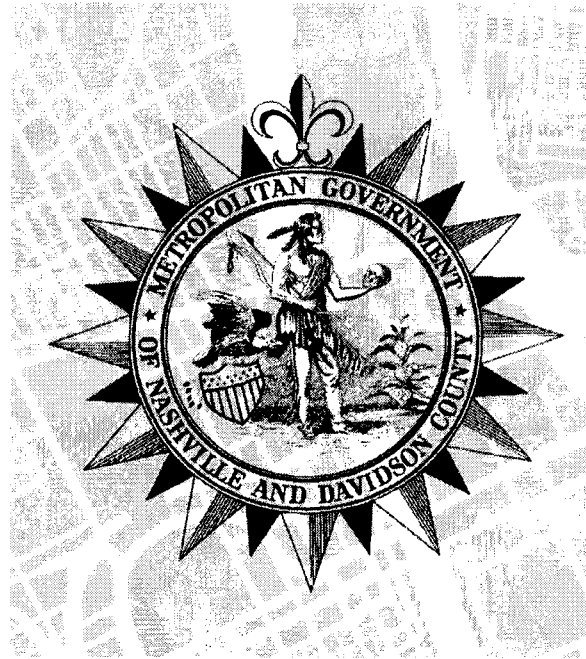


# Metropolitan Planning Commission

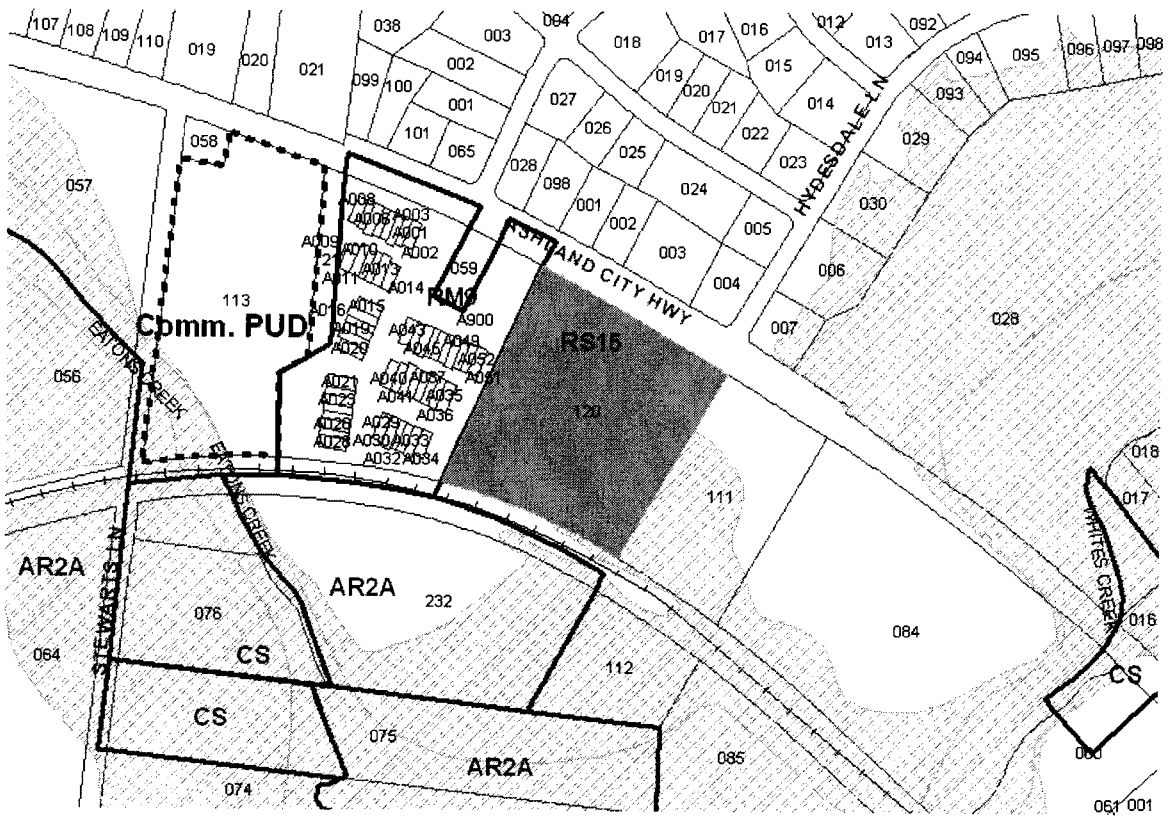


## Staff Reports

**May 14, 2009**

*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.*

## **PREVIOUSLY DEFERRED ITEMS**



**2009Z-017PR-001**  
 Map: 069-00 Parcel: 120  
 Bordeaux/Whites Creek Community Plan  
 Council District 1 – Lonnel R. Matthews, Jr.





