approved for 13,193 square feet. As proposed on the final plat, Lot 1 is 14,586 square feet and Lot 10 is 12,257 square feet. The proposed setback along Lealand Lane will be 60 feet, which is shallower than what was presented with the preliminary plan.

Lot sizes and dimension often change between the approved preliminary plan and final plat. The approved preliminary plan in this case, however, was discussed extensively with the surrounding community. The approved preliminary plan also specifically showed that the existing house on Lot 10 was to remain. That house was set back approximately 90 feet from Lealand Lane. The applicant has indicated that the community would prefer that the existing house be removed and replaced with a new structure. Staff does not object to the removal of the existing house, which in fact has already been demolished. The approval of the preliminary plan with the house in that location indicated to the community that the structure on Lot 10, whether existing or new, would be approximately 90 feet from the street.

Using Metro GIS, it has been determined that the average setbacks on this section of Lealand Lane are approximately 73 feet. Setbacks along this section range from approximately 40 feet to approximately 200 feet. While the proposed setback for Lot 1 and 10 on Lealand Lane is shallower than the average, it is within the range of setbacks along Lealand Lane, and is consistent with the front setback on the adjacent lot to the north. While staff does have concerns with the proposed setbacks, staff feels that if access for Lot 1 and 10 is limited to the new street only, and that the homes on both lots address Lealand Lane, that any negative impact caused by shallower setbacks should be minimized.

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

TRAFFIC AND PUBLIC WORKS' RECOMMENDATION - Approve with the following conditions:

1. Subject to Public Work's review and approval of construction plans. The plat cannot be recorded until such time that the construction plans have been approved by Public Works.

STORMWATER RECOMMENDATION - Approve.

CONDITIONS

1. Identify sidewalks along Lealand Lane as required by the Metro Subdivision Regulations and Metro Zoning Code.
2. Lot 1 and 10 shall not have direct access on to Lealand Lane. This shall be noted on both lots.
3. The homes on Lot 1 and 10 adjacent to Lealand Lane shall include specific architectural features (such as a door, side or front porch, and/or dormers) designed to ensure the dwelling is properly presented to Lealand Lane.

Approved with conditions (8-0), *Consent Agenda*

Resolution No. RS2007-077

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007S-027U-10 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

1. Identify sidewalks along Lealand Lane as required by the Metro Subdivision Regulations and Metro Zoning Code.
2. Lot 1 and 10 shall not have direct access on to Lealand Lane. This shall be noted on both lots.
3. The homes on Lot 1 and 10 adjacent to Lealand Lane shall include specific architectural features (such as a door, side or front porch, and/or dormers) designed to ensure the dwelling is properly presented to Lealand Lane.”

VIII. PUBLIC HEARING:
ZONING MAP AMENDMENTS

2. **2006Z-197G-14**
Map 086-00, Parcel 042

Subarea 14 (2004)
 Council District 12 - Jim Gotto

A request to change from RS15 to RS10 zoning property located at Old Lebanon Dirt Road (unnumbered), approximately 1,200 feet east of Jacksons Valley Place (18.24 acres), requested by Platinum Development International Inc., owner.

STAFF RECOMMENDATION: Approve

APPLICANT REQUEST - Zone Change

A request to change from Single-Family Residential (RS15) to Single-Family Residential (RS10) zoning property located at Old Lebanon Dirt Road (unnumbered), approximately 1,200 feet east of Jacksons Valley Place (18.24 acres).

Existing 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.

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.

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? Yes. The residential density envisioned for this area is between 2 and 4 dwelling units per acre, and this request accomplishes that vision with a density of 3.7 dwelling units per acre. Additionally, single-family development and the requested lot sizes are consistent with the existing development in the area.

Staff Recommendation - Staff recommends approval because the request is consistent with the policy and the surrounding area.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION - No Exceptions Taken.

Maximum Uses in Existing Zoning District: RS15

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	18.24	2.47	45	499	41	53

Maximum Uses in Proposed Zoning District: RS10

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	18.24	3.71	67	720	57	75

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

--				221	16	22
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METRO SCHOOL BOARD REPORT

Projected student generation 8 Elementary 7 Middle 6 High

Schools Over/Under Capacity - Students would attend Dodson Elementary School, Dupont-Tyler Middle School, or McGavock High School. Dupont-Tyler Middle School and McGavock High School have been identified as being over capacity by the Metro School Board. There are no middle schools in the cluster that are under capacity and it would cost \$108,500 for 7 middle school students. There is capacity at a high school in a neighboring cluster. This information is based upon data from the school board last updated August 2006.

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

Mr. Shawn Henry, 315 Deadrick Street, spoke in favor of the zone change request.

Mr. Joe Page, 1636 Rachel’s Retreat, spoke in opposition to the zone change request. He submitted a petition to the Commission for the record.

Ms. Kenneth Fisher, 1748 Ridgemere Court, spoke in opposition to the proposal. She submitted information to the Commission for the record.

Mr. Thomas Riley, 545 Old Lebanon Dirt Road, spoke in opposition to the zone change request.

Mr. Roger Costa, 631 Old Lebanon Dirt Road spoke in opposition to the zone change request.

Dr. Alan Matthews, 1720 Ridgemere Court, spoke in opposition to the zone change request.

Councilmember Gotto acknowledged that this request was only a zone change. He explained that he was unable to hold community meetings regarding this request due to the fact there were not any plans at this stage of development. Councilmember Gotto stated that once he receives the proposed plans, he would hold community meetings to allow the residents to express their concerns regarding the proposal. He also stated that until the residents affected by this proposal are comfortable with the development, it would not move forward in Council.

Mr. Bill Mims, 4201 Central Pike, spoke in favor of the zone change request.

Mr. Loring acknowledged the comments made by Councilmember Gotto and stated he would support Councilmember Gotto on his efforts regarding this bill.

Mr. Ponder expressed issues regarding the topography of the parcel. He stated he would only be voting in favor of approving the request due to the fact that it is consistent with the policy in the area.

Mr. Tyler spoke of issues associated with the request of RS10.

Ms. Beehan spoke of issues associated with the plan and suggested that the developer continue to work with the community.

