



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2007S-027U-10
Lealand Hall (Previously Morgan Hall)
25 – Shulman
8 – Fox
MEC Inc., applicant for Nashville Property Mangers,
LP, owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

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.



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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 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.



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CONDITIONS (If approved)

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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-197G-14
None
12 - Gotto
4 - Glover
Platinum Development International Inc., owner

Staff Reviewer
Staff Recommendation

Logan
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 unites 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.



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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

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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2007Z-031G-03
None
1 - Gilmore
1 - Thompson
Batson & Associates, applicant, for Andrew May, J.L. May, and E.M. Stern, owners

Staff Reviewer
Staff Recommendation

Logan
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.



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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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2007Z-036G-06
None
22 - Crafton
9 - Warden
Cynthia L. Darby, owner.

Staff Reviewer
Staff Recommendation

Swaggart
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.



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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

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.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2007Z-039U-07
None
24 - John Summers
9 - Warden
Aquaterra Engineering, applicant, for James Dotson, Jr. and Patricia Miller, owners.

Staff Reviewer
Staff Recommendation

Bernards
Approve

APPLICANT REQUEST
Zone Change

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).

Existing Zoning
R40 District

R40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25% duplex lots.

Proposed Zoning
CS District

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

WEST NASHVILLE
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.

Consistent with Policy?

Yes. This is a request to expand an existing use to an adjacent property. The RCC policy includes both these properties as well as a portion of the property to the northeast. While the CL District (Commercial Limited) may be the best match for this policy, the adjacent commercial properties are zoned CS. Requiring a CL District would result in a property with split zoning as the applicant intends to combine the properties into one after approval of the rezoning request. With the adoption of recent changes to the Zoning Code by the



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Council to remove most auto related uses from the CS district, this request meets the intent of the RCC policy.

The applicant plans to remove existing service station and rebuild a new building across both properties. An unimproved alley that is currently located between the two properties is to be relocated to the outside edge of the subject property. The alley and the required "C" landscape buffer provide separation between this property and the residentially zoned properties to the northeast. The properties to the south and across Charlotte Avenue all have commercial uses.

Staff Recommendation

Staff recommends approval of this request to rezone from R40 to CS.

RECENT REZONINGS

None.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

Typical Uses in Existing Zoning District: R40

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	.48	.93	1	10	1	2

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	0.48	0.6	12,545	575	15	82

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				565	14	80



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Maximum Uses in Existing Zoning District: R40

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.48	.93	1	10	1	2

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (851)	0.48	.20	4,181.8	1,303	131	146

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				1,293	130	144



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

Zone Change 2007Z-041U-10
PUD Amendment 89P-022U-10
None
17 - Greer
7 - Kindall
Barge, Waggoner, Sumner, and Cannon, applicant for L5 Development, LLC, owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



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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
General Retail (814)	6.95	n/a	4,200	218	11	32

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.



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

Planned Unit Development 89P-022U-10
Melrose Shopping Center (Gale Park)
Zone Change 2007Z-041U-10
17 - Greer
7 - Kindall
Barge, Waggoner, Sumner and Cannon, applicant for
L5 Development, LLC, owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



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Preliminary Plan

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.

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 Vaulx 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:



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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



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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.



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

Zone Change 2007SP-043U-10
Pinnacle Automotive SP
None
None
17 - Greer
7 – Kindall
Harold Thompson Architecture, applicant for Mary Anderson, owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



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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.



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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:



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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

(if approved)

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



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



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2007S-035U-12
Turners Retreat
31 - Toler
2 - Brannon
Reece Turner et ux, owners, Dale & Associates,
surveyor.

Staff Reviewer
Staff Recommendation

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

APPLICANT REQUEST
Concept Plan

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 One and Two-Family Residential (R40).

ZONING
R40 District

R40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25% duplex lots. Two lots have been designated as duplex on the concept plan.

PLAN DETAILS

The concept plan proposes seven single-family lots ranging in size from 20,009 sq. ft. to 24,440 sq. ft. and 2 duplex lots of 40,000 sq. ft. and 41,050 sq. ft. The applicant proposes to use the cluster lot option, which allows lots to be reduced in size by two base zone districts. Since the zoning is R40, 20,000 sq. ft. lots are appropriate if the plan meets all requirements of the cluster lot option policy.

Site Access

Access is proposed on a new road, Turners Retreat Drive, from Hill Road, which will be stubbed at the property edge to provide a future connection to the east. Sidewalks are proposed for Turners Retreat Drive and Hill Road.

Open Space

There is 29% usable open space proposed, which meets the 15% requirement for cluster lot option policy. The Commission’s cluster lot policy requires common open space to have “use and enjoyment” value to the residents including recreational value, scenic value, or passive use value. Residual land with no “use or enjoyment” value,



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Southeast Community Plan Residential Low Density (RL)

Special Policy Area 1

including required buffers and stormwater facilities, has not been counted towards the open space requirements.

Landscape buffer yards (Standard “C”- 20 feet) are required and proposed along the east and west perimeters of the property for the lots that are under the base zoning of 40,000 sq. ft. The adjacent zoning is R40.