**Project No.**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2009Z-017PR-001**

1 – Matthews

1 - Gentry

A. Brandon Starks, applicant, Jackson Street Missionary Baptist Church, owner.

**Deferral**

This item was deferred at the April 14, 2009, meeting at the request of the applicant.

**Staff Reviewer**  
**Staff Recommendation**

Sexton

*Disapprove*

---

**APPLICANT REQUEST**

**A request to rezone from Single-Family Residential (RS15) to Office/Residential (OR20) zoning property located at Ashland City Highway (unnumbered), approximately 1,620 feet east of Eatons Creek Road (7.14 acres).**

**History**

The applicant was originally requesting to change to CS zoning at the April 14, 2009, meeting, but has changed the request to OR20 after discussions with the community. The applicant has indicated that they would like to rezone the property to OR20 to allow for a funeral home.

**Existing Zoning**  
RS15 District

RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. The RS15 district would permit approximately 18 lots within a cluster lot subdivision.

**Proposed Zoning**  
OR20 District

Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. The OR20 district would permit up to 143 units on this property.

---

**BORDEAUX/WHITES CREEK  
COMMUNITY PLAN**

**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.

**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



# Metro Planning Commission Meeting of 5/14/2009

(not exceeding one dwelling unit per two acres) may be appropriate land uses.

## Consistent with Policy?

No. The proposed OR20 zoning district is not consistent with the RM and NCO policies of the community plan. The RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. The NCO policy is intended for the preservation of undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Approximately one acre (14%) of the property is within the NCO policy area and is located within the 100-year floodplain.

The proposed OR20 zoning would permit a range of non-residential uses such as a club, financial institution or general office within a residential policy area and within the NCO policy area potentially disturbing the existing floodplain. The OR20 zoning would also allow residential development at up to 20 dwelling units per acre, while the RM policy only permits residential development up to nine dwelling units per acre

Should the commission support the development of the site for a funeral home, staff recommends rezoning to SP with the following conditions:

- If developed as residential, all uses within the RM9 zoning district shall be allowed with such uses complying with RM9 zoning standards. Any final site plan for residential development shall be consistent with the RM policy and shall be approved by the Planning Commission.
- A funeral home use shall be permitted and shall comply with all standards and regulations of the OR20 zoning district.

## PUBLIC WORKS RECOMMENDATION

A traffic impact Study may be required at development.

Typical Uses in Existing Zoning District: **RS15**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	7.14	2.47	17	163	13	18



## Metro Planning Commission Meeting of 5/14/2009

### Typical Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	7.14	0.174	54,117	832	115	140

### Traffic changes between typical: **RS15** and proposed **OR20**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	7.14	N/A	N/A	+669	+102	+122

### Maximum Uses in Existing Zoning District: **RS15**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	7.14	2.47	17	163	13	18

### Maximum Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (0)	7.14	0.8	248,814	2692	389	358

### Traffic changes between maximum: **RS15** and proposed **OR20**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	7.14	N/A	N/A	+2529	+376	+340

### **METRO SCHOOL BOARD REPORT**

**Projected student generation**

16 Elementary    16 Middle    21 High

**Schools Over/Under Capacity**

Students would attend Cumberland Elementary School, Joelton Middle School, or Whites Creek High School. None of the schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated June 2008.

### **STAFF RECOMMENDATION**

Staff recommends disapproval of the request to rezone 7.14 acres from RS15 to OR20. The proposed OR20 zoning district is not consistent with the RM and NCO policies of the Bordeaux/Whites Creek Community Plan.

