

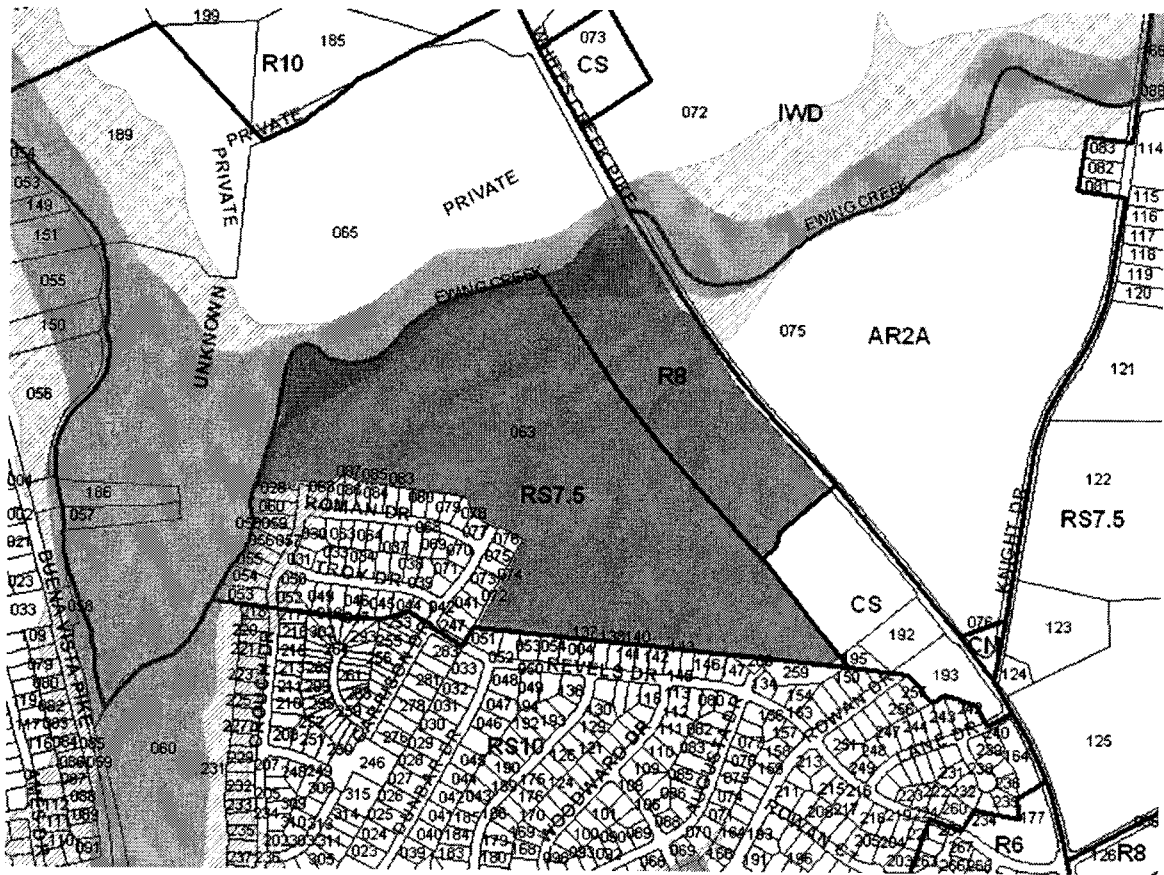
Metropolitan Planning Commission



Staff Reports

March 13, 2008

PREVIOUSLY DEFERRED ITEMS



2008S-007U-03
VILLAGES OF EWING CREEK
Map: 059-00 Part of Parcel 063
Subarea 3
Council District 2



Project No.	Subdivision 2008S-007U-03
Project Name	Villages of Ewing Creek
Council District	2 - Harrison
School District	1 - Thompson
Requested By	Mark and Lisa Wright et al, owners, Dale & Associates, surveyor
Deferral	<i>Deferred from the February 14, 2008, Planning Commission meeting</i>
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Concept Plan

A request for concept plan approval to create 266 lots within a cluster lot development, 247 single-family lots and 19 duplex lots for a total of 285 units, on a portion of property located at 2832 Whites Creek Pike, approximately 1,510 feet south of Briley Parkway (84.21 acres), zoned Single-Family Residential (RS7.5) and One and Two-Family Residential (R8).

HISTORY

The Planning Commission deferred this application at the February 14, 2008, Planning Commission meeting in order to allow for additional community input. The Planning Commission must act on the application at this meeting or it will be deemed approved as the next meeting will be more than 30 days from the date the application was placed on the agenda, in this case, February 14, 2008. A community meeting was scheduled for March 6, 2008.

ZONING
RS7.5 District

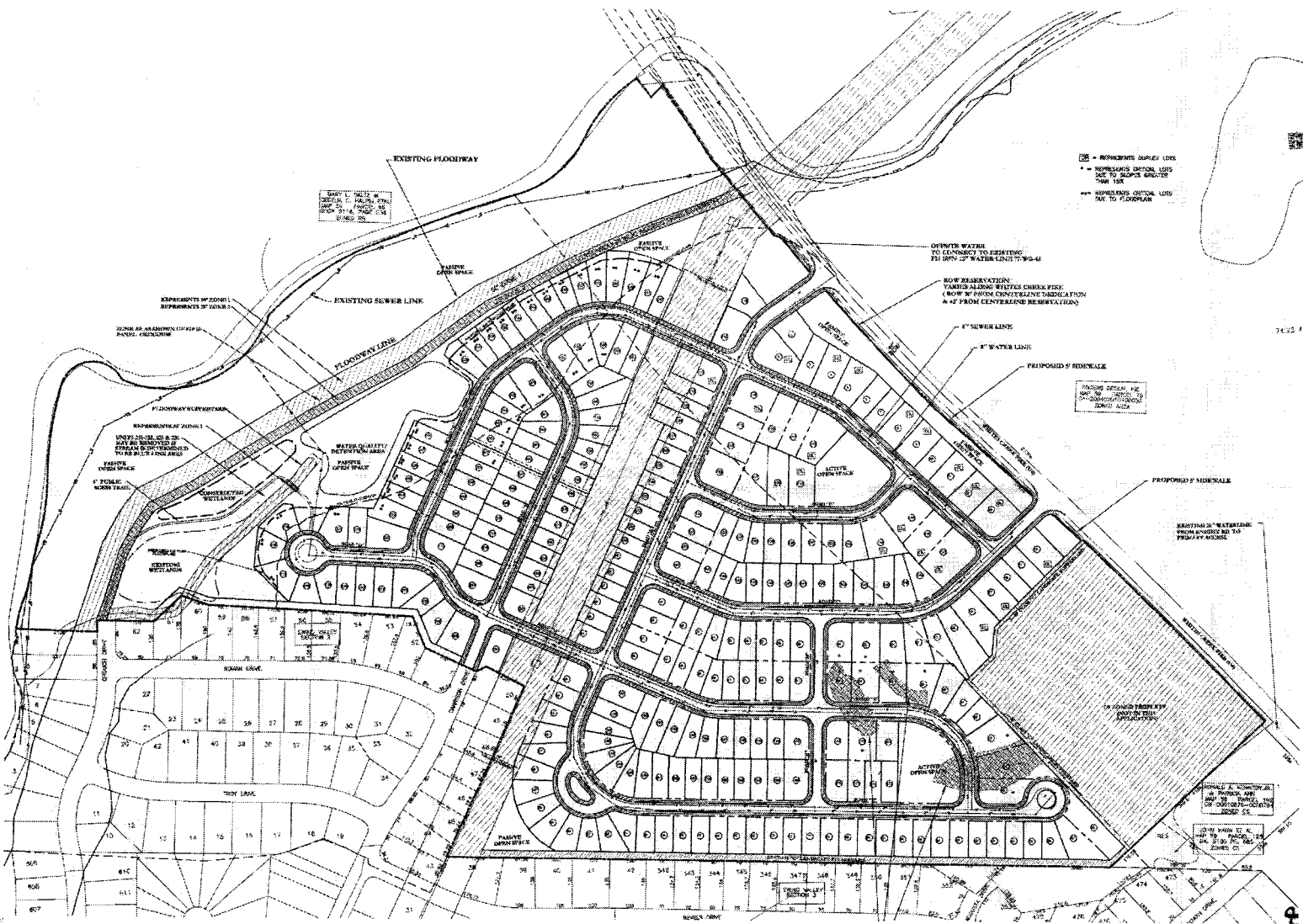
RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

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

This concept plan application proposes a 266-lot cluster-lot subdivision with 247 single-family lots and 19 duplex lots for a total of 285 units. The cluster lot option is provided for in Section 17.12.090 of the Metro Code. The option allows the applicant to reduce the



--- REPRESENTS SUPPLY LINES
+ REPRESENTS OPTICAL LINES
SAY TO BLACK DIAMETER
THIN LINES
--- REPRESENTS OPTICAL LINES
SAY TO FLOORPLAN

OPTIMUM WATER
TO CONNECT TO EXISTING
12" 100% LF WATER LINES TO W-46

8" W WATER MAINS
VARIES ALONG WITH AS CHECKED
(8" W" 100% LF EXISTING WATER MAINS
A-4 FROM CENTERLINE RE-SUBVALUED)

4" SEWER LINES
8" WATER LINES

PROPOSED 8" SIDEWALK

PROPOSED 6" SIDEWALK

PROPOSED 12" WATER MAINS
FROM EXISTING TO VIA
PRIMARY WORK

PROPOSED 12" SIDEWALK

PROPOSED 8" SIDEWALK
PROPOSED 6" SIDEWALK

74.12 1

4



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size of single-family lots two base zone districts. For the portion of the property within the RS7.5 zoning district, the lots can be reduced to 3,750 square feet (RS3.75). For the portion of the property within the R8 zoning district, the single-family lots can be reduced to 6,000 square feet (R6). The Code does not permit use of the cluster option for duplex lots, so any lot identified on the plan as a duplex lot must be 8,000 square feet.

Section 17.16.030.D. of the Code limits the number of duplex lots to 25% of the number of lots in the subdivision. There are 48 lots proposed in the portion of the subdivision that falls within the R8 zoning district, which would allow 12 duplex lots. The plan currently shows 19 duplex lots. Seven lots will need to be converted to single-family lots, including Lots 12 and 111, which are identified as duplex lots but are below the 8,000 square foot minimum. The duplex lots could not be distributed throughout the entire development as they can only be located within the portion of the property zoned R8. With the elimination of seven lots, the remaining duplex lots should be located primarily on corner lots and not grouped in any one location or along any one street.

Site Access

The site will be accessed from two points along Whites Creek Pike and from Garrison Drive to the south. A second southern connection to Crouch Drive was proposed but is not possible due to an existing wetland at the end of Couch Drive. A third southern connection to Augusta Drive is not possible due to the existing building pattern. A connection to the north was considered which would have required crossing Ewing Creek. The benefit of this crossing was limited because the property to the north lies between the creek and Briley Parkway. There are opportunities to provide connections to this northern property from the west without crossing the stream. Due to the limited benefits of this connection, staff is not recommending that it be added to the plan.

Sidewalks

Sidewalks will be provided on all new streets and are required along Whites Creek Pike. A pedestrian connection from the southeast cul-de-sac to the commercially zoned property is required.



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Open Space

The plan includes 36.7% open space providing “use and enjoyment.” This exceeds the 15% minimum requirement for cluster lot subdivisions. The Commission’s cluster lot policy requires common open space to have “use and enjoyment” value to the residents including recreational value, scenic value, or passive use value. Residual land with no “use or enjoyment” value, including required buffers and stormwater facilities, has not been counted towards the open space requirements. An additional 6.3% of the property will be used for landscape buffer-yards and water quality facilities.

The applicant proposes two recreational facilities in accordance with Ordinance BL2007-1365, which requires recreational facilities to be provided in cluster lot subdivisions. A 285-unit subdivision requires two recreational facilities. One facility will be a gazebo with an open lawn play area and the other will be a children’s playground. This requirement will not change with the conversion of seven duplex lots to single-family lots.

Landscape buffer yards are required and shown on the plan along the southern edge of the property.

A greenway runs along Ewing Creek. A “Dedicated Conservation/Greenway Public Access Trail Easement Area” has been identified on the plan.

Wetlands And Streams

The Stormwater Division has noted that the buffer shown within the wetlands and the stream adjacent to lots 218 and 219 are incorrectly depicted. The required increased width will impact both lots 218 and 219. These lots cannot encroach into the buffer and must either be reconfigured to be completely outside of the buffer area or removed from the plan.

Critical Lots

A number of lots have been identified as critical lots due to steep slopes. Those critical lots with natural slopes that generally rise away from, or are parallel to, the fronting street must provide a building envelope on less than twenty percent natural slope and a minimum lot width of 75 feet at the building line as required by 17.28.030 of the Zoning Code. As required by Section 3-3.4 of the Subdivision Regulations, a preliminary grading study was submitted with this concept plan.



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There are a number of lots located in the existing 100-year floodplain. These lots are identified as critical lots.

PUBLIC WORKS RECOMMENDATION

1. The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. Provide documentation of adequate sight distance at proposed access roads. Prior to the submittal of construction plans, submit a field run survey demonstrating adequate sight distance.
3. Construct a northbound left turn lane on Whites Creek Pike at the proposed northern access road with 100 ft of storage and transitions per AASHTO/MUTCD standards.
4. Construct a northbound left turn lane on Whites Creek Pike at the proposed southern access road with 100 ft of storage and transitions per AASHTO/MUTCD standards.
5. Construct a continuous three (3)-lane cross-section on Whites Creek Pike between the proposed access roads.
6. Construct both project access roads at Whites Creek Pike with one entering and two exiting lanes (LT and RT) each with a minimum of 50 ft of storage.
7. Construct a northbound right turn lane on Whites Creek Pike at Knight Drive with 200 ft of storage and transitions per AASHTO/MUTCD standards.
8. Modify the traffic signal at Whites Creek Pike and Knight Drive to include a northbound right turn overlap phase and to accommodate the northbound right turn lane construction.

STORMWATER RECOMMENDATION

1. Consolidate all pertinent stormwater related details onto the Stormwater Grading and Drainage Sheet (C4.0). Zone 2 of the Floodway Buffer represents more than the "Greenway Public Access Trail Easement Area", it needs to be defined also as a 25' Floodway Buffer. Sheet C4.0 should label the Floodway, the, "50' Floodway Buffer - Zone 1," and the, "25' Floodway Buffer - Zone 2."
2. With reference to Page 12 of Chapter 6 of Volume 1 of the Stormwater Management Manual, show and



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- label a, "25' Water Quality Buffer" for the existing Wetlands.
3. The stream, as identified by Metro GIS ArcMAP, present within the noted wetlands is incorrectly depicted. With reference to Page 12 of Chapter 6 of Volume 1 of the Stormwater Management Manual, show and label a "30' Water Quality Buffer." The Water Quality Buffer is scaled from the Tops of Bank. The total required buffer width is 30' + 30' + the top width of channel. The current Buffer is only 30' in width. Appropriate Correction is required.
 4. With reference to comment #3 above, the increased buffer width of the noted stream will affect Lots 218-219. Said lots cannot encroach into the buffer. Either remove the lots from the buffer or reconfigure the Lot layout.

FIRE MARSHAL RECOMMENDATION

1. Show on plans, planned building construction type, and square footage.
2. Actual or projected flow data shall be provided on plat showing compliance with 2006 edition of NFPA 1 table H.
3. Print fire hydrant flow data on plans.
4. Provide a Master Water Plan which shows water mains, fire hydrants, and the proposed flow from the fire hydrant with the highest elevation and most remote in this project, street access, and topographic elevations.
5. All roadways with two-way traffic shall comply with public works minimum requirements.
6. Any construction over 3600 sq. ft. will require an independent review by the Fire Marshals office and be required to comply with the 2006 edition of NFPA 1 table H.
(<http://www.nashfire.org/prev/tableH51.htm>)
7. All fire hydrants shall provide a minimum of 1000 gpm @ 20 psi. If so, all single-family residences up to 3600 sq. ft. are pre-approved.
8. The final plat shall show location and flow data for fire hydrants.
9. Fire Hydrant flow data shall be provided before plat can be approved.
10. A fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and that provides access to the



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interior of the building.

11. Dead end fire mains over 600 feet in length are required to be no less than 10 inch in diameter. If this is to be a public fire main, a letter from Metro Water is required excepting the length and size.
12. Fire Hydrants shall be in-service before any combustible material is brought on site.
13. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B

STAFF RECOMMENDATION

Staff recommends approval with conditions. Section 2-3.4.e of the Subdivision Regulations requires that, within 30 days of receiving conditional approval from the Planning Commission, a revised plan be submitted showing all required revisions have been made. If the revised plans addressing all conditions of approval are not received within 30 days, the approval will expire.

CONDITIONS

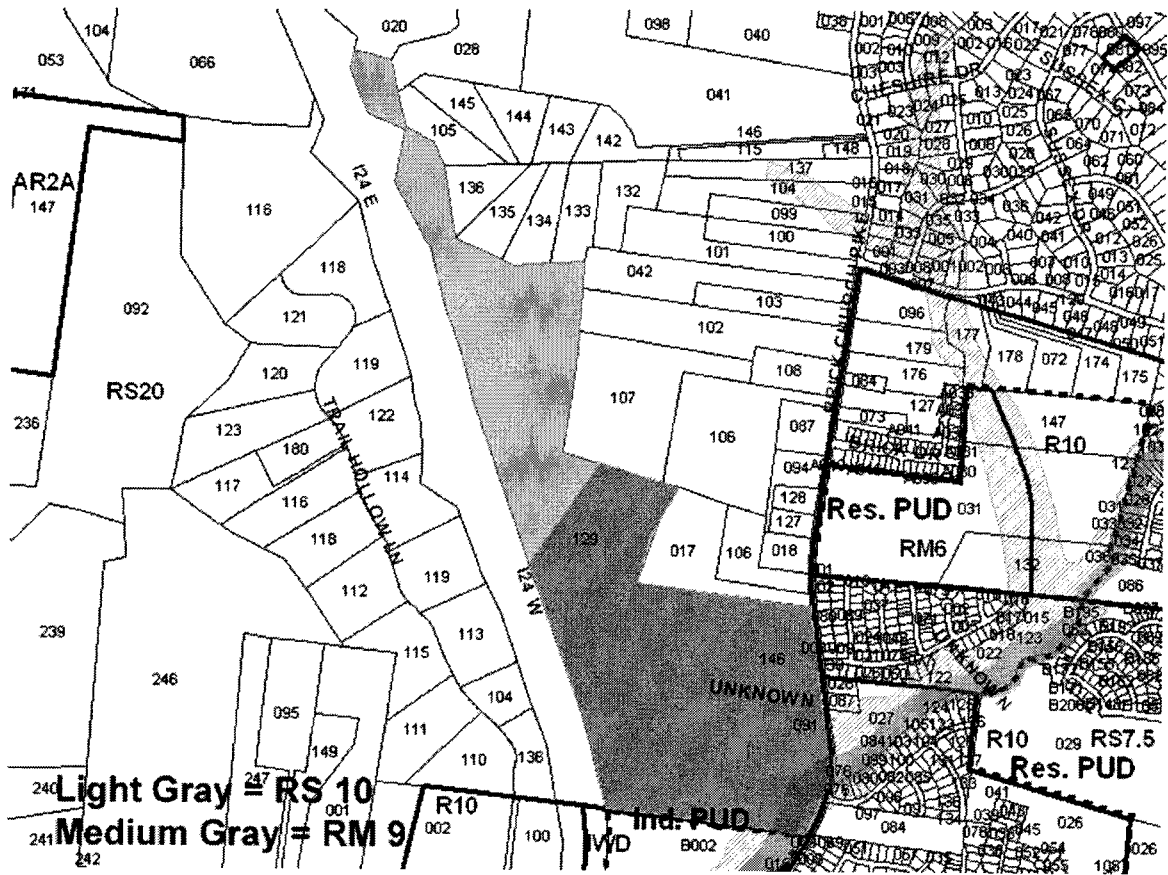
1. Seven of the lots identified as duplex lots shall be changed to single-family lots, including Lots 12 and 111. Duplex lots shall be located at corner lots and not grouped along any one street or in any one area.
2. A pedestrian connection from the southeast cul-de-sac to the commercially zoned property shall be provided.
3. Identify all lots within the floodplain and on steeply sloped lots as critical lots. Those critical lots with natural slopes that generally rise away from, or are parallel to, the fronting street shall provide a building envelope on less than 20% natural slope and a minimum lot width of 75 feet at the building line as required by 17.28.030 of the Zoning Code.
4. Stormwater requirements shall be met prior to concept plan approval including the reconfiguration or removal of Lots 218 and 219 so that no lots encroach into the required buffer areas.
5. Fire Marshal requirements shall be met prior to final plat approval.
6. Public Works requirements shall be met prior to final plat approval.



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7. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the 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 date of conditional approval by the Planning Commission.

ZONING MAP AMENDMENTS



2006Z-124G-02

Map: 050-00 Parcels: 091, 129, 146

Subarea 2

Council District 3



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

Zone Change 2006Z-124G-02

Planned Unit Development 2006P-013G-02
BL2008-158

3 - Hunt
3 - North

Umbrella Investments, applicant for T.F. Cone, M.C. Beck and 1st American Trust, Trustee, owner

Deferred from the September 14, 2006, Planning Commission meeting

Deferral

Staff Reviewer
Staff Recommendation

Sexton

Approve, subject to the approval of the associated Preliminary Planned Unit Development

APPLICANT REQUEST

A request to change from Single-Family Residential (RS20) to Single-Family Residential (RS10) and Multi-Family Residential (RM9) zoning for property located at 3500 Brick Church Pike, 3474 Brick Church Pike and Brick Church Pike (unnumbered) approximately 500 feet north of Village Trail (189.64 acres).

History

On September 14, 2006, a request to change from RS20 to RS7.5 on 78.12 acres and RM9 zoning on 22.53 acres on a portion of this property was deferred indefinitely by the Metro Planning Commission at the request of the applicant.

Existing Zoning
RS20 District

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

Proposed Zoning
RS10 District

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

RM9 District

RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre.

**PARKWOOD – UNION HILL
COMMUNITY PLAN**

Natural Conservation (NCO)

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



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Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

Residential Low Medium (RLM)

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

Residential Medium (RM)

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.

Special Policy 6

Special Policy Area # 6. (I24 / Brick Church Pike "NG" Area). The plan calls for the gross average residential density of this area to be no greater than 7 housing units per acre. Some areas of residential development at higher densities are appropriate as long as the average is not exceeded. Transition and buffering is important along the edge of this area next to the NCO policy.

Special Policy 7

Special Policy Area # 7. (I24 / Brick Church Pike "RM/RLM" Area). Development proposals designed in accordance with the policies and guidelines applicable to the "Neighborhood General (NG)" structure plan category are appropriate and should be considered on their merits. The average gross residential density of "NG" type development in this area should not exceed 7.0 dwelling units per acre.

Consistent with Policy?

Yes. The proposed zoning district is consistent with the area's land use policies and Special Policy 7 of the Parkwood-Union Hill Community Plan. Under the policies of NG, RLM and RM the maximum density yield is approximately 867 units/lots. As required by the NG policy, there is an associated preliminary Planned Unit Development (PUD) with this requested zone change. As a condition of approval of the PUD the NCO policy area is required to be preserved as open space.



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PUBLIC WORKS RECOMMENDATION

Typical Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	169.64	1.85	314	2980	230	301

Typical Uses in Proposed Zoning District: RM4

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached and Attached (210)	169.64	N/A	353*	3319	257	334

*PUD proposes 50 duplex lots (100 units) and 230 single-family lots, and 23 cottages

Typical Uses in Proposed Zoning District: RM4

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	169.64	4	173*	1023	81	95

* PUD proposes 173 townhomes

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
--			+212	+1362	+108	+128

METRO SCHOOL BOARD REPORT

Projected student generation

118 Elementary 94 Middle 90 High

Schools Over/Under Capacity

Students would attend Bellshire Elementary School, Goodlettsville Middle School and Hunters Lane High School. Goodlettsville Middle School and Hunters Lane High School have been identified as full by the Metro School Board. There is capacity within cluster for middle school students and in an adjacent cluster for high school students.

School site dedication

Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer, for dedication, a school site in compliance with the standards of Section 17.16.040 for middle schools with capacity of 800 students. This is a condition of approval of the associated preliminary PUD.

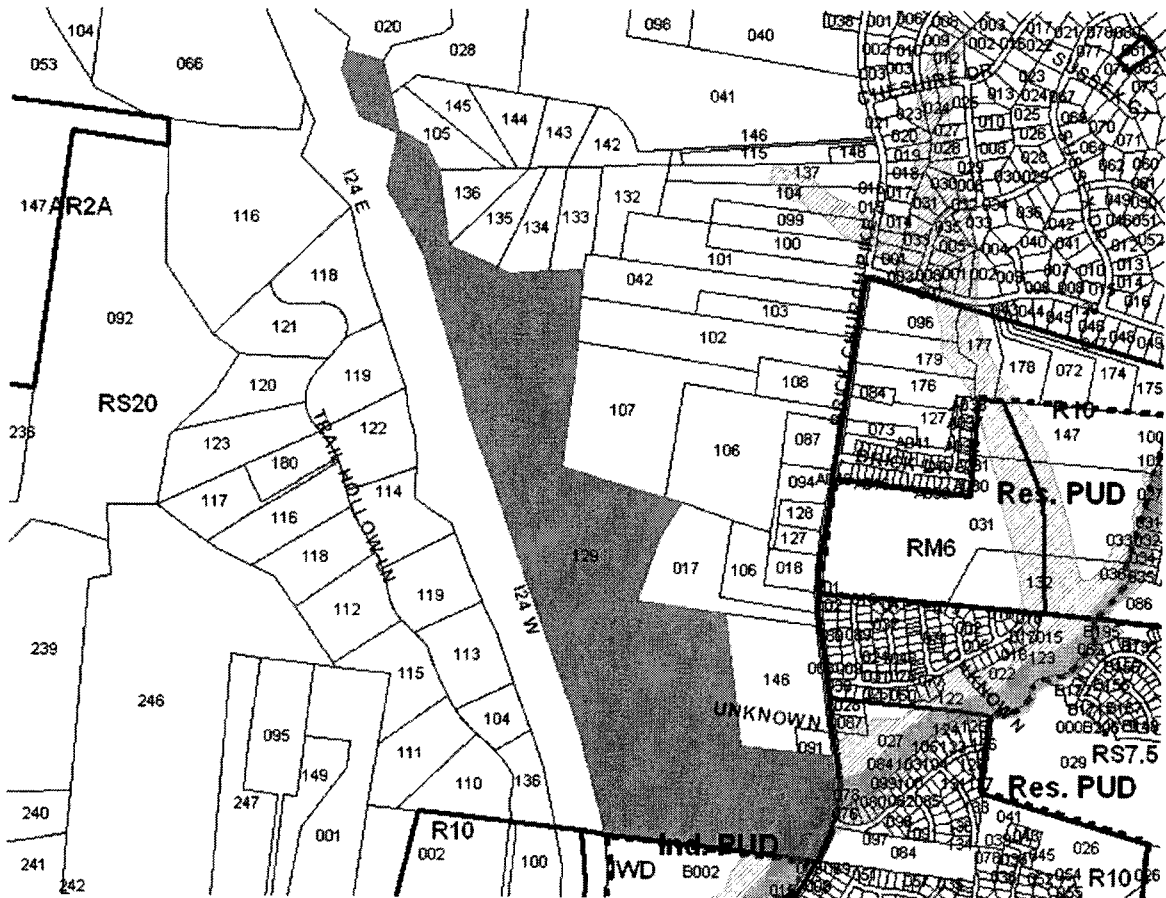


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STAFF RECOMMENDATION

The requested RS10 and RM9 zoning districts and the associated preliminary PUD are consistent with the area's policies and staff recommends that the rezoning request be approved subject to the approval of the associated PUD. In addition, a condition of approval of the associated PUD will be to preserve the Natural Conservation policy area as open space.

SEE NEXT PAGE



2006P-013G-02
CONE PROPERTY
 Map: 050-00 Parcels: 129,146,091
 Subarea 2
 Council District 3



Project No.	Planned Unit Development 2006P-013G-02
Project Name	Cone Place
Associated Case	Zone Change 2006Z-124G-02
Council Bill	BL2008-159
Council District	3 - Hunt
School Board District	3 - North
Requested By	Umbrella Investments, applicant for T.F. Cone, M.C. Beck and 1st American Trust, Trustee, owner
Deferral	<i>Deferred from the September 14, 2006, Planning Commission meeting</i>
Staff Reviewer	Sexton
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Preliminary PUD

A request for preliminary PUD approval for property located at 3500 Brick Church Pike, 3474 Brick Church Pike and Brick Church Pike (unnumbered) approximately 500 feet north of Village Trail (189.64), to permit 255 single-family dwelling units, 173 townhome units, 23 cottage units and 51 duplex lots for a total of 553 units.

History

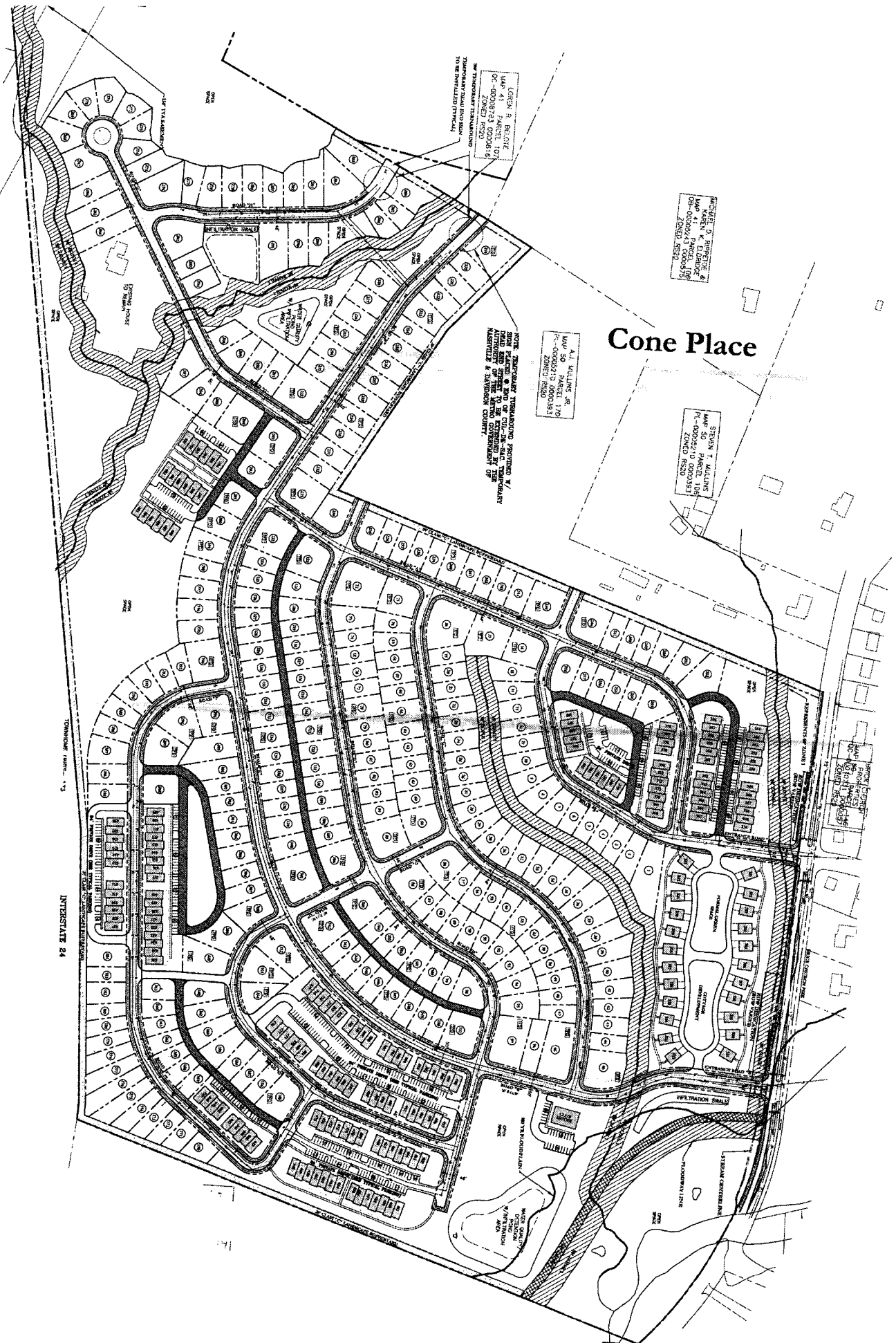
On September 14, 2006, a request for preliminary approval for a Planned Unit Development district to permit 143 townhomes and 276 single-family lots on a portion of this property was deferred indefinitely by the Metro Planning Commission at the request of the applicant.

PLAN DETAILS

Site Design

The plan proposes 255 single-family lots, 51 duplex lots, 23 cottage units, and 173 townhomes located on approximately 189.64 acres. Approximately 83.34 acres will be open space. The cottage units are to be located on the eastern edge of the site and the townhomes are to be located in four pockets on the eastern, western and southern edges of the site. The lot table provided with the plan does not accurately reflect the lot count. A corrected lot table must be provided. In addition, the plan does not show the correct acreage for the three parcels, which also must be corrected on the revised preliminary plan.

Single-family lots range in size from 5,180 square feet to 14,519 square feet. Duplex lots range in size from 5,760 square feet to 16,227 square feet and are within the area proposed for the RM9 zoning district.



LAY OUT PLAN FOR
 MAP 58 PARCEL 107
 PC-00002210 ZONING DISTRICT
 ZONING DISTRICT
 THE PLAN IS SUBJECT TO THE
 APPLICABLE CITY ORDINANCES AND
 THE ZONING DISTRICT REGULATIONS.

LAY OUT PLAN FOR
 MAP 58 PARCEL 108
 PC-00002210 ZONING DISTRICT
 ZONING DISTRICT
 THE PLAN IS SUBJECT TO THE
 APPLICABLE CITY ORDINANCES AND
 THE ZONING DISTRICT REGULATIONS.

LAY OUT PLAN FOR
 MAP 58 PARCEL 109
 PC-00002210 ZONING DISTRICT
 ZONING DISTRICT
 THE PLAN IS SUBJECT TO THE
 APPLICABLE CITY ORDINANCES AND
 THE ZONING DISTRICT REGULATIONS.

Cone Place

LAY OUT PLAN FOR
 MAP 58 PARCEL 108
 PC-00002210 ZONING DISTRICT
 ZONING DISTRICT
 THE PLAN IS SUBJECT TO THE
 APPLICABLE CITY ORDINANCES AND
 THE ZONING DISTRICT REGULATIONS.

NOTE: TEMPORARY REGULATIONS PROVIDED BY
 THE CITY OF DENVER TO BE APPLIED TO THE
 APPLICABLE CITY ORDINANCES AND THE ZONING
 DISTRICT REGULATIONS IN THE CITY OF
 DENVER AND ADJACENT JURISDICTIONS.

INTERSTATE 24
 DENVER, COLORADO

INTERSTATE 24

INTERSTATE 24



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The cottage units are in two rows, with rear access from a drive surrounding a green. While the front units face Brick Church Pike and provide the entrance to the PUD, the rear units appear to face the rear or side yards of the adjacent single-family lots. In some locations within the proposed PUD, building types should be relocated to create a stronger streetscape with compatible types of lots on both sides of the street. There remain unresolved design issues with the cottage portion of the PUD and with the creation of strong streetscapes. Prior to approval of the final PUD site plan, the Planning staff must approve revisions to the design to address these issues.

There is one larger lot with an existing house shown on the plan. The Jackson House is a National Register eligible property, discussed below in the Historical Commission's comments, and is located adjacent to the area classified as Natural Conservation. The historic property is a highly unusual example of Victorian-era farmhouse with strong Queen Anne and Italianate influences. There is no lot number assigned to this lot and the acreage has not been provided. A lot number must be assigned and the acreage included in the lot table. The Historical Commission has expressed serious concerns with the treatment of the historic house and outbuildings, which are not shown on the plans. The Historical Commission recommends that the house and outbuildings be retained together on enough acreage to retain its rural setting. This house must be given adequate separation from any residential units. Staff recommends that lots 264, 265 and 266 be incorporated into the lot for the historic house. The lot is bordered by a stream to the south and west with open space across the stream.

Plan Details

A number of elements are missing from the plan and must be added. These include the identification of all proposed and existing sewer and utility lines on site plan, labeling of fire hydrants, screening details for dumpster receptacles, a development schedule for phases of construction, and Floor Area Ratio and Impervious Surface Ratios for the development.

Access and Parking

Access is provided through two street connections to Brick Church Pike. Two stub streets have been provided on the north side to provide connections to future development.

One street includes a creek crossing that accesses a limited number of lots. As this provides a proposed future



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connection to the undeveloped property to the northeast, staff recommends approval of the crossing.

The plan also shows an adequate internal sidewalk system which will allow ease of pedestrian movement regarding the residential portions of the development. An alley system will allow for rear access to some of the lots. The alley shown between Lots 162, 163 and 310 must be converted to a public street with sidewalks.

There are 421 parking spaces proposed for the townhouse units. The plan does not provide information on the number of bedrooms for these units but the code sets parking based on bedroom counts. The required parking may increase depending on the type of unit proposed. The requirements for parking of the Zoning Code must be met with the revised preliminary plan.

Open Space

The proposed plan includes 49% open space provided in a variety of ways. There is a mix of active and passive open spaces. The land within the Natural Conservation policy will be preserved. One clubhouse is located near the southeastern proportion of the PUD. The North Fork of Ewing Creek cuts through the eastern side of the townhouse section and a greenway conservation and public access trail easement will be dedicated.

A "C" type landscape buffer yard is shown along the north, south, and western property line.

Design Standards

Staff recommends that several design standards be included as conditions to help this new development blend with the existing development in the area:

- Minimum lot sizes for all single family and two-family dwellings shall be 5,000 square feet, contain a maximum building coverage of .50, and shall not exceed 3 stories in height. Minimum rear setbacks shall be 20 and side setbacks shall be a minimum of 5 feet.
- Minimum lot sizes for all multifamily buildings shall be 15,000 square feet, exceeding no more than 9 dwelling units per acre. Minimum rear setbacks shall be 20 and side setbacks shall be a minimum of 10 feet. The maximum height at all setback lines shall be 20 feet.



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School Site Dedication

The projected student generation of this project is 118 elementary school students, 94 middle school students and 90 high school students. Students would attend Bellshire Elementary School, Goodlettsville Middle School and Hunters Lane High School. Goodlettsville Middle School and Hunters Lane High School have been identified as full by the Metro School Board. There is capacity within the cluster for middle school students and capacity within an adjacent cluster for high school students. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication, an 18 acre school site in compliance with the standards of Section 17.16.040 for middle schools with capacity of 800 students.

This land dedication requirement is proportional to the development's potential student generation. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Hunters Lane High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. Failure of the Board of Education to act prior to final plat consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements, however, shall constitute a waiver of this requirement by the Board of Education.

HISTORICAL COMMISSION RECOMMENDATION

The home located at 3500 Brick Church Pike is known as the Jackson House. This historic property is a highly unusual example of Victorian-era farmhouse with strong Queen Anne and Italianate influences. It is identified as National Register-eligible in the Parkwood-Union Hill Community Plan. While the Historical Commission has limited information regarding the history of the house, it is an important historic resource in this area where very few National Register or National Register eligible properties still exist.

The Historical Commission has serious concerns with the treatment of the historic house and outbuildings (which are not shown on the plans) and recommends that the house and outbuildings be retained together on enough acreage to



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retain its rural setting. The recommendation is a lot size of at least 10 acres, preferably more, with buffering from the new development. As it is shown now, the house parcel appears to be too small, and greatly encroached upon by proposed lots 264-294, most specifically 264-276 and 292-294.

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.

- Identify all roadways and alleys as public or private.
- Prior to the submittal of construction plans, submit documentation of adequate sight distance at project access locations.
- Construct roadway "E" per standard detail ST-252.
- At lots 198, 199, 123, and 230, align intersection to create a 4-leg intersection.
- Identify plans for solid waste disposal and recycling collection. Plan must be approved by the Department of Public Works Solid Waste Division.

In accordance with the recommendations of the TIS:

- Construct both project access drives at Brick Church Pike with one entering and two exiting lanes (LT and RT) each with 75 ft of storage and transitions per AASHTO/MUTCD standards.
- Construct southbound and northbound left turn lanes on Brick Church Pike at the intersection of Brick Church Pike and Westchester Drive/northern access, each with 100 ft of storage and transitions per AASHTO/MUTCD standards.
- Construct a northbound left turn lane on Brick Church Pike at the intersection of Brick Church Pike and the southern access with 100 ft of storage and transitions per AASHTO/MUTCD standards.
- Provide adequate intersection and stopping sight distance at both project access drives onto Brick Church Pike per AASHTO standards for the posted speed limit.



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STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed preliminary PUD plan is consistent with the land use policies for this area.

CONDITIONS

1. Prior to third reading at Council, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan addressing the following:
 - Provide accurate lot count for all residential units, correct lot table to include lots shown on the plan, and correct the total acreage of the PUD plan.
 - Assign a lot number and include acreage in the lot table for the lot with the Jackson House.
 - Remove lots 264, 265 and 266.
 - Include former name of Preliminary PUD plan in parentheses on title page.
 - Convert the alley along Lots 162, 163, and 310 to a public street with sidewalks.
 - Provide identification of all proposed and existing sewer and utility lines on site plan.
 - Label all fire hydrants on site plan.
 - Provide screening details for dumpster receptacles.
 - Provide development schedule for phases of construction.
 - Provide Floor Area Ratio and Impervious Surface Ratio for development
 - Provide information on the number of bedrooms for the townhouse units but the code so that parking requirements can be determined. Parking for all unit types shall meet the requirements of the Metro Zoning Code.
2. Natural Conservation policy area shall be preserved as open space.
3. Prior to approval of the final PUD site plan, the Planning staff shall approve revisions to address the unresolved design issues, including those with the cottage portion of the PUD and with the creation of strong streetscapes.
4. Minimum lot sizes for all single family and two-family dwellings shall be 5,000 square feet, contain a maximum building coverage of .50, and shall not exceed 3 stories in height. Minimum rear setbacks



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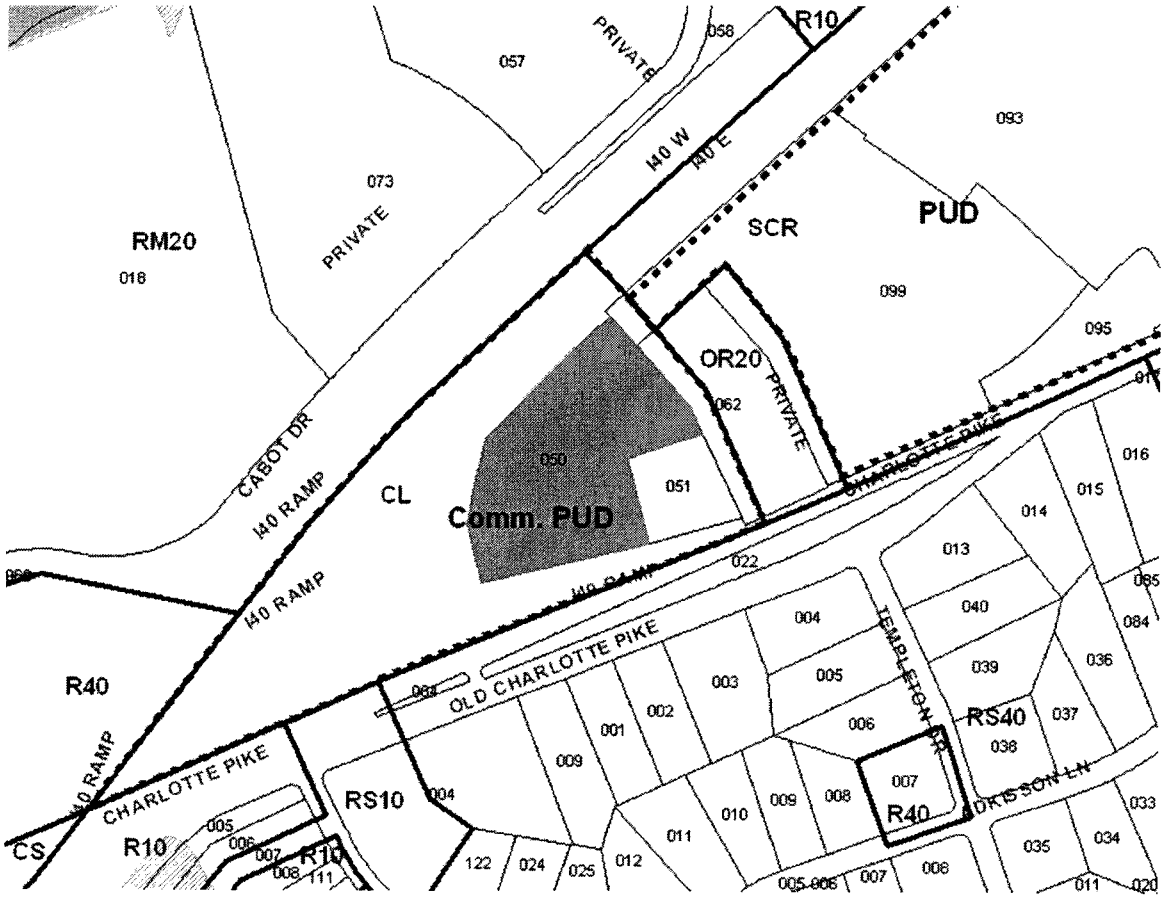
- shall be 20 and side setbacks shall be a minimum of 5 feet.
5. Minimum lot sizes for all multifamily buildings shall be 15,000 square feet, exceeding no more than 9 dwelling units per acre. Minimum rear setbacks shall be 20 and side setbacks shall be a minimum of 10 feet. The maximum height at all setback lines shall be 20 feet.
 6. Due to the potential impact of this development on the public school system, the applicant shall offer for dedication an 18 acre school site in compliance with the standards of Section 17.16.040 for middle schools with capacity of 800 students. This land dedication requirement is proportional to the development's potential student generation. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Hunters Lane High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. Failure of the Board of Education to act prior to final plat consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements, however, shall constitute a waiver of this requirement by the Board of Education.
 7. All Public Works conditions shall be met and bonded prior to final plat.
 8. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
 9. The requirements of the Metro 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. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the



Metro Planning Commission Meeting of 3/13/2008

approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

11. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.



144-66-G-07
OVERLOOK AT NASHVILLE WEST
 Map: 102-00 Parcel: 050
 Subarea 7
 Council District 20



Project No.	Planned Unit Development 144-66-G-07
Project Name	Overlook at Nashville West
Council District	20 - Baker
School Board District	1 - Thompson III
Requested By	Littlejohn Engineering Associates, Inc., applicant for Nashville West Shopping Center, LLC, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
PUD Amendment

A request to amend a portion of the preliminary plan for property located at 6834 Charlotte Pike, approximately 450 feet east of Templeton Road, classified Commercial Limited (CL) (6.04 acres) to permit the development of two hotels totaling 153,500 square feet.

PLAN DETAILS

General

The Overlook at Nashville West PUD consists of two properties located on the north side of Charlotte Pike, just east of Interstate 40.

Site Plan

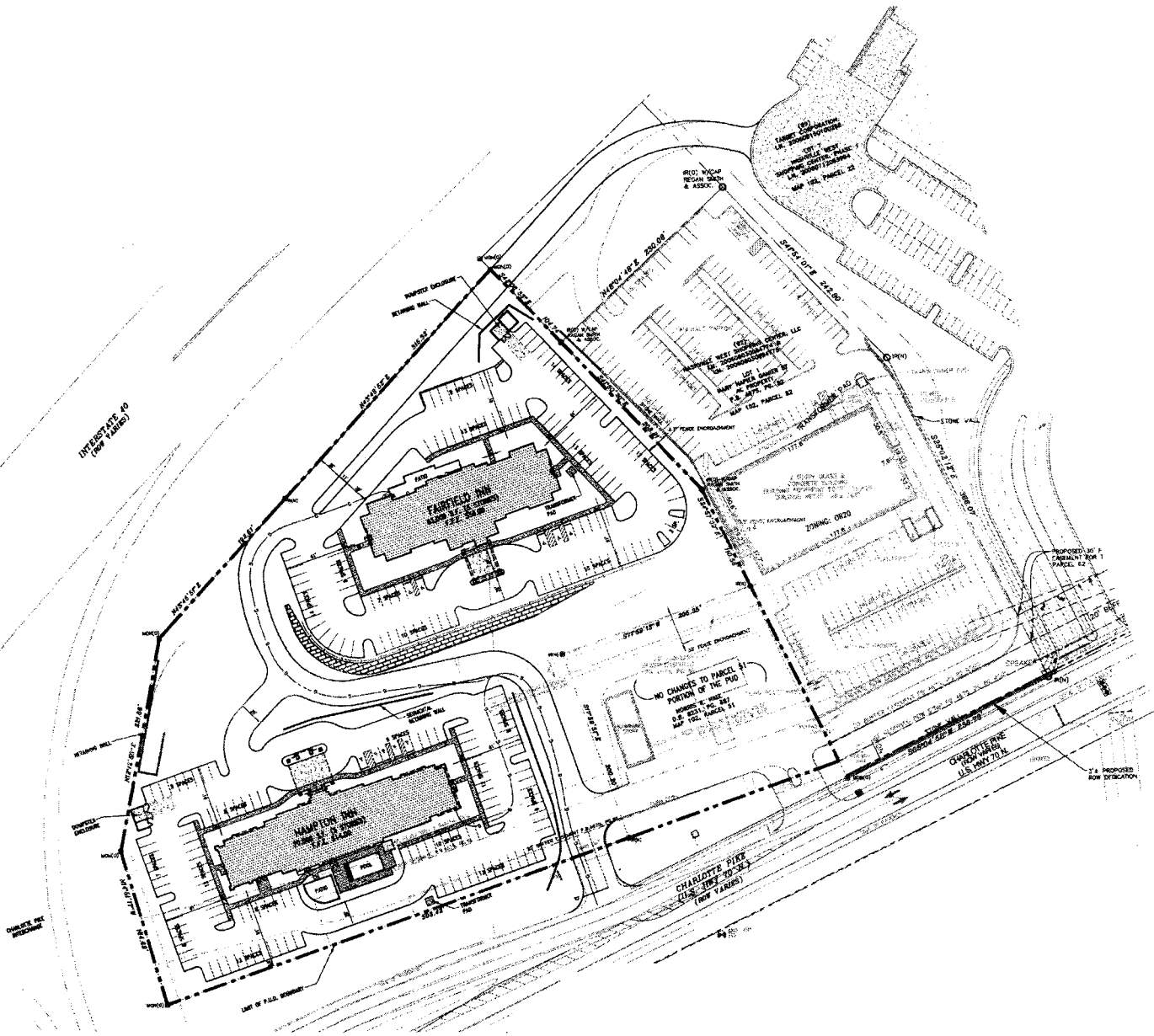
The plan calls for a total of 133,500 square feet of new hotel space to be distributed between two buildings. The building closest to Charlotte Pike is to be a Hampton Inn. It is proposed to have 70,500 square feet of floor area, five stories in height with 119 guest rooms and a pool. The second building, which is further from Charlotte Pike, is proposed to be a Fairfield Inn with 63,000 square feet of floor, five stories in height and contain 117 guest rooms.

The primary access point for both hotels will be from a private drive off Charlotte Pike. Secondary access will be provided by a private drive connecting to the adjacent Nashville West Shopping Center. Sidewalks are shown along the interior drive to allow pedestrians to safely move between the two buildings. A sidewalk is shown along Charlotte Pike from the entrance to the eastern edge of the PUD, and will connect to an existing sidewalk in front of Nashville West. Sidewalks are not shown along Charlotte Pike from the entrance to the western edge of the PUD or along the secondary access drive. Sidewalks are required in both locations.

Parking

The Metro Zoning Code requires one parking space for every guest room, and one parking space for every two employees. The Hampton Inn will require 125 parking

INTERSTATE 40
(LOW VARIES)



1:4 PROPOSED
SCALE INDICATION



Metro Planning Commission Meeting of 3/13/08

Preliminary Plan

spaces and the Fairfield Inn 123 parking spaces for a total of 248. The plan calls for a total of 248 spaces distributed so that each hotel will meet the parking requirements.

Current records for the PUD are incomplete and the application is being considered as an amendment and must have Council approval. The original PUD, consisting of two properties, was approved in 1966 for various commercial uses. Previously, a motel was developed on this property. The second property is contains an auto repair and body shop. If the amendment is approved, the total floor area within the overlay will be 137,500 square feet.

PUBLIC WORKS RECOMMENDATION

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

STORMWATER RECOMMENDATION

Approved except as noted:
Add Preliminary Note to plans: 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.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

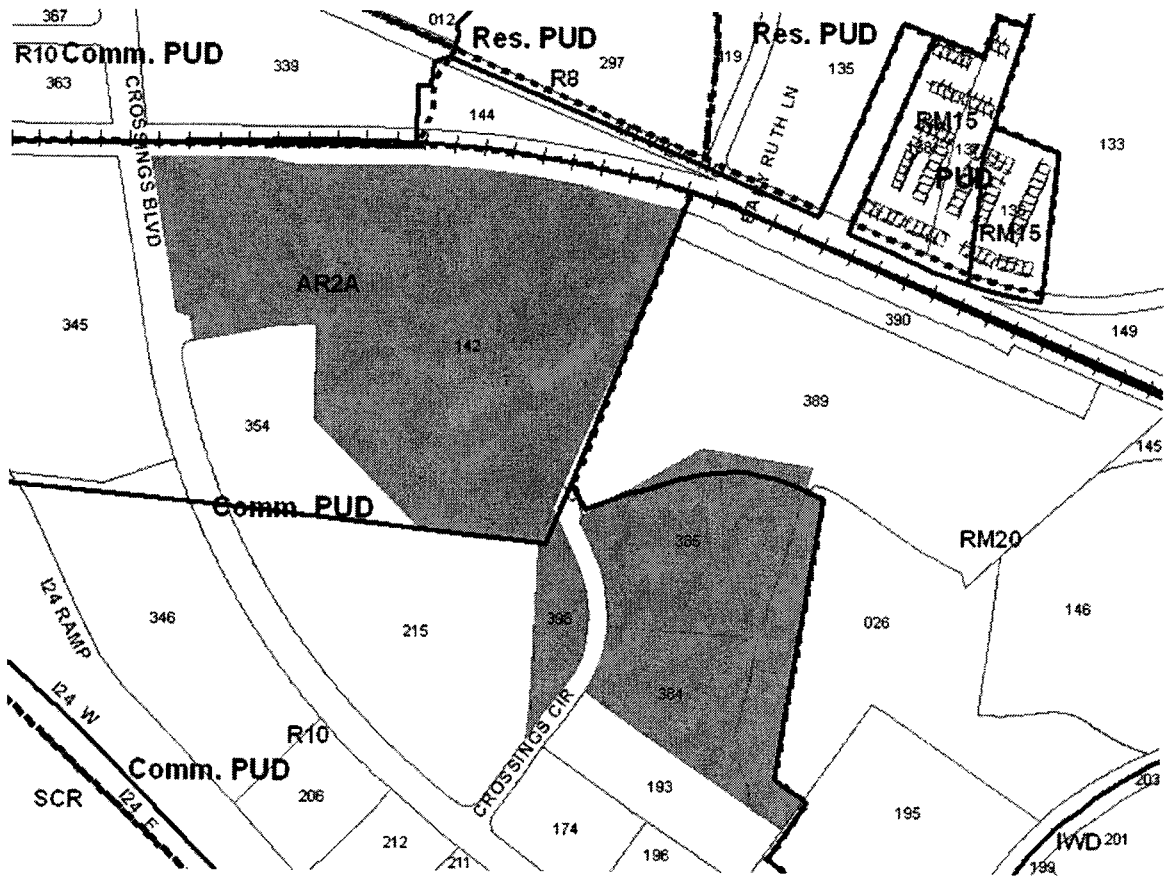
1. A sidewalk shall be provided along the private drive to Nashville West Shopping Center and along Charlotte Pike to the western edge of the PUD.
2. This approval does not include any signs. Signs in this planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro 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.



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4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
5. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

SEE NEXT PAGE



84-87-P-13
THE CROSSINGS AT HICKORY HOLLOW (PUD CANCELLATION)
Map: 163-00 Parcels: 142, 384, 385, 398
Map: 174-00 Part of Parcel 026
Subarea 13
Council District 32



Project No.	Planned Unit Development 84-87-P-13
Project Name	The Crossings at Hickory Hollow
Council District	32 - Coleman
School Board District	6 - Johnson
Requested By	Littlejohn Engineering Associates, Inc., applicant, for Crews Crossings, LLC, owner
Staff Reviewer	Logan
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

**Amend Preliminary PUD &
Cancel a portion of the PUD**

A request to cancel and amend a portion of the preliminary plan for properties located at Old Franklin Road (unnumbered), approximately 660 feet north of Crossings Boulevard, classified One and Two-Family Residential (R10) and Agricultural/Residential (AR2a) and located within the Crossings Planned Unit Development Overlay (5.38 acres) to remove one parcel and a portion of another from the boundaries of the PUD and to remove a portion of Crossings Circle right-of-way from the approved PUD plan).

PLAN DETAILS

The approved PUD plan shows Crossings Circle as a loop street to the east of Crossing Boulevard. As shown on the preliminary plan, Crossings Circle intersects a stream. After the preliminary plan was approved, several field meetings took place between the engineers and representatives of both Metro Stormwater- NPDES Office and the Tennessee Department of Environment and Conservation. After these meetings, it was determined that it was not possible to make the connection due to the environmental impacts of crossing the stream.

This application proposes to change the loop street to two cul-de-sacs from Crossings Boulevard and cancel the portion of the PUD that cannot be accessed without a stream crossing. Staff recommends approval because, in this case, the benefits of connectivity are outweighed by the lessening of the environmental impacts.

PUBLIC WORKS

RECOMMENDATION

No Exception Taken

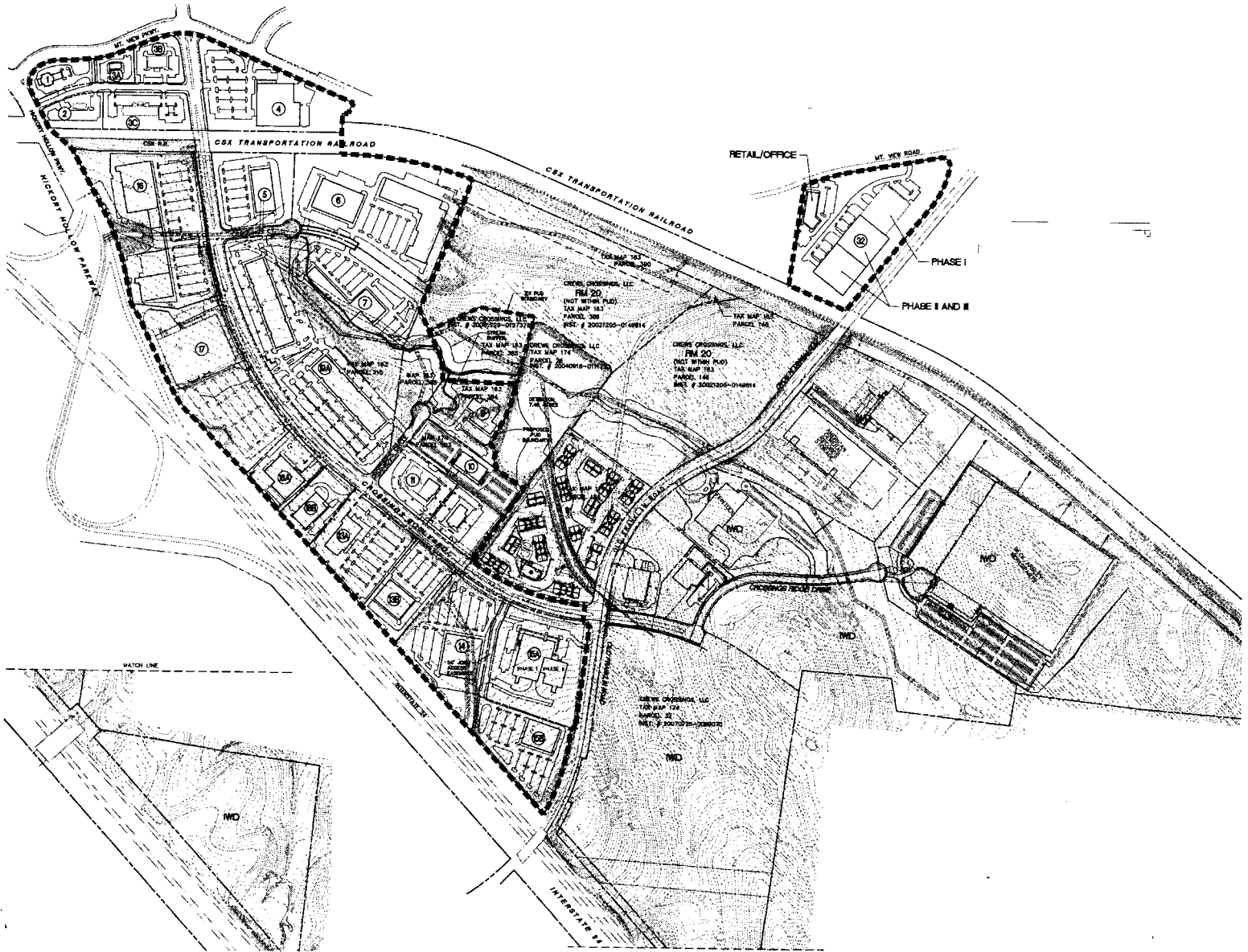
STORMWATER

RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.





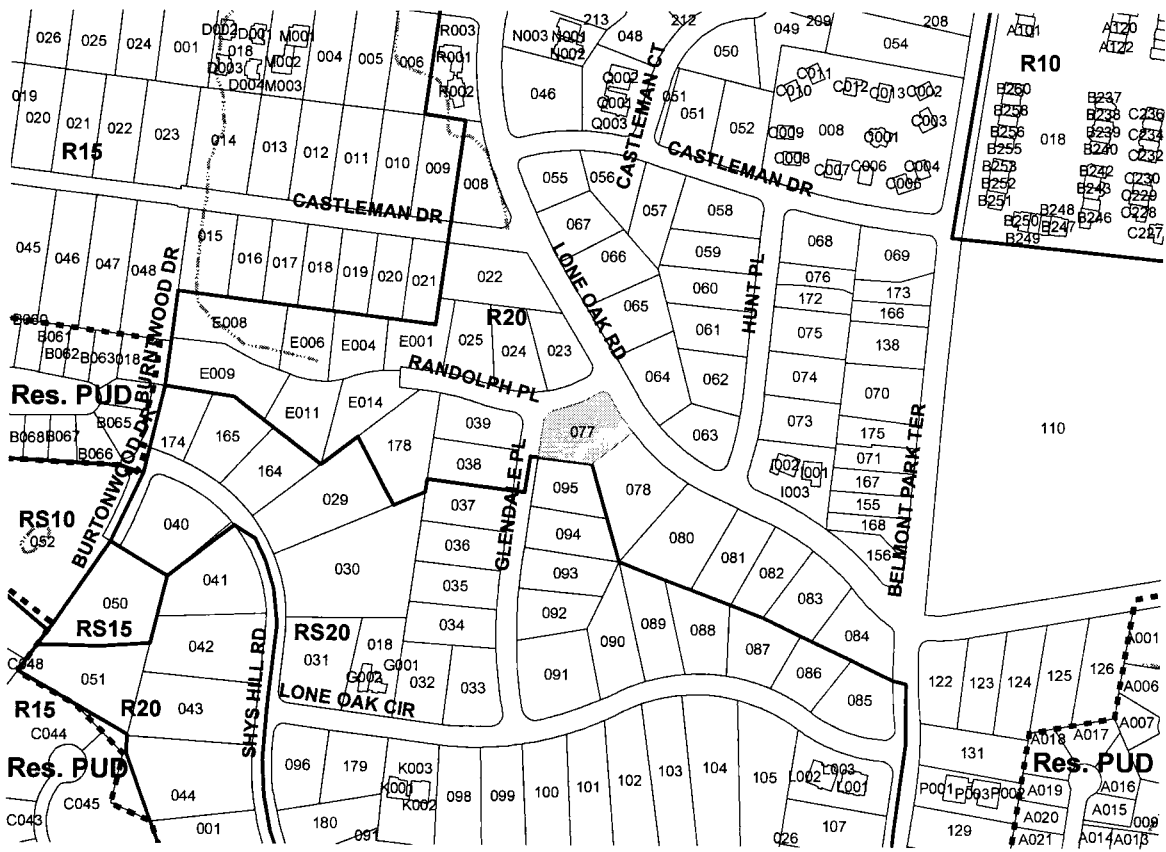
Metro Planning Commission Meeting of 3/13/08

CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro 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.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan, if necessary. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

SEE NEXT PAGE

FINAL PLAT SUBDIVISIONS



2007S-214A-10
LONE OAK HEIGHTS, Lot 14 SETBACK AMEND.
 Map: 131-07 Parcel: 077
 Subarea 10
 Council District 25



Project No.	Subdivision 2007S-214A-10
Project Name	Lone Oak Heights, Lot 14 Amendment
Council District	25 – McGuire
School Board District	8 - Fox
Requested By	W.H. Bryant et ux, owner
Staff Reviewer	Leeman
Staff Recommendation	Approve

APPLICANT REQUEST
Setback Amendment

A request to amend the front setback at 4500 Randolph Place from 75 feet to 30 feet along Randolph Place (0.71 acres).

The applicant originally requested to change the setbacks along Lone Oak Road and Glendale Place from 75 feet to 55 feet, but changed that request after the public hearing notices were mailed out. The applicant indicated that he would send letters to the neighbors to let them know of his revised request. Staff was not supporting the original request to change the setbacks along Lone Oak Road and Glendale Place.

ZONING
R20 District

R20 requires a minimum 20,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 1.85 dwelling units per acre including 25% duplex lots.

SUBDIVISION DETAILS
Plan Details

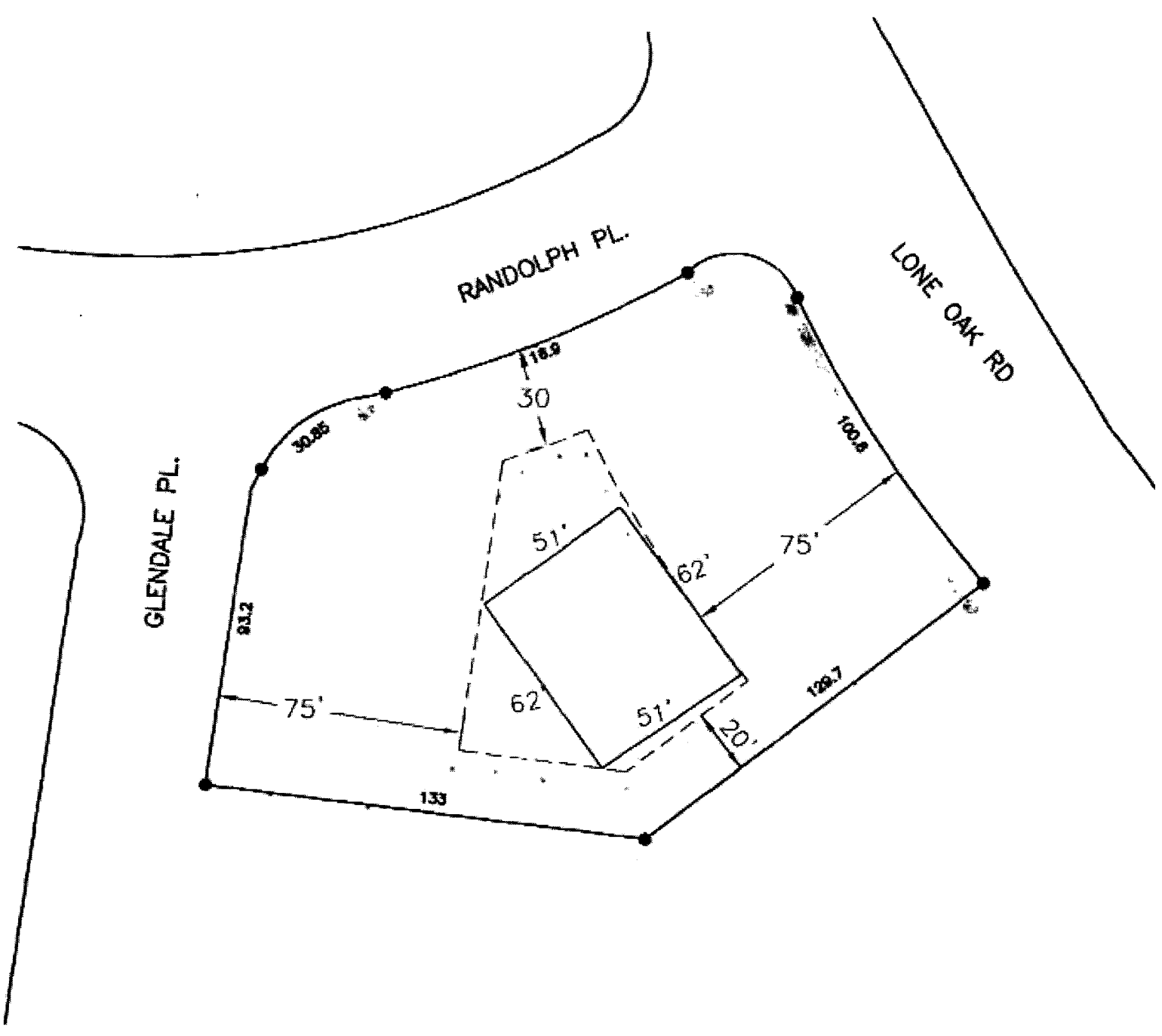
The proposed setback amendment changes the platted setbacks along Randolph Place from 75 feet to 55 feet.

The existing platted setbacks were established in 1947, when the Lone Oak Heights plat was originally approved by the Planning Commission and recorded.

Zoning Code Requirement

Section 17.12.030.C.3 of the Metro Zoning Code states:

In residential areas with an established development pattern, the minimum required street setbacks for the R, RS and MHP districts shall be the average of the street setback of the lots immediately adjacent on either side of the lot, or the value provided in Table [17.12.030.A], whichever is greater. If the average setback is greater than the standard of Table 17.12.030.A, the required setback shall not be more than twice



GLENDAL PL.

RANDOLPH PL.

LONE OAK RD

93.2

30.85

118.9
30

100.8

51'

62'

75'

75'

62

51'

20'

129.7

133



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that required by the table. When the adjacent lot is vacant, or the subject lot abuts a side street, the value provided in Table 17.12.030.A shall be used for that side.

In this case, with R20 zoning, the Zoning Code requires a 30 foot setback along Randolph Place. While there is an established development pattern along Lone Oak Road and Glendale Place, there is less of an established pattern along Randolph Place. Reducing the setback along Randolph Place would allow this corner lot a larger building envelope than what currently exists, while still maintaining the overall consistency of the platted setbacks in the area.

