



**Project Nos.
Project Name**

**2007SP-038G-10 and 2007S-042G-10
Granny White Pike Property SP (Final Site
Plan and Development Plan)**

**Council District
School Board District
Requested By**

34 - Todd
8 – Fox
Hawkins Partners, applicant for Bethel World Outreach
Center, owner

Deferral

*Deferred from the September 27, 2007, Planning
Commission meeting*

**Staff Reviewer
Staff Recommendation**

Jones
*Disapprove unless technical review has been completed
and approved by Metro Stormwater. If technical review
is completed and approved by Stormwater prior to the
Planning Commission meeting, then the
recommendation is to approve with conditions.*

**APPLICANT REQUEST
Final SP**

**A request for approval of a final Specific Plan-
Residential (SP-R) site plan to permit the
development of six lots for six single-family detached
dwelling units on a portion of properties located at
5638 and 5640 Granny White Pike.**

Development Plan

**A request for development plan approval to create 16
lots on 13.97 acres located on properties at 5638,
5640, 5644 and 5648 Granny White Pike, zoned
Specific Plan-Residential (SP-R) and One and Two-
Family Residential (R40).**

**ZONING
R40 District**

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

SP District

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

**PLAN DETAILS
Final SP Site Plan**

The final site plan proposes six lots on 2.94 acres.
Development of the six lots would be limited to single
family detached dwelling units only. The lots range in
size from 18,800 square feet to 23,380 square feet. The
uses allowed within this SP site plan will be those



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Development Plan

permitted by the RS20 zoning district of the Metro Zoning Code. Acceptable building materials include brick, case stone, cultured stone, cementitious siding (hardiplank), stucco or wood. Vinyl and metal siding are prohibited. The development standards include front, side and rear minimum setbacks of 30 feet, 10 feet, and 20 feet, respectively, and a maximum building height of three stories at the front setback to the eave line.

Access

The six lot site plan is a part of a larger development plan which is planned for a total of 16 lots on 13.97 acres. The remaining 10 lots range from 40,003 square feet to 41,314 square feet. Four of the lots will front Granny White Pike and all other lots will be accessible from an internal road that ends in a cul-de-sac.

Lots will be accessed from a new public road that connects to Granny White Pike. A public access easement provides a connection to lots 12a and 13a.

Sidewalks

Sidewalks are planned on both sides of the new public road.

Open Space

A common open space area has been designated on the plan behind lots 11a and 11b, and also within the street median.

Preliminary Plan

The final SP site plan is consistent with the approved preliminary plan. The one exception would be the easement depicted on the final SP to provide access to lots 12a and 13a.

RECENT REZONINGS

The preliminary SP district was considered by the Planning Commission on March 22, 2007. The Commission recommended that the Metro Council approve the SP with conditions and it was subsequently approved by Metro Council in May 2007.

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.



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STORMWATER RECOMMENDATION

Stormwater requires a sufficient plan for review prior to any final approvals.

STAFF RECOMMENDATION

Staff recommends disapproval unless a sufficient plan for review has been approved by Metro Stormwater. If a sufficient plan is reviewed and approved by Stormwater prior to the Planning Commission meeting, then the recommendation is to approve with conditions.

CONDITIONS (if approved)

1. All Stormwater conditions listed above must be address prior to the issuance of any building permits including grading permits.
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. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
6. These plans as approved by the Planning Commission will be used by the Department of Codes Administration and Planning to determine compliance, both in the issuance of



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permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.

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



Project No.
Project Name
Council District
School District
Requested by
Deferral

Subdivision 2007S-190U-11
Cato Bass Subdivision
16 - Page
7 – Kindall
Cato Bass, owner, H & H Land, surveyor
Deferred from the September 27, 2007, Planning Commission meeting

Staff Reviewer
Staff Recommendation

Logan
Approve with conditions, including variances to Section 3-8 and Section 2-1.2

APPLICANT REQUEST

A request for final plat approval to create 2 single-family lots on property located at 706 Old Glenrose Avenue, approximately 160 feet north of Glenrose Avenue (2.16 acres), zoned Single-Family Residential (RS10).

ZONING
RS10 District

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

PLAN DETAILS

This subdivision proposes to create two single-family lots. The lots front onto Old Glenrose Avenue and railroad right-of-way. Access will be from a driveway off Old Glenrose Avenue. Lot 1 contains the existing home and Lot 2 contains a barn, which is intended to be converted into a residence.

There was a previous application to subdivide this property into four lots. Staff determined that a new road was necessary so that all of the new lots would have road frontage. The request was heard by the Planning Commission on October 28, 2004, and was deferred. The request did not return to the Planning Commission.

Staff has determined that this is an appropriate location for two lots, without the extension of the road. Both lots have frontage along Old Glenrose Avenue, though there is a very small amount of frontage for Lot 2.

Variance to Section 3-8

Section 3-8 of the Subdivision Regulations requires the construction of sidewalks on existing streets or a financial contribution to Metro in lieu of construction. Because the lot with the most frontage on Old Glenrose



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Avenue contains the existing home, which is to remain, the normal procedure is to require either the new lot to show the sidewalk or confirm that the in lieu fee has been paid before recording the final plat. In this case, the lot required to show the sidewalk has very little frontage on Old Glenrose Avenue. The majority of the property fronts onto the railroad right-of-way. Staff has determined that this condition is unique to this property and recommends a variance from Section 3-8.

Minor/Major Subdivision (Section 2-1.2)

Section 2-1.2 of the Metro Subdivision Regulations specifies what shall be considered a minor subdivision and what shall be considered a major subdivision, the difference being that a minor subdivision is not required to have a development plan. The section specifically lists what is a major subdivision, including any plat that requires the dedication for right-of-way or easements for the construction of a public water or sewer distribution lines, and any plat where dedications, reservations, improvements or environmental conditions that, in the opinion of the Executive Director with advice from reviewing agencies, require construction documents to be reviewed prior to final plat approval.

Since this plat request will require that a public water line be extended, the plat is a major subdivision. While the request constitutes a major subdivision under the new regulations, it is inefficient to require a simple two-lot subdivision to go through the three-step process due to an extension of a water line. The applicant has submitted constructions plans to Water Services, which have been approved and will be bonded with the final plat. Therefore, staff recommends approval of a variance to the requirement that this be considered a major subdivision.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved as marked



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STAFF RECOMMENDATION

Staff recommends approval.

CONDITIONS

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

1. Correct zoning district in Legend. Property is zoned RS10.



Project No.
Project Name

Subdivision 2007S-234U-05
The Map of Inglewood Place, Resub. Lots 270 & 271

Council District
School District
Requested by

8 - Bennett
5 - Porter
Eric and Jerri Dawn Lesueur, owners, Mark Devendorf, surveyor

Deferral

Deferred from the September, 27, 2007, Planning Commission meeting

Staff Reviewer
Staff Recommendation

Logan
Disapprove

APPLICANT REQUEST

A request for final plat approval to create 2 lots on property located at 3816 Kingswood Avenue, approximately 300 feet north of Stratford Avenue (0.5 acres), zoned Single-Family Residential (RS7.5).

ZONING
RS7.5 District

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

PLAN DETAILS

This subdivision proposes to create two lots. The existing house is proposed to remain on Lot 1. Lot 2 has a large sewer easement that forces the building envelope to the rear of the property. The character of Kingswood Avenue and the greater area of Inglewood includes a streetscape with consistent front setbacks. The front setback along this side of Kingswood Avenue is approximately 40 feet. The setback on the proposed lot would be 80 to 100 feet. This difference would severely disrupt the rhythm and character of Kingswood Avenue.

This request does not satisfy the requirements of the Subdivision Regulations because it does not meet lot comparability. If a subdivision does not meet lot comparability, staff evaluates whether an exception to the lot comparability section of the Subdivision Regulations would be appropriate based on the policy. In this case, the proposed subdivision is within the Neighborhood General (NG) policy. NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. For rezonings, an Urban Design or Planned



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Lot Comparability

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. Even though the request meets one of the other criteria for an exception, because NG is a design-based policy, it is inappropriate to recommend an exception that would guarantee building placement that is inconsistent with the surrounding area. NG policy calls for careful arrangement of the various housing types. This subdivision would allow a new lot with a building location that is inconsistent with the existing houses on the street.

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

Lot comparability analysis was performed and yielded the following information:

Lot Comparability Analysis		
Street:	Requirements:	
	Minimum lot size (sq.ft):	Minimum lot frontage (linear ft.):
Kingswood Ave	7,841	61.7

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

- Lot 1: 10,788.6 Sq. Ft., (.24 Acres), with 56.17 ft. of frontage
- Lot 2: 10,727.31 Sq. Ft., (.24 Acres), with 56.17 ft. of frontage

Neither lot passes lot comparability 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.



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

- If the proposed subdivision is within a one-quarter mile radius of any area designated as a “Mixed Use,” “Office,” “Commercial,” or “Retail” land use policy categories. This request is within one-quarter mile of an Office policy area.

PUBLIC WORKS RECOMMENDATION

All work within the existing right of way requires an excavation permit and compliance with the design standards of the Department of Public Works.

STORMWATER RECOMMENDATION

Approved

STAFF RECOMMENDATION

The subdivision does not meet the Subdivision Regulations and does not qualify for an exception because it is contrary to the Neighborhood General policy. Staff recommends disapproval.

CONDITIONS (if approved)

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

1. Show sidewalks on Lot 2



Project No.
Project Name
Council Bill
Council District
School District
Requested by

Zone Change 2007SP-147G-02
Elite Gate Company SP
BL2007-22
10 - Ryman
3 - North
Charles and Sandra Deaton, owners

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions

APPLICANT REQUEST

A request to change 3.23 acres from Single-Family Residential (RS20) and Commercial Service (CS) to Specific Plan-Mixed Use (SP-MU) zoning properties located at 1170 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,590 feet east of W. Campbell Road, to permit 12,000 square feet of light-manufacturing/ assembly with outdoor storage, and 1,864 square feet of general office, and to allow for future uses consistent with MUL zoning district.

Existing Zoning
CS District

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

RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

Proposed Zoning
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.



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

PARKWOOD-UNION HILL COMMUNITY PLAN

Mixed Use (MU)

MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses 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. 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.

Consistent with Policy?

The proposed SP district provides the opportunity for a mixture of uses on the property which will allow for future development consistent with the MU policy. Approving the SP zoning provides a framework for redevelopment of the property because the plan calls for future uses and development consistent with MUL zoning.

The change in zoning is moving these properties toward the policy by providing for a mix of uses, rather than only commercial uses along Dickerson Pike, and a mix of uses, rather than just residential, on the rear portion of the site. The SP provides standards for future redevelopment that will create a more pedestrian oriented, horizontally and vertically mixed development.

Under the SP, the existing house will remain for an office and the rear portion of the site will be used for light-manufacturing. These are, in effect, interim uses as the SP requires a mixture of uses should the site redevelop in the future.



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PLAN DETAILS

Site Plan

The proposed SP plan calls for the existing 1,864 square foot house to be used for general office uses, while it allows for two new 6,000 square foot buildings at the rear of the site. The two buildings at the rear of the site will be screened from Dickerson Pike by an ornamental fence and a 10 foot wide landscape buffer yard on the north and west sides. The perimeter of the site will also be screened with an ornamental fence and a 30-foot wide "D" landscape buffer yard, as defined by 17.24.240 of the Zoning Code, on the east and south sides to buffer this site from the surrounding cemetery.

The rear portion of the site will include two, one-story buildings with a total of 12,000 square feet for a fence/gate assembly facility, while the house at the front of the site will be used for the offices for this facility. A small portion of the site is designated for outdoor storage at the rear of the site on the south side. The rear portion of the site, proposed for light-manufacturing/ assembly uses, will be screened and buffered so that these uses are not visible from the street.

Signage

Signage with this SP district is limited to building mounted and monument style signage only with a maximum square footage of 48 square feet. Wall mounted building signs shall have a maximum area of 48 square feet. Awning signs shall have a maximum sign area of 40% of the principal face of the awning. The principal face of the awning is the one signable area selected for display on an awning. No other portions of the awning may be used for signage.

Monument signs shall not exceed six feet in height. For any portion of the monument sign located within 15 feet of the driveway the maximum height shall be three feet. No back lit or internally lit signs are permitted. The signage provisions apply to the proposed development within the SP and any future redevelopment.

Access

Vehicular access to the property will be through a driveway from Dickerson Pike. The driveway includes a walkway from the office building to the new sidewalk along Dickerson Pike that is included in this plan.



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Parking

A small parking area with 6 spaces is proposed behind the office structure, while 14 additional parking spaces are proposed at the rear of the site for the assembly facility.

FUTURE REDEVELOPMENT

Should this site redevelop in the future, this Specific Plan requires development standards consistent with MUL zoning. Any redevelopment must also be consistent with the adopted Community Plan for the area. Any redevelopment of the site shall comply with the following standards and a revised plan shall be approved by the Planning Commission, and may require Council approval:

SP Standards for Redevelopment

The following standards will apply to redevelopment of the site if it is used for anything other than the office and light manufacturing uses, as currently proposed:

Commercial Setbacks:

Front: 5' minimum-10' maximum (additional setbacks may be required to accommodate outdoor dining, and adequate pedestrian buffers)

Rear: 20' minimum

Side: 0' minimum for primary structures; 6' minimum for parking along side streets

Residential Setbacks:

Front: 10' minimum -15' maximum

Rear: 20' minimum

Side: 5' minimum for primary structures; 6' minimum for parking along side streets.

Height: 14' minimum, four stories maximum

Massing and Scale: A primary pedestrian customer entrance shall be located along Dickerson Pike. The minimum glazing requirement for the first story shall be 35 percent of the building face and 25 percent for all other stories. Facades greater than 100 feet in length shall incorporate recesses and projections that are a minimum of three feet in depth and a minimum of 20 contiguous feet within each 100 feet of façade length.

Streetscape: Street trees in wide planting strips shall be required.



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Permitted Uses for redevelopment of the site: Only uses permitted within the MUL district shall be allowed.

RECENT REZONINGS

None

STORMWATER RECOMMENDATION

Preliminary SP Approved except as noted below:

Detention shall reside outside of street setback.

Offsite water appears to be entering site. This runoff should be located within an easement. No buildings shall reside within the easement width.

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.

Typical Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	2.17	1.85	4	39	3	5

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	1.06	0.140	6,464	315	13	37

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
General Office (710)	1.06	NA	1,400	50	7	7

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
Light Manufacturing (110)	2.17	NA	12,000	84	12	12



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Maximum Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	2.17	1.85	4	39	3	5

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
Strip Shopping (814)	1.06	0.60	27,704	1223	30	88

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
--				-1128	-14	-74

STAFF RECOMMENDATION

The proposed SP moves the zoning closer to conformance with the mixed use policy in the area and staff recommends approval with conditions.

CONDITIONS

1. Prior to the issuance of any building permits, a final plat shall be recorded consolidating the two lots into one lot. Any necessary public improvements must be constructed or bonded prior to the recordation of the plat.
2. The following note shall be added to the final site plan: "The existing ingress/egress easement on the site will not be used for commercial access to this SP district."
3. Should this site redevelop in the future, this SP plan requires development to be consistent with MUL zoning for all standards not specifically outlined in the SP district. Any redevelopment must also be consistent with the adopted Community Plan for the area. Any redevelopment of the site shall require a revised plan to be approved by the Planning Commission, and may require Council approval as determined by the Executive Director of the Planning Department. The following standards shall apply to redevelopment of the site if it is used for anything other than the office and light manufacturing uses, as currently proposed:



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Commercial Setbacks:

Front: 5' minimum-10' maximum (additional setbacks may be required to accommodate outdoor dining, and adequate pedestrian buffers)

Rear: 20' minimum

Side: 0' minimum for primary structures; 6' minimum for parking along side streets

Residential Setbacks:

Front: 10' minimum -15' maximum

Rear: 20' minimum

Side: 5' minimum for primary structures; 6' minimum for parking along side streets.

Height: 14' minimum, four stories maximum

Massing and Scale: A primary pedestrian customer entrance shall be located along Dickerson Pike. The minimum glazing requirement for the first story shall be 35 percent of the building face and 25 percent for all other stories. Facades greater than 100 feet in length shall incorporate recessed and projections that are a minimum of three feet in depth and a minimum of 20 contiguous feet within each 100 feet of façade length.

Streetscape: Street trees in wide planting strips shall be required.

Permitted Uses for redevelopment of the site:

Only uses permitted within the MUL district shall be allowed.

4. Signage with this SP district is limited to building mounted and monument style signage only with a maximum square footage of 48 square feet. Wall mounted building signs shall have a maximum area of 48 square feet. Awning signs shall have a maximum sign area of 40% of the principal face of the awning. The principal face of the awning is the one signable area selected for display on an awning. No other portions of the awning may be used for signage. Monument signs shall not exceed six feet in height. For any portion of the monument sign located within 15 feet of the driveway the maximum height shall be



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three feet. No back lit, or internally lit signs are permitted.

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 in the review of the final site plan, final plat, 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 district 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.
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



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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.



Project No.
Project Name
Council Bill
Council District
School District
Requested by

Zone Change 2007SP-163U-13
Lavergne Super Speed Wash
BL2007-24
32 – Coleman
6 – Johnson
Barge Cauthen & Associates, applicant, for Larry Snedeker Trustee, owner

Staff Reviewer
Staff Recommendation

Sexton
Disapprove as submitted, but approve with conditions, including that the carwash tunnel be reoriented so that it addresses the corner of Murfreesboro Road and Hurricane Creek Boulevard and that signage be limited to the sign standards of Subdistrict 1 of the Hickory Woods Town Center SP

APPLICANT REQUEST
Preliminary SP

A request to change from Commercial Service (CS) to Specific Plan-Auto (SP-A) zoning property located at 4201 Hurricane Creek Boulevard, at the southwest corner of Murfreesboro Road and Hurricane Creek Boulevard (1.0 acres), to permit a 2,880 square foot full-service car wash facility, a 25 foot tall pylon sign with message board and all other uses permitted by CS zoning district.

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-A.”
- 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.



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

ANTIOCH-PRIEST LAKE COMMUNITY 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.

Consistent with Policy?

Yes, given the surrounding context. CC policy permits commercial retail and services. The retail and service uses should generally be those appropriate to a mixed use development, with offices and/or residential above ground level retail shops. This mixture of uses, with other urban design elements such as buildings brought to the street, pedestrian-scale signage, and wide sidewalks buffered from the street, create a pedestrian friendly "main street feel" that transitions conventional strip development to the "town center" development envisioned in the Antioch-Priest Lake Community Plan.

Because the site of the proposed car wash is surrounded by properties zoned and/or developed for IR and CS uses, it is unlikely to be incorporated into a mixed use development. A car wash that meets the conditions below, however, will improve the pedestrian environment and the transition from conventional strip development to the north into the Hickory Woods



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“Town Center” envisioned in the Community Plan and zoned to a Specific Plan district in 2006.

RECENT REZONINGS

In December 2006, the Metro Council approved the rezoning of 51.85 acres from AR2a, CL, R10, RS10, CS, and IR to SP (MU) on various properties on tax maps 175 and 176. The Hickory Woods Town Center SP, across Murfreesboro Pike from 4201 Hurricane Creek Boulevard, includes mixed-use, live/work, townhouse, townhouse courts, stacked flats (multi-family), and courtyard flat types of housing units.

PLAN DETAILS

The plan calls for the development of a 2,880 square foot, full service car wash tunnel. Automobiles will have access to the car wash tunnel via an 11-foot canopy pre-pay station. Twenty-one vacuuming stalls lie to the west of the proposed tunnel. As proposed, the carwash tunnel is located at the east side of the site. In order for the carwash to better fit within the CC policy, staff recommends that the carwash tunnel be reoriented so that it addresses the corner of Murfreesboro Road and Hurricane Creek Boulevard.

Adjacent to the carwash site is a 0.97 acre property identified for future development. This property is not part of the SP request. An access easement which is located to the west of the primary entrance off Hurricane Creek Boulevard will be provided to the site identified for future development.

The proposed carwash site and the adjacent 0.97 acres of land total 1.97 acres and is currently one lot. The property will need to be subdivided in the future, prior to building permits.

Signage

The site plan proposes a 25-foot high pylon sign with a message board, located at the corner of Hurricane Creek Boulevard and Murfreesboro Road. Staff recommends that the signage be limited to the sign standards of Subdistrict 1 of the Hickory Woods Town Center SP which is across Murfreesboro Road from this site. These standards cover type, number, location, size, and illumination requirements for signs.

Sidewalks

Sidewalks are required and are shown on the site plan.



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Parking & Access

The plan calls for a total of two parking spaces, plus one handicap parking space. Main access to site is located off Hurricane Creek Boulevard.

Elevations

No plans showing building elevations have been provided with this application.

PUBLIC WORKS RECOMMENDATION

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

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	1.0	0.168	7,318	351	14	40

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
Car Wash (948)	1.0	NA	2,880	na	na	36

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			-4,438			-4

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
Strip Shopping (814)	1.0	0.60	43,560	1902	42	127

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
Car Wash (948)	1.0	n/a	2,880	na	na	36

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
--						-91



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STAFF RECOMMENDATION

Staff recommends disapproval of the SP as submitted. If the carwash tunnel is reoriented the carwash tunnel addresses the corner of Murfreesboro Road and Hurricane Creek Boulevard and that signage is limited to the sign standards of Subdistrict 1 of the Hickory Woods Town Center SP, staff recommends approval with conditions.

CONDITIONS

(if approved)

1. The carwash tunnel shall be reoriented so that it addresses the corner of Murfreesboro Road and Hurricane Creek Boulevard.
2. All signs shall be limited to the signage standards of Subdistrict 1 of the Hickory Woods Town Center SP.
3. Elevations and building materials to be used shall be submitted and must be approved by the Planning Commission with the Final SP site plan.
4. There shall be no outdoor loudspeakers or public address systems.
5. No vehicle may be stored or parked on the premises for the purpose of offering it for sale.
6. If located within 100 feet of a residential zone district or district permitting residential uses, operation of the establishment shall be prohibited prior to eight a.m. or after ten p.m. on any day of the week.
7. Whether automatic, free, self-service or by hand, the car wash structure (including wash bays) and any out door vacuuming machines or areas, shall be located fifty feet away from any residential zone district or district permitting residential use. All washing facilities shall be located within a structure which is enclosed except those openings necessary for vehicular and pedestrian access.
8. Car washing facilities shall be separated from adjacent property other than street frontage by a



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masonry wall of not less than 6 feet nor more than 8 feet in height. If the adjacent property is commercially developed and a solid wall already exists on the property line, the zoning administrator may modify or waive this requirement as necessary to achieve the purposes of this section.

9. No chain link fence shall be within 25 feet of any public right of way. No razor wire, barbed wire or similar materials shall be allowed on the property. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct ambient light.
10. Show and dimension right of way along Murfreesboro Road at property corners. Label and show reserve strip for future right of way, 54 feet from centerline to property boundary, consistent with the approved major street plan (U6 - 108' ROW).
11. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district at the effective date of this ordinance, which must be shown on the plan.
12. 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. 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 as the final site plan. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
13. 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



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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.

14. 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.
Project Name
Council District
School District
Requested By

Subdivision 2007S-077U-07
Greenway Glen
24 - Holleman
9 - Warden
Knob Road Land LLC, owner, Dale & Associates, surveyor

Staff Reviewer
Staff Recommendation

Logan
Approve with conditions

APPLICANT REQUEST
Concept Plan and
Development Plan

A request to revise the concept plan and for development plan approval to create 12 lots on properties located at 5500, 5501, 5505 Knob Road and Knob Road (unnumbered), approximately 1,400 feet east of White Bridge Pike (4.52 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 concept plan was previously approved by the Planning Commission on April 26, 2007, for 12 single-family lots. This plan proposes 12 lots on a 380-foot long cul-de-sac. The property is zoned R6, which allows duplexes. There is one duplex proposed on Lot 12 along the corner of Knob Road and Greenway Glen Way. This duplex was not on the previously approved plan. A note on the plan states that the structure on this lot must address both Knob Road and Greenway Glen Way with architectural features such as doors, windows, dormers, and porches.

There are no stub streets provided. The properties on the north and west sides are already developed and the property to the south is owned by the State of Tennessee. Richland Creek is to the east.

Over two acres of this property is in a Dedicated Conservation Greenway Public Access Trail Easement Area, which has been reviewed and accepted by Metro Parks. The stormwater treatment area has moved from behind the lots closer to the cul-de-sac. This change was made in order to eliminate uncompensated fill



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within the floodplain and prevent maintenance issues in the future. A landscape plan has been included with the development plan that shows heavy landscaping around the top of the treatment area. The berm has also been increased to provide additional screening.

NES RECOMMENDATION

- 1) Developer to provide high voltage layout for underground conduit system and proposed transformer locations for NES review and approval
- 2) Developer to provide construction drawings and a digital .dwg file @ state plane coordinates that contains the civil site information (after approval by Metro Planning)
- 3) 20-foot easement required adjacent to all public right of way or behind sidewalk to start 20' PUE.
- 4) NES can meet with developer/engineer upon request to determine electrical service options
- 5) NES needs any drawings that will cover any road improvements to Knob Rd that Metro PW might require
- 6) Developer should work with Metro PW on street lighting required future location(s) due to Metro's requirements
- 7) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules
- 8) Does developer have any other options on property next to this 1 to be serve ugrd.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

STORMWATER RECOMMENDATION

Development plans approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.



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CONDITIONS

1. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, if this application receives conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the following conditions on the face of the plans are submitted prior to any application for a final plat, and in no event more than 30 days after the effective date of the Commission's conditional approval vote.
 - Continue sidewalk along the frontage of Lot 12 to property line.
 - Erase building coverage and references to single-family restrictions in Site Data.
 - Change Councilmember information.
 - Include landscape plan in the development plan.
2. Before final plat recordation, HOA documents will be needed to provide for maintenance of common open space.



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2007S-251U-05
Porter Place Subdivision
7 - Cole
5 - Porter
Leslie Cappama, owner

Staff Reviewer
Staff Recommendation

Jones
Approve with conditions including an exception to lot comparability standards for area and frontage.

APPLICANT REQUEST

Final Plat

A request for final plat approval to create 4 lots on property located at 1435 Porter Road, at the southeast corner of Porter Road and McKennell Drive (1.2 acres), zoned 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 to subdivide one existing lot into four total lots. An existing single-family dwelling is located on lot one and a single family home proposed for each additional lot. The current R6 zoning would permit one of the four lots to be a duplex, but the plat states that each lot is intended for a single-family residence.

Lot Comparability

Section 3-5.1 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.)
Porter Rd	15,681.60	108
McKennel Dr.	8,363.52	53
Porter/McKennell	11,597.85	108



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

- Lot 1: 21,403 sq. ft. with 127 ft. of frontage on Porter Road, and 143 ft. of frontage on McKennel Drive
- Lot 2: 7,434 sq. ft. with 63.4 ft. of frontage
- Lot 3: 7,482 sq. ft. with 63.4 ft. of frontage
- Lot 4: 7,445 sq. ft. with 63.4 ft. of frontage

Three of the proposed lots are not large enough to meet the standards outlined in the lot comparability analysis. Although they have enough frontage, they are below the minimum square footage required along McKennel Drive.

Lot Comparability Exception

A lot comparability exception can be granted if the lots do 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 Neighborhood General (NG) land use policy. NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located.

PUBLIC WORKS RECOMMENDATION

1. Submit sidewalk construction plan for the proposed sidewalks along McKennel Drive to the Department of Public Works for review/approval.
2. Sidewalks to be constructed or bonded with the recording of the final plat.

STORMWATER RECOMMENDATION

Approved



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STAFF RECOMMENDATION

Staff recommends approval of the final plat and granting an exception to lot comparability. The proposed subdivision is consistent with the land use policy, which is one of the qualifying exceptions to the lot comparability requirement. It is also near a Neighborhood Center at the corner of Cahal Avenue and Porter Road. It is appropriate for infill development in areas surrounding a neighborhood center.

CONDITIONS

1. Sidewalks must be constructed or bonded prior to the recording of the final plat.



**Project No.
Project Name**

**Subdivision 2007S-256A-10
Cherokee Park, Blk. C, Lots 12 & 13
Setback Amendment**

**Council District
School District
Requested by**

24- Holleman
9- Warden
Stephen Todd and Mary Louise Potter, owners

**Staff Reviewer
Staff Recommendation**

Logan
Approve

APPLICANT REQUEST

A request to amend the front setback from 50 feet to 45 feet on Mockingbird Road for property located at 221 Mockingbird Road (0.45 acres), zoned One and Two-Family Residential (R8) and located within the Cherokee Park Neighborhood Conservation Overlay.

ZONING
R8 District

R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.41 dwelling units per acre including 25% duplex lots.

PLAN DETAILS

The applicant has requested to amend the platted front setback from 50 feet to 45 feet. The requested change is minimal. Because the property is within the Cherokee Park Neighborhood Conservation Overlay, the applicant is required to submit elevations to the Metro Historic Zoning Commission. The MHZC has reviewed the elevations, determined that they meet the design guidelines for the Cherokee Park Neighborhood Conservation Overlay, and issued a preservation permit.

**STORMWATER
RECOMMENDATION**

Approved

STAFF RECOMMENDATION

Staff recommends approval of the request to reduce the platted setback on this lot. The proposed setback would be consistent with the character of Mockingbird Road. In addition, the renovations to the home have been designed to be compatible with the Cherokee Park Neighborhood Conservation Overlay and have been approved by Metro Historic Zoning Commission.



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

Subdivision 2007S-258U-10
Manning at Belle Meade
24 – Holleman
8 – Fox
Chartwell Properties LLC, owner

Staff Reviewer
Staff Recommendation

Jones
Approve

APPLICANT REQUEST
Final Plat

A request for final plat approval to reconfigure lot lines and to consolidate various properties into 8 lots on properties located at 110A, 112A, 114A, 116A, 118A, 120, and 120B Woodmont Boulevard and 111, 113, 115A, 117, 119, and 125 Kenner Avenue, approximately 570 feet south of Harding Pike (3.5 acres), zoned Specific Plan-Mixed Residential (SP-MR).

ZONING
SP District

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

SUBDIVISION DETAILS

This subdivision creates eight lots by consolidating six lots along Woodmont Boulevard into one lot, and reconfiguring existing lots along Kenner Avenue into six lots. This plat reconfigures the rear portion of lots along Kenner Avenue into the one large lot on Woodmont Boulevard to allow for future development of the 34-unit condominium development approved within the SP. Lot 1 is planned for a 34-unit condominium development within three new multi-story buildings. Lots 3 through 7 contain single-family dwelling units that will remain.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exception Taken

FIRE MARSHAL RECOMMENDATION

No comment



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STAFF RECOMMENDATION

Staff recommends approval of the final plat. The SP district and preliminary site plan were approved by the Planning Commission in January 2007. The Metro Council amended and approved the plan in July 2007.



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2007S-265G-02
Binkley Property Subdivision
3 - Hunt
3 - North
Delle Land Surveying, Inc., surveyor for Odell Binkley, owner

Staff Reviewer
Staff Recommendation

Bernards
Approve, including a variance to Section 3-4.2.a of the Subdivision Regulations

APPLICANT REQUEST
Final Plat

A request for final plat approval to create 1 lot on property located at Old Hickory Boulevard (unnumbered), approximately 440 feet west of Marydale Drive (2.46 acres), zoned Single-Family Residential (RS20).

ZONING
RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

PLAN DETAILS

This is a proposal to plat an existing parcel that had been created by deed. This portion of Old Hickory Blvd. is oriented at an angle to the lots along the street. The road configuration has resulted in several irregular lot shapes with lot lines running at a diagonal in order to be as close to a right angle to the street line as possible. When this parcel was created by deed, a curved lot line was drawn between this property and the property to the north. Staff has not been able to determine why the parcel was created this way.

Section 3-4.2.a

Section 3-4.2.a of the Subdivision Regulations requires that residential lot lines be at right angles to street lines (or radial to curving lines). The lot line created by deed is curved and a variance to this section of the Subdivision Regulation is needed. Staff recommends that a variance be granted as this is an existing condition unique to this property.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

STORMWATER RECOMMENDATION

Approved



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**WATER SERVICES
RECOMMENDATION**

Approved

STAFF RECOMMENDATION

Staff recommends approval of this request, including a variance to section 3-4.2.a of the Subdivision Regulations.



Project No.
Project Name
Council Bill
Council District
School District
Requested by

PUD 114-78-U-12
Oak Hill Townhomes, Phase III
None
27 – Foster
2 - Brannon
Ragan-Smith Associates, applicant, for Centex Homes, owner

Staff Reviewer
Staff Recommendation

Jones
Approve with conditions

APPLICANT REQUEST
Final PUD Site Plan

A request for final site plan approval for a Residential Planned Unit Development located at McMurray Drive (unnumbered), east of Whitaker Drive, classified One and Two-Family Residential (R8) on 21.87 acres to permit 95 multi-family units.

PLAN DETAILS

The final PUD site plan for Phase 3 is planned for 95 units on 8.71 acres for a density of 10.9 units per acre. Phases 1 and 2 are currently under development and received preliminary and final approval by the Planning Commission in September 2006 for 111 units.

Access

McMurray Drive will serve as the main entrance into the development. The internal drives will be private and all units will have front access.

Parking

A total of 246 parking spaces is proposed and exceeds the minimum number of required parking spaces.

Landscaping

A 15-foot landscape buffer will screen the units from the adjacent property to the north and to the west, and a 20-foot landscape buffer is planned along the eastern boundary of the site.

Preliminary Plan

The preliminary PUD plan was for 206 units with access to McMurray Drive only. Phases 1 and 2 were planned for 37 units and 74 units, respectively, and Phase 3 was planned for 95 units.

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.



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STORMWATER RECOMMENDATION

Approved with conditions:

1. The NPDES NOC permit number listed on the plans provides coverage for phases 1 and 2. Provide an NOC with phase iii listed. Also, provide the state and federal environmental permits required for the impacts to the stream running through the site.
2. The NOC states that project is discharging to high-quality waters; therefore, erosion control measures must be designed for the 5-yr, 24-hr storm. Provide information for this standard on the plans.
3. Label and show erosion control protection for slopes 3:1 and greater and provide a detail.
4. Erosion control details need to reference metro's erosion control manual. Provide the appropriate TCP-xx number on the details.
5. Place note on erosion control plan requiring contractor to provide an area for concrete wash down and equipment fueling in accordance with metro cp-10 and cp-13, respectively. Contractor to coordinate exact location with NPDES department during pre-construction meeting.
6. Provide information for the determination of the buffer requirements. Provide drainage area of stream and classification by TDEC/NPDES staff.
7. The sub-area draining to inlet #42 (pipe #7) is listed as 0.72 acre on the drainage worksheet and 0.74 acre in the hydraflow spreadsheet. Please correct.
8. Define the design event in the hydraflow spreadsheet.
9. The total flow for lines 30-31, 35-36, 36-37, and 37-38 do not match what is listed in the pipe table on plan sheet c5. Please correct.
10. Please provide documentation that this phase can remain under old regulations. If not, then water quality and detention is inadequate for development.



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STAFF RECOMMENDATION

Staff recommends approval of the final PUD plan for Phase 3. The plan is consistent with the approved preliminary plan and finalizes the development of 206 townhome units.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
3. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. 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.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
5. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require re-approval by the Planning Commission.
6. This final approval includes conditions which require correction/revision of the plans.



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Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.



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

Planned Unit Development 2003P-013U-10
Village Hall
34 - Todd
8 – Fox
Gresham Smith & Partners, applicant, for Haury & Smith Contractors Inc., owner

Staff Reviewer
Staff Recommendation

Logan
Approve with conditions

APPLICANT REQUEST
Final PUD Site Plan

A request for final site plan approval for a Planned Unit Development located at 2202-A Hobbs Road, approximately 350 feet east of Stammer Place, classified Multi-Family Residential (RM4), (0.98 acres), to permit the development of 4 dwelling units in two structures.

PLAN DETAILS

Village Hall PUD preliminary plan initially passed third reading at Metro Council on January 20, 2004, for 20 units. The amended PUD passed third reading at Metro Council on August 7, 2007. That plan included 19 units on the portion of property in the original PUD plan and four additional units on the property that was added by the amendment.

The request for final PUD is for four units. The plan shows two attached townhomes, each with two units facing open space or recreation areas. The access is from the private drive in the originally approved PUD.

The portion of the PUD that is already constructed has 19 units arranged on private drives with access from Hobbs Road. Each unit faces open space, with the exception of those along Hobbs Road, which face Hobbs Road. A pedestrian connection to the Green Hills YMCA was required by the Planning Commission and the Metro Council. Prior to the issuance of building permits, the applicant is required to dedicate a public cross access easement from Hobbs Road to the Green Hills YMCA.

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



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

STORMWATER RECOMMENDATION

Approved with conditions

1. Area to rain garden B is 0.42 a.c., revise accordingly
2. Check the existing area drain and 15" pipe capacity.

URBAN FORESTER RECOMMENDATION

Show irrigation.

STAFF RECOMMENDATION

Staff recommends approval with conditions because the final PUD is consistent with the PUD amendment approved by Metro Council.

CONDITIONS

1. Prior to the issuance of any building permit, dedicate a public cross access easement for the pedestrian connection to the Green Hills YMCA.
2. Prior to the issuance of any grading permits a revised plan must be submitted adding to the cover page of the PUD plan, "Conditions of BL 2007-1490: 1. Dedicate a public cross access easement for the pedestrian connection to the Green Hills YMCA. 2. Comply with all Urban Forester conditions. 3. The developer shall plant twenty (20) additional 6 feet tall evergreen trees at 6-foot centers along a portion of the eastern rear driveway and along Hobbs Road behind the Brick/Iron fencing from the NES power station to the eastern property line adjoining the Hobbs House. These trees shall be located to best screen existing garage doors from view from Hobbs Road. This planting is to be performed in the fall of 2007 when weather permits but not later than December 31, 2007."
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 Urban Forester.



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5. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
8. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.
9. This final approval includes conditions which require correction/revision of the plans. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.