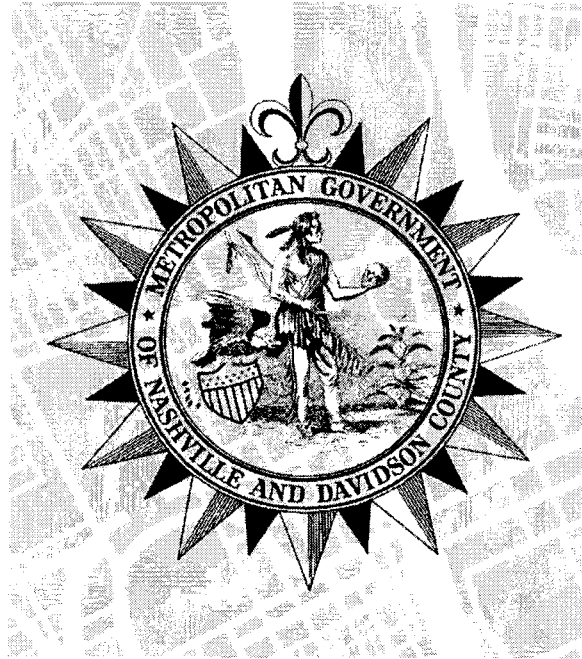


Metropolitan Planning Commission



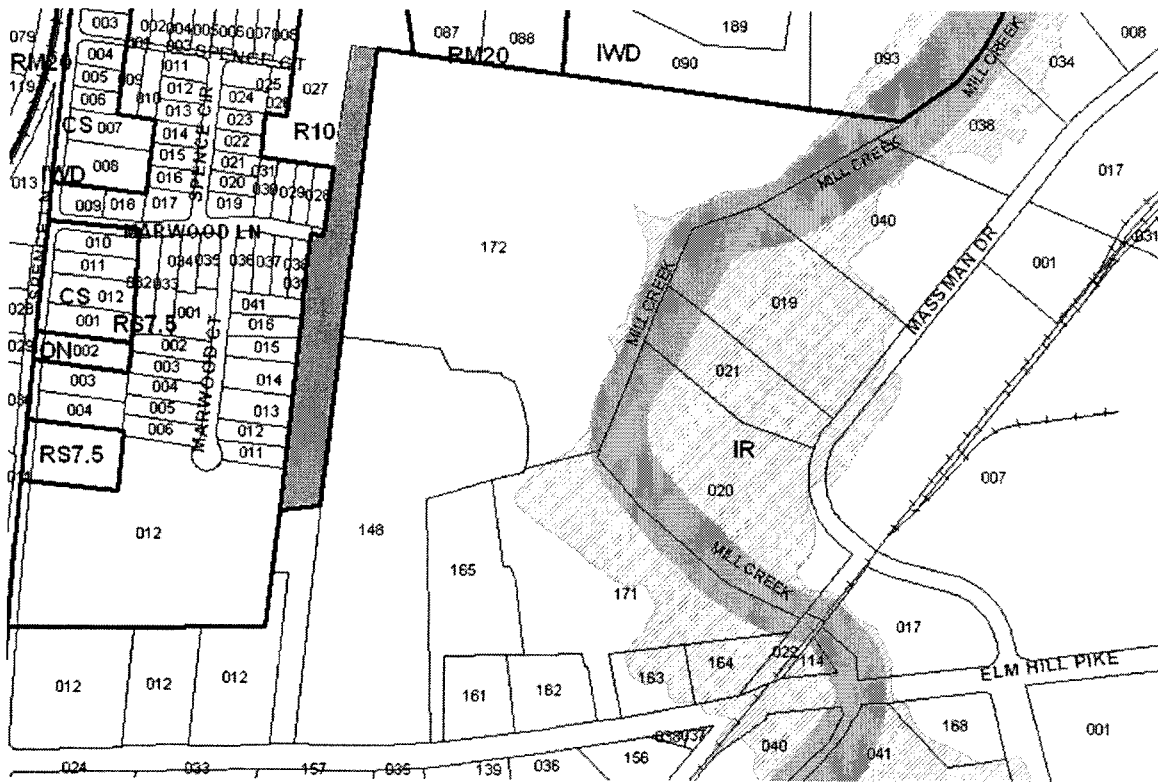
Staff Reports

Tuesday, October 14, 2008

Please Note: In order to accommodate Yom Kippur, this meeting is not being held on the usual second Thursday of this month

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

SPECIFIC PLANS



2008SP-027U-14
 Ameriplex At Elm Hill
 Map: 106-00 Parcel: Part of 172
 Donelson/Hermitage/Old Hickory Community Plan
 Council District 15 – Phil Claiborne



Project No.	Zone Change 2008SP-027U-14
Project Name	Ameriplex at Elm Hill SP
Council Bill	BL2008-317
Council District	15 - Claiborne
School Board District	4 - Glover
Requested By	Atkisson-Harber Architects, applicant, for Summit Holladay Partners LLC, owner
Staff Reviewer	Sexton
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Preliminary SP and Final Site Plan

A request to rezone from One and Two Family Residential (R10) to Specific Plan-Industrial (SP-IND) zoning for a portion of property located at Elm Hill Pike (unnumbered), approximately 2,400 feet west of Massman Drive (3.9 acres), to permit an access drive to Elm Hill Pike.

Existing Zoning
R10 District

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

Proposed Zoning
SP-IND District

Specific Plan-Industrial 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. This Specific Plan provides for a private driveway and landscape buffer in order to access an industrial property.

DONELSON/HERMITAGE
COMMUNITY PLAN

Industrial (IN)

IN areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.

Consistent with Policy?

Yes. The proposed plan is consistent with the IN policy of the Donelson / Hermitage community plan.. The SP will permit a driveway to provide access to an industrial use and a landscape buffer to separate the industrial activity from the adjacent residential development.