Mr. Loring moved and Ms. Jones seconded the motion, to approve Zone Change 2006Z-197G-14. **(7-1) No Vote - Tyler**

Resolution No. RS2007-078

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006Z-197G-14 is **APPROVED. (7-1)**”

The proposed RS10 district is consistent with the Donelson/Hermitage Community Plan’s Residential Low Medium policy which calls for residential developments with a density between 2 and 4 dwelling units per acre.”

- 3. **2007Z-031G-03**
 Map 057-00, Parcels 059, 060
 Subarea 3 (2003)
 Council District 1 - Brenda Gilmore

A request to change from AR2a to RS15 zoning properties located at 4515 and 4525 Cato Road, approximately 1,580 feet west of Briley Parkway (33.1 acres), requested by Batson & Associates, applicant, for Andrew May, J.L. May, and E.M. Stern, owners.

STAFF RECOMMENDATION: Approve

APPLICANT REQUEST - Zone Change

A request to change from Agricultural/Residential (AR2a) to Single-Family Residential (RS15) zoning properties located at 4515 and 4525 Cato Road, approximately 1,580 feet west of Briley Parkway (33.1 acres).

Existing Zoning

AR2a District - Agricultural/Residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning

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.

BORDEAUX/WHITES CREEK COMMUNITY PLAN POLICY

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

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

Consistent with Policy? - Yes. There are 7 acres of NCO policy area and 26.46 acres of RLM policy area. When the density is averaged proportionately to each policy area, the residential density envisioned for this area is a maximum of 3.58 dwelling units per acre. RS15 has a density of 2.47 dwelling units per acre, which meets the combined policies.

Staff Recommendation - Staff recommends approval because the request is consistent with the NCO and RLM policies.

RECENT REZONINGS- None.

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

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)	33.1	1 du/2acres	16	154	12	17

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)	33.1	3.71	122	1,249	95	129

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+106	1,095	83	112

METRO SCHOOL BOARD REPORT

Projected student generation 12 Elementary 10 Middle 10 High

Schools Over/Under Capacity - Students would attend Cumberland Elementary School, Joelton Middle School, or Whites Creek High School. None of these schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated August 2006.

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

Mr. Ramsey Rodriguez, 4644 Cato Road, spoke in opposition to the zone change request.

Mr. Renwick Curry, 4517 Cato Road, spoke in opposition to the zone change request.

Mr. Joe Gillum, 4447 Cato Road, spoke in opposition to the zone change request.

Mr. Tom White, 36 Old Club Court, spoke in favor of the zone change request.

Mr. Troy Williams, 4479 Cato Road, requested additional information regarding the zone change.

Ms. Nielson acknowledged that the proposal does meet the policy for the area and the issues mentioned by residents can be addressed when a specific plan is submitted for approval by the Commission.

Mr. Tyler requested additional information on the specific lot sizes included in the proposal.

Mr. McLean moved and Mr. Ponder seconded the motion, which passed unanimously to approve Zone Change 2007Z-031G-03. **(8-0)**

Resolution No. RS2007-079

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-031G-03 is **APPROVED. (8-0)**

The proposed RS15 district is consistent with the Bordeaux/Whites Creek Community Plan’s Natural Conservation and Residential Low Medium policies. Natural Conservation policy is intended for underdeveloped areas that are not suitable for intense development, and recommends that densities not exceed one dwelling unit per two acres. Residential Low Medium policy calls for residential developments with a density between 2 and 4 dwelling units per acre. The combined policies for this property would allow for 3.58 units per acre, and the proposed RS15 only allows 2.47 units per acre.”

- 4. 2007Z-036G-06**
Map 142-07, Parcel 014

Subarea 6 (2003)
 Council District 22 - Eric Crafton

A request to change from RS15 to RM20 zoning property located at 7320 Highway 70 South, approximately 730 feet east of Cross Timbers Drive (0.6 acres), requested by Cynthia L. Darby, owner.

STAFF RECOMMENDATION: Disapprove

APPLICANT REQUEST - A request to change approximately 0.6 acres from Single-Family Residential (RS15) to Multi-Family Residential (RM20) zoning property located at 7312 and 7316 Highway 70 South, approximately 1,015 feet east of Cross Timbers Drive.

Existing 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.

Proposed Zoning

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

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 RLM policy envisions no more than two to four dwelling units per acre and is predominately single-family in character. RM20 exceeds this limit by allowing 20 dwelling units per acre and is multi-family in character. It may be possible to achieve higher density in this location, but staff recommends that higher density only be approved by the Planning Commission if a comprehensive plan amendment is approved to address all six of the parcels along the northern side of Highway 70 in this location.

Staff Recommendation - Since the requested RM20 is not consistent with the area's RLM policy, staff recommends that the request be disapproved.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Typical Uses in Existing Zoning District: RS15

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	.6	2.47	1	10	1	2

Typical Uses in Proposed Zoning District: RM20

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	.6	20	12	106	10	11

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

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour

			+11	96	9	9
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METRO SCHOOL BOARD REPORT

Projected student generation 1 Elementary 0 Middle 0 High

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

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

Ms. Cynthia Darby, owner, spoke in favor of the requested zone change.

Mr. Thomas Teachout, 7312 Hwy 70 South, spoke in favor of the requested zone change.

Mr. Ponder requested additional information regarding the number of parcels containing multi-family units surrounding this parcel.

Mr. Swaggart explained this concept to the Commission.

Ms. Jones stated that this request does meet the policy for the area. She expressed issues with the fact that the surrounding parcels did contain higher density residential. She suggested a buffer to accommodate the transition from the higher density residential to the single family.

Mr. McLean offered alternative suggestions to accommodate this request.

Mr. Tyler offered that all property owners together should request a zone change.

Mr. Bernhardt stated that staff has suggested that the owners request a policy evaluation for this area.

Mr. Beehan stated she agreed with staff’s recommendation. She too suggested that all the property owners of this area get together to review this particular area.

Ms. Nielson moved and Mr. Ponder seconded the motion, to disapprove Zone Change 2007Z-036G-06. **(7-1) No Vote - Loring**

Resolution No. RS2007-080

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-036G-06 is **DISAPPROVED**. **(7-1)**

The proposed RM20 district is not consistent with the Bellevue Community Plan’s Residential Low Medium policy which calls for residential developments with a density between 2 and 4 dwelling units per acre.”