The land use policy for this property is the RL policy. This policy is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominate development type is single-family homes. In addition, there is a special policy on this and adjacent properties.

This special policy applies to the large lots along Hill and Baxter Roads: “The zoning for this special policy area should permit lot sizes no smaller than 40,000 square feet in order to most closely conserve the developed character of this area. In addition, the lot design of any permitted resubdivision should protect views from the street and from existing buildings by preserving the trees that line the roads and by orienting new homes so that their rear yards are not in a direct line of sight from the fronts of existing homes.”

The cluster lot provisions of the zoning code will allow the lots of the subdivision to be located in such a way as to provide substantial setback of the housing adjacent to Hill Road that will match the character of this area. The dwelling units closest to Hill Road will need to include architectural features, such as a door, side or front porch, and/or a dormer that addresses Hill Road.

The policy also speaks to the orientation of new houses. There are five properties on Hill Road that this provision applies to. With the proposed building setbacks, the new homes will be setback sufficiently so that the rear yards will not be in direct sight from the fronts of the existing homes to the east and west. Of the existing homes on the three properties across Hill Road, two are setback approximately 200 feet from Hill Road and the third is setback approximately 275 feet. The proposed setbacks for the two proposed new homes closest to Hill Road are approximately 200 feet. With



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the inclusion of the road, this will provide a sight distance of more than 400 feet for two homes and approximately 500 feet for the third home from the rear yards.

In addition, the trees that line Hill Road are to remain at this time and will provide further screening. These trees are in the right-of-way, so future road projects may require their removal. Public Works has requested that a sidewalk be included on the plan for Hill Road. This would be the only section of this portion of Hill Road with sidewalks and would likely require the removal of the trees. The applicant has requested that they provide the sidewalk at an alternate location in the area where a sidewalk would be more useful at this time. The applicant and Councilmember are in discussion with the Public Works Department to determine whether there is an alternative location.

A variance would be required to relocate the sidewalk. There are sufficient topographic constraints on the property such that staff can recommend approval of a variance if the sidewalk is relocated at a nearby alternative location that would be better served by a sidewalk at this time. If a suitable alternative location is identified, staff recommends that a variance be granted and that the required sidewalk along Hill Road be placed in this alternate location.

Archaeological Resources

The State Archaeologist conducted a preliminary visit to this property and concluded that this area is probably outside of the boundary of the prehistoric Native American site uncovered during the adjacent Hemmingwood Subdivision. The State Archaeologist did determine that this property has the potential to yield archaeology resources and recommended that a qualified professional archaeologist conduct an evaluation of the site as part of the preliminary planning.

Staff Recommendation

The concept plan meets the intent of the special policy by providing substantial setback of the homes adjacent to Hill Road in order to match the character of this area. In addition, the concept plan meets the requirements for a cluster lot subdivision, provides for future connections, and includes sidewalks on Turners Retreat Drive. Further, the applicant is discussions with the



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Public Works Department to determine if there is an alternative location for the required sidewalk on Hill Road. Relocating the sidewalk will allow for the preservation of most of the trees along Hill Road. For these reasons, staff recommends approval with conditions, including the request for a sidewalk variance along the property frontage of Hill Road.

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.

FIRE MARSHAL RECOMMENDATION

1. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. *Metro Ordinance 095-1541 Sec: 1568.020 B*
2. Fire hydrants should flow a minimum of 1000 GPM's at 20 psi residual flow at the most remote hydrant. Depending upon side set backs, and the square footage of the building, water demands may be greater.

CONDITIONS

1. The homes adjacent to Hill Road 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 Hill Road.
2. An evaluation of the site for archaeological resources shall be conducted by a qualified professional archaeologist prior to the submission of a Development Plan.
3. The applicant must submit, for the approval of the Urban Forester, a tree protection plan. The plan must identify the best management practices to ensure the



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existing tree line along Hill Road as shown on the concept plan is adequately protected during the construction period.



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2007S-040G-04
Providence Pass
9 - Forkum
3 - Garrett
TCMC Madison-Portland, Inc, owners, Dale & Associates, surveyor.

Staff Reviewer
Staff Recommendation

Bernards
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



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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.



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Staff Recommendation

- Where the proposed lot sizes are consistent with the adopted land use policy that applies to the property.

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.



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2007S-037U-14
Dewey Subdivision
15 - Loring
4 - Glover
Delle Land Surveying, applicant, for Steve W. Pedigo, owner

Staff Reviewer
Staff Recommendation

Logan
Disapprove

APPLICANT REQUEST
Final Plat

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 Single-Family Residential (RS15).

ZONING
RS15 District

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

PLAN DETAILS

This subdivision proposes to subdivide 3 lots into 6 lots.

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.):
Cabin Hill Road	27,770	130.0

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



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- Lot 1: 26,996 Sq. Ft. (.62 Acres), with 97.10 ft. of frontage
- Lot 2: 44,340 Sq. Ft. (1.02 Acres), with 150.02 ft. of frontage
- Lot 3: 38,973 Sq. Ft. (.89 Acres), with 78.14 ft. of frontage
- Lot 4: 56,617 Sq. Ft. (1.30 Acres), with 117.98 ft. of frontage
- Lot 5: 85,062 Sq. Ft. (1.95 Acres), with 153.33 ft. of frontage
- Lot 6: 43,687 Sq. Ft. (1.00 Acres), with 67.97 ft. of frontage

Lot 1 fails for frontage and Lots 1, 3, 4, and 6 fail for area.

Lot Comparability Exception

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

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

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

Staff Recommendation

Even though this request is not inconsistent with the Residential Low Medium policy, and is less than a quarter mile from a commercial policy, Staff does not recommend that the Commission grant an exception to the lot comparability requirements.



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All six lots are located 100% within floodplain. A stream runs through Lots 2, 4, 5, and 6. In addition, the Zoning Code requires that a minimum of 50% of property within the floodplain must remain permanently undisturbed (17.28.040). The creek and the requirement for nondisturbance of floodplain, along with the platted setbacks carried over from the current plat, create a small buildable area. The area that is to be permanently undisturbed and the area within the stream buffer must also remain undisturbed during construction.

Section 3-4.2.f of the Subdivision Regulations states that a lot cannot be over four times longer than it is wide (the “depth to width ratio”). Proposed Lots 3, 4, and 6 do not comply with that regulation. The failure of these lots to comply with the depth to width ratio further demonstrates that these properties should not be subdivided.

**PUBLIC WORKS
RECOMMENDATION**

No Exceptions Taken.

**STORMWATER
RECOMMENDATION**

Approved.

CONDITIONS
(if approved)

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

1. Label undisturbed area as “area to remain undisturbed” instead of “floodplain buffer.” Revise associated note to say “area to remain permanently undisturbed to meet the requirements of Metro Code 17.28.40”



**Project No.
Project Name**

**Subdivision 2007S-041U-14
Gaylord Entertainment Company, 2nd
Revision, Unified Plat of Subdivision**

**Council District
School District
Requested by**

15 - Loring
4 - Glover
Opryland Attractions Inc., owner, Barge, Waggoner,
Sumner and Cannon, surveyor

**Staff Reviewer
Staff Recommendation**

Logan
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.



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**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.



**Project No.
Project Name**

**Planned Unit Development 84-87-P-13
Crossings at Hickory Hollow (Bobcat of
Nashville)**

**Associated Case
Council District
School District
Requested By**

2006S-031U-13
32 - Coleman
6 - Johnson
Littlejohn Engineering Services, applicant for Crews
Crossings, LLC, owner

**Staff Reviewer
Staff Recommendation**

Swaggart
*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.*

**APPLICANT REQUEST
Revise Preliminary and
Final PUD**

**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 16,100, square foot
heavy equipment rental, sales and service center.**

**PLAN DETAILS
Site Plan**

The proposed site plan calls for a single building
totaling 16,100 square feet to be located on
approximately 4.51 acres. The building will provide
office and display space, as well as, service space for a
heavy equipment rental and sales business. Access will
be from a single location off Crossings Boulevard.

Associated Case

This application is associated with a proposed lot split
(2006S-031U-13). Currently the property proposed for
this development is approximately 12 acres in area. The
subdivision application proposes to split the 12-acre lot
into two new lots. One lot totals 4.51 acres and includes
this development, and the second lot totals 8.19 acres
and is presently undeveloped. The plat is being
reviewed administratively and will be recorded once
this final PUD has been approved.



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Preliminary Plan

The preliminary plan for this portion of the PUD was approved for a 50,000 square foot automobile sales and service business. Because automobile sales and the proposed use are compatible, then this revision can be approved by the Commission and is not required to be approved by the Council.

Staff Recommendation

Since the proposed change is consistent with the concept of the originally approved development plan, 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

Pending technical review

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
3. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
4. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the



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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.

5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
6. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.
7. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



Project No.
Project Name

Planned Unit Development 98P-003G-06
Bellevue Professional Park, Lot 3
(Waterford Assisted Living)

Council District
School District
Requested By

22 - Crafton
9 - Warden
Dale and Associates, applicant for Prime Quest, LLC,
owner

Staff Reviewer
Staff Recommendation

Swaggart
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.



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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



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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.



Project No.
Project Name
Council District
School District
Requested By

Planned Unit Development 2005P-010G-02
Nashville Commons at Skyline
3- Hunt
3 - Garrett
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 Reviewer
Staff Recommendation

Swaggart
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



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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.



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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.



Project No.
Project Name
Council District
School District
Requested By

Planned Unit Development 2005P-030G-14
Ravenwood
14 - White
4 - Glover
Civil Site Design Group, applicant, for Gilbert Stroud Merritt III, owner.

Staff Reviewer
Staff Recommendation

Withers
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



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Open Space

stubs on the north side of the development to allow for future connectivity.

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.



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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.



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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.



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

Urban Design Overlay 2004UD-002G-14
Villages of Riverwood
14 - White
4 - Glover
Ragan-Smith Associates, engineer, Beazer Homes Inc.
and Chris Pardue, owners.

Staff Reviewer
Staff Recommendation

Withers
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.



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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.