Metro Planning Commission Meeting of 10/14/2008

PLAN DETAILS

Current Conditions

The parcel owned by the applicant includes two zoning districts. R10 zoning is located on the northwest portion of the property with the bulk of the property, 32.2 acres, zoned IR. In order to access the rear of the property, a driveway would need to run across the portion of the property currently zoned R10. The Metro Zoning Code does not allow access to an industrial district through a residential district. Rezoning to SP will allow access and also ensure that only a driveway and substantial landscaping to buffer the adjacent residential uses will be permitted on this portion of the property.

Site Plan

The site plan proposes a 1,470 foot driveway and a 30 foot landscape buffer. The proposed drive will run north of Elm Hill Pike adjacent to a landscape buffer along the eastern property line of the site. The driveway will turn west approximately 297 feet south of Marwood Lane. No access is shown on to Marwood Lane from the proposed driveway and none will be permitted. The plan includes security lighting along the driveway and a security gate at the entrance along Elm Hill Pike.

Landscape Buffer

A 30 foot landscape buffer along the eastern property line of the site is proposed. The existing vegetation is approximately 80 feet in width. Staff is requiring that the applicant provide a minimum 50 foot landscape buffer along the eastern property line of the site in order to provide adequate separation between the existing residential and industrial uses. The landscape plan includes trees to be planted 50 feet center to center along one side of the access road and a provision to allow additional planting to meet the landscaping requirements of the Metro Code. A tree protection fence is to be in place during construction of the driveway to protect the existing vegetation that is to be part of the landscape buffer.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

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



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Provide documentation of adequate sight distance at project access to Elm Hill Pike.

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	3.9	4.63*	18	173	14	19

* includes 25% duplex lots

Maximum Uses in Proposed Zoning District: SP-IND

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light Industrial (110)	3.9	0.6	101,930	711	94	100

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
--			--	+538	+80	+81

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions as the request is consistent with the IN policy of the Donelson / Hermitage community plan.

CONDITIONS

1. There shall be no access to Marwood Lane.
2. The corrected copy of the SP final site plan shall incorporate the required landscape buffer abutting the adjacent residential with a minimum of 50 feet in width.
3. The corrected copy of the SP final site plan shall include a note stating that a tree protection fence shall be in place during the construction of the driveway to protect the existing vegetation that is to be part of the landscape buffer.
4. The permitted uses for this SP shall include a private driveway and a minimum 50 foot landscape buffer.
5. 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 IR zoning district as of the date of the applicable request or application.

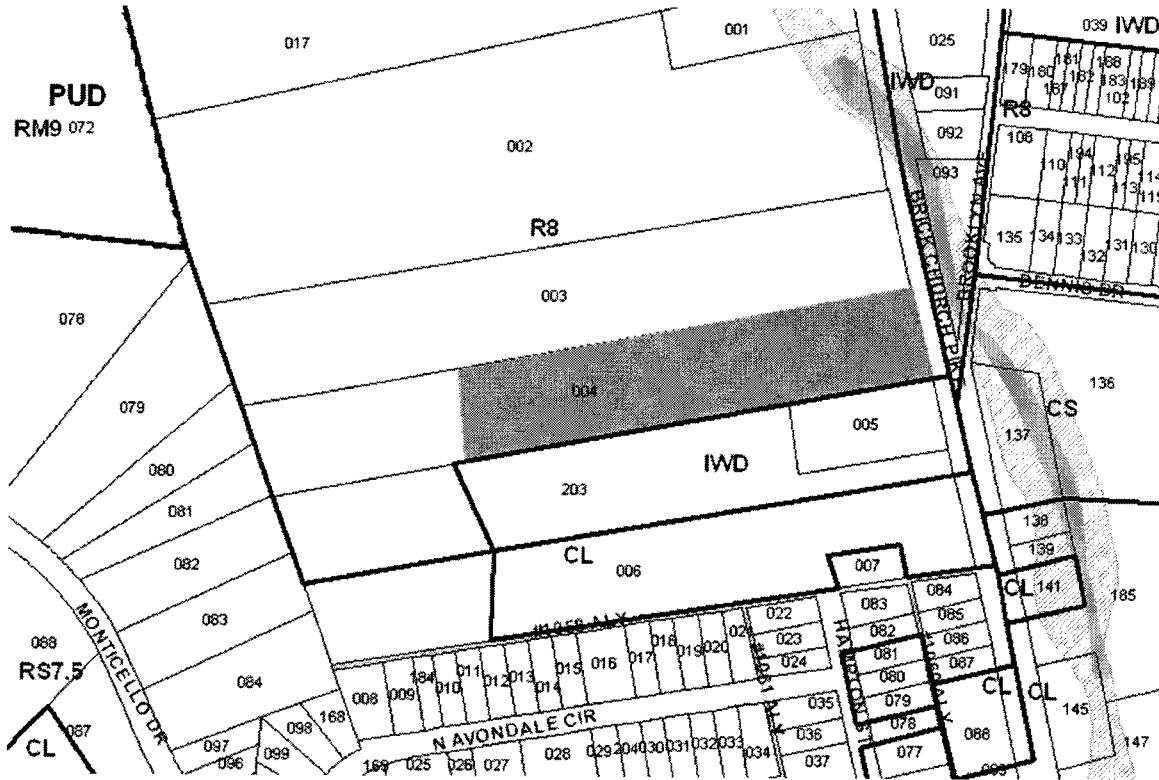


Metro Planning Commission Meeting of 10/14/2008

6. A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.
7. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

SEE NEXT PAGE

ZONING MAP AMENDMENTS



2008Z-072U-03

Map: 071-02 Parcel: Part of 004
 Bordeaux/Whites Creek Community Plan
 Council District 2 – Frank Harrison



Project No. Zone Change 2008Z-072U-03
Council District 2 - Harrison
School District 1 - Gentry
Requested by Calligan Family Limited Partnership, owner
Staff Reviewer Sexton
Staff Recommendation *Approve*

APPLICANT REQUEST

A request to rezone from One and Two-Family Residential (R8) to Industrial Warehouse / Distribution (IWD) zoning a portion of property at 2432 Brick Church Pike, approximately 1,870 feet north of West Trinity Lane (4.0 acres).

Existing 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.

Proposed Zoning
IWD District

Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

**BORDEAUX /WHITES CREEK
COMMUNITY PLAN**

Industrial (IN)

IN areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.

Consistent with Policy?

Yes. The proposed IWD zoning is consistent with the IN policy of the Bordeaux / Whites Creek community plan. The IN policy calls for a variety of uses such as non-hazardous manufacturing, distribution centers and mixed business parks.

**PUBLIC WORKS
RECOMMENDATION**

A TIS may be required at development.



Metro Planning Commission Meeting of 10/14/2008

Maximum Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	4.0	5.79*	23	221	18	24

* Includes 25% duplex lots

Maximum Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.0	0.8	139,392	864	106	85

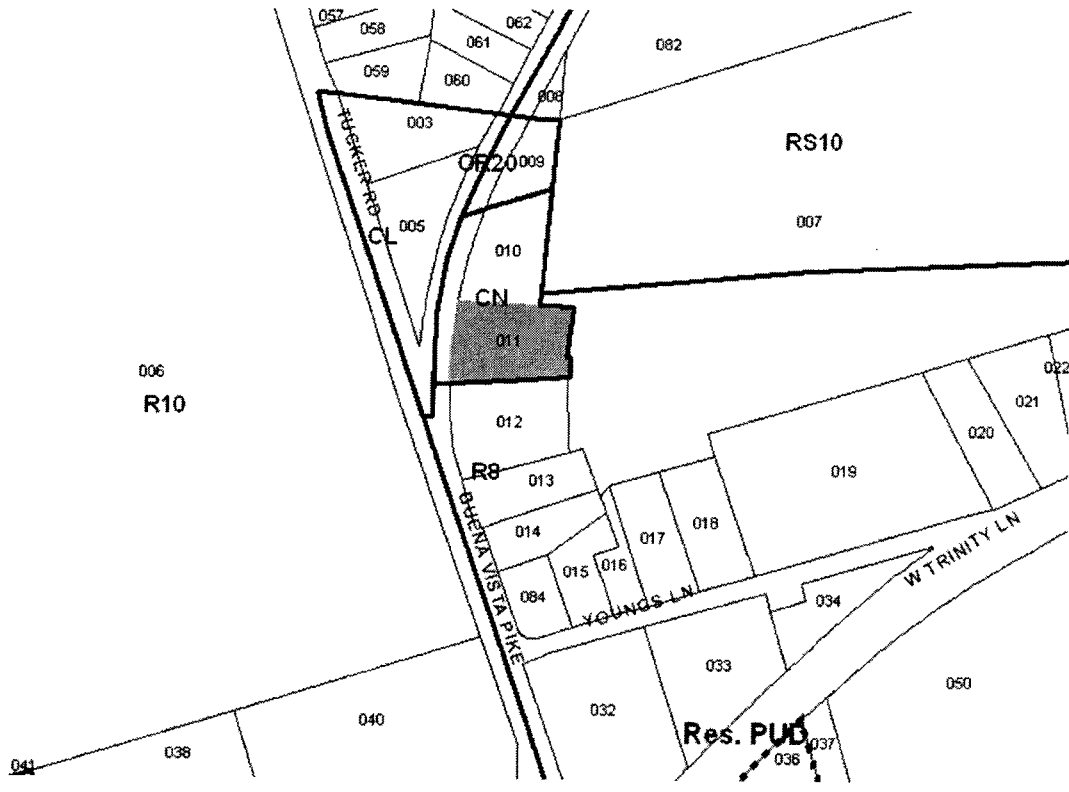
Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			--	+643	+88	+61

STAFF RECOMMENDATION

Staff recommends approval as the IWD zoning district is consistent with the IN land use policy and the existing uses on the property to the south. The property to the north is vacant.

SEE NEXT PAGE



2008Z-075U-03
 Map: 070-06 Parcel: 011
 Bordeaux/Whites Creek Community Plan
 Council District 2 – Frank Harrison



Project No.	Zone Change 2008Z-075U-03
Project Name	2616 Buena Vista Pike
Council Bill	BL2008-320
Council District	2 - Harrison
School District	1 - Gentry
Requested by	William H. McClanahan, owner
Staff Reviewer	Jones
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to rezone from Commercial Neighborhood (CN) to One and Two Family Residential (R8) zoning property located at 2616 Buena Vista Pike, approximately 900 feet north of W. Trinity Lane (0.52 acres).

Existing Zoning
CN District

Commercial Neighborhood is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

Proposed 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 5.79 dwelling units per acre including 25% duplex lots.

**BORDEAUX-WHITES CREEK
COMMUNITY PLAN**

Neighborhood Center (NC)

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



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Consistent with Policy?

Yes. The request to rezone 0.52 acres from CN to R8 zoning is consistent with Neighborhood Center land use policy. The NC policy supports intense areas of multiple functions which includes residential uses. The R8 zoning district permits single and two-family dwellings on minimum lot sizes of 8,000 square feet. Currently, a single-family structure is located on the site. The house has been vacant and unoccupied for a period of more than 30 months, and is no longer permitted to be used as a legal non-conforming residential use within the CN district. In order to maintain the use as a single-family residence, the applicant is requesting to apply the R8 district to the site. The NC policy also requires the zone change request be accompanied by a site plan. The applicant has provided a site plan that illustrates the boundary of the site and the existing use.

PUBLIC WORKS RECOMMENDATION

No exception taken.

Typical Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Small Service Shop (814)	0.52	0.101	2,288	136	9	27

Typical Uses in Proposed Zoning District: R8

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	0.52	5.79	2	20	2	3

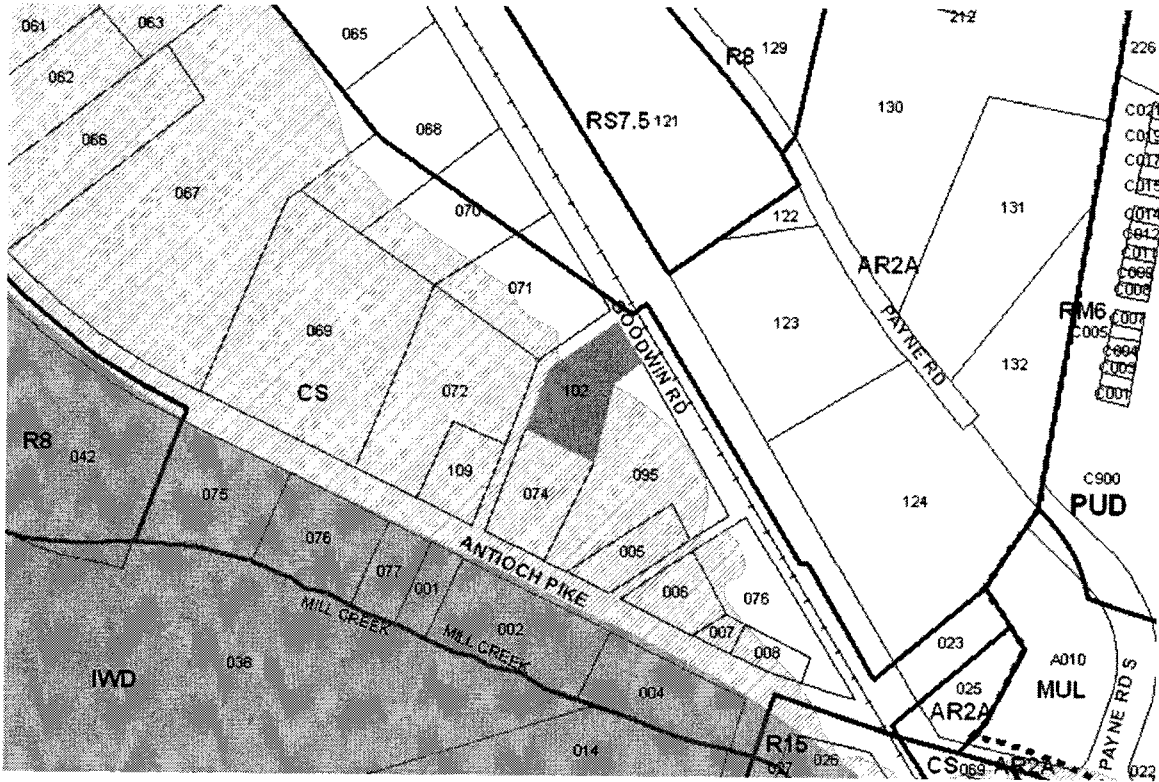
Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-116	-7	-24

STAFF RECOMMENDATION

The request to rezone 0.59 acres from Commercial Neighborhood (CN) to One and Two Family Residential (R8) is consistent with Neighborhood Center policy and staff recommends approval.

FINAL PLAT SUBDIVISIONS



2008S-152U-13
 Herrada Subdivision
 Map: 148-16 Parcel: 102
 Antioch/Priest Lake Community Plan
 Council District 28 – Duane A. Dominy



Project No.	Subdivision 2008S-152U-13
Project Name	Herrada Subdivision
Council District	28 - Dominy
School District	6 - Johnson
Requested by	Marlen Perez and Jose Herrada, owners, Crenshaw Surveying, surveyor

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

APPLICANT REQUEST	A request for final plat approval to create one lot on property located at 2396 Antioch Pike, approximately 530 feet west of Blue Hole Road (0.39 acres), zoned Commercial Service (CS).
Final Plat	

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

SUBDIVISION DETAILS	The proposed subdivision creates one lot. The subdivision does not have frontage on a public or private street. Section 3-4.2.b provides that commercially zoned lots may be excepted from the frontage requirement where a joint access driveway provides better access management. This property is zoned CS.
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Access	Access to the property is provided from two points. There is a 14 foot ingress/egress easement on the east side and an 18 foot alley on the west side. While the alley is shown on Metro's mapping data, it has not been accepted for maintenance by Public Works. Staff investigated ownership records of the alley back to 1892, and found that the alley is owned by the adjacent property owners.
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PUBLIC WORKS RECOMMENDATION	No exception taken.
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STORMWATER RECOMMENDATION	Approved
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WATER SERVICES RECOMMENDATION	Approved
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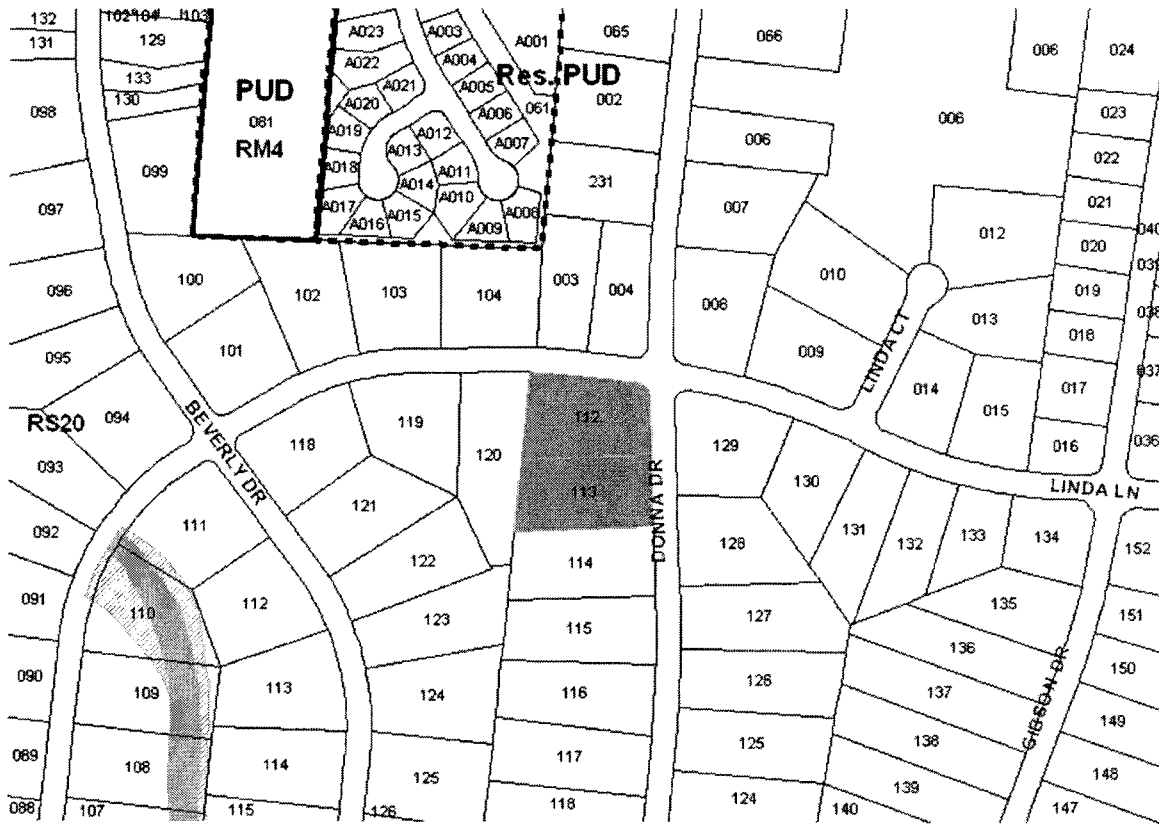
Metro Planning Commission Meeting of 10/14/08

**FIRE MARSHAL
RECOMMENDATION**

Approved

STAFF RECOMMENDATION

The Herrada Subdivision meets the requirements of the Subdivision Regulations and staff recommends the request be approved.



2008S-155G-04

Blair Heights, Resub. Lots 6 & 7

Map: 042-16 Parcels: 112, 113

Madison Community Plan

Council District 4 – Michael Craddock



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2008S-155G-04
Blair Heights Resubdivision Lots 6 & 7
4 – Craddock
3 - North
Wade Christian, owner, John J. O'Connor, surveyor

Staff Reviewer
Staff Recommendation

Jones
Approve with a variance to the radial lot line requirement of Section 3-4.2(a) of the Metro Subdivision Regulations and an exception to lot comparability.

APPLICANT REQUEST
Final Plat

A request for final plat approval to modify property lines between two lots located at 202 Donna Drive and 317 Linda Lane, at the southwest corner of Donna Drive and Linda Lane (1.82 acres), zoned Single-Family Residential (RS20).

ZONING
RS20 District

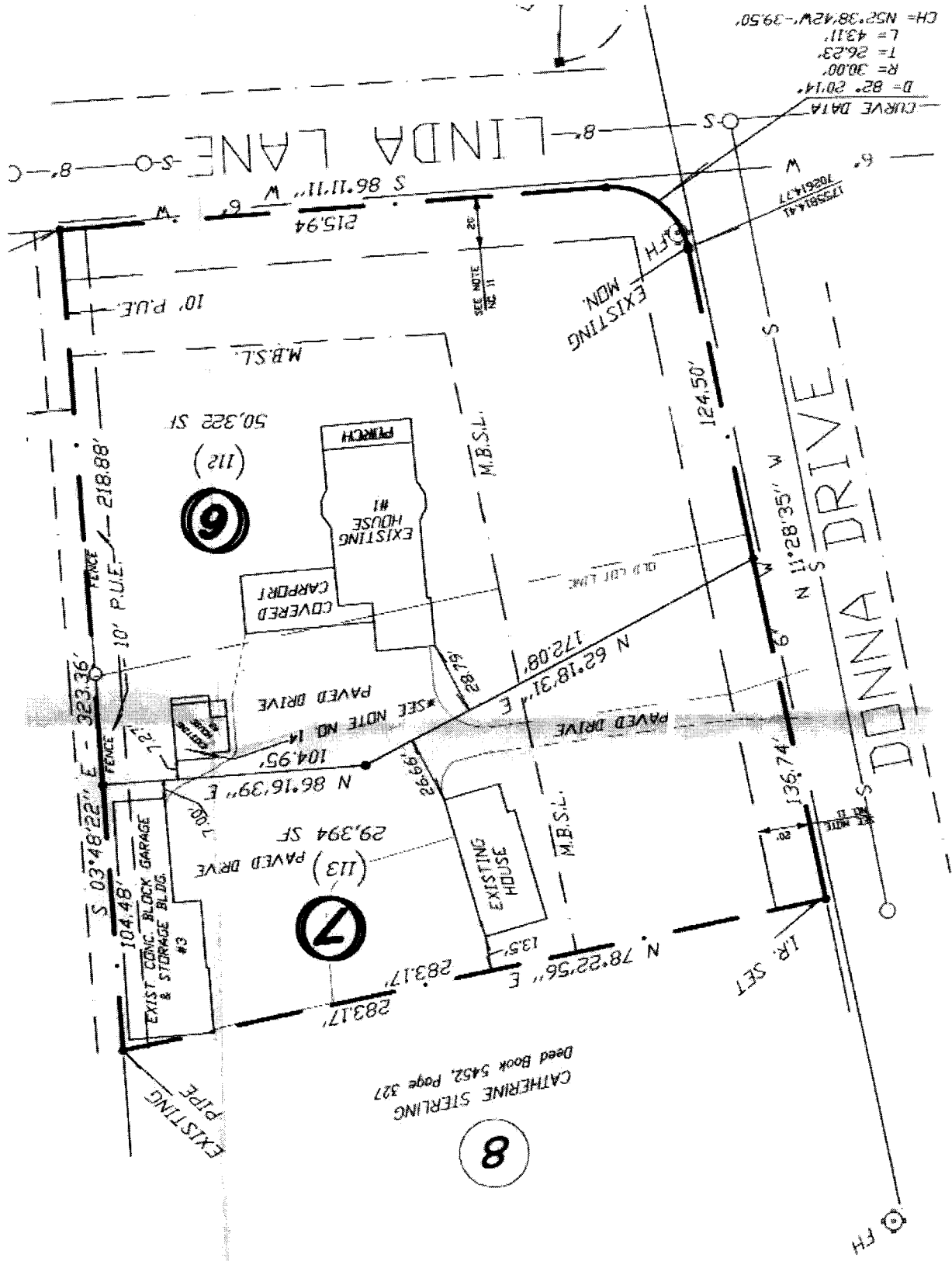
RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

PLAN DETAILS

The final plat modifies the property line between two lots. Lot 6 consists of 1.16 acres and contains a single-family structure and a detached accessory use. The Metro Codes Department performed an inspection of the accessory use to confirm that it does not function as a principal use on the site, but complies with the definition of an accessory use according to the Metro Zoning Ordinance. Lot 7 consists of 0.67 acres and contains a single-family structure and detached garage. The house on Lot 6 is oriented toward Linda Lane but has shared access with Lot 7 through an easement that intersects Donna Drive.

Lot Comparability

Section 3-5 of the Subdivision Regulations states 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. A lot comparability analysis was performed and yielded the following information:





Metro Planning Commission Meeting of 10/14/08

Lot Comparability Analysis		
Street:	Requirements:	
	Minimum lot size (sq. ft.):	Minimum lot frontage (linear ft.):
Linda Ln	28,545	137
Donna Dr (corner)	29,262	125
Donna Dr	29,439	122

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

- Lot 6: 50,322 sq. ft. with approximately 236 linear ft. of frontage on Linda Lane, and 125 linear ft. of frontage on Donna Drive
- Lot 7: 29,394 sq. ft. with approximately 137 linear ft. of frontage. Lot 7 fails for area by 45 square feet.

Lot Comparability Exception

A lot comparability exception can be granted if the lots do not meet the minimum requirements of the lot comparability analysis (i.e., the lot 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 meet **one** of the qualifying criteria of the exception to lot comparability:

- The proposed lots are consistent with the adopted land use policy that applies to the property.

The lots are located in the Residential Low land use policy. RL policy is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development.

Variance to Radial Lot line

The applicant is requesting a variance to the lot line requirements of Section 3-4.2 (a) of the Subdivision Regulations. The regulations require the residential side lot lines be at right angles to street lines unless a variation from this rule will give a better street or lot plan. The new lot line, which intersects Donna Drive, does not form a right angle with the street. However, it does correct the original lot line, which was platted



Metro Planning Commission Meeting of 10/14/08

showing a portion of the existing house on Lot 6 and its accessory use on Lot 7. The new lot line provides a better lot layout for each lot and more clearly delineates the lot boundaries.

Variances from the Subdivision Regulations may be granted by the Planning Commission if the Commission finds that extraordinary hardship or practical difficulties may result from strict compliance with the regulations, and that the variance will not have the effect of nullifying the intent and purpose of the regulations. The Planning Commission must make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
4. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

**PUBLIC WORKS
RECOMMENDATION**

No exception taken.

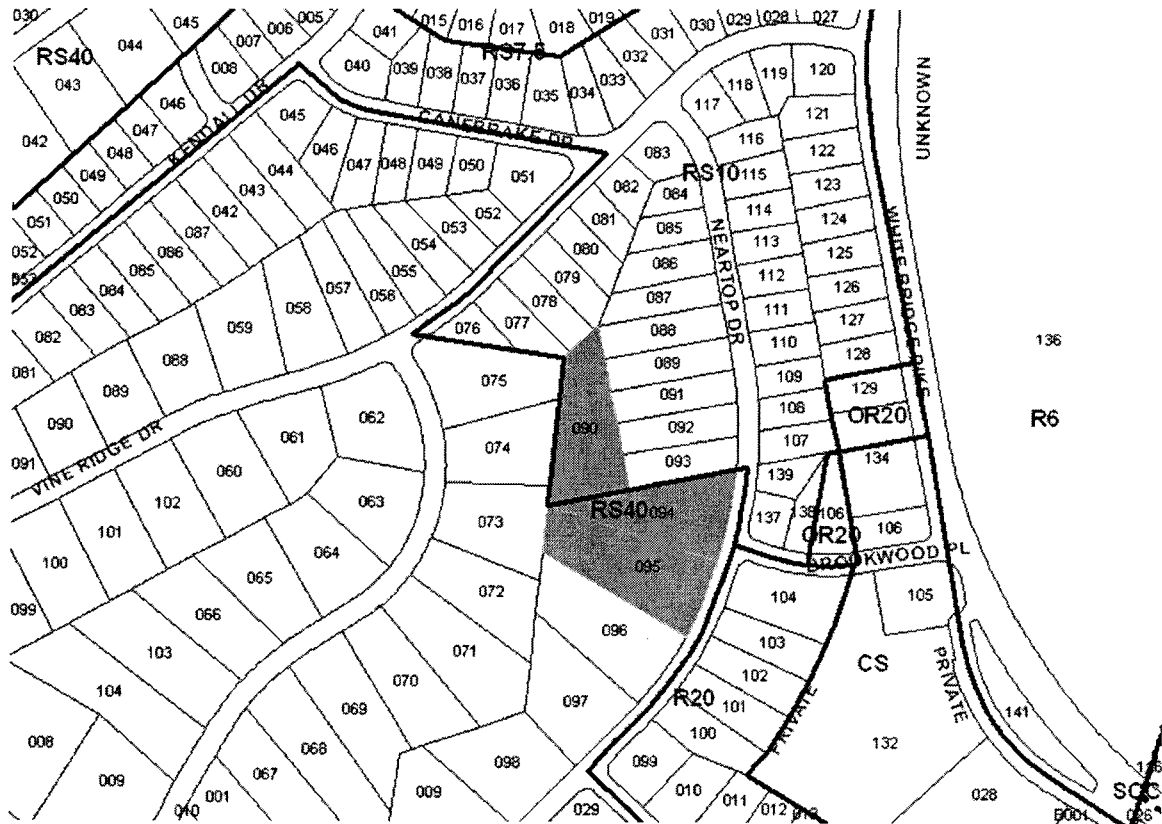
**STORMWATER
RECOMMENDATION**

Approved.

STAFF RECOMMENDATION

Staff recommends approval of the final plat and granting a variance to lot line requirements of Section 3-4.2 (a) of the Metro Subdivision Regulations and an exception to lot comparability.

SEE NEXT PAGE



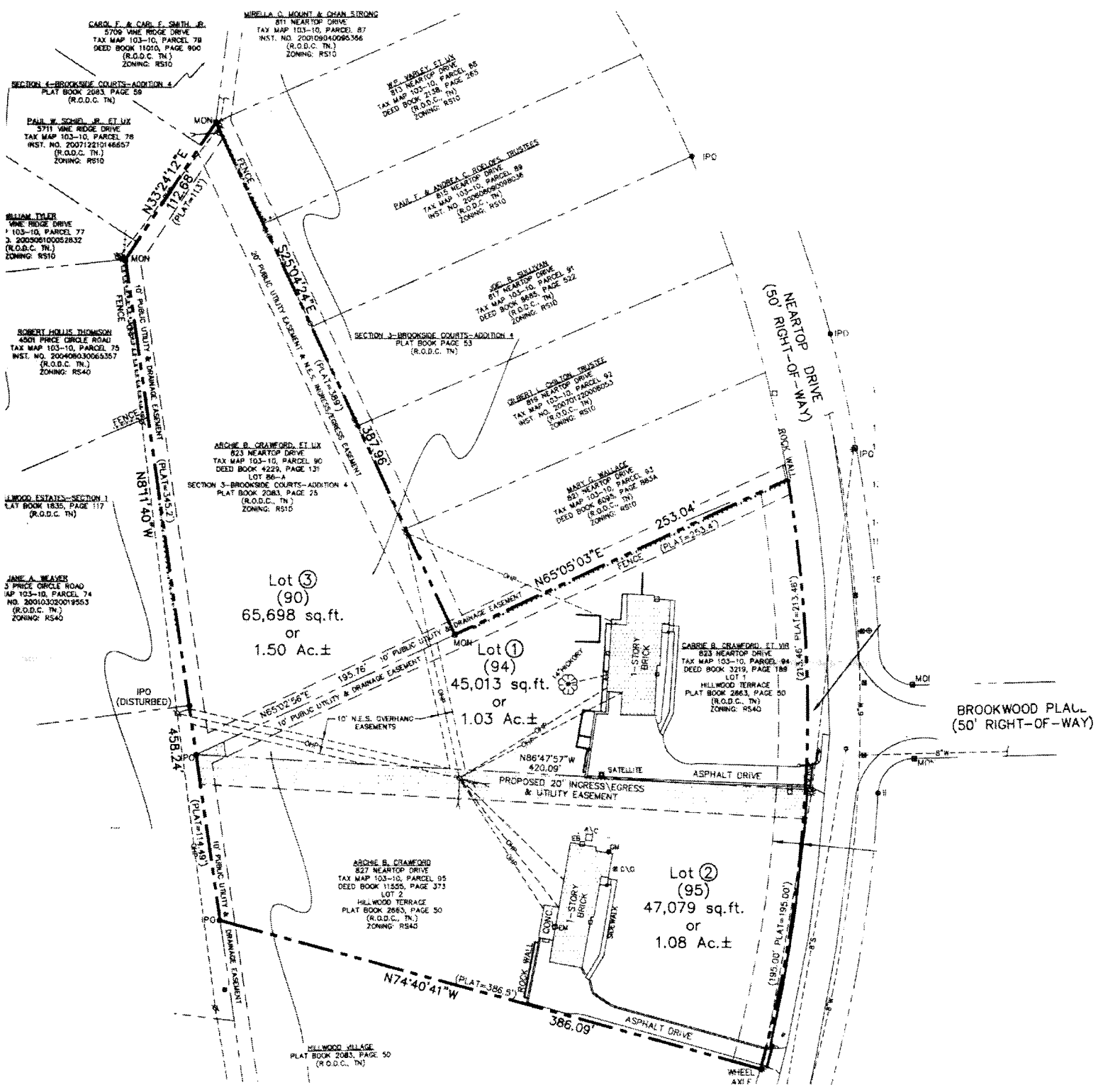
2008S-156U-07

Brookside Courts, Resub. Lot 86a & Hillwood Terrace, Lots 1 & 2

Map: 103-10 Parcels: 090, 094, 095

West Nashville Community Plan

Council District 24 – Jason Holleman



Lot ③
(90)
65,698 sq.ft.
or
1.50 Ac.±

Lot ①
(94)
45,013 sq.ft.
or
1.03 Ac.±

Lot ②
(95)
47,079 sq.ft.
or
1.08 Ac.±

CAROL F. & CARL F. SMITH, JR.
5709 VINE RIDGE DRIVE
TAX MAP 103-10, PARCEL 78
DEED BOOK 11010, PAGE 900
(R.O.D.C. TN.)
ZONING: RS10

MIRELLA C. MOUNT & DHAN STRONG
811 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 87
INST. NO. 2001084008356
(R.O.D.C. TN.)
ZONING: RS10

W.P. BARLEY ET AL
813 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 85
DEED BOOK 2158 (TN)
(R.O.D.C. TN.)
ZONING: RS10

PAUL W. SCHUB, JR. ET LUX
5711 VINE RIDGE DRIVE
TAX MAP 103-10, PARCEL 78
INST. NO. 200712210146657
(R.O.D.C. TN.)
ZONING: RS10

PAUL F. & ANDREA C. BOGOL, BUSINESS
815 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 89
INST. NO. 2009080308036
(R.O.D.C. TN.)
ZONING: RS10

WILLIAM TYLER
VINE RIDGE DRIVE
103-10, PARCEL 77
J. 20050100052832
(R.O.D.C. TN.)
ZONING: RS10

JOE A. SULLIVAN
811 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 91
DEED BOOK 8685, PAGE 522
(R.O.D.C. TN.)
ZONING: RS10

ROBERT HOLLS THOMSON
4001 PRICE CIRCLE ROAD
TAX MAP 103-10, PARCEL 75
INST. NO. 20040630066357
(R.O.D.C. TN.)
ZONING: RS40

SECTION 3-BROOKSIDE COURTS-ADDITION 4
PLAT BOOK PAGE 83
(R.O.D.C. TN.)

GUSSELL CHITON TRUSTEE
815 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 92
INST. NO. 20040702080053
(R.O.D.C. TN.)
ZONING: RS10

LINDO ESTATES-SECTION 1
LAT BOOK 1835, PAGE 117
(R.O.D.C. TN.)

ARCHIE B. CRAMFORD, ET LUX
823 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 90
DEED BOOK 4229, PAGE 131
LOT 86-A
SECTION 3-BROOKSIDE COURTS-ADDITION 4
PLAT BOOK 2081, PAGE 75
(R.O.D.C. TN.)
ZONING: RS10

MARLYN WALLACE
823 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 92
DEED BOOK 6035, PAGE 185A
(R.O.D.C. TN.)
ZONING: RS10

JANE A. WEAVER
3 PRICE CIRCLE ROAD
103-10, PARCEL 74
NO. 200103020019553
(R.O.D.C. TN.)
ZONING: RS40

GARRIE B. CRAMFORD, ET VX
823 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 94
DEED BOOK 3219, PAGE 185
LOT 2
HILLWOOD TERRACE
PLAT BOOK 2863, PAGE 50
(R.O.D.C. TN.)
ZONING: RS40

ARCHIE B. CRAMFORD
827 NEARTOP DRIVE
TAX MAP 103-10, PARCEL 95
DEED BOOK 11525, PAGE 373
LOT 2
HILLWOOD TERRACE
PLAT BOOK 2863, PAGE 50
(R.O.D.C. TN.)
ZONING: RS40

HILLWOOD VILLAGE
PLAT BOOK 2083, PAGE 50
(R.O.D.C. TN.)

BROOKWOOD PLACE
(50' RIGHT-OF-WAY)



Metro Planning Commission Meeting of 10/14/08

Variance from Street Frontage

As noted above, the proposed new lot would not have street frontage. The applicant has requested a variance from the street frontage requirement. Variances from the Subdivision Regulations may be granted by the Planning Commission if the Commission finds that extraordinary hardship or practical difficulties may result from strict compliance with the regulations, and that the variance will not have the effect of nullifying the intent and purpose of the regulations. The Planning Commission must make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
4. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

ANALYSIS

Before the Commission can grant a variance, the applicant must demonstrate a hardship based upon conditions unique to this property. According to Metro property records, these three lots were purchased by the current owners between January 1959, and July 1966. The applicant is now no longer able to maintain Lot 3 and is having difficulty selling this lot without street frontage.

The original plat does not indicate why Lot 3 was designated as a reserve parcel rather than incorporated into adjacent lots at the time of the initial subdivision. As all other lots in this area have street frontage, development on this parcel would not be in character with the pattern of development in the area.



Metro Planning Commission Meeting of 10/14/08

PUBLIC WORKS

RECOMMENDATION

No exception taken.

STORMWATER

RECOMMENDATION

Approved

WATER SERVICES

RECOMMENDATION

Approved

FIRE MARSHAL

RECOMMENDATION

Conditional Approval

- Access to each property shall be from a public access way or property controlled by the property owner w/out crossing other property owner's property lines to reach the property unless an easement is in place.
- Any easement that is part of a Fire Lane must be deeded as a perpetual on going self renewing document w/ no termination.
- One & two family final plat plans must show results from fire hydrant(s) flow test, performed within 6 months with a minimum of 1000 gpm @ 20 psi available at hydrants, for buildings up to 3600sq. ft. to be approved for fire hydrant flow requirements.
- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads
- 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 interior of the building.
- All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds.
- Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
- Fire Hydrants shall be in-service before any combustible material is brought on site.
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 ft.
- No part of any building shall be more than 500 ft



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from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B

STAFF RECOMMENDATION

Staff recommends disapproval of the request to remove the reserve parcel status from Lot 3 and the request for a variance to street frontage for this lot because development on a lot without street frontage would not be in character with the pattern of development in the area.