- 5. **2007Z-039U-07**
Map 102-08, Parcel 031
Subarea 7 (2000)
Council District 24 - John Summers

A request to change from R40 to CS zoning property located at 6505 Charlotte Pike, approximately 260 feet north of Hillwood Boulevard (0.48 acres), requested by Aquaterra Engineering, applicant, for James Dotson, Jr. and Patricia Miller, owners.

STAFF RECOMMENDATION: Approve

Mr. Bernhardt announced that the applicant has requested that this proposal be deferred two meetings.

Ms. Nielson moved, and Mr. Ponder seconded the motion, which was passed unanimously, to amend the Deferred and Withdrawn Items and add Zone Change 2007Z-039U-07 which is to be deferred until April 12, 2007. **(8-0)**

The Metropolitan Planning Commission DEFERRED Zone Change to April 12, 2007, at the request of the applicant. (7-0)

- 6. **2007Z-041U-10**
 Map 118-06, Parcel 162
 Subarea 10 (2005)
 Council District 17 - Ronnie E. Greer

A request to change from SCC to MUL zoning property located at Gale Lane (unnumbered), approximately 660 feet west of Franklin Pike Circle (6.95 acres) and within a Planned Unit Development district, requested by Barge, Waggoner, Sumner and Cannon, applicant, for L5 Development LLC, owner.

STAFF RECOMMENDATION: Approve

APPLICANT REQUEST -Zone Change

A request to change approximately 6.95 acres from Shopping Center Community (SCC) to Mixed-Use Limited (MUL) zoning for property located at Gale Lane, approximately 660 feet west of Franklin Pike Circle.

Existing Zoning

SCC District -Shopping Center Community is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

Proposed Zoning

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

GREEN HILLS/MIDTOWN COMMUNITY PLAN POLICY

Retail Concentration Community (RCC)-RCC policy is intended to accommodate concentrations of community scale retail. Community scale retail includes many forms of retail activity, including most types of retail shops, restaurants, entertainment, and consumer services but at a scale smaller than that of a regional mall. Other appropriate uses in RCC include higher density residential and upper floor residential in buildings with ground floor commercial.

Consistent with Policy? -Yes. The proposed MUL district and the associated PUD plan which calls for residential and commercial are consistent with area’s Retail Concentration Community policy.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION -No Exception Taken.

Maximum Uses in Existing Zoning District: SCC-PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail(814)	6.95	n/a	40,000	1,749	39	118

Maximum Uses in Proposed Zoning District: MUL-PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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General Retail(814)	6.95	n/a	4,200	218	11	32
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Maximum Uses in Proposed Zoning District: MUL-PUD

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	6.95	n/a	96	620	50	59

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
--				-911	22	-27

METRO SCHOOL BOARD REPORT

Projected student generation 5 Elementary 3 Middle 4 High

Schools Over/Under Capacity - Students would attend Glendale Elementary School, Moore Middle School, or Hillsboro High School. All three schools are currently over crowded. This information is based upon data from the school board last updated August 2006.

[Note: Item #6 and Item #7 were discussed together by the Metropolitan Planning Commission. See Item #7 for actions and revisions.]

- 7. **89P-022U-10**
Melrose Shopping Center
Map 118-06, Parcel 162
Subarea 10 (2005)
Council District 17 - Ronnie E. Greer

A request to amend a portion of the Commercial (General) Planned Unit Development located abutting the west margin of Franklin Pike, north of Gale Lane, classified SCC and proposed for MUL, (6.95 acres) to permit 33 detached townhomes, 5 flats over retail, 58 detached single family townhomes, and 4,200 square feet of retail and restaurant uses where 40,000 square feet of retail was approved, requested by Barge, Waggoner, Sumner and Cannon, applicant, for L5 Development LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Amend Preliminary PUD

A request to amend the preliminary plan for a portion of the commercial Planned Unit Development located on the west side of Franklin Pike, north of Gale Lane, classified Shopping Center Community (SCC) and proposed for Mixed-Use Limited (MUL), (6.95 acres) to permit 33 attached townhomes, 5 flats over retail, 58 detached single family townhomes, and 4,200 square feet of retail and restaurant uses.

PLAN DETAILS

Site Plan -The site plan calls for 33 attached townhomes, 58 detached single-family townhomes, 5 flats over retail, and 4,200 square feet of retail and restaurant uses. The overall residential density will be approximately 14 units per acre, with a total floor area of 174,639 square feet. The development will be constructed in two separate phases. Phase 1 will consist of 50 residential units, and Phase 2 will consist of 46 residential units and 4,200 square feet of retail and restaurant space.

Units along Gale Lane are oriented towards Gale Lane, with parking located at the rear of the units. Interior units front on small public greens. Sidewalks are shown on the plan and will provide for efficient pedestrian movement within the development and to adjacent streets.

Access to all the residential units and the commercial area will be provided from private drives. Access into the development will be provided from three locations. The two main access points will be off Gale Lane, and the third access point will be from the Commercial portion of the PUD to the east.

As proposed, a total of 222 parking spaces are required with this development. The plan calls for 237 parking spaces and is in compliance with Metro parking requirements.

Preliminary Plan -This property is within an existing PUD. This portion of the PUD was approved for 40,000 square feet of various commercial uses. As proposed, this request requires Council approval.

The proposed residential use is a better fit than the previously approved commercial development for this site. The proposed residential development will provide a better transition between the existing commercial uses along Franklin Pike that are part of this PUD, and the existing residential neighborhood to the west along Gale Lane and Vault Lane.

Staff Recommendation -Since the proposed amendment to the PUD will create a better transition from the existing commercial area along Franklin Pike and the existing residential neighborhood to the west of Franklin Pike, staff recommends that the request be approved with conditions.

PUBLIC WORKS RECOMMENDATION -Approved with the following conditions:

1. 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.
2. Identify plans for solid waste disposal and recycling collection.
3. Identify retaining wall locations / elevations along public right of way. Submit geotechnical report prior to final approval and permit issuance.
4. In accordance with the recommendations of the traffic study: Extend the existing center turn lane on Gale Lane from the Kroger driveway west along the frontage of the property with tapers per AASHTO/MUTCD design standards.

STORMWATER RECOMMENDATION - Approved with the following note:

1. With the new regulations, the proposed water quality unit will *not* receive full credit for water quality.

CONDITIONS

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

permits. 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.

6. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
7. 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.

Mr. Swaggart presented and stated that staff is recommending approval on Zone Change 2007Z-041U-10 as well as approval with conditions on the Planned Unit Development 89P-022U-10.

Mr. Bill Lockwood, Barge, Waggoner, Sumner & Cannon, spoke in favor of the proposal.

Mr. Ken Winter, 1021 Paris Avenue, spoke in favor of the proposal

Mr. Bill Compton, 828 Inverness, spoke in favor of the proposal.

Mr. Frank Gaiters, 907 Gale Lane, spoke in opposition of the proposal.

Mr. David Thompson, 917 Gilmore Avenue, spoke in support of the proposal.

Mr. Aaron White, 1401 Cedar Lane, spoke in support of the proposal.

Ms. Donna Crawford, 1246 Battlefield Drive, spoke in opposition to the proposal. She submitted information to the Commission.

Mr. Jason Huff, 908 Halcyon Avenue, spoke in favor of the proposal.

Ms. Wynona Lurie, 807 Park Terrace, spoke in opposition to the proposal. She submitted information to the Commission.

Mr. Hasan Obedala, 803 Park Terrace, spoke in opposition to the proposal.

Councilmember Greer stated he originally was opposed to this proposal. He further stated that he would allow the community to determine whether they would support the development or not. He briefly explained the SCC portion of the proposal in relation to the over development. He expressed issues with the ingress/egress to the development and stated he would discuss this with the traffic and parking engineers prior to the development moving forward in Council.

Ms. Nielson requested clarification regarding the history of this parcel.

Mr. Swaggart explained this concept to the Commission.

Ms. Nielson then requested additional information regarding the height of the single family homes in relation to the proposed development.

Mr. McLean briefly explained his approval of the proposal.

Ms. Beehan spoke in favor of the design of the development in that it would support neighborhood life in this area.

Ms. Jones spoke in favor of the proposal due to its conduciveness to the neighborhood.

Mr. Ponder moved and Mr. McLean seconded the motion, which passed unanimously, to approve Zone Change 2007Z-041U-10 as well as approve with conditions, Planned Unit Development 89P-022U-10. (8-0)

Resolution No. RS2007-081

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007Z-041U-10 is **APPROVED. (8-0)**

The proposed MUL district and associated PUD plan are consistent with the Green Hills/Midtown Community Plan’s Retail Concentration policy, which is for community scale retail, residential and mixed use developments.”

Resolution No. RS2007-082

“BE IT RESOLVED by The Metropolitan Planning Commission that 89P-022U-10 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. 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.
6. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
7. 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.

The proposed PUD plan and associated MUL zoning district are consistent with the Green Hills/Midtown Community Plan’s Retail Concentration policy, which is for community scale retail, residential and mixed use developments.”

8. **2007SP-043U-10**
Pinnacle Automotive SP
Map 105-10, Parcel 297
Subarea 10 (2005)
Council District 17 - Ronnie E. Greer

A request to change from CS to SP zoning to permit "Automobile Sales, Used" on property located at 2100 8th Avenue South, at the southeast corner of 8th Avenue South and Benton Avenue (0.42 acres), requested by Harold Thompson Architecture, applicant, for Mary Anderson, owner.

STAFF RECOMMENDATION: Disapprove

APPLICANT REQUEST - Final SP Site Plan Approval

A request to change approximately 0.42 acres from Commercial Services (CS) to Specific Plan (SP) zoning to permit "Automobile Sales Used", "Automobile Services", on property located at 2100 8th Avenue South.

Existing Zoning

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

Proposed Zoning

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

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

GREEN HILLS/MIDTOWN COMMUNITY PLAN

Structure Policy

Community Center (CC) - CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a "town center" of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Detailed Policy

Mixed Use (MU) - 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.

Consistent with Policy? No. The proposed use is not consistent with the area's land use policies. The policies for this area are intended to promote development that is urban in character and sensitive to the pedestrian experience. Many improvements have been made along this section of 8th Avenue, including the addition of on street parking, and street lighting. New development and infill development should be designed and situated in a way that promotes the intent of the area's policies. Accordingly, new structures should be at least two stories in height, not exceeding four, with retail or office space on the ground floors,

and residential on the top floors. Setbacks for new buildings should be at a minimum, and in some cases there may be a zero setback. For existing buildings that have deep setbacks, improvements should be made that will improve the pedestrian experience. Landscaping and other appropriate site improvements can be used to achieve this goal.

PLAN DETAILS

Site Plan - This site is currently developed and appears to have originally been a service station. The site was previously home to Douglas Corner Dry Cleaners. Staff's review of the SP is to ensure that the requested use is consistent with the community plan land use policy and, if needed, that on-site improvements are made to enhance the site.

The plan identifies the site as it currently exists with some minor improvements, including standard improvements that planning staff is recommending for all used car lots. Accordingly it identifies the paved lot and a building with approximately 2,400 square feet of floor area. Improvements proposed for the site include a 36" tall wrought iron fence that will run along the property line at 8th Avenue South and Benton Avenue. A small landscaped area is also proposed at the northwest corner of the property, at the intersection of 8th Avenue South and Benton Avenue.

Access -As proposed, access will be from two existing drives off 8th Avenue South and one off Benton Avenue. To minimize traffic problems along 8th Avenue South, curb cuts along 8th Avenue should be limited and, when possible, removed completely and directed towards other streets or alleys. There is a grade difference between this site and the alley to the rear, which make it difficult to utilize the alley for ingress/egress. The northern access point along 8th Avenue South should be removed.

Staff Recommendation -Since the requested use is not consistent with the area's policies, staff recommends that the request be disapproved. If approved by the Commission, then staff recommends that the Commission recommend certain conditions to Council.

RECENT REZONINGS - None.

STORMWATER RECOMMENDATION - No Exceptions Taken.

PUBLIC WORKS RECOMMENDATION -Approve with the following conditions:

1. Consolidate access on 8th Avenue South.
2. All Public Works' design standards shall be met prior to permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

CONDITIONS

1. The northern access point along 8th Avenue South shall be closed.
2. Cite proposed use on face of site plan.
3. All performance and development standards not specifically listed in the SP shall be the same as if the property were zoned CS.
4. 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.
5. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
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.

7. 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.
8. 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.

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

Mr. Clive Anderson, 1215 Jefferson Davis Drive, spoke in favor of the proposal.

Ms. Mary O'Neal, a resident of Grantland, spoke in opposition to the proposal.

Ms. Kathleen Foster, 2009 White Avenue, spoke in opposition to the proposed zone change.

Ms. Gillington spoke in opposition to the proposed zone change.

Mr. Marvin Neely, 111 Robin Springs Road spoke in opposition to the proposed zone change.

Ms. Laura Huie, 851 South Douglas Avenue, spoke in opposition to the proposed zone change. She submitted information to the Commission for the Record.

Mr. John Reynolds, 2009 White Avenue, spoke in opposition to the proposed zone change. He submitted information to the Commission for the record.

Mr. Tim Campbell, 2223 Lindell Avenue, spoke in opposition to the proposed zone change.

Mr. Chris Cantanzaro, 807 Cleave Street, spoke in opposition to the proposed zone change.

Mr. Pete Horton, 726 Benton Avenue, spoke regarding the proposed zone change.

Mr. Willie Avery, 715 Rivergate Parkway, spoke in favor of the proposed zone change.

Councilmember Greer briefly explained the noticing of the community meeting. He then spoke of the issues mentioned by the residents in relation to this proposal. He spoke of conditions that should be imposed on the development if the proposal was approved by the Commission.

Ms. Jones spoke of the reasons for disapproving the request.

Mr. McLean requested additional information on CS zoning.

Mr. Swaggart explained this concept to the Commission.

Ms. Nielson moved and Mr. Ponder seconded the motion, which passed unanimously to disapprove Zone Change 2007SP-043U-10. **(8-0)**

Resolution No. RS2007-083

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-043U-10 is **DISAPPROVED. (8-0)**

The proposed SP plan is not consistent with the Green Hills/Midtown Community Plan’s Retail Concentration Community Mixed Use in Community Center policy, which calls for a mixture of

commercial, retail, office and residential uses that are mixed vertically with residential uses being provided on the upper floors.”

IX. CONCEPT PLANS

- 9. 2007S-035U-12**
Turners Retreat
Map 160-00, Parcel 022
Subarea 12 (2004)
Council District 31 - Parker Toler

A request for concept plan approval to create 9 lots on property located at 775 Hill Road, approximately 1,110 feet east of Franklin Pike Circle (9.83 acres), zoned R40, requested by Reece Turner et ux, owners, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions, including the request for a sidewalk variance along the property frontage of Hill Road.

The Metropolitan Planning Commission DEFERRED Concept Plan to March 22, 2007, at the request of the applicant. (7-0)

- 10. 2007S-040G-04**
Providence Pass
Map 043-15 Parcel 133
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request for concept plan approval to create 6 lots at the northwest corner of New Providence Pass and Larkin Springs Road (1.75 acres), zoned RS10, requested by TCMC Madison-Portland, Inc., owner, Dale & Associates, surveyor.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST -Concept Plan

A request for concept plan approval to create 6 lots at the northwest corner of New Providence Pass and Larkin Springs Road (1.75 acres), zoned Single-Family Residential (RS10).

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.

PLAN DETAILS - The concept plan proposes six single-family lots ranging in size from 10,031 sq. ft. to 11,020 sq. ft. Two lots will front onto Larkin Springs Road and four lots will front onto New Providence Pass Road. Sidewalks are required along the frontage of the lots because this property is located in an area where the Sidewalk Priority Index score is over 20.

Lot comparability - Section 3-5 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots.

Lot comparability analysis was performed and yielded the following information:

Lot Comparability Analysis		
Street:	Requirements	
	Minimum lot size (sq. ft.)	Minimum lot frontage (linear ft.)

New Providence Pass	14,946	106
Larkin Springs Road	15,158	96

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

New Providence Pass Road

- Lot 1: 10,031 sq. ft., (acres), with 75 ft. of frontage.
- Lot 2: 10,989 sq. ft., (acres), with 75 ft. of frontage.
- Lot 3: 11,020 sq. ft., (acres), with 75 ft. of frontage.
- Lot 4: 10,732 sq. ft., (acres), with 75 ft. of frontage.
- Lot 5: 10,062 sq. ft., (acres), with 52.59 ft. of frontage.

Larkin Springs Road

- Lot 5: 10,062 sq. ft., (acres), with 52.59 ft. of frontage.
- Lot 6: 10,041 sq. ft., (acres), with 75 ft. of frontage.

The lots do not meet the requirements for area or for frontage.

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 area) 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.

One or more of the criteria listed below may be used by the Commission to determine whether the proposed smaller lot size is consistent with the General Plan:

- If the proposed subdivision is within a one-half mile radius of any area designated as a "Regional Activity Center" land use policy category.
- If the proposed subdivision is within a one-quarter mile radius of any area designated as a "Mixed Use", "Office", "Commercial", or "Retail" land use policy categories.
- If the proposed subdivision is within an area planned for a town center or neighborhood center.
- Where the proposed lot sizes are consistent with the adopted land use policy that applies to the property.

Staff Recommendation - This subdivision qualifies for an exception as the proposed lot sizes and density is consistent with the Residential Low Medium land use policy of 2-4 dwelling units per acre. Staff recommends approval of the exception to lot comparability and of the six lot subdivision.

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.

STORMWATER RECOMMENDATION -Approved.

WATER SERVICES RECOMMENDATION -Obtain information on water availability from Madison Suburban Utility District.

FIRE MARSHAL RECOMMENDATION -Approved.

CONDITIONS

1. Prior to the submission of a Development Plan, provide a letter from the Madison Suburban Utility District indicating water service is available for this subdivision.
2. The developer's construction drawings shall comply with the requirements of the Madison Suburban Utility District.

Approved with conditions (8-0), *Consent Agenda*

Resolution No. RS2007-084

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007S-040G-04 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

1. Prior to the submission of a Development Plan, provide a letter from the Madison Suburban Utility District indicating water service is available for this subdivision.
2. The developer’s construction drawings shall comply with the requirements of the Madison Suburban Utility District.”

Mr. Clifton arrived at 5:45 p.m.

X. FINAL PLATS

- 11. 2007S-037U-14**
Dewey Subdivision
Map 073-11, Parcels 111, 113, 114
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request for final plat approval to create 6 lots on properties located at 2246, 2247, and 2251 Cabin Hill Road, approximately 465 feet south of Fairbrook Drive (7.03 acres), zoned RS15, requested by Delle Land Surveying, applicant, for Steve W. Pedigo, owner.

STAFF RECOMMENDATION: Disapprove

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

Mr. Steve Pedigo, 3204 Freno Lane, spoke in favor of the proposal.

Ms. Florence Peden, 2242 Cabin Hill Road, expressed issues with the proposal.

Ms. Sue Boyce, 2243 Cabin Hill Road, expressed issues with the proposal.

Mr. Bernhardt explained the request being made by the applicant.

Ms. Jones expressed issues with the proposed development. She spoke of deferring the proposal.

Mr. Bernhardt offered additional information on the request that was submitted.

Ms. Jones offered alternative layouts for the proposal.

Ms. Logan explained an issue with the stream located on the parcel.

There was a brief discussion among the Commissioners regarding the options available to the applicant.

Mr. McLean requested additional information on the parcel closest to the stream.

Mr. Bernhardt explained this concept to the Commission.

Mr. Clifton requested additional information on the number of lots included in the request in relation to possible variances.

Ms. Logan explained this concept to the Commission.

Ms. Nielson moved and Ms. Jones seconded the motion, to defer Final Plat 2007S-037U-14 to March 22, 2007 in order to allow additional time for the applicant to work with the staff on this request. (9-0)

Resolution No. RS2007-085

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007S-037U-14 is **DEFERRED to the March 22, 2007, Planning Commission Meeting. (9-0)**”

12. 2007S-041U-14

Gaylord Entertainment Co., 2nd Rev., Unified Plat of Subdivision
Map 073-00, Parcel 033
Subarea 14 (2004)
Council District 15 - J. B. Loring

A request to create 8 lots from one lot (Lot 2) as part of a unified plat of subdivision for the Opryland and Opry Mills properties, zoned Commercial Attraction (CA) and Office/Residential (OR20) requested by Opryland Attractions Inc., owner, Barge, Waggoner, Sumner and Cannon, surveyor.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Final Plat

A request to create 8 lots from one lot (Lot 2) as part of a unified plat of subdivision for the Opryland and Opry Mills properties, zoned Commercial Attraction (CA) and Office/Residential (OR20).

Zoning

CA District - Commercial Attraction is intended for a wide range of amusement, recreational, and retail support uses typically associated with the tourist industry.

OR20 District - Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

PLAN DETAILS - This subdivision proposes to create 8 lots from Lot 2. Lots 2, 5, 6, and 7 are the area around Opry Plaza, which contains the Grand Ole Opry House, Acuff Theatre, and Opry Museum. Lots 8, 9, 10, 11 are along the Cumberland River. The lots for the Opryland Hotel and Opry Mills remain unchanged.

Staff Recommendation -Staff recommends approval. The lot requested to be subdivided is zoned CA, which does not have a minimum lot size, and OR20, which has a minimum lot size of 7,500 sq. ft. The lots range from 3 to 32 acres, which is well over the minimum. Additionally, this is a unified plat of subdivision. Unified Plats of Subdivision allow floor area ratio, impervious surface ration, and other bulk standards and parking requirements to be shared across the entire subdivision.

PUBLIC WORKS RECOMMENDATION -Show bearings and distances on the remaining property lines (lots 1-2) to document right of ways.

STORMWATER RECOMMENDATION -Approved.

WATER SERVICES RECOMMENDATION - Approved.

CONDITIONS

Prior to recording the final plat, the following revisions need to be made:

1. Property is zoned CA and OR20. Add OR20 to zoning note.
2. Show bearings and distances on the remaining property lines (lots 1-2) to document right of ways.

Approved with conditions (8-0), *Consent Agenda*

Resolution No. RS2007-86

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007S-041U-14 is **APPROVED WITH CONDITIONS. (7-0)**”

Conditions of Approval:

1. Property is zoned CA and OR20. Add OR20 to zoning note.
2. Show bearings and distances on the remaining property lines (lots 1-2) to document right of ways.”

XI. REVISIONS AND FINAL DEVELOPMENT PLANS

13. 84-87-P-13

Crossings at Hickory Hollow - Bobcat of Nashville
Map 174-00, Parcel 224
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development district located at Crossings Boulevard (unnumbered), approximately 1,250 feet west of Old Franklin Road , (4.51 acres), to permit the development of a 16,079, square foot heavy equipment sales and service center, requested by Littlejohn Engineering Services, for Crews Crossings LLC, owner.

STAFF RECOMMENDATION: Disapprove unless Stormwater has approved or conditionally approved the technical review prior to the Planning Commission meeting. If Stormwater comments are received prior to the meeting and the recommendation is for approval or conditional approval, then staff can recommend approval.

The Metropolitan Planning Commission DEFERRED Preliminary Plan Revision 84-87-P-13 to March 22, 2007, at the request of the applicant. (7-0)

14. 98P-003G-06

Bellevue Professional Park Lot 3 (Waterford Assisted Living)
Map 142-00, Parcel 012
Subarea 6 (2003)
Council District 22 - Eric Crafton

A request to amend the approved preliminary plan for a Planned Unit Development district located at 8118 B Sawyer Brown Road, approximately 350 feet south of Esterbrook Drive, to permit a 14,200 square foot addition and 20 additional units for an existing Assisted Living Unit, requested by Dale & Associates, applicant, for Prime Quest LLC, owner.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST -Amend Preliminary PUD

A request to amend the approved preliminary plan for a portion of the Planned Unit Development district, located at 8118 B Sawyer Brown Road, approximately 350 feet south of Esterbrook Drive to permit a 14,200 square foot addition to include 20 new assisted living units.

PLAN DETAILS

Site Plan -The site plan calls for a 2 story, 14,200 square foot addition. The addition will be attached along the northeastern side of the existing building and will provide space for 20 additional assisted living residential units.

Setbacks - The development is located adjacent to an established residential neighborhood to the north and east. If approved, the proposed addition will be closer to the north and east property boundary. While the request will introduce a new structure closer to the adjacent residential neighborhood district to the north and east, the proposed setbacks of at least 40 feet, which also include a “B” class buffer yard, and privacy wall, minimize any negative impact the proposal may have.

Parking - As proposed, the development will meet the minimum parking requirements with a total of 42 spaces.

Staff Recommendation-The proposed amendment should not have any negative impact on the surrounding residential neighborhood. Staff recommends that the request be approved with conditions.

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.

STORMWATER RECOMMENDATION - Approved

CONDITIONS

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. 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.
6. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
7. 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 (8-0), *Consent Agenda*

Resolution No. RS2007-087

“BE IT RESOLVED by The Metropolitan Planning Commission that 98P-003G-06 is **APPROVED WITH CONDITIONS.** (7-0)

Conditions of Approval:

1. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan

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

3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners signatures, to the Planning Commission staff for review.
4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. 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.
6. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
7. 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."

15. 2005P-010G-02

Nashville Commons at Skyline
Map 050-00, Parcels 049, 049.01, 050, 051, 052,
Map 053, Parcel 140, Part of Parcels 045, 047 and 047.01
Subarea 2 (2006)
Council District 3 - Walter Hunt

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development district located along the west side of Dickerson Pike, north of Doverside Drive, (125.71 acres), classified SCR, IWD, and RS7.5, to reduce the area for Store 1 as identified on the last approved final plan (8/24/06) from 217,211 square feet to 184,109 square feet, and the over all PUD development from 718,079 square feet to 684,977 square feet, requested by Gresham Smith and Partners, applicant for Sallie R. Hicks Family LLC, Bandy, Carolene and Alice Cranford, Pegasus Properties, and Jenkins Properties L.P. and Jack Jenkins, owners.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Revise Preliminary and Final PUD

A request to revise the preliminary plan and for final approval for a portion of the Planned Unit Development district, located along the north side of Doverside Drive at Dickerson Pike (125.71 acres), classified Shopping Center Regional (SCR), Industrial Warehousing/Distribution (IWD) and Single-Family Residential (RS7.5), to reduce the area for Store 1 as identified on the last approved final plan (8/24/06) from 217,211 square feet to 184,109 square feet, and the overall PUD development from 718,079 square feet to 684,977 square feet.

PLAN DETAILS

Site Plan -There is an approved final development plan, and this request is consistent with that plan with the exception of a minor adjustment in the floor area for Store 1. The plan calls for Store 1, which was approved for 217,211 square feet of floor area to be reduced to 184,109 square feet of floor area. No other changes are being proposed, and as submitted the plan is consistent with the concept of the originally

approved development.

Staff Recommendation -The proposed change is consistent with the concept of the originally approved development plan, and only reduces the floor area for Store 1, staff recommends that the request be approved with conditions.

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.

STORMWATER RECOMMENDATION -Stormwater has recommended conditional approval of the plan as submitted.

FIRE MARSHAL RECOMMENDATION -This project is conditional upon increasing the water main on Dickerson Pike and / or installing a water supply tank large enough to supply the water demands of the development and proposed retail buildings including any large "Box" store.

CONDITIONS

1. Prior to final plat approval, the applicant shall dedicate the proposed open space and conservation easement to an appropriate land trust and the easement must be accepted by that entity.
2. Doverside Drive must be bonded prior to the recording of any final plat for the property and must be constructed and accepted for maintenance by Metro Public Works prior to the issuance of any Use and Occupancy permits for any building on the property.
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 (8-0), *Consent Agenda*

Resolution No. RS2007-088

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-010G-02 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

1. Prior to final plat approval, the applicant shall dedicate the proposed open space and conservation easement to an appropriate land trust and the easement must be accepted by that entity.
2. Doverside Drive must be bonded prior to the recording of any final plat for the property and must be constructed and accepted for maintenance by Metro Public Works prior to the issuance of any Use and Occupancy permits for any building on the property.
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/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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- 16. 2005P-030G-14**
Ravenwood
Map 085-00, Parcel 018, 007, 213
Subarea 14 (2004)
Council District 14 - Harold White

A request to revise a portion of the preliminary plan for a Residential Planned Unit Development located at 1014 Stones River Drive, at the northwest corner of Lebanon Pike and Stones River Road, classified RM20, RM6 and RS10 (9.61 acres), to revise the main access point from Hickory Hills Lane to Lebanon Pike, requested by Civil Site Design Group, applicant, for Gilbert Stroud Merritt III, owner.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Revise Preliminary PUD

A request to revise a portion of the preliminary plan for a Residential Planned Unit Development located at 1014 Stones River Drive, at the northwest corner of Lebanon Pike and Stones River Road, classified RM20, RM6 and RS10 (9.61 acres), to revise the main access point from Hickory Hills Lane to Lebanon Pike.

PLAN DETAILS -The original PUD plan was approved in 2005 for 185 single-family lots ranging in size from 7,000 square feet to 15,000 square feet and 152 townhome units. A Final Site Plan for Phase 1, consisting of 55 single-family lots, was approved on August 10, 2006.

Access -In 2005, access to the subdivision was proposed from an adjacent apartment complex off Hickory Hills Lane. At that time it was noted that a second point of access could possibly be gained in the future from Lebanon Road. There was also an access easement to the Ravenwood Clubhouse that was through the single-family portion of the development.

The current proposal shifts the main access from the apartment complex to a point further west on Lebanon Road. This new road will also be the access for the Metro Parks Nature Center on the Stones River Greenway. The Parks Department is in the process of closing Stones River Road to facilitate future use as a greenway trail. The primary access to the Ravenwood Clubhouse will also feed directly off this new access point, instead of through the single-family portion of the development. There will still be a secondary emergency access to the clubhouse through the townhouse portion of the site. This main access road stubs on the north side of the development to allow for future connectivity.

Open Space - Open space is proposed throughout the subdivision, including a buffer that exceeds the required buffer of 20' (approximately 75') on the northern and eastern boundary of the property. There is also some open space within the subdivision used as small green areas. The proposed townhomes front on open space with rear-loaded access drives.

There is also a 75' dedicated Conservation Greenway Public Access Trail Easement along the Stones River.

Archaeological Site - This property has been identified as being an archaeological site. In 1965, during the construction of a home on Hickory Hill Lane, large bones were discovered from extinct animals. The Tennessee State Division of Archaeology has reviewed the plan and has stated that since there is a possibility that the proposed development could encounter similar materials, the developer is to notify the Division of Archaeology during the grading phase.

STORMWATER RECOMMENDATION - Approve.

- Revised grading plans will be needed prior to final PUD submittal.

PUBLIC WORKS RECOMMENDATION

- Construct the project road at Lebanon Road with one entering and three exiting lanes. The three exiting lanes shall include separate left, through, and right turn lanes. The left and right turn lanes shall include a minimum of 200 feet of storage. The through lane shall be channelized until Central Pike is relocated by TDOT.
- Modify the traffic signal at the intersection of Central Pike and Lebanon Road to include the new road connection.
- Construct a dedicated eastbound left turn lane on Lebanon Road into the proposed roadway.
- All road and traffic signal work shall be coordinated with TDOT's roadway improvements to

- Lebanon Road and to Central Pike, and the Department of Public Works.
- Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.

CONDITIONS

1. Construct the project road at Lebanon Road with one entering and three exiting lanes. The three exiting lanes shall include separate left, through, and right turn lanes. The left and right turn lanes shall include a minimum of 200 feet of storage. The through lane shall be channelized until Central Pike is relocated by TDOT.
2. Modify the traffic signal at the intersection of Central Pike and Lebanon Road to include the new road connection.
3. Construct a dedicated eastbound left turn lane on Lebanon Road into the proposed roadway.
4. All road and traffic signal work shall be coordinated with TDOT's roadway improvements to Lebanon Road and to Central Pike, and the Department of Public Works.
5. Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
7. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.
8. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
9. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and 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.
10. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
11. With the issuance of any grading permits, the applicant is to contact the State's Division of Archaeology for investigation of archaeological evidence on the property.
12. Prior to Final PUD approval, revised plans are to be submitted that show:
 - a. A Standard "B" landscape buffer yard around the townhome development.
 - b. A Standard "C" landscape buffer yard around the perimeter of the single-family lots abutting Stones River Estates Subdivision.
13. Improvements to the right-of-way shall be bonded or completed prior to the recording of any final plats, if required by Metro Public Works.

Approved with conditions (8-0), *Consent Agenda*

Resolution No. RS2007-089

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-030G-14 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

1. Construct the project road at Lebanon Road with one entering and three exiting lanes. The three exiting lanes shall include separate left, through, and right turn lanes. The left and right turn lanes shall include a minimum of 200 feet of storage. The through lane shall be channelized until Central Pike is relocated by TDOT.
2. Modify the traffic signal at the intersection of Central Pike and Lebanon Road to include the new road connection.
3. Construct a dedicated eastbound left turn lane on Lebanon Road into the proposed roadway.
4. All road and traffic signal work shall be coordinated with TDOT's roadway improvements to Lebanon Road and to Central Pike, and the Department of Public Works.
5. Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
7. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.
8. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
9. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and 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.
10. This preliminary plan approval for the residential portion of the master plans is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
11. With the issuance of any grading permits, the applicant is to contact the State's Division of Archaeology for investigation of archaeological evidence on the property.
12. Prior to Final PUD approval, revised plans are to be submitted that show:
 - a. A Standard "B" landscape buffer yard around the townhome development.
 - b. A Standard "C" landscape buffer yard around the perimeter of the single-family lots abutting Stones River Estates Subdivision.
13. Improvements to the right-of-way shall be bonded or completed prior to the recording of any final plats, if required by Metro Public Works.”

17. **2004UD-002G-14**
Villages of Riverwood (Hoggett Ford and
Dodson Chapel Roadway Improvements)
Map 097-00, Parcels 004, 005 and Part of Parcel 158
Subarea 14 (2004)

A request for final approval to allow the development of roadway improvements for Hoggett Ford Road and Dodson Chapel Road, properties at Hoggett Ford Road (unnumbered) and Dodson Chapel Road (unnumbered), (3.8 acres), requested by Ragan-Smith Associates, engineer, Beazer Homes Inc. and Chris Pardue, owners.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Final Approval

A request for final approval to allow the development of roadway improvements for properties located at Hoggett Ford Road (unnumbered) and Dodson Chapel Road (unnumbered), (3.8 acres)

PROJECT HISTORY-In 2004, the preliminary master plan was approved for 1,978 dwelling units and 65,000 square feet of mixed-use intended for office and retail to support the neighborhood. The mixed-use area of development is located near the center of the site, adjacent to the assisted living facility.

The plan proposes single-family detached units on lot widths that vary between 30 and 50 feet, as well as townhomes, in the northeast corner of the site along Dodson Chapel Road and Hoggett Ford Road. In the center of the site, where the majority of steep hillsides are located, the plan provides larger single-family lots that are located along curvilinear spine roads that avoid the more difficult areas of topography. Directly abutting the interstate and the southern portion of Dodson Chapel Road are the 500 apartment units that will be constructed as flats in several clusters of apartment buildings. Lastly, the southernmost portion of the site, adjacent to the Stones River, will contain the 776-unit assisted living facility.

Access and Current Request - Access to the development is approved from four points on Hoggett Ford Road and one point on Dodson Chapel. The original approval requires that the portions of Dodson Chapel Road and Hoggett Ford Road adjacent to the project site be improved.

Hoggett Ford Road is proposed as a divided road with one travel lane in each direction. There will be a landscaped center median. The development side of the road will contain dedicated on-street parking. Sidewalks will be constructed on both sides of the road. There are left and right turn lanes with 100 ft of storage length proposed at Dodson Chapel Road.

Dodson Chapel Road is being widened to a 3-lane cross section, with a travel lane in each direction with turn lanes. A northbound left turn lane with 100 feet of storage is proposed on Dodson Chapel Road at Hoggett Ford Road.

PUBLIC WORKS RECOMMENDATION - The developers' construction drawings shall comply with the design regulations established by the Department of Public Works. Final Design may vary based on field conditions.

CONDITIONS

- No grading or tree removal shall take place outside of the boundary of the improvements as shown on these plans as submitted February 8, 2007.

Approved with conditions (8-0), *Consent Agenda*

Resolution No. RS2007-090

“BE IT RESOLVED by The Metropolitan Planning Commission that 2004UD-002G-14 is **APPROVED WITH CONDITIONS**. (7-0)

Conditions of Approval:

- No grading or tree removal shall take place outside of the boundary of the improvements as shown on these plans as submitted February 8, 2007.”

XII. OTHER BUSINESS

18. New employee contracts for Michael Skipper and Tifinie Adams.

Approved (8-0), *Consent Agenda*

19. Executive Director Reports


20. Legislative Update

XIII. ADJOURNMENT

The meeting adjourned at 6:05 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, 2nd. 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.**

