



**Project No.
Request**

2007CP-04-14
Request to Amend the
Donelson-Hermitage-Old Hickory Community
Plan: 2004 Update

Associated Cases
Council District
School Districts
Requested by

Zone Change 2007SP-074G-14
11 - Brown
4 - Glover
Dale and Associates

Staff Reviewer
Staff Recommendation

McCaig
Approve

APPLICANT REQUEST

Change a portion of the detailed land use policy from Mixed Housing in Community Center policy (MH in CC) to Mixed Use in Community Center (MU in CC) for approximately 16 acres located in the Old Hickory Detailed Neighborhood Design Plan at the southeast corner Industrial Drive and Robinson Road.

CURRENT STRUCTURE PLAN POLICIES

Mixed Housing (MH)

MH detailed land use policy includes single-family and multifamily housing that varies based on lot size and building placement on the lot. Housing units may be attached or detached, but are encouraged to be thoughtfully placed to create a sustainable mixture of housing. Generally, the character (mass, placement, height) should be compatible to the existing character of the majority of the street.

Community Center (CC)

This broader land use policy would not change. CC policy is the land use classification 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. Generally, CC areas are intended to contain predominantly commercial and mixed-use development with offices and/or residential above ground level retail shops. Neighborhood and community oriented public and public benefit activities and residential uses are also appropriate in CC areas. Residential development in CC areas that is not above retail or offices is typically higher intensity townhomes and multifamily housing. CC areas are where the most pedestrian activity occurs.



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PROPOSED DETAILED LAND USE POLICIES

Mixed Use (MxU)

MxU is a detailed land use policy that includes buildings that are mixed horizontally and vertically (a mixture of uses within one building). The latter is preferable in creating a more pedestrian-oriented streetscape. This land use policy allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

ANALYSIS

Staff recommends approval of the proposed amendment.

The applicant has requested Mixed Use in Community Center (MxU in CC) policy, which is appropriate in this location in light of the following considerations:

- a. the location serves as a gateway to the neighborhoods and to DuPont ;
- b. the requested change is minor and still allows residential uses on the property;
- c. finally, the applicant's property, if developed as generally proposed, would serve as a walkable neighborhood center of mixed-use activity, which is envisioned for this community.

The applicant has requested a rezoning for these 16 acres, prompting the community plan amendment. The applicant has requested a rezoning to change from OR20 base zoning district to SP (Specific Plan).

Since this is a minor plan amendment, no community meeting was held. The Planning Department's understanding is that Councilman Brown will be holding a community meeting to discuss this rezoning proposal in the coming weeks.

This amendment does not require any changes to the overall Structure Plan. If this amendment is approved, the Old Hickory Village West Detailed Neighborhood Design Plan Map will be changed to reflect the policy change. No accompanying wording or language changes are needed.



**Project No.
Request**

2007CP-05-08
**To amend the ‘Detailed Land Use Plan’
Element of Appendix E-14 of *The Plan for
Subarea 8-the North Nashville Community:
2002 Update***

**Associated Cases
Council District
School District
Requested by**

2007Z-077U-08 and 2007P-002U-08
19 –Wallace
1 –Thompson
Jerry E. Woods, Jr.

**Staff Reviewer
Staff Recommendation**

Eadler
Approve

APPLICANT REQUEST

**Change the ‘Detailed Land Use Plan’ Element in the
“MetroCenter/North Rhodes Park” Detailed
Neighborhood Design Plan [Appendix E-14 of the
North Nashville Community Plan] as follows:**

- **from Commercial (Com) and Parks Reserves and Other Open Space (PR) to Mixed Use (MxU) for parcel 239 on Map 081-04 (See Figure 1).**

This proposal was reviewed as a “minor plan amendment,” which requires notification of property owners within 500 ft of the subject site. Since the associated zone changes required notification to a distance of 600 ft., that distance was also used for the notice mailed out for this plan amendment request.

EXISTING LAND USE POLICY

Corridor Center (CC)

This Structure Plan policy will not be changed by the plan amendment. A mixture of residential, commercial, and office development, the location of which is guided by a detailed design plan, is intended in CC areas, along with appropriate civic and public benefit uses. *CC policy applies to the eastern tip of the subject site.*

Neighborhood Urban (NU)

This Structure Plan policy will not be changed by the plan amendment. A mixture of uses ranging from residential to light industrial guided by a detailed land use plan is intended in NU policy. *NU policy applies to most of the site and the area to the west.*

Commercial (Com)

Detailed Plan policy. Com policy supports a mixture of commercial, office, and appropriate civic and public benefit uses. Residential uses are not intended in Com policy areas. The subject site is envisioned to develop with



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Parks Reserves and
Other Open Space (PR)

commercial uses as an extension of that type of development to the east and north along MetroCenter Blvd. The Com policy to the southeast of the subject site contains the Maxwell House Hotel.

Detailed Plan policy. PR supports active and passive recreational uses and development ancillary to those uses. Residential development is not intended in PR policy areas. The PR policy, which involves about one-fourth of the subject site, was applied in anticipation of the existing quarry/water areas remaining open and undeveloped.

PROPOSED LAND USE POLICY

Mixed Use (MxU)

Detailed Plan policy. MxU policy supports an integrated mixture of residential uses and compatible nonresidential uses including offices, commercial uses serving the neighborhood and appropriate civic and public benefit uses. Uses may be mixed either in separate structures across a site or within individual buildings (“vertically” mixed).

ANALYSIS

Requested MxU Policy

MxU policy will add residential to the range of uses envisioned for the subject site. The MetroCenter/North Rhodes Park neighborhood is unusual in that it is much larger than a typical “walkable” neighborhood and existing policies that support residential development are very limited, applying to only about 5.5 percent of the neighborhood’s land area. This amendment would slightly increase the residential opportunity -- to 6.6 percent. Except for the MxU policy applicable to the Watkins Art Institute, which is north of MetroCenter Blvd., all of the current residential opportunity is concentrated in the small portion of the neighborhood that is on the south/west side of MetroCenter Blvd. in the vicinity of Athens Way. Existing detailed plan policy on the west side of Athens Way opposite the subject site is partly MxU and partly Mixed Housing (MH) detailed land use policy.

Locationally, the site is well situated for mixed development including residential. It is behind retail and other commercial services to the east and north that are along and oriented toward MetroCenter Blvd. The site is convenient to the larger MetroCenter area and provides opportunities for more housing in close proximity to this major employment concentration. In addition, it is an



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extension of the developing residential area on the west side of Athens Way opposite the subject site.

The site has good transit service. It is directly served by the St. Cecilia/Cumberland (Route # 42) which passes in front of the site on Athens Way. In addition, the site is only 600-800 ft. from the MetroCenter (Route # 9) line to the east.

Since the site is in a planned “walkable neighborhood,” connected streets and pedestrian friendliness are important. While vehicular connectivity to the east is impractical in this case, ideally, any residential or mixed development on the site should include sidewalks that link the site to the abutting commercial area to the east.



Project No.	2007SP-074G-14
Project Name	The Corner of Old Hickory
Associated Cases	2007CP-04-14
Council District	11 – Brown
School District	4 – Glover
Requested By	Dale and Associates, applicant for CP Construction, LLC, owner
Deferrals	<i>Deferred from the May 10, 2007, Planning Commission Meeting</i>
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

A request to change approximately 15.99 acres located at Robinson Road (unnumbered), at the southeast corner of Robinson Road and Industrial Drive from Office/Residential (OR20) to Specific Plan (SP) zoning, to permit the development of 71,750 square feet of office/retail space and 165 multi-family units.

Existing Zoning
OR20 District

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

Proposed Zoning
SP District

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

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



**DONELSON/HERMITAGE
COMMUNITY PLAN**

EXISTING POLICIES

Structure Plan

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 Plan

Mixed Housing (MH)

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

PROPOSED POLICIES

Applicant has requested that the detailed plan be changed from Mixed Housing to Mixed Use. The requested change is also on this agenda. The structure plan will not change.

Detailed Plan

Mixed Use (MxU)

MxU 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?

Yes. The proposed Specific Plan is consistent with the proposed Mixed Use detailed land use policy. Furthermore, the plan implements the intent of the Mixed Use in Community Center policies by providing a variety of uses that will provide for daily conveniences for new residents and existing residents within the area, in a layout



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that is pedestrian friendly. If the Commission does not approve the change in the detailed policy from Mixed Housing to Mixed Use, the request will not be consistent with the policy because it calls for uses other than residential.

PLAN DETAILS

Land Use

The plan calls for a total of 71,750 square feet of office and retail uses and 165 multi-family units. As proposed, uses will be distributed across the total 15.99 acres as indicated in the table below:

Multi-Family	1.85 Ac
Office	1.17 Ac
Retail	1.26 Ac
Mixed-Use	4.06 Ac
Active Open Space	5.12 Ac
Parking/Roads/Open Space	2.53 Ac

The 4.06 acres of Mixed Use will consist of general office, medical office, bank, retail, restaurant, and residential uses. The overall residential density will be approximately 10 units per acre. Residential units will consist of 59 town homes, 30 multi-family units, and 76 multi-family loft apartments.

Layout

The development will be located at the southeast intersection of Robinson Road and Industrial Drive. As proposed, buildings will be placed on the property line along Robinson Road and Industrial Drive (zero setback). Two large mixed-use structures will wrap the southeast corner of the intersection of Robinson Road and Industrial Drive. Both structures will include a mixture of office, retail and residential uses which will be mixed vertically with the residential units being on the upper level. A total of 76 residential units will be located within the two mixed-use structures. Two other individual structures will be located along Robinson Road south of the larger mixed-use structures and will be used for a separate office and retail use.

All residential units not located in the two mixed-use structures will be located behind the mixed, office and retail uses with the exception of five town homes that will be along Industrial Drive just east of the large mixed-use structure. The remaining residential units will be separated



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Access and Parking

into six individual areas consisting of five sections of town homes and one 30 unit multi-family structure.