Should the commission support the development of the site for a funeral home, staff recommends rezoning to SP with the following conditions:



## Metro Planning Commission Meeting of 5/14/2009

### CONDITIONS (if approved as SP)

1. Rezone to SP with the following conditions:
  - If developed as residential, all uses within the RM9 zoning district shall be allowed with such uses complying with RM9 zoning standards. Any final site plan for residential development shall be consistent with the RM policy and shall be approved by the Planning Commission.
  - A funeral home use shall be permitted and shall comply with all standards and regulations of the OR20 zoning district.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district for residential development and the OR20 standards for a funeral home use as of the date of the applicable request or application.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, 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.
4. 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.

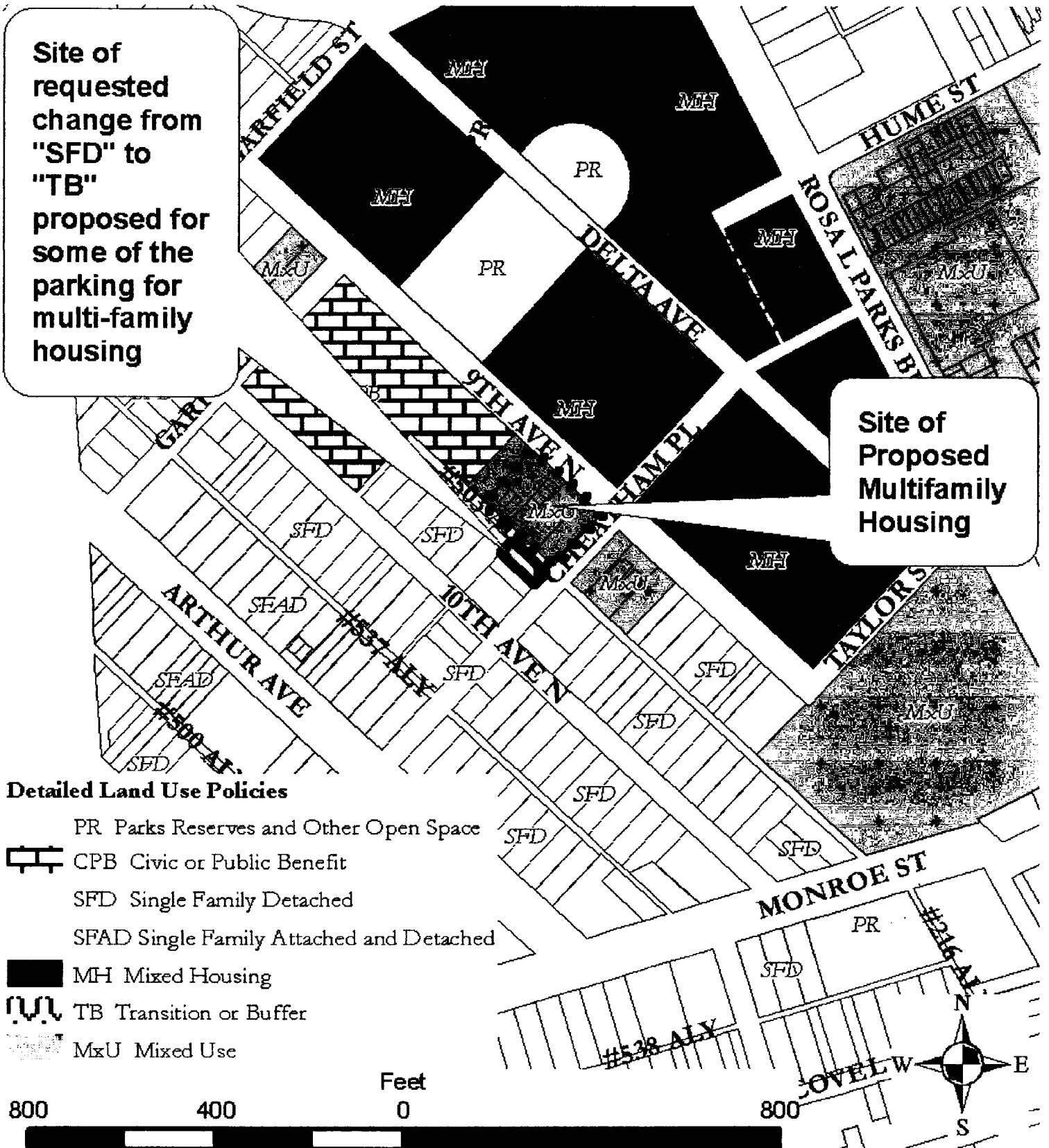
**COMMUNITY PLAN  
AMENDMENT**

# PLAN AMENDMENT REQUEST

## 2009CP-008-001

Site of requested change from "SFD" to "TB" proposed for some of the parking for multi-family housing