**STORMWATER
RECOMMENDATION**

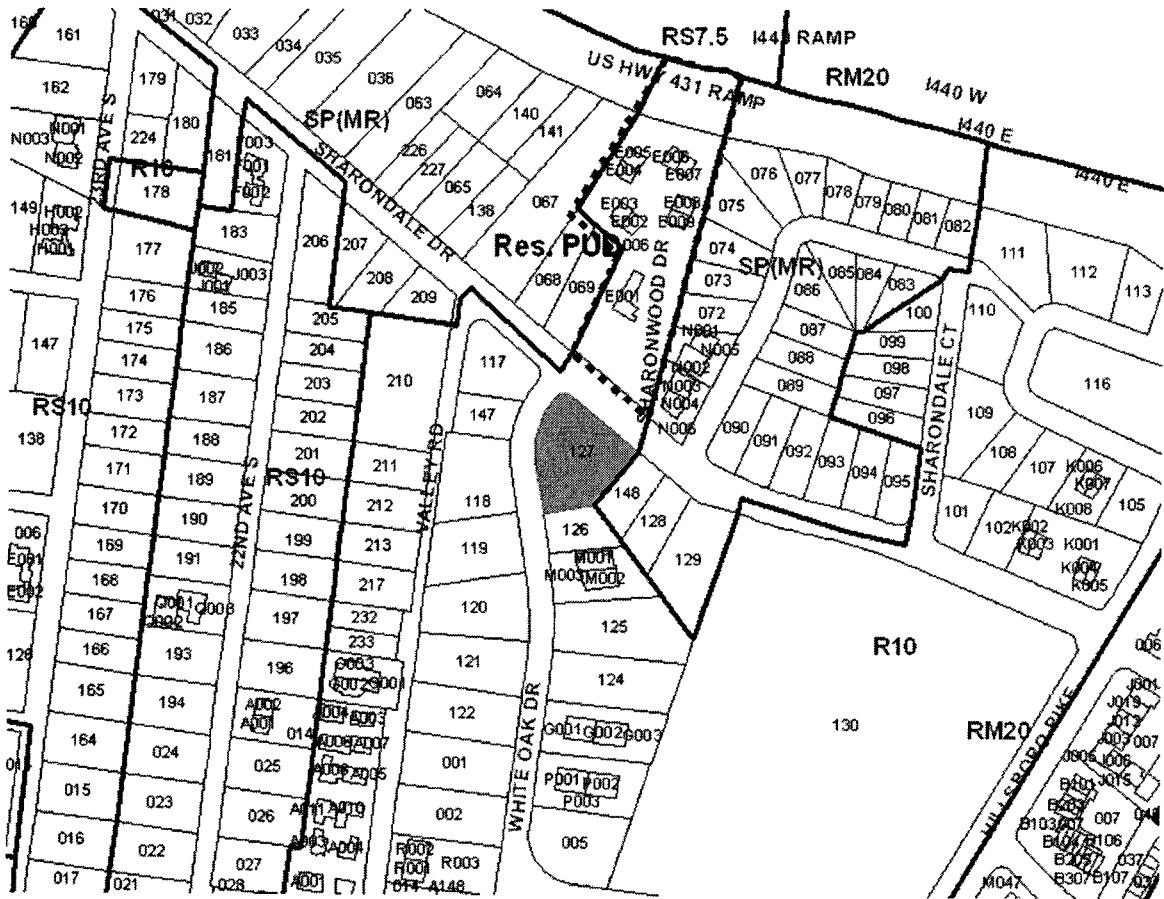
Approved

**PUBLIC WORKS
RECOMMENDATION**

No Exception Taken

STAFF RECOMMENDATION

Staff recommends approval of amending the setback along Randolph Place.



2008S-052U-10
 SHARONDALE HEIGHTS, RESUB. LOT 10
 Map: 117-03 Parcel:127
 Subarea 10
 Council District 25



Project No.

Subdivision 2008S-052U-10

Project Name

Sharondale Heights, Resub. Lot 10

Council District

25 – McGuire

School Board District

8 - Fox

Requested By

Wamble and Associates, PLLC, applicant for Eugene Collins, owner

Staff Reviewer

Leeman

Staff Recommendation

Approve, including a variance from Section 3-8 of the Subdivision Regulations for sidewalks

APPLICANT REQUEST

Final Plat

A request for final plat approval to create two lots on 0.78 acres for property located at 2800 White Oak Drive, at the southeast corner of Sharondale Drive and White Oak Drive.

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.

SUBDIVISION DETAILS

The plan calls for the creation of two new lots on an existing lot that is located at 2800 White Oak Drive. The existing lot includes a duplex.

Lot Comparability

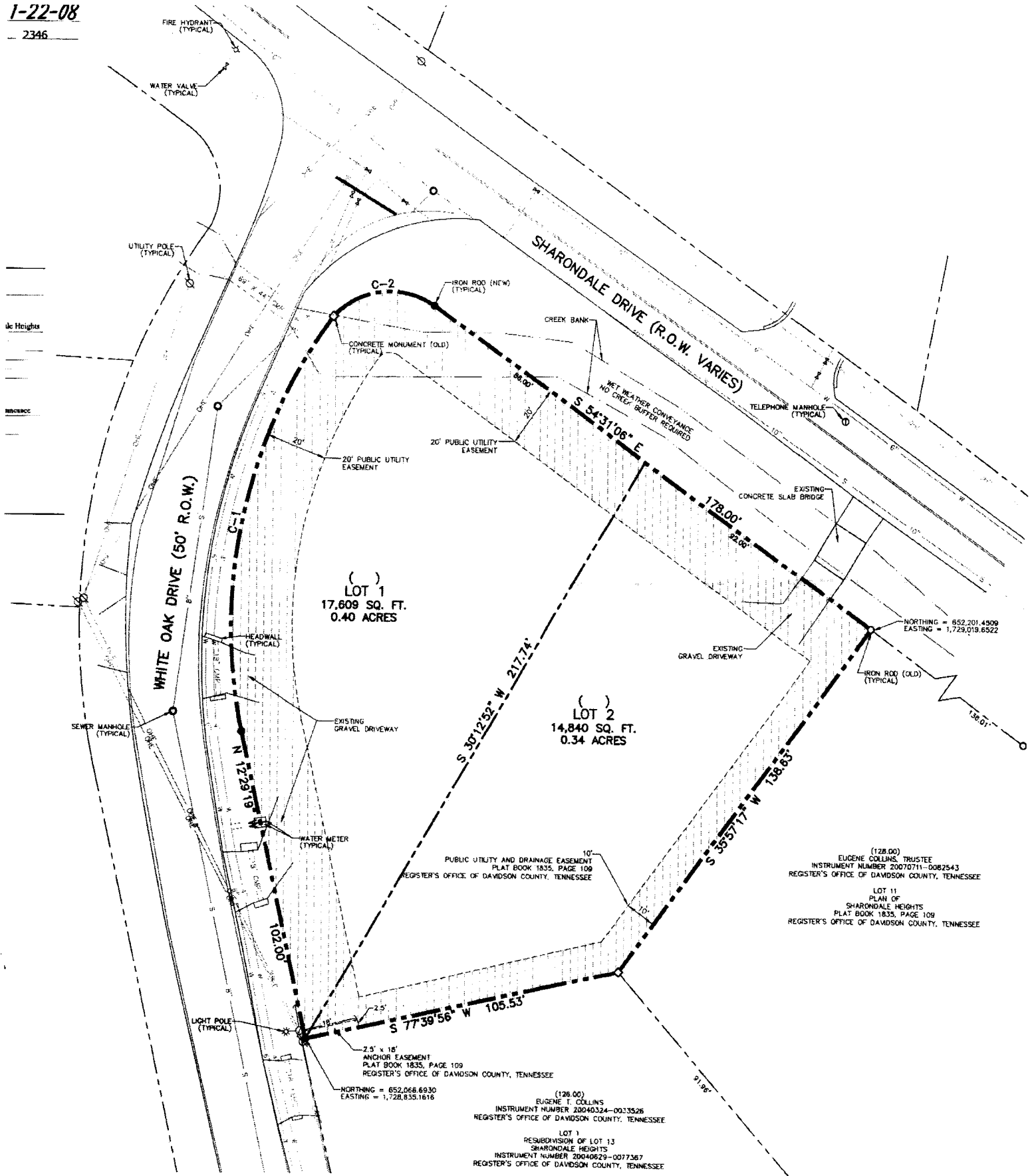
Section 3-5 of the Subdivision Regulations stipulates that new lots in areas previously subdivided and predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots.

Lot comparability analysis was performed and yielded the following information:

Street	Min. Lot Size for Lot 1 (Sq. Ft.)	Min. Lot Frontage for Lot 1 (Linear Ft)	Min. Lot Size for Lot 2 (Sq. Ft.)	Min. Lot Frontage for Lot 2 (Linear Ft)
Sharondale Dr.	10,454	63.9	10,019	67.3
White Oak Dr.	17,860	98.1	N/A	N/A

1-22-08

2346



(LOT 1)
 17,609 SQ. FT.
 0.40 ACRES

(LOT 2)
 14,840 SQ. FT.
 0.34 ACRES

(128.00)
 EUGENE COLLINS, TRUSTEE
 INSTRUMENT NUMBER 20070711-0082543
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

LOT 11
 PLAN OF
 SHARONDALE HEIGHTS
 PLAT BOOK 1835, PAGE 109
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

NORTHING = 852,066.6930
 EASTING = 1,728,833.1616

(128.00)
 EUGENE T. COLLINS
 INSTRUMENT NUMBER 20040324-0033526
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

LOT 1
 RESUBDIVISION OF LOT 13
 SHARONDALE HEIGHTS
 INSTRUMENT NUMBER 20040629-0077367
 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE



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The two new lots will have the following areas and street frontages:

- Lot 1: 17,860 sq. ft., (0.41 acres), with 88.32 linear ft. of frontage on Sharondale Drive and approximately 270 linear feet on White Oak Drive.
- Lot 2: 14,589 sq. ft., (0.33 acres), with 89.68 linear ft. of frontage on Sharondale Drive.

Both lots pass for area and frontage, and are consistent with the surrounding lot pattern.

Access

Lot 1 is located at the corner of Sharondale Drive and White Oak Drive, while Lot 2 fronts onto Sharondale Drive. There is a small stream that runs through this property adjacent to Sharondale Drive. The existing lot is currently used as a duplex and accessed by a bridge across the stream on Sharondale Drive and a circle driveway on White Oak Drive. The proposed plat would utilize this bridge for Lot 2, while Lot 1 will have access to White Oak Drive only.

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 of the stream that is immediately adjacent Sharondale Drive and White Oak Drive, requiring a sidewalk would likely require that the stream be piped at this location. Additional disturbance to the stream is not appropriate and should not be encouraged with the requirement of a sidewalk. Staff has determined that this condition is unique to this property and recommends a variance from Section 3-8 of the Subdivision Regulations.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Show and dimension right of way along Sharondale Drive at property corners. Dimension from centerline.

STAFF RECOMMENDATION

Staff recommends approval including variance from the sidewalk requirement of the Subdivision Regulations.