Automobile access to the development will be from three separate private drives with one drive off of Industrial Drive and two off of Robinson Road. Town homes will be accessed from private alleys. All parking will be located to the rear and side of the buildings located along both street frontages. A total of 433 parking spaces will be provided, which meets all applicable standards for the proposed uses. Adequate pedestrian access is also provided throughout the development allowing for efficient pedestrian movement within the development.

Open Space

Approximately 31% of the site (5 acres) will be in active open space which will provide for outdoor recreation opportunities. These spaces consist of small open greens which are distributed across the site and one large area. Recreational amenities shown on the plan include a walking trail.

Elevations

Elevations have not been submitted with this application. Prior to final approval, all elevations must be approved by Planning Department staff. Elevations will be required to show a strong connectivity to streets through the use of doors, windows and other design elements.

Environmental

Metro GIS identifies a stream on the site. As proposed the stream will be protected and placed within open space. The only proposed disturbance will be for the trail crossings and along Robinson Road where the stream will be piped. The plan indicates that a portion of the stream is currently piped extending to the west under Robinson Road.

Staff Recommendation

If the proposed associated plan amendment is approved for Mixed Use in Community Center, then staff recommends that the proposed SP be approved. As proposed, the SP is consistent with the Mixed Use in Community Center policy.

PUBLIC WORKS RECOMMENDATION

1. Public sidewalks to be located within right of way. Identify sidewalk crossing along Industrial Drive.
2. Consolidate driveway connections (single driveway connection - parking lot east of 30,750 SF office / retail building) onto private street off Robinson Road.



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3. Alleys per ST-263.
4. Construct a northbound right turn lane on Robinson Road at the proposed north driveway with 75 ft of storage and transitions per AASHTO/MUTCD standards.
5. Modify traffic signal at Robinson Road and Industrial Drive to include pedestrian pushbuttons, signals, and landings crossing Robinson Road and Industrial Drive.

Maximum Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	15.99	0.8	557,000	5,006	742	703

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	15.99	N/A	41,750	681	94	126

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	15.99	N/A	30,000	1,322	32	94

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-3,003	-616	-483

STORMWATER RECOMMENDATION

Approve with the following conditions:

1. An existing drainage pipe was observed. No buildings are allowed within easement widths.

FIRE MARSHAL RECOMMENDATION

The Fire Marshals' office must approve the final development plan.

METRO SCHOOL BOARD REPORT

Projected student generation

15 Elementary 9 Middle 7 High

Schools Over/Under Capacity

Students would attend Dupont Elementary School, Dupont-Hadley Middle School, and McGavock High School. According to the Metro School Board McGavock overcrowded but there is capacity within the adjacent



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cluster. This information is based upon data from the school board last updated April 2007.

CONDITIONS

1. All elevations must be approved by the Planning Department staff prior to approval of the final site plan for this development. Elevations will be required to show a strong connectivity to streets through the use of primary pedestrian doors, windows and other design elements. It is recommended that the applicant submit elevations as soon as possible.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
3. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.



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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.
7. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



Project No. Subdivision 2007S-048U-13
Project Name Ridgeview Final Plat
Council District 33 - Duvall
School District 6 - Johnson
Requested By Ridgeview Heights LLC, owner, Dale & Associates, surveyor
Deferral *Deferred from the April 12, 2007, Planning Commission Meeting*

Staff Reviewer Withers
Staff Recommendation *Approve with conditions*

APPLICANT REQUEST

Final Plat A request for final plat approval to create 1 lot on a portion of property located at Bell Road (unnumbered), approximately 515 feet north of Bell Forge Lane (5.2 acres), zoned Mixed Use Limited (MUL) and located within the Ridgeview Urban Design Overlay.

ZONING

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

UDO District An Urban Design Overlay is a zoning tool that requires specific design standards for development in a designated area. A UDO is used to either protect the pre-existing character of the area or to create a character that would not otherwise be ensured by the development standards in the base-zoning district.

PLAT DETAILS

This request would allow the applicant to record a final plat for one lot for future development in order to transfer ownership of the lot. This property is located within an Urban Design Overlay, and the normal practice is that a project receives final site plan approval prior to the approval of a final plat. This is done so Planning staff can ensure that the plat is consistent with the overall design of the UDO property. A final site plan has not been submitted for this lot.

The subdivision process has three parts: concept plan, development plan, and then the final plat. A final UDO site plan is equivalent to the second step, the development plan, and includes construction plans and site specifics such as size and location of building, building elevations, location and number of parking



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spaces, driveway locations, and landscaping. The applicant proposes skipping the “development plan” step because they submitted the roadway construction plans for the new internal road with the final site plan for Phase 1 (residential portion) of the UDO.

Staff Recommendation

Staff recommends approval of the request to record a final plat prior to approval of a site plan. The applicant will not be able to obtain a building permit until a final site plan conforming to the UDO is approved by the Planning Commission. The applicant is not being granted any development permissions with the recording of this plat.

PUBLIC WORKS RECOMMENDATION

Update TIS to provide further traffic analysis and make additional recommendations to mitigate the impact of traffic from this development.

STORMWATER RECOMMENDATION

Approved

CONDITIONS

1. Add a note to the face of the plat that states there will be no issuance of building permits prior to Planning Commission Approval of the Final UDO site plan.
2. Update TIS to provide further traffic analysis and make additional recommendations to mitigate the impact of traffic from this development prior to the approval of the final site plan.
3. The final plat for RIDGEVIEW FINAL PLAT, PH. 1 shall be bonded and recorded before this plat can be approved because it contains the portion of Musial Boulevard from which this lot gains access.



Project No.	Planned Unit Development 74-79-G-13
Project Name	Nashboro Village
Council District	29 - Wilhoite
School Board District	6 - Johnson
Requested By	Councilmember Vivian Wilhoite
Deferral	<i>Deferred from the May 10, 2007, Planning Commission Meeting</i>
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Cancel PUD	A request to cancel a portion of a Planned Unit Development overlay district, that portion being located at the southwest corner of Nashboro Boulevard and Flintlock Court, zoned One and Two-Family Residential (R10) (3.46 acres), approved for approximately 27,600 square feet of commercial.
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PLAN DETAILS

There is no site plan associated with this request. The request is to cancel the Planned Unit Development district on this property (Map 135, Parcel 418), which will effectively remove all development rights that were granted with the approved PUD plan, and allow development as per the R10 base zoning district.

This request has been initiated by Council Lady Wilhoite who represents District 29, in which this development is located. Council Lady Wilhoite has initiated this request to address concerns from her constituents that feel that the current PUD plan is outdated and inappropriate for the area.

Preliminary Plan

The PUD was originally approved in 1979 and has undergone significant changes since its original conception. Since its conception, the implementation of the plan has been continuous and previous changes have been consistent with the original intent of the PUD. The last PUD plan for the property in question was approved for approximately 27,600 square feet of commercial uses. Also, the original preliminary that was approved in 1979 called for commercial uses at this location.



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Zoning and Long Range Plan

The underlying zoning for this property is R10 which requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots. The long-range plan calls for this area to develop residentially with a density between 4 and 9 units per acre (Residential Medium Policy).

Analysis

While the underlying base zone and the community plan are not consistent with the existing PUD overlay on this property, the request to cancel this portion of the PUD must include an analysis of its context within the overall PUD. The underlying zoning is inconsistent with the PUD overlay because at the time the PUD was adopted, the Zoning Code did not require the PUD overlay to be consistent with the base-zoning district. At that time, most commercial PUDs were adopted without also changing the base zoning.

The Land Use Policy adopted for this area reflects the residential density of the overall PUD, not the specific use or density on an individual parcel within the PUD overlay. The Nashboro Village PUD is a very large development consisting of approximately 400 acres. The approved PUD plan for the entire project consists of some commercial and a variety of multi-family residential types, with an overall density of approximately 6.6 units per acre and also includes amenities such as tennis courts, a lake, and a 136-acre golf course.

The location of the portion of the PUD that is proposed to be cancelled is approved for approximately 27,600 square feet of commercial uses. The property is located along the south side of the main boulevard and is fairly close to the geographical center of the PUD district.

While this PUD was originally approved many years ago, it has remained active and continues to be developed. The original concept represents a fully planned community, with a mixture of uses. To isolate this one piece of the development and ignore its relationship with the overall development is not appropriate.

Staff recommends disapproval of the request to cancel this portion of the PUD for several reasons. First, the approved commercial use for this property is close to the center of the development along the main



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thoroughfare and represents a neighborhood center that can provide additional neighborhood amenities to meet the daily convenience needs for residents in the area and/or provide a place to gather and socialize. The concept behind the location of this commercial area complies with accepted planning principals and the same concept is used by Metro Planning Staff to determine appropriate locations for community and neighborhood centers throughout Davidson County.

If cancelled, this planned community would contain a property at its center that could be developed under the current R10 zoning district. Since the property could possibly be subdivided under the R10 base zone, and would only have to be in compliance with the base zoning district and Subdivision Regulations, then there would be limited means available to ensure that any future development is compatible with the existing PUD.

If cancelled, any new development proposal for this site would need to be considered in context with the surrounding area. Because the PUD includes multi-family development, a single-family residential subdivision on only 3.46 acres developed with the underlying R10 base zone would not be appropriate at this location. Since the property is located along the major thoroughfare in the development and at an intersection, an appropriate use would be small scale commercial, similar to that for which it is approved. Staff does recommend that the current plan be redesigned so that the approved commercial uses are arranged to be more consistent in character with the existing context of the development.

Staff Recommendation

While the current plan for this property should be improved with an alternative design and layout, the currently approved use and scale is not out of character with the overall development and is consistent with sound planning practices for the location. Therefore, staff recommends disapproval of this PUD cancellation request.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

No Exceptions Taken



Project No.	Planned Unit Development 23-85-P-13
Project Name	Forest View Park
Council District	29 - Wilhoite
School Board District	6 – Johnson
Requested By	Councilmember Vivian Wilhoite
Deferrals	<i>Deferred from the May 10, 2007, Planning Commission Meeting</i>
Staff Reviewer	Logan
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Cancel PUD	A request to cancel the Planned Unit Development District Overlay on property located at Forest View Drive (unnumbered), approximately 400 feet east of Murfreesboro Pike, that was previously approved for 212 multi-family units (7.84 acres), zoned One and Two-Family Residential (R10).
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Existing Zoning R10 District	<u>R10</u> requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.
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**ANTIOCH/PRIEST LAKE
COMMUNITY PLAN**
Residential Medium High (RMH)

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

PUD HISTORY

Forest View Park PUD was approved by the Planning Commission on March 13, 1985. As originally approved and with subsequent revisions, the PUD plan promotes a mixture of housing types with density decreasing with distance from Murfreesboro Pike. The original PUD is approximately 86 acres and is a combination of single-family and multi-family. All of the single-family and approximately half of the multi-family dwelling units have been built. The section requested to be cancelled, which is 7.84 acres, is the only unbuilt portion of this PUD.



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The portion requested to be cancelled, along with the neighboring parcel to the south, is identified in the original plan as 516 flats, which was revised to 460 units in June of 1992. The parcel to the south was revised from 256 to 116 units and is not included in this request because it is already built. There are 212 units approved for construction in the section of the PUD that is requested to be cancelled.

North of the 460 flats is a section of 112 townhomes, which was amended to 20 townhouse units and 38 single-family lots in 1992. East of these sections is a section of the PUD with 207 single-family lots.

West of this request is the Murfreesboro Pike corridor, most of which is zoned Commercial Service in this area and is identified as Community Center policy.

Cancellation Request

The entire 86-acre PUD is approved for 245 single-family lots, 20 townhouses, and 328 multi-family units. Only the 212 multi-family units included in this cancellation request are not constructed.

Consistent with Policy?

The Antioch/Priest Lake Community Plan, which was adopted July 10, 2003, shows this property as being located within the Residential Medium High policy, which envisions a density of 9-20 units per acre. The multi-family portion of this PUD is consistent with the RMH policy. Higher density residential development is appropriate in this location due to the proximity to Murfreesboro Pike. The RMH policy serves as a transition between the Community Center and Residential Medium policy, which is applied to the single-family portions of the revised PUD.

Staff Recommendation

Forest View Park is a planned community. It has always contained both single-family and multi-family uses. The density of the development appropriately decreases with distance from the commercial corridor. Because this is the last portion of the PUD to develop, canceling this portion of the PUD would prevent this property from completing a fully planned community.

Staff recommends disapproval because the request is inconsistent with policy, eliminates density in an appropriate location, and would not promote a mixture of housing types as was always intended by the PUD plan.



Project No.	Zone Change 2006SP-161U-09
Project Name	The Crown SP Amendment #1
Council Bill	None
Council District	6 – Jameson
School District	7 – Kindall
Requested by	B S Nashville LLC, applicant, for The Carrell Family LLC, owner
Staff Reviewer	Logan
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Amend SP

A request to amend the Crown SP to modify the number of required parking spaces from 1,189 spaces to that required by the Core Frame (CF) zoning district, zoned Specific Plan (SP) and within the Rutledge Hill Redevelopment District (1.58 acres).

Existing Zoning
SP District

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

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



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DOWNTOWN COMMUNITY PLAN SoBro Neighborhood, Mixed Use Subdistrict

Mixed Use (MU) Policy

The proposed Crown building is within the SoBro neighborhood, in the Mixed Use subdistrict. The MU policy for the subdistrict is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses in MU include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density.

The MU policy calls for development proposals in the policy area to include an Urban Design or Planned Unit Development overlay district or other specific site plan. This ensures appropriate design and that the type of development conforms to the intent of the policy.

The SoBro Neighborhood is intended to be a high-intensity, mixed-use neighborhood emphasizing cultural, entertainment, and residential components while accommodating office uses. Development in SoBro should create a comfortable and lively pedestrian environment for residents of, and visitors to, SoBro. Development in SoBro should create a distinctive, eclectic identity that allows tall buildings with some sheer walls along certain streets, as well as some “stepped back” buildings to create a variety of view sheds and allow for light and air circulation throughout the neighborhood.

Consistent with Policy?

Yes. The amendment does not change anything in the specific plan district other than the parking.

PLAN DETAILS

Site Plan

The amendment to the Crown SP changes the parking requirements from 1,189 spaces to that required by the Core Frame (CF) zoning district. The difference in parking will eliminate a portion of the underground parking. This amendment does not change the height, façade, uses, or square footage of the approved SP.



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One of the Guiding Principles of the Downtown Plan is to "Create 'great spaces' throughout Downtown for the enjoyment of citizens and visitors alike." The first chapter summarizes one the ways to meet the intent of that principle as follows:

[T]he Downtown Plan encourages walking as a primary mode of transportation in Downtown. Walking is encouraged in the Downtown Plan by making the walk safe, interesting, and comfortable by having wide sidewalks and, on key streets, requiring active uses on the first floors of buildings, lining parking garages with active uses, and limited entrances into parking structures to avoid pedestrian/auto conflicts. As Downtown becomes home to many of its workers, and mass transit options into Downtown improve, providing welcoming routes for pedestrians will provide benefits in terms of improved mobility and reduced traffic congestion.

This revision to the Crown SP reduces the number of parking spaces, which encourages walking as a primary mode of transportation. Creating a friendly pedestrian environment is a key factor in making Downtown and place to live and work.

Staff Recommendation

Staff recommends approval with conditions.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

Provide the following:

- FEMA Note / Information
- North Arrow & Bearing Information
- Vicinity Map
- Proposed Site Layout (Scale no less than 1" = 100', Contours no greater than 5')
- Add 78-840 Note:
(Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)



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- Add Preliminary Note:
(This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.)
- Add Access Note:
(Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
- Add C/D Note:
(Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)
- Existing Topo
- Water Quality Concept

Note: Compensated fill will be required within the floodplain.

CONDITIONS

1. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the amended plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the CF zoning districts at the effective date of this ordinance, which must be shown on the plan.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be



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

4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



Project No. 2007SP-012G-12
Project Name Sugar Valley Place (Final SP)
Council Bill None
Council District 31 - Toler
School District 2 - Brannon
Requested By Anderson, Delk, Epps & Associates, applicant, for SAF Properties, owner

Staff Reviewer Sexton
Staff Recommendation *Approve with conditions*

APPLICANT REQUEST

Final SP **A request for final Specific Plan (SP) approval to construct 40 townhomes on property at Nolensville Pike (unnumbered), between Sunnywood Drive and Culbertson Road (10.07 acres).**

PLAN DETAILS

Site Plan The plan proposes 40 new townhouses, which complies with the Residential Low Medium policy that recommends a density range of two to four dwelling units per acre. The proposed density provided in this final plan is 3.97 dwelling units an acre.

Approximately half of the site is constrained with floodplain. The units are clustered in the part of the site that is out of the floodplain. A combination of private streets and alleys are proposed within the development.

This final plan is consistent with the approved preliminary plan that was approved by the Planning Commission on January 11, 2007, and Metro Council on March 21, 2007.

Infrastructure Deficiency Area On July 22, 2004, the Planning Commission adopted an update to the Southeast Community Plan that identified an "Infrastructure Deficiency Area" (IDA) where the Commission determined infrastructure was insufficient to accommodate expected development in the area.

The site for the Sugar Valley Place SP has been determined to be in the IDA. The applicant will be required to provide 139.1 linear feet of roadway improvements within the IDA.

Staff Recommendation Staff recommends approval 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.

1. Show location of two required dumpster pads.
2. It is recommended that sidewalks be provided along Road A to Sunnywood Drive for pedestrian access.

STORMWATER RECOMMENDATION

Final SP approved except as noted:

1. Provide NPDES NOC and include the permit number the site is covered under on the note on the plans with signature.
2. Show easement location on plans for detention pond and bioswale or indicate these areas as common areas/open space.
3. Revise details PESC-02-1 and PESC-02-2 so they are more legible.
4. Provide approval from natural gas pipeline company for proposed grading within their easement.
5. Revise the side slopes for the bioswale so they have a maximum slope of 4:1 per PTP-05 guidelines in Volume 4 of the Metro Stormwater Management Manual.

URBAN FORSTER RECOMMENDATION

Provide a chart showing the tree density unit.

CONDITIONS

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to issuance of any permits.



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Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.

3. 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.
4. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.
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. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions upon review of the building permit. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through the enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this final SP plan, and in any event prior to any additional development applications for this property, the applicant shall provide the Planning



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Department with a final corrected copy of the final SP plan for filing and recording with the Davidson County Register of Deeds.

8. Prior to either the recording of the final plat or the issuance of building permits, the IDA requirements must be completed or bonded.



Project No. **Zone Change 2007Z-077U-08**
Associated Case 2007P-002U-08 and 2007CP-05-08
Council Bill None
Council District 2 – Jamie Isabel
School District 1 – Thompson III
Requested by Apartment Development Services Ltd., applicant, for American Realty Trust Inc., owner

Staff Reviewer Sexton
Staff Recommendation *Approve, subject to the approval of the associated Planned Unit Development and Community Plan Amendment*

APPLICANT REQUEST

Zone Change **A request to change from Commercial Service (CS) to Multi-Family Residential (RM15) zoning property located on Athens Way approximately 510 feet south of Metrocenter Boulevard (5.62 acres).**

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

METROCENTER / NORTH RHODES PARK DNDP

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



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Detailed Plan

EXISTING POLICY

Commercial (Com)

“Com” policy supports a mixture of commercial, office and appropriate civic and public benefit uses. Residential uses are not intended in Com policy areas.

Parks, Reserves and Other Open Spaces (PR)

PR is reserved for open space intended for active and passive recreation, as well as buildings that will support such open space.

PROPOSED POLICY

Mixed Use (MxU)

MxU policy supports an integrated mixture of residential uses and compatible nonresidential uses including offices, commercial uses serving the neighborhood and appropriate civic and public benefit uses. Uses may be mixed either in separate structures across a site or within individual buildings.

Consistent with Policy?

Yes, subject to approval of the associated Planned Unit Development and Community Plan amendment. While the RM15 zoning district complies with the Neighborhood Urban Policy, it is necessary to amend the Detailed Land Use Policy. There is an associated detailed land use policy amendment to Mixed Use with this rezoning request. In addition, the land use policy requires an accompanying design plan. The zone change and associated request for a Planned Unit Development are consistent with Mixed Use in Neighborhood Urban.

Staff Recommendation

Staff recommends approval, subject to approval of the associated Planned Unit Development request and Community Plan Amendment.

RECENT REZONINGS

None

METRO SCHOOL BOARD REPORT

Projected student generation*

5 Elementary 3 Middle 3 High

Schools Over/Under Capacity

Students would attend Harpeth Valley Elementary School, Bellevue Middle School, and Hillwood High School. Harpeth Valley Elementary School is identified as being over capacity by the Metro School Board.



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There is another elementary school within the cluster that has capacity. This information is based upon data from the school board last updated April 2007.



Project No.	Planned Unit Development 2007P-002U-08
Project Name	Parc At Metrocenter II
Associated Case	2007Z-077U-08 and 2007CP-05-08
Council Bill	None
Council District	2 – Jamie Isabel
School Board District	1 – Thompson III
Requested By	Apartment Development Services Ltd., applicant, for American Realty Trust, Inc., owner
Staff Reviewer	Sexton
Staff Recommendation	Approve with conditions

APPLICANT REQUEST

Preliminary PUD	A request for preliminary PUD approval for property located at Athens Way(unnnumbered), approximately 510 feet south of Metrocenter Boulevard (5.62 acres), to permit a 64 unit multi-family complex in 4 buildings.
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PLAN DETAILS

Site Plan	The plan proposes 64 units in four buildings, which complies with the proposed Mixed Use Detailed Land Use Policy and the existing Neighborhood Urban structure plan policy that allows a significant amount of residential development within the policy area. A pool house is also included within the proposed plan. The site is bounded on the north by a commercial Planned Unit Development, the south by Athens Way, the west by a Planned Unit Development and the east by a commercial Planned Unit Development
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There are a total of 120 parking spaces proposed in the plan. The minimum setback proposed by this plan is 10 feet along Athens Way.

Associated Cases	The request for preliminary PUD approval of Parc at Metrocenter II is accompanied by a request to rezone the property from Commercial Services (CS) to Residential Multi-family (RM15) and an amendment to the Detailed Land Use Plan for the North Nashville Community Plan. The requested plan amendment would replace the Detailed Plan policies Commercial (Com) and Parks Reserves and Other Open Spaces (PR) with Mixed Use (MxU).
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Staff Recommendation

Staff recommends approval with conditions if the associated policy and zone change request are approved.

PUBLIC WORKS RECOMMENDATION

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

1. Prior to the preparation of construction plans, document adequate sight distance at project access location. Indicate the available and required sight distance at the project entrance for the posted speed limit per AASHTO standards.

STORMWATER RECOMMENDATION

1. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
 2. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
 3. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
 4. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. Minimum driveway culvert in Metro ROW is 15" CMP.
 5. Show location for detention.
 6. Provide a Water Quality Concept .
 7. Need notification from TDEC that the bodies of water are not classified as waters of the state.
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CONDITIONS

1. Prior to the issuance of any permits, approval of the associated zone change amendment to rezone the property from CS to RM15.
2. Approval of the associated amendment to the Detailed Land Use Plan for the North Nashville Community Plan to replace the Detailed Plan policies Com and PR with MxU.
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.
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



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



Project No.	Zone Change 2007SP-084U-05
Project Name	10th and Russell Street
Council Bill	None
Council District	6 – Jameson
School District	5 – Porter
Requested by	Jim Nickle, applicant, for United Neighborhood Health Services Inc., owner
Staff Reviewer	Logan
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Preliminary SP

A request to change from Office/Residential (OR20) to Specific Plan (SP) zoning property located at 205 South 10th Street, southeast corner of Russell Street and South 10th Street and within the Lockeland Springs-East End Neighborhood Conservation Overlay district, (.89 acres), to permit a total of 53,851 square feet containing 3 retail units and 39 residential units.

Existing Zoning
OR20 District

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

Proposed Zoning
SP District

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

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



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

EAST NASHVILLE COMMUNITY PLAN

Neighborhood Center (NC)

NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five-minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small-scale office and commercial uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

Special Policy Area 2

This Special Policy applies to several Neighborhood Center policy areas for which there is no Detailed Neighborhood Design Plan. The purpose of this Special Policy is to refine the Neighborhood Center policy provisions to help guide land use decisions until more detailed planning efforts can be completed.

For all portions of Special Policy Area 2, the only applications for rezonings of residential districts to a mixed use, office, or office/residential district that should be supported, unless there are exceptional circumstances, are those that:

- Are for a Specific Plan district or are accompanied by an Urban Design Overlay or Planned Unit Development application; and
- Have been presented to the local public for input at one or more community meetings prior to the Planning Commission public hearing on the application. In addition:

Rezonings to commercial, industrial, or lower density residential districts should not be supported, unless there are exceptional circumstances.



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Consistent with Policy?

Yes. The plan includes one mixed-use building with 3 retail units and 39 residential units. This plan meets the Neighborhood Center policy by creating a walk-to area with small-scale office, retail, and residential uses. Special Policy Area 2 requires a community meeting before a project can be heard by the Planning Commission. The applicant has scheduled a community meeting for Monday, May 21st.

PLAN DETAILS

Site Plan

The plan calls for a three-story mixed-use building totaling 54,000 square feet. There is 4,851 square feet of Retail/Office and 39 residential units.

Sidewalks

There are existing sidewalks on both 10th Street and Russell Street.

Access

There are two access points: one from Russell Street and one from the alley parallel to Russell Street.

Parking

The plan calls for a total of 42 parking spaces on site and 8 spaces on Russell Street. The total number of proposed parking spaces complies with the minimum number of spaces required pursuant to Metro Code Section 17.20.040, including the maximum reduction by 25% for Transit, Pedestrian Access, and On-Street Parking.

Elevations

Elevations have been reviewed and approved by staff. Final approval is subject to approval by the Metro Historic Zoning Commission.

Staff Recommendation

Staff recommends approval with conditions. The development meets the intent of the Neighborhood Center policy and the technical requirements of Special Policy Area 2.

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.

Show and label 25' minimum right of way radius of corner returns at the intersection of Russell Street and South 10th Street.



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Public sidewalks to be located within right of way.

Proposed solid waste collection and disposal plan does not appear adequate. Provide three dumpster pads to accommodate solid waste disposal.

Maximum Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	.89	0.8	31,014	542	74	114

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/ Townhouse (230)	.89	N/A	39	289	25	28

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	.89	N/A	4,851	246	12	34

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-7	-37	-52

STORMWATER RECOMMENDATION

Preliminary SP Returned for Corrections:

Provide Room for Detention (if necessary)

Show how connection to CSO will be made.

URBAN FORESTER RECOMMENDATION

Must use Irrigation (Condos – no hose bibs allowed)

CONDITIONS

1. Sidewalks must be improved to Metro standards if necessary.
2. Replace round window on south elevation with a more appropriate one.



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3. Prior to the issuance of any permits, confirmation of approval of this proposal shall be forwarded to the Planning Commission by the Metro Historic Zoning Commission.
4. With the submittal of the final site plan, the project must comply with all Stormwater, Public Works, and Urban Forester conditions.
5. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning districts at the effective date of this ordinance, which must be shown on the plan.
7. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
8. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.



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

METRO SCHOOL BOARD REPORT

Projected student generation

5 Elementary 4 Middle 3 High

Schools Over/Under Capacity

Students would attend Warner Elementary School, Bailey Middle School, or Stratford 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 April 2007.



Project No.	Zone Change 2007Z-092U-14
Council Bill	None
Council District	15 – Loring
School District	4 - Glover
Requested by	Pauline Maupin, applicant, for Charline and Henry Winstead and H.H. and Pauline Maupin, owners
Staff Reviewer	Jones
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to change from One and Two-Family Residential (R10) to Office/Residential Intensive (ORI) zoning properties located at 2514, 2518, and 2522 Elm Hill Pike, approximately 350 feet west of Emery Drive (12.33 acres)

Existing Zoning
R10 District

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

Proposed Zoning
ORI District

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

DONELSON/HERMITAGE COMMUNITY PLAN

Office Concentration (OC)

The OC policy is intended for existing and future large concentrations of office development. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas. Residential uses of at least nine to twenty dwelling units per acre (RMH density) are also an appropriate secondary use.

Airport Impact Overlay

The subject property is located in the airport overlay district and upon development the maximum height of all structures on the site shall be regulated in order to prevent obstruction to aircraft navigation associated with the Nashville International Airport.

Consistent with Policy?

Yes. The ORI zoning district complies with the Donelson Hermitage Community Plan’s Office Concentration policy for this area. The community plan identifies a need for commercial uses in the area, such as additional office space, new restaurants and hotel, and new retail.



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Staff Recommendation

Staff recommends approval because the request is consistent with Office Concentration policy. The ORI zoning district would permit uses that are compatible with existing development and meet specific commercial and retail needs identified by the community. The site also fronts Elm Hill Pike, an urban arterial street where more intense uses are encouraged.

PUBLIC WORKS RECOMMENDATION

Traffic study may be required at time of development.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	12.33	3.71	45	499	41	53

Typical Uses in Proposed Zoning District: ORI

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	12.33	0.398	213,763	2,395	345	319

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				1,896	304	266

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	12.33	3.71	45	499	41	53

Maximum Uses in Proposed Zoning District: ORI

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	12.33	3.0	1,600,000	11,281	1,724	1,871

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

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				10,782	1,683	1,818



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METRO SCHOOL BOARD REPORT

Projected student generation

22 Elementary 14 Middle 10 High

Schools Over/Under Capacity

Students would attend McGavock Elementary School, Two Rivers Middle School, and McGavock High School. McGavock High School is identified as overcrowded by the Metro School Board. There is capacity at Stratford or Glencliff High Schools in the adjacent school clusters. McGavock Elementary is also at capacity; however, there is capacity at Pennington Elementary and Hickman Elementary. This information is based upon data from the school board last updated April 2007.



Project No.	Zone Change 2007Z-093U-10
Council Bill	None
Council District	25- Jim Shulman
School District	8 - Fox
Requested by	Councilmember Jim Shulman
Staff Reviewer	Sexton
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to rezone various properties from One and Two-Family Residential (R10) to Single-Family Residential (RS10) along Battlefield Drive, Clifton Lane, Woodmount Boulevard, Granny White Pike, Noelton Avenue, Lealand Lane, Snowden Road, Sutton Hill Road, Craig Avenue, Marengo Lane, McNairy Lane, Park Terrace, Spring Brook Drive, Pleasant Valley Road, Woodhaven Road, and Crestridge Drive (142.42 acres).

Existing Zoning
R10 District

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

Proposed Zoning
RS10 District

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

**GREEN HILLS/MIDTOWN
COMMUNITY PLAN**

Residential Low Medium (RLM)

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

Consistent with Policy?

Yes. The RS10 zoning district complies with the residential density range of two to four dwelling units per acre as specified in the Residential Low Medium policy.



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Staff Recommendation

Staff recommends approval because the request is consistent with policy.

RECENT REZONINGS

None

PUBLIC WORKS RECOMMENDATION

No exception taken

METRO SCHOOL BOARD REPORT

Projected Student Generation

As this request to change to single family districts represents a down zoning, the number of expected students to be generated would be less than could be generated under current zoning.



Project No.	Zone Change 2007Z-094U-10
Council Bill	None
Council District	25 – Shulman
School District	8 - Fox
Requested by	Councilmember Jim Shulman
Staff Reviewer	Jones
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to rezone from One and Two-Family Residential (R10) to Single-Family Residential (RS10) properties located at 1207, 1209, 1211, 1213, and 1215 Battlefield Drive; 1206 and 1208 Clifton Lane, west of Granny White Pike (2.18 acres)

Existing Zoning
R10 District

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

Proposed Zoning
RS10 District

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

GREEN HILLS - MIDTOWN COMMUNITY PLAN

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 RS10 zoning district complies with the Residential Low Medium policy of the Green Hills-Midtown Community Plan.

Staff Recommendation

Staff recommends approval because the RS10 district complies with the Residential Low Medium policy. The RS10 district is a less intensive district limited to a housing type of single family only. Under the current R10 district, the housing types vary and include both single-family dwellings and duplexes.



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PUBLIC WORKS RECOMMENDATION

No exception taken

METRO SCHOOL BOARD REPORT

As this request to change to single family districts represents a down zoning, the number of expected students to be generated would be less than could be generated under current zoning.



Project No.	Zone Change 2007SP-095U-13
Project Name	Signature Transportation
Associated Case	None
Council Bill	None
Council District	28 - Alexander
School Board District	6 – Johnson
Requested By	Duclos Surveying and Design, applicant, for Wallace J. Hutcherson, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove unless Stormwater has approved plan prior to Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP

A request to change approximately 1.1 acres from Commercial Service (CS) to Specific Plan (SP) zoning to permit a limousine service use on property located at 1306 Antioch Pike.

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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ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Commercial Mixed Concentration
(CMC)

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

Consistent with Policy?

Yes. The proposed use is consistent with the area's land use policy.

PLAN DETAILS

Site Plan

This site is currently developed, and contains a 3,310 square foot building and parking area. The applicant proposes to use the existing site for a limousine service business. As proposed the only improvement to the site will be approximately 10,000 square feet of additional parking area, which will be located to the rear of the building. An area along the eastern property line which contains numerous large trees will be left undisturbed.

Staff has required certain improvements such as knee-walls for similar used car lot uses. However, since the site currently contains adequate landscaping along Antioch Pike and does not propose any changes along Antioch Pike, including additional parking, the additional requirements for used car lots are not necessary for this application.

Access

The site will be accessed from a single drive onto Antioch Pike.

Staff Recommendation

Since the proposal is consistent with the area's policy, staff recommends that the request be approved with conditions.

RECENT REZONINGS

None

STORMWATER RECOMMENDATION

Disapprove unless Stormwater has approved plan prior to the Commission meeting.

1. Add 78-840 Note: (Any excavation, fill, or disturbance of the existing ground elevation must be



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done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.).

2. Add Preliminary Note: (This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.).
3. Add Access Note: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.).
4. Add C/D Note: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).).
5. Show Existing Topo.
6. Provide a Water Quality Concept.
7. Provide Room for Detention.

PUBLIC WORKS RECOMMENDATION

Approve with the following conditions:

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

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 Office (710)	1.1	0.188	9,008	209	28	28

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Limo Service	1.1	N/A	4,100	NA	13	15

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				NA	-15	-13



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Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.1	.60	28,750	511	70	112

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Limo Service	1.1	N/A	4,100	NA	13	15

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

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				NA	-57	-97

CONDITIONS

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



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4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



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

Zone Change 2007Z-096G-14
PUD Cancellation 128-78-G
None
11 – Brown
4 - Glover
Joseph G. Petrosky Associates, LLC, applicant, for
Quaker State Mini-Lube, Inc., owners

Staff Reviewer
Staff Recommendation

Jones
Approve

APPLICANT REQUEST

A request to change from Shopping Center Regional (SCR) to Commercial Service (CS) zoning property located at 4125 Lebanon Pike, approximately 250 feet south of Tyler Road and located within a Planned Unit Development (0.81 acres).

Existing Zoning
SCR District

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

Proposed Zoning
CS District

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

DONELSON/HERMITAGE COMMUNITY PLAN

Commercial Mixed Concentration (CMC)

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

Consistent with Policy?

Yes. The CS zoning district complies with the Commercial Mixed Concentration policy of the Donelson Hermitage Community Plan.

Staff Recommendation

Staff recommends approval of the CS district because it is consistent with the Commercial Mixed Concentration policy. CS zoning on this site would permit uses that would be compatible with the commercial and office uses abutting the site to east and west, and the properties located directly across the street.



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PUBLIC WORKS RECOMMENDATION

No exception taken

Typical Uses in Existing Zoning District: SCR

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	0.81	.245	8,644	408	15	43

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 Office (710)	0.81	.3	10,585	237	32	32

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-171	17	-11

Maximum Uses in Existing Zoning District: SCR

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	0.81	1.0	35,283	1,548	36	107

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
General Office (710)	0.81	0.6	21,170	404	55	103

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

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-1,144	19	-4



Project No.	Planned Unit Development 128-78-G-14
Project Name	Hermitage Business Center
Associated Case	Zone Change 2007Z-096G-14
Council Bill	None
Council District	11 - Brown
School District	4 - Glover
Requested by	Joseph G. Petrosky Associates, LLC, applicant, for Quaker State Mini-Lube, Inc., owners
Staff Reviewer	Jones
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST
Cancel PUD

A request to cancel the Planned Unit Development District Overlay on property located at 4125 Lebanon Pike, approximately 250 feet south of Tyler Road, that was previously approved for 1,936 square feet of automobile convenience uses (0.81 acres), zoned Shopping Center Regional (SCR) and proposed for Commercial Service (CS).

Existing Zoning
 SCR District

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

Commercial PUD

The Wal-Mart Center PUD consists of six lots on 22.98 acres. The PUD contains two restaurants, a car wash, a general retail store, an auto repair shop, an NES substation, and a mini-lube facility totaling 132,396 square feet.

Proposed Zoning
 CS District

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

DONELSON/HERMITAGE
COMMUNITY PLAN

Commercial Mixed Concentration

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

Consistent with Policy?

Yes. If the associated zone change to allow a CS zoning district on this site is approved, then cancellation of the



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PUD would result in an underlying district that is consistent with policy.

Staff Recommendation

Staff recommends approval of the PUD cancellation because the base zoning complies with Commercial Mixed Concentration policy. The applicant is proposing to cancel the PUD overlay on the parcel and combine it with the adjacent parcel to the north that is currently zoned CS. If the applicant's zone change request to CS zoning is approved, then combining the two parcels would ensure consistency in land uses and result in a more harmonious development pattern.

PUBLIC WORKS RECOMMENDATION

No exception taken

METRO WATER SERVICES

No study is required at this time to cancel PUD, however, once this is done and development is determined, then we will address availability of this site.



Project No.
Associated Case
Council District
School District
Requested by

Zone Change 2007Z-097U-03
PUD Amendment 68-87-P-03
1 – Gilmore
1 – Thompson III
Cascades, KR, LLC, and owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve, subject to approval of NorthSide Station PUD

APPLICANT REQUEST

A request to change approximately 6.93 acres located on Clarksville Pike (unnumbered), from Shopping Center Neighborhood (SCN) to Multi-Family Residential (RM15).

Existing Zoning
SCN District

Shopping Center Neighborhood is intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

Proposed Zoning
RM15 District

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

**BORDEAUX/WHITES CREEK
COMMUNITY PLAN POLICY**

Community Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sit at the intersection of two major thoroughfares or extend 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 Policies
Single-Family Attached and Detached (SFAD)

SFAD is intended for a mixture of single-family housing that varies based on the size of the lot and the



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placement of the building on the lot. Detached houses are single units on a single lot (e.g. single-family house), while attached houses are single units that are attached to other single family houses (e.g. townhomes).

Mixed Housing (MH)

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

Consistent With Policy?

Yes. The proposed RM15 and the associated PUD plan are consistent with the area's policies. As proposed the PUD will provide for a mixture of housing types that is specified in the area's residential policies.

Staff Recommendation

Since the requested RM15 district and the associated PUD plan are consistent with the area's policies, staff recommends that the request be approved.

RECENT REZONINGS

None

PUBLIC WORKS RECOMMENDATION

A Traffic Impact Study (TIS) may be required at development.

Maximum Uses in Existing Zoning District: SCN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	6.93	.3	90,560	6,368	148	587

Maximum Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density	Total Number of Units*	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhouse (230)	6.93	15	66	451	38	43

*The density proposed by the PUD is 66 units, 39 townhouses, 19 cottages and 8 duplex units.

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
--				-5,917	-110	-544



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METRO SCHOOL BOARD REPORT

Projected student generation

10 Elementary 8 Middle 7 High

Schools Over/Under Capacity

Students would attend Bordeaux Elementary School, Ewing Park Middle School, and Whites Creek High School. All three schools are identified as having additional capacity by the Metro School Board. This information is based upon the data from the school board last updated April 2007.



Project No. **Planned Unit Development 68-87-P-03**
Project Name **NorthSide Station (Haynes Park Village)**
Associated Cases Zone Change 2007Z-097U-03
Council District 1 – Gilmore
School District 1 – Thompson III
Requested By Affordable Housing Resources, applicant for Cascades, KR LLC, owner

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions only if Fire Marshal Issues have been resolved and the Fire Marshal’s Office recommends approval. If the Fire Marshal’s issues have not been resolved then staff recommends that the request be deferred.*

APPLICANT REQUEST
Amend Preliminary PUD

A request to amend the preliminary plan for a portion of the commercial Planned Unit Development located on at Clarksville Pike (unnumbered), at the northeast corner of Clarksville Pike and W. Hamilton Avenue, classified Shopping Center Neighborhood (SCN) and proposed for Multi-Family Residential (RM15) (6.93 acres) to permit the development of 39 town homes, 19 cottages, and 8 duplex units.

PLAN DETAILS

This is a request to amend the preliminary plan for a portion of a commercial Planned Unit Development to allow for residential uses. The preliminary plan was originally approved 1987, and was approved for 190,000 square feet of various commercial and retail uses. Since its original approval the plan has had several revisions. The last amendment was in 1994 and was for 165,319 square feet of various commercial and retail.

Site Plan

The plan calls for a total of 66 residential units on approximately 7 acres with an overall density of approximately 9.5 units per acre. The plan utilizes a mixture of housing types and consists of 39 town homes, 19 cottages and 8 duplexes. The majority of the 39 town home units and all of the cottage units front onto common open space with parking provided at the rear. Eleven of the town homes front onto the main private drive and are also provided with rear parking. The duplex units front along the main private drive with parking provided along the drive



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Land Use

Lots	3.46	50.00%
Common	1.86	26.88%
Drives/Parking	1.6	23.12%
	6.92	100.00%

Access and Parking

Access will be off of Clarksville Pike. This property is part of a larger commercial PUD, and does not have direct access to Clarksville Pike. Access will be provided by an access easement through the built portion (Kroger) of the PUD which does front onto Clarksville Pike. The private drive which is accessed through the built portion of the PUD will be the main access. Three secondary emergency access points are also provided along the western property line. The secondary access points will be located at the end of the three private alleys and will connect to the rear of the Kroger building. Alleys will not extend to the existing asphalt behind the Kroger but will provide a Geo-Grid driving surface which will allow for emergency vehicular access.

For this kind of development Metro Code requires 136 parking spaces. As proposed 143 parking spaces will be provided and is in compliance with the code requirement. A majority of the parking will be provided at the rear of the units and will be accessed by the private alleys. Parking spaces for the duplexes will be provided along the main private drive.

Buffering

The development will be adjoined by a single-family residential district (RS7.5) to the north, south and east and a commercial district (SCN) to the west. Metro Code requires a B-Class Landscape Buffer along the development boundary adjacent to the RS7.5 district and an A-Class Landscape Buffer along the development boundary and the SCN district. While Metro Code requires an A-Class Landscape Buffer Yard adjacent the SCN district, the property boundary is within close proximity of loading docks and garbage compactors associated with the Kroger and other neighboring commercial uses, so the A buffer yard is not sufficient. To minimize noise from the adjacent commercial uses additional buffering should be provided.



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Staff Recommendation

Staff recommends that the request be approved with conditions, only if Fire Marshal Issues have been resolved and the Fire Marshal's Office recommends approval. If the Fire Marshal's issues have not been resolved then staff recommends that the request be deferred.

PUBLIC WORKS RECOMMENDATION

1. Revise cover sheet general note #1: Identify roadways as private. Plan proposes to connect to the existing private commercial driveway.
2. Construct 24' drive isle for ninety degree angle parking ("Alley A").
3. Alley's for secondary access. No dead end alley's to accommodate curbside pickup.
4. Show an additional screened dumpster pad for multifamily units. Pad locations to accommodate SU-30 turning movements.
5. Delineate striping at signal. Dedicate left turn lane with transition into two-way left turn lane at library entrance.

STORMWATER RECOMMENDATION

Approve with conditions:

1. Provide water quality concept.

FIRE MARSHAL RECOMMENDATION

Disapprove

1. Dead end roadways ofer 150 feet in length require a 100 foot diamiter turnaround or other turning arrangements approved by the Fire Marshals Office. (Geo-Grid Surface emergency Access through other private property is NOT APPROVED).

CONDITIONS:

1. Additional buffering shall be provided along the western property line behind the commercial uses.
2. Upon submittal of the final PUD, any changes from the preliminary plan that were made to address Public Works and Fire Marshal's concerns listed above may be considered as a revision as long as the overall concept is the same and there is no increase in the total number of units.



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



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9. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the PUD plan for filing and recording with the Davidson County Register of Deeds.



Project No.	Zone Change 2007Z-101G-12
Council Bill	None
Council District	31 - Toler
School District	2 - Brannon
Requested by	Perfecting Faith Ministries
Staff Reviewer	Sexton
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

A request to change from Agricultural/Residential (AR2a) to Single-Family Residential (RS10) zoning property located at 312 Battle Road, approximately 930 feet south of Old Hickory Boulevard (6.34 acres).

Existing Zoning
AR2a District

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

Proposed Zoning
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 units per acre.

**SOUTHEAST
COMMUNITY PLAN**

Rural (R)

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

Consistent with Policy?

No. Rural policy calls for low-density residential uses of one dwelling unit per two acres or lower. The proposed zoning change of RS10 permits single-family dwellings at a density of 3.7 units per acre.

Staff Recommendation

Staff recommends disapproval because the request is inconsistent with policy.



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RECENT REZONINGS

None

PUBLIC WORKS

RECOMMENDATION

No exceptions taken

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)	6.34	1 du/2acres	3	29	3	4

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)	6.34	3.71	23	221	18	24

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
--				192	15	20

METRO SCHOOL BOARD REPORT

Projected student generation

4 Elementary 2 Middle 2 High

Schools Over/Under Capacity

Maxwell Elementary School, Antioch Middle School and Antioch High School have been identified as being over capacity by the Metro School Board. No other elementary or middle school in the cluster have capacity. There is not a high school in a neighboring cluster with capacity.

Fiscal Liability

The fiscal liability for 4 elementary school students would be \$48,000, for 2 middle school students would be \$26,000 and for 2 high school students would be 32,000.

This is for informational purposes to show the potential impact of this proposal. It is not a staff condition of approval. This information is based upon data from the school board last updated April 2007.



Project No.	2007Z-102T
Name	Development Application, Research and Mapping Fees
Council Resolution	RS2007-1944
Council District	Countywide
School District	N/A
Requested by	Planning Department
Staff Reviewer	Lawrence
Staff Recommendation	<i>Approve</i>

REQUEST

A request to update the zoning, subdivision, and special GIS and mapping fees by increasing them for full-cost recovery, as recommended by the 2007 Maximus Study of Metro Planning Department fees charged to the public and development community for applications, research and mapping services, requested by the Metro Planning Department.

STAFF RECOMMENDATION

This item is a set of three proposals to increase fees the Planning Department charges for applications, research, and customized data. Zoning fees are established by the Metro Council, with recommendation by the Planning Commission. Subdivision fees are established by the Planning Commission. Fees for GIS data and custom maps produced by GIS and Mapping Services staff are also set by the Commission.

Proposed fee increases, shown on the attached charts, are part of the mayor's proposed budget as a revenue enhancement. The fee increases have been recommended by the 2007 Maximus Study for the purpose of recovering the full cost of special services for individuals or groups of individuals; those special services exceed the standard set of services provided across the board to all taxpayers. Increases proposed will recover 100% of Metro's current cost for the Planning Department to provide development review and related services. The current fee schedule recovers only 57.3% of those costs, while the general taxpayer subsidizes 42.7% of the cost of providing these special services.

Staff recommends approval of the new fee schedules to be effective July 1, 2007.



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ZONING		
Application Type	CURRENT FEE	<u>PROPOSED FEE</u>
STANDARD		
Zone Change	\$1,200 base fee for up to five acres, <i>plus</i> > 5 - 100 acres = \$10 per acre > 100 acres = \$5 per acre	\$1,400.00
Specific Plan	\$1,600 base fee for up to five acres, <i>plus</i> > 5 - 100 acres = \$100 per acre > 100 - 500 acres = \$45 per acre > 500 acres = \$25 per acre	\$6,195.00
OVERLAY DISTRICTS		
Historical District Historical Landmark Institutional Neighborhood Conservation Neighborhood Landmark Planned Unit Development ----- - new (preliminary) - amend - revised preliminary - revised preliminary & final - administrative - cancel - final	\$1,600 base fee for up to five acres, <i>plus</i> > 5 - 100 acres = \$100 per acre > 100 - 500 acres = \$45 per acre > 500 acres = \$25 per acre	\$1,975.00
Urban Design Overlay	\$1,800 base fee for up to five acres, <i>plus</i> > 5 - 100 acres = \$90 per acre > 100 - 500 acres = \$45 per acre > 500 acres = \$25 per acre	\$8,845.00



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OTHER ZONING FEES		
Application Type	CURRENT FEE	<u>PROPOSED FEE</u>
Official Zoning Letter	\$10	\$40.00
Zoning Text Amendment	\$1,000 per application	\$1,180.00
SUBDIVISIONS		
Concept Plan	\$400 base fee plus \$60 per lot	\$3,040.00
Development Plan	None	\$470.00
Final Plat	\$400 base fee plus \$13 per lot	\$2,100.00
Final Plat Revision (including setback change)	\$150 base fee plus \$15 per lot	\$1,250.00
Critical Lot Plan	\$15 per lot	\$70.00
Subdivision Regulation Amendment	\$750.00	\$750.00
Bond (new)	\$160 per bond	\$285.00
Bond (existing)	\$100 per bond release, reduction or extension	\$285.00
Permit Plan Review	None	\$160.00
Lot Comparability Analysis	None	\$55.00
PUBLICATIONS (price per copy)		
Publication Type	CURRENT FEE	<u>PROPOSED FEE</u>
Regulations		
Subdivision Regulations	20.00	\$20.00
Traffic Study Requirements	10.00	\$10.00
Zoning Code	40.00	\$40.00
General Plan		
Community Plan (#1 - 14)	30.00	\$30.00
Detailed Neighborhood Design Plan	15.00	\$15.00
Land Use Policy Application	30.00	\$30.00
Concept 2010 Plan	4.00	\$4.00
Mobility 2010 Plan	8.00	\$8.00
Bicycle & Pedestrian Plan	35.00	\$35.00
Commercial Village Plan	4.00	\$4.00



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Publication Type	CURRENT FEE	<u>PROPOSED FEE</u>
Functional Plan	5.00	\$5.00
Neighborhood Plan	4.00	\$4.00
Institutional Overlay Plan	30.00	\$30.00
Urban Design Overlay Plan	30.00	\$30.00
Policy Change		
COMMUNITY PLANS		
Community Plan, amendment	None	\$4,670.00
GIS DATA & SERVICES		
Map / Service	CURRENT FEE	<u>PROPOSED FEE</u>
Standard Topo Map	\$17	\$25.00
Standard Property / Zoning Map	\$17	\$25.00
Political Map	\$9	\$15.00
11" x 17" Digital Aerial	\$17	\$25.00
36" x 24" Digital Aerial	\$30	\$45.00
Temporary Parcel Numbers	na	\$35.00
Digital Data CD/Download	\$75	\$75.00
Custom Map (per hr.)	\$70	\$445.00
Distribution License	\$9,000 for three years	\$9,000.00
Distribution License Update	\$700 annually	\$700.00
Site Plan Map	\$17	\$25.00
Countywide Zoning Map	\$10	\$15.00
Lot Splits	NC	\$75.00
Review of Master Deed Exhibits	NC	\$20.00



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Individual GIS Layers	CURRENT FEE	<u>PROPOSED FEE</u>
Orthophotography	NA	\$1,500.00
Topographic <i>(including contours & spot elevations)</i>	NA	\$1,500.00
Planimetric (Transport) <i>(including building footprints, pavement, parking, & sidewalks)</i>	NA	\$500.00
Planimetric (Hydro) <i>(including streams, rivers, lakes, ponds, floodway & floodplain)</i>	NA	\$300.00
Planimetric (Misc) <i>(including cemeteries, recreation, vegetation, fences, & walls)</i>		NC
Individual GIS Layers	CURRENT FEE	<u>PROPOSED FEE</u>
Cadastral <i>(including parcels with LIS, parcel dimensions, lot lines, & subdivisions)</i>	NA	\$3,700.00
Zoning <i>(including zoning, PUDs & overlays)</i>	NA	\$500.00
Streets <i>(including street centerlines)</i>	NA	\$1,000.00
Political <i>(including Council, School Board, State Senate, State House, US Congress, precincts, & polling locations)</i>	NA	\$15.00
Jurisdictional <i>(including County, satellite cities, & zip codes)</i>	NA	NC
Taxing <i>(including USD & GSD)</i>	NA	NC



Project No.	Zone Change 2007Z-109T
Name	Parking Garage Liner Buildings
Council Bill	None
Council District	Countywide
School District	N/A
Requested by	Planning Department, sponsored by Councilmember Mike Jameson

Staff Reviewer	Withers
Staff Recommendation	<i>Approve</i>

REQUEST	A council bill to allow the floor area of parking garage liner buildings fronting a public street or public space to be exempt from the calculation of floor area ratio.
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ANALYSIS	<p>“Liner Building” is a term used to describe a narrow building that is wide to the street but shallow to the block depth. These buildings can be used to hide long blank walls of a parking garage and create new mixed-use spaces in small increments. When done in continuous sections, these buildings can provide an active continuous street frontage while keeping most of a site in parking.</p>
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In the recent update to the Downtown Community Plan, there is a recommendation to amend the zoning code to allow the floor area of liner buildings not already mandated by the Zoning Ordinance to be exempt from a project’s primary Floor Area Ratio* calculation. For parking decks in the MUI and CC Districts, it is already mandatory to devote 75% of the street frontage of the street level to office and non-parking uses. This recommendation is a way to achieve the vision of a “24/7” downtown with strategic mixed use. This amendment is an incentive-based way to implement that vision.

*Floor Area Ratio is the total square footage of all structures on a lot, divided by the total horizontal area of the lot.

Proposed Bill	The proposed bill adds a definition for “liner buildings,” and specifies the bill applies to properties in CC, CF, ORI and all mixed use districts. It specifies that parking garages or structures fronting a public street or public space may be masked by a liner
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building a minimum of 20 feet deep. The first 20 feet of depth of the liner building shall be occupied by office, residential or other nonparking commercial uses. A minimum of 50 percent of the street or public space level of wall area shall be glazed, and a minimum of 25 percent of that wall area of upper levels shall be glazed. The floor area of any liner building is excluded from the calculation of floor area ratio to entice developers to include it to create active public streets and spaces.

Staff Recommendation

Staff recommends approval of the proposed text amendment because it supports the vision of a 24/7 mixed use downtown.

ORDINANCE NO. BL_____

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to allow the floor area of parking garage liner buildings fronting a public street or public space to be exempt from the calculation of floor area ratio. (Proposal No. 2007Z-109T)

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1 By amending Section 17.04.060 B. "Definitions of General Terms" of the Metropolitan Code by **adding** a "liner building" definition as follows:

"Liner building" means a building specifically designed to mask a parking garage or structure from a frontage on a public street or public space.

SECTION 2 By amending Section 17.12.070 "Special Floor areas ratio (FAR) provisions" by **adding** a "Section F" as follows:

F. Parking Garage Liner Buildings. Within the CC, CF, ORI and all mixed-use districts, parking garages or structures fronting a public street or public space may be masked by a liner building a minimum of 20 feet deep. The first 20 feet of depth of the liner building shall be occupied by office, residential or other nonparking commercial uses. A minimum of 50 percent of the wall area of the street level or public space level shall be glazed, and a minimum of 25 percent of that wall area of upper levels shall be glazed. The floor area of any liner building shall be excluded from the calculation of floor area ratio.

SECTION 3 BE IT FURTHER ENACTED, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Mike Jameson



Project No. Subdivision 2007S-093U-12
Project Name Holt Property
Council District 30 – Hodge
School District 2 - Brannon
Requested by Kathy Holt Register and Clarence Register, owners

Staff Reviewer Jones
Staff Recommendation Approve with conditions

APPLICANT REQUEST

Final Plat A request for final plat approval to create 2 lots on property located at 4357 Goins Road, at the southwest corner of Goins Road and Taylor Road (0.54 acres), zoned One and Two-Family Residential (R6).

ZONING
R6 District

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

PLAN DETAILS

The applicant proposes subdividing a .54-acre lot to create two single-family lots. An existing single family home would remain on the original lot, which totals 12,671 square feet. The new lot consists of 8,988 square feet.

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.)
Goins Road	16,988	71
Taylor Road (interior lot)	7,644	51
Taylor Road	7,644	51



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(corner lot)		
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As proposed, the two new lots have the following areas and street frontages:

- Lot 1: 12,671 Sq. Ft. with 113.02 ft. of frontage on Goins Road, and 76.43 ft. of frontage on Taylor Road
- Lot 2: 8,988 Sq. Ft. with 79.65 ft. of frontage on Taylor Road

Lot 1 fails lot comparability for area. The minimum lot size for Goins Road is 16,988 square feet. Lot 1 yields 12,671 square feet after the lot is subdivided.

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 **one** 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 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.

Staff Recommendation

Staff recommends approval of the final plat and a waiver to lot comparability. Subdividing one lot to allow the addition of another single-family unit would yield lots consistent with the pattern of development in the area. The surrounding neighborhood is residential character with single-family housing as the predominant housing type. The waiver to lot comparability is recommended because the lots are planned for single-family homes only and the proposed density of 2.16 units per acre complies with Residential Low Medium policy.



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**PUBLIC WORKS
RECOMMENDATION**

No exception taken

**STORMWATER
RECOMMENDATION**

Final plat approved except as noted.

1. If the roadside ditches are not in the ROW, then show and label the appropriate public drainage easements.
-

CONDITION

The lots are restricted to single-family.



Project No.
Project Name
Council District
School District
Requested by
Staff Reviewer
Staff Recommendation

Subdivision 2007S-108U-10
Waverly Vaulx Subdivision
 17 - Greer
 7 - Kindall
 Vincent Messina, owner, Wamble & Associates,
 surveyor
 Logan
Approve

APPLICANT REQUEST **A request for final plat approval to create 4 lots on property located at 2308 and 2310 Vaulx Lane, at the northeast corner of Vaulx Lane and 9th Avenue South (1.15 acres), zoned One and Two-Family Residential (R10).**

ZONING
 R10 District

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

PLAN DETAILS This subdivision proposes to subdivide two lots into four 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.):
Vaulx Lane	7,794	55.0



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

- Lot 1: 12,187 Sq. Ft., (.28 Acres), with 46 ft. of frontage
- Lot 2: 12,677 Sq. Ft., (.29 Acres), with 46 ft. of frontage
- Lot 3: 12,304 Sq. Ft., (.28 Acres), with 46 ft. of frontage
- Lot 4: 11,799 Sq. Ft., (.27 Acres), with 46 ft. of frontage

All four lots pass lot comparability for area, but fail 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 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 Medium Density land use policy. RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.
- If the proposed subdivision is within a one-quarter mile radius of any area designated as “Mixed Use,” “Office,” “Commercial,” or “Retail” land use policy. This request is less than one-quarter mile from a Retail Concentration Community policy area.

Section 3-4.2.f

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”). The proposed lots do



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not comply with that regulation. Because the lots match the existing development pattern in that area, staff recommends granting a variance to Section 3-4.2.f.

Staff Recommendation

Staff recommends the granting of an exception to lot comparability and a variance to the Subdivision Regulations since the proposed subdivision is consistent with policy, is less than one-quarter mile from a retail policy area, and matches the existing development pattern in the area.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

STORMWATER RECOMMENDATION

Approved.

WATER SERVICES RECOMMENDATION

Add a 10' private sanitary sewer service line easement across a portion of lot 3 and lot 4 as shown on the plat.

NES

Obtain new NES approval.

CONDITIONS

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

1. Screen back old parcel numbers.
2. Add required NES easements.
3. Add a 10' private sanitary sewer service line easement across a portion of lot 3 and lot 4 as shown on the plat.



Project No.	Subdivision 2007S-125G-14
Project Name	Hermitage Commons
Council District	14 – White
School District	4 - Glover
Requested by	Hermitage Commons, LLC, owner, Cherry Land Surveying, Inc., surveyor
Staff Reviewer	Jones
Staff Recommendation	<i>Approve with condition</i>

APPLICANT REQUEST

Final Plat	A request for final plat approval to create 3 lots on a portion of properties located at Cortez Court (unnumbered) and Old Lebanon Dirt Road (unnumbered), approximately 255 feet south of Panama Drive (8.01 acres), zoned Commercial Service (CS).
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ZONING
CS District

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

PLAN DETAILS

The final plat consists of three lots totaling eight acres - Lot 1 is 1.5 acres, Lot 2 is 1.83 acres and Lot 3 is 4.67 acres. The property lies within the 100-year floodplain and abuts Stoners Creek. A greenway is planned along Stoners Creek, and a 25-foot easement has been dedicated on the plat for the greenway, however, the plat will need to be revised to include the floodway, and floodway buffer plus the 25 foot easement.

Airport Impact Overlay

The subject property is located in the airport overlay district and upon development the maximum height of all structures on the site shall be regulated in order to prevent obstruction to aircraft navigation associated with the Nashville International Airport.

Staff Recommendation

Staff recommends approval of the final plat. The property is zoned for commercial uses and is located in an area ideal for intense development. The CS district will permit the new lots to be used for a variety of uses, including retail, office and low intensity industrial uses. It should also be noted that a significant portion of this site lies within the 100-year floodplain, and as such requires that a minimum of 50 percent of the natural



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floodplain area remain undisturbed and in its natural state.

**PUBLIC WORKS
RECOMMENDATION**

No exception taken

**STORMWATER
RECOMMENDATION**

Approved

CONDITIONS

Prior to the recording of the final plat:

1. Label greenway easement as "Conservation Greenway Public Access Trail Easement Area" and include the area located in the floodway, the floodway buffer plus an additional 25 feet.



Project No.	Planned Unit Development 47-86-P-02
Project Name	Nashville Business Center
Council Bill	None
Council District	3 – Hunt
School District	3 – North
Requested By	CEI Engineering, applicant for Cintas Corporation No. 1, owner
Staff Reviewer	Sexton
Staff Recommendation	Approved with conditions.

APPLICANT REQUEST

Revise Preliminary & Final PUD

A request to revise the preliminary and for final approval of a Planned Unit Development located at 3400 Briley Park Boulevard N., northwest corner Briley Park Boulevard N. and Brick Church Lane (4.94 acres), to permit a secondary access point onto Briley Park Boulevard N. and to add 26 parking spaces, zoned Industrial Warehousing/Distribution (IWD).

PLAN DETAILS

Site Plan	The plan calls for a secondary access point onto Briley Park Boulevard and an additional 26 parking spaces. The proposed structure is within an industrial Planned Unit Development. The minimum setbacks in this plan are 15 feet. The southeast portion of the structure lies within the 100 year Floodplain.
Access	The proposed access point and existing access point are both located on Briley Park Blvd. North.
Parking	The plans calls for a total of 140 parking spaces.
Staff Recommendation	Approve with conditions.

PUBLIC WORKS RECOMMENDATION

1. All Public Works design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works approval of the construction plans.



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STORMWATER RECOMMENDATION

1. Add Water Quality Spread.
2. Provide Water Quality Calculation.
3. Provide Pond & Swale Maintenance Agreement and Easement Document.
4. Provide recording fee.

CONDITIONS

1. Comply with all Stormwater recommendations and requirements
2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
3. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
4. 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.



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6. 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.
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/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



Project No.	Planned Unit Development 27-87-P-03
Project Name	Creekside Trails Residential PUD, Phase 7
Council Bill	None
Council District	1 – Gilmore
School Board District	1 – Thompson
Requested By	Anderson, Delk, Epps and Associates, applicant, for Tennessee Contractors, Inc., owner
Staff Reviewer	Withers
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Revise Preliminary & Final	A request to revise conditions of the final approval for Phase 7, of the Planned Unit Development located along the north side of Cato Road and the west side of Briley Parkway, zoned RS15, (18.6 acres), to develop 64 single-family lots, requested by Anderson Delk, Epps and Associates, applicant, for Tennessee Contractors, Inc., owner.
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PLAN DETAILS

The plan is consistent with the revised preliminary PUD plan approved on February 17, 2000, except that the phases of development are being revised. The revised lot layout approved December 14, 2006, is essentially the same, with a few small variations.

The new phase 7 contains the old phase 7 and parts of phases 8, 9 and 10. This will require reportioning of the required traffic improvements. Public Works is meeting with the applicant about this and will have a recommendation before the meeting.

Previous Traffic Conditions relating to this phase:

8. Prior to the approval of the final PUD plan for Phase VIII, the developer shall submit right-of-way plans, construction plans, and cost estimates for the improvement or replacement of the existing concrete and iron beam bridge located on Cato Road immediately north of the Cato Road/Cato Court intersection so that the improved or new bridge meets the then-current AASHTO standards with a pavement width of 24 feet shall be submitted to the MPC and the DPW for review and approval.
9. Prior to the approval of the final PUD plan for Phase IX, if the documents submitted under item 8.,



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as approved by the DPW, establish the need for the acquisition of additional right-of-way, then the developer shall pay to Metropolitan Government the amount required for the improvement or replacement of the existing concrete and iron beam bridge located on Cato Road immediately north of the Cato Road/Cato Court intersection, and the acquisition of any necessary additional right-of-way, so that the improved or new bridge meets the then-current AASHTO standards with a pavement width of 24 feet.

If the documents submitted under item 8, as approved by the DPW, do not establish the need for additional right-of-way, then, prior to the approval of the final PUD plan for Phase IX, the developer shall bond such construction in conformance with Metropolitan Government's standard procedures.

The plan proposes 64 single family lots. There is a landscape buffer yard proposed along Cato Road because the rear of the lots back up to the road. Even though this is an old PUD, sidewalks are required on both sides of the streets.

When the revision to preliminary and final PUD was approved in December of 2006, the developer did not indicate that the final plats would be recorded in 2 sections. The developer's proposal is to attach the traffic requirements to the second plat for Phase 7, which would correspond with the number of lots in the original Phase 8.

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.

Identify right of way dedication along Cato Road.

Improve Cato Road along property frontage.

Comply with previous conditions for PUD:

- Submit construction plans for left turn lane with 125 ft of storage and transition per AASHTO standards on Ashland City Hwy at Cato Rd



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STORMWATER RECOMMENDATION

Approve

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
2. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
3. 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.
4. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.
5. The traffic requirements shall be bonded with the plat for Phase 7, Section 2.



Project No.	Urban Design Overlay 2005UD-003G-12
Project Name	Carothers Crossing, Phase 2
Associated Case	None
Council Bill	None
Council District	31- Toler
School District	2- Brannon
Requested by	Wood Ridge Development LLC, owner
Staff Reviewer	Withers
Staff Recommendation	<i>Defer or disapprove unless a recommendation of approval is received from Stormwater prior to the Planning Commission Meeting.</i>

APPLICANT REQUEST

Final UDO site plan	A request to revise the final site plan of the approved Urban Design Overlay district at 7287 Carothers Road, to permit a revision to the approved site plan to allow for the 2,600 square foot temporary sales center and equipment building and a 27 vehicle parking lot, requested by Wood Ridge Investments, LLC, applicant/owner.
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PLAN DETAILS

The original UDO did not address a temporary sales center, but there is an obvious need for one in a project that includes 2,100 units and 150,000 square feet of commercial uses on 519.8 acres. The applicant will submit a request and justification for continued use of the sales center every 2 years to the Planning Staff for evaluation.

The site is located on Carothers Road, adjacent to Phase 2 (approved in May of 2006). The back of the proposed buildings will face common open space, so special care must be taken with all facades of the buildings.

The sales center is a temporary portable building that has been dressed with a pitched roof and covered porch on the front facade. It is fronted by a decorative paved public plaza and surrounded by landscaping. A general sketch of the landscaping is shown on the site plan and in the facades, but submittal and approval of a detailed plan will be required prior to issuance of a building permit.

The equipment house is an existing house located on the site that will be renovated to be used as an electrical/mechanical equipment building. The building



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is brick and stucco. The windows on the front have operable shutters. Since this is an equipment building, some of the existing window openings will need to be closed. On the sides of the building the old window openings have been covered with shutters. On the rear of the building the openings are proposed to be infilled with brick. Staff recommends that these openings be covered with shutters to be consistent with other facades.

The 27-space parking lot will be located between the sales center and the equipment house.

STAFF RECOMMENDATION

If a recommendation of approval is received from Metro Stormwater, staff recommends approval since the plan meets the UDO standards.

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

Sufficient plans were submitted by the applicant on May 17, 2007 and are now in line for technical review. Approved plans required prior to Final UDO approval.

CONDITIONS

2. Beginning June 1, 2009, the applicant will submit a request and justification for continued use of the sales center every 2 years to the Planning Staff for evaluation.
3. A detailed landscaping plan shall be submitted for staff and Urban Forester review and approval before issuance of the building permit.
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.
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



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

5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. 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 five (5) 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.