Site of Proposed Multifamily Housing



### Detailed Land Use Policies

- PR Parks Reserves and Other Open Space
- CPB Civic or Public Benefit
- SFD Single Family Detached
- SFAD Single Family Attached and Detached
- MH Mixed Housing
- TB Transition or Buffer
- MxU Mixed Use



**Project No.**  
**Request**  
**Associated Case**  
**Council District**  
**School Districts**  
**Requested by**

**2009CP-008-001**  
**Amend the North Nashville Community Plan**  
2009SP-007-001  
19 – Erica Gilmore  
1 – Gentry  
Dale and Associates and Planning Department, Alpha Street Real Estate Development and Investments LLC, owner

**Staff Reviewer**  
**Staff Recommendation**

Eadler  
Approve

**APPLICANT REQUEST**

**A request to amend the North Nashville Community Plan by changing from “Single Family Detached in Neighborhood General” to “Transition or Buffer in Neighborhood General” for 0.08 acres located at 906 Cheatham Place.**

This proposal was reviewed as a “minor plan amendment,” which requires at a minimum notification of property owners within 500 ft of the subject site. Since the associated zone change required notification to a distance of 600 ft., the plan amendment request used a 600 ft buffer as well.

**EXISTING POLICY**  
**Neighborhood General (NG)**  
**Structure Plan Policy.**

The “NG” policy applicable to the subject site is established in the “Structure Plan” for the North Nashville Community. It is intended to create or preserve primarily residential areas including civic and public benefit uses that are common in residential areas. “NG” areas ideally have a variety of housing to meet a spectrum of housing needs. The development pattern is carefully articulated in a design plan and not placed randomly. This request does not involve a change in the “NG” policy. Rather, the request is for a change in the *detailed land use policy* that is also applied to the property.

**Single Family Detached (SFD)**  
**Detailed Land Use Policy.**

The “SFD” detailed land use policy applicable to the subject site was established in the *Buena Vista Detailed Neighborhood Design Plan*. Uses intended in “SFD” policy include detached single family homes and appropriate civic and public benefit activities, such as schools, parks and religious institutions. “SFD” does not support the use of properties for parking lots as either a principal use or as accessory parking for uses not intended in “SFD” policy areas. The applicant wants to use the property for parking for the adjacent multifamily housing development, which precipitated the plan amendment request.



## Metro Planning Commission Meeting of 5/14/2009

### **PROPOSED POLICY** ***“Transition or Buffer”*** ***Detailed Land Use Policy***

The intent for “TB” policy is to achieve a transition from areas of more intense development, such as commercial or mixed use areas, to the surrounding neighborhoods. A variety of housing types, residential-scale office and mixed use development, and parking are types of uses supported by the requested “TB” policy.

### **COMMUNITY PARTICIPATION**

Notification of the request and the Planning Commission Public Hearing on the request was posted on the Planning Department website and was mailed to known neighborhood organizations and surrounding property owners within 600 feet of the subject site.

### **BACKGROUND**

A multifamily residential development is proposed that involves the subject site plus Parcels 310 and 311 on Map 081-12-0 and condo development 081-12-0N, all of which front on 9<sup>th</sup> Ave. N. The residential buildings are proposed on the properties fronting 9<sup>th</sup> Avenue N., and the subject site is intended to be used for some of the parking needed for the development. The existing “Mixed Use” policy on the properties fronting 9<sup>th</sup> Ave. N. supports the proposed multifamily residential buildings. However, the “Single Family Detached (SFD)” detailed policy on the subject site does not support either multifamily buildings or accessory parking for such buildings. Hence, the need for the requested amendment.

### **PHYSICAL SITE CONDITIONS**

The site does not contain any apparent natural features, such as steep topography or areas subject to flooding that would pose a constraint to development.

### **LAND USE**

Surrounding land uses include multifamily and single-family residential. The abutting property to the west is vacant, as are the two parcels to the east that are associated with this request. The *Buena Vista Detailed Neighborhood Design Plan* calls for single-family homes to the north and west of the subject property. The extent to which parking on the subject site would impact adjoining properties would be no different than the impact of parking for schools, parks, and other nonresidential uses supported by “Single Family Detached” policy. With required landscape buffering, such parking should not have a detrimental impact on surrounding land uses.

### **ACCESS**

The site has frontage on Cheatham Place. Alley #503 separates the subject site from the two parcels facing 9<sup>th</sup> Avenue N. on which the associated residential building is proposed. The alley provides an important service to the





## Metro Planning Commission Meeting of 5/14/2009

larger area and it should remain open. It should also be the means of access to the proposed parking on the subject site, if approved.

### **DEVELOPMENT PATTERN**

The orientation of the subject site toward Cheatham Place is an advantage because it does not intrude into the adjoining "SFD" residential area as deeply as would a parcel oriented toward and extending to 10<sup>th</sup> Avenue N.

### **HISTORIC FEATURES**

The subject site is in the Buena Vista National Register Historic District. It is also near the Cheatham Place Public Housing development, some of which is on the National Register and some of which is eligible for listing on the National Register. There is, however, no historic overlay zoning currently applicable to the subject site or surrounding area. Sensitivity to the area's historic features is an important consideration for any development proposed on the subject site and surrounding area.

### **ALTERNATIVE LOCATIONS**

The subject site is the best option available for accommodating the needed parking. The property to the north of the proposed residential building, while appropriate for parking, contains a house; and providing parking to the east or south would entail crossing 9<sup>th</sup> Avenue N. or Cheatham Place.

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### **CONCLUSION**

The request does not pose any apparent significant adverse impacts and, with adequate landscape buffering, would provide an appropriate transitional land use pattern. Maintaining the public alley and sensitivity toward historic features are important considerations for any development on the subject site.

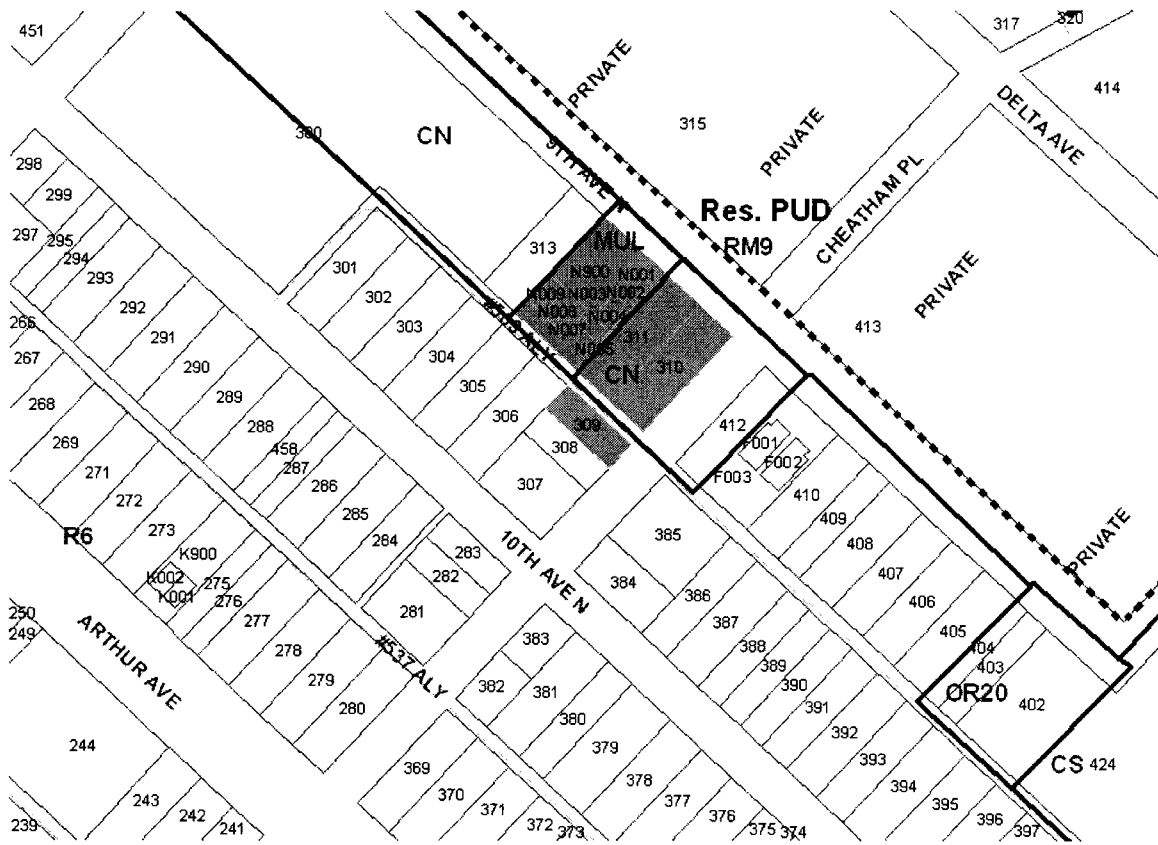
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### **STAFF RECOMMENDATION**

Staff recommends approval.

**SEE NEXT PAGE**

# **ZONING MAP AMENDMENTS**



**2009SP-007-001**

9th & Cheatham

Map: 081-12 Parcels: 309, 310, 311

Map: 081-12-N Parcels: 001, 002, 003, 004, 005, 006, 007, 008, 009

North Nashville Community Plan

Council District 19 – Erica S. Gilmore



**Project No.**  
**Project Name**  
**Associate Case**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2009SP-007-001**

**9<sup>th</sup> & Cheatham SP**

2009CP-008-001

19 - Gilmore

1 - Gentry

Dale & Associates and the Metro Planning Department, applicants, for Alpha Street Real Estate Development & Investments, LLC, owner.

**Staff Reviewer**  
**Staff Recommendation**

Sexton

*Approve with conditions, subject to approval of the accompanying Community Plan Amendment.*

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**APPLICANT REQUEST**

**Preliminary SP**

**A request to change from Commercial Neighborhood (CN), Mixed Use Limited (MUL), and One and Two-Family Residential (R6) to Specific Plan - Residential (SP-R) zoning properties located at 1501 and 1505 9th Avenue North, 9th Avenue North (unnumbered), and 906 Cheatham Place, at the northwest corner of 9th Avenue North and Cheatham Place (0.76 acres), to permit a 3-story, 44 unit multi-family complex.**

**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.

MUL District

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

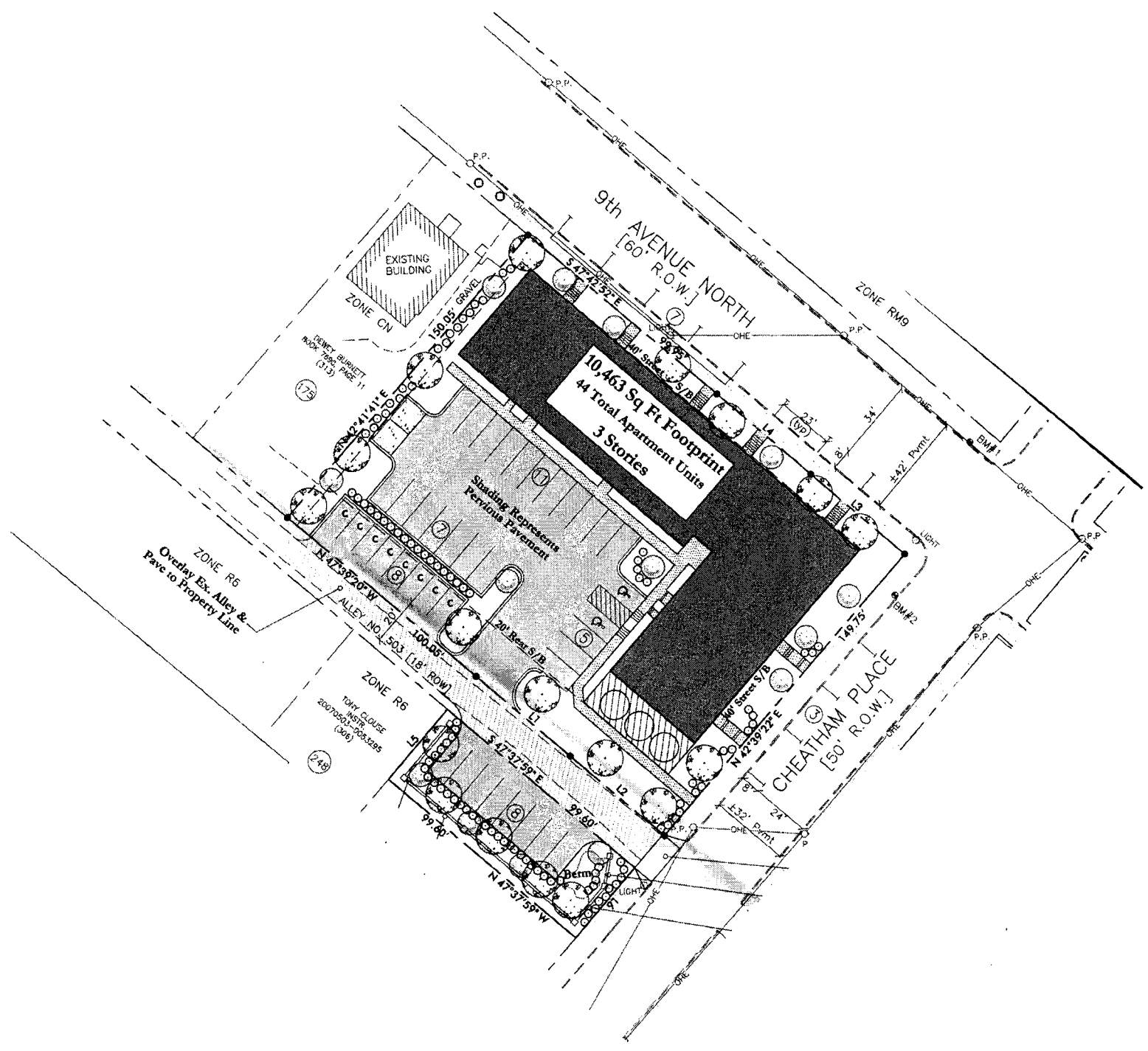
R6 District

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.

**Proposed Zoning**

SP-R District

Specific Plan-Residential 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 includes residential.



**10,463 Sq Ft Footprint**  
**44 Total Apartment Units**  
**3 Stories**

**9th AVENUE NORTH**  
 [60' R.O.W.]

**CHEATHAM PLACE**  
 [50' R.O.W.]

EXISTING BUILDING  
 ZONE CN

ZONE R6  
 Overlay Ex. Alley &  
 Pave to Property Line

ZONE R6  
 TONY COUSE  
 20070501-2007288  
 (306)

DUNCAN BURRITT  
 2007288-313  
 (313)

Shading Represents  
 Previous Pavement

N 75° 52' 20" W  
 ALLEY NO. 503 [18' ROW]

S 12° 27' 59" E

N 42° 08' 22" E

N 47° 37' 59" W

S 47° 23' 52" E

S 79° 50'

19' 7 5/8'

ZONE RM9

ZONE R6

ZONE R6

20' Rear S/B

15' 3 1/2' Drmt

4' 4 1/2' Drmt

19' 7 5/8'

5' 12' 27 5/8" E

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## Metro Planning Commission Meeting of 5/14/2009

### **NORTH NASHVILLE COMMUNITY PLAN**

#### **Existing Policy**

#### ***Buena Vista Detailed***

#### ***Neighborhood Design Plan***

#### **Mixed Use (MxU) in NC**

MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

#### **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.

#### **Single Family Detached (SFD) in NG**

SFD is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

#### **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 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.

#### **Proposed Policy**

#### **Transition or Buffer (TB)**

Transition or Buffer is intended to provide a transition from intense commercial activity to a more residential character. Uses should be residential in scale, character, and function, but may have a limited commercial or mixed-use component.

#### **Consistent with Policy?**

Yes, if the accompanying Community Plan Amendment is approved, this zone change will be consistent with the land



## Metro Planning Commission Meeting of 5/14/2009

use policies. The SFD policy of this proposed SP does not support either multi-family buildings or accessory parking for multifamily buildings. The community plan amendment to TB will support the proposed parking area proposed with this zone change request. The portion of the property within the MxU is consistent, as the NC policy permits multi-family uses.

### PLAN DETAILS

The preliminary site plan proposes a three-story, 10,463 square foot apartment building, which includes 35 one bedroom, 6 two bedroom and 3 three bedroom units. The SP is being proposed on three properties which will need to be consolidated into one lot before this project can be constructed. The SP also includes an additional vacant lot southwest of the site, separated by an alley that will be used for accessory parking. Details of the proposed building materials were not provided. A list of building materials shall be identified on a set of elevations and submitted to staff prior to approval of the final site plan. Prohibited building materials include all plastics, plywood, unfinished concrete blocks, metal buildings, and vinyl siding.

#### Building Orientation

The proposed apartment building is oriented toward both 9<sup>th</sup> Avenue North and Cheatham Place. The rear of the apartment building overlooks the parking area. The proposed development includes a front setback of 10 feet from 9<sup>th</sup> Avenue North and a 15 foot front setback from Cheatham Place.

#### Access/Parking

Access to the site is provided by an 18 foot wide alley from Cheatham Place. The alley runs along the rear property providing access to the parking area located in the rear of the building. The plan proposes a total of 49 parking spaces. The proposed parking meets the UZO standards of the Zoning Code.

#### Landscaping/Screening

A standard A Landscape Buffer Yard is proposed along the northwest property line in order to provide additional buffering for the existing residential property. A standard C Landscape Buffer Yard and 30 inch knee wall is proposed along the southwestern portion of the site to provide additional buffering for the existing residential property and parking area. Details of the proposed landscaping have been provided, but a list of proposed trees and shrubs species consistent with the Urban Forester's tree density requirement is needed. A dumpster is located on the northwest portion of the property. Screening details for the dumpster were not submitted to





## Metro Planning Commission Meeting of 5/14/2009

### Signs

staff and will need to be provided with the final site plan plan.

Sign details were included in this SP. Signs for this SP shall be limited to one monument sign, six feet in height as shown in the plan. The sign shall be externally lit with steady, stationary, down directed and completely shielded light sources or may be lit from a ground lighting source. The sign shall be constructed using high-quality durable materials such as metal, stone, brick, and hardwood, and shall complement materials and features of buildings on the same property.

### **PUBLIC WORKS RECOMMENDATION**

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to the Department of Public Works' approval of the construction plans.
2. Construct Alley #503 per the Department of Public Works standards and specifications along property frontage. Provide minimum 18' pavement width. Dedicate right of way, as applicable. No obstruction to be constructed within the public right of way.
3. Remove the proposed on-street parking along Cheatham Place, or widen Cheatham Place to accommodate on-street parking.
4. Provide plans for solid waste disposal and recycling collection. All service locations to accommodate accessibility for SU-30 design vehicle turning movement. The solid waste collection and disposal plan is to be reviewed and approved by the Department of Public Works Solid Waste Division.
5. Provide on-site parking per Metro Code.
6. Spaces within ROW shall be unmarked.
7. Locate monument sign and berm to ensure adequate sight distance from exiting alley.



# Metro Planning Commission Meeting of 5/14/2009

## Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	.34	0.25	3,702 sq. ft.	106	14	14

## Maximum Uses in Existing Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Low Rise Residential/Townhome (230)	.34	1	18*	145	14	15

\*Based on 800 square foot units

## Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	.08	7.71	1	10	1	2

## Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Mid Rise Apartments (220)	.76	N/A	44	391	26	42

## Traffic changes between: CN, MUL, and R6 and proposed SP-R

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	.76	N/A	N/A	+130	-3	+11

## METRO SCHOOL BOARD REPORT

**Projected student generation**

**3 Elementary    2 Middle    2 High**

**Schools Over/Under Capacity**

Students would attend Brookmeade Elementary School, Hill Middle School, or Hill Wood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated June 2008.

## STORM WATER RECOMMENDATION

1. Provide a water quality concept and room for detentions. Some non-standard methods of water quality and detention are being proposed, which may require a variance from the Stormwater Management Committee. If a variance is not approved, then a direct connection to an adequately sized combined sewer may be required.



## Metro Planning Commission Meeting of 5/14/2009

### STAFF RECOMMENDATION

The proposed SP plan is consistent with the MxU in NC policy and staff is recommending approval with conditions.

### CONDITIONS

1. Prior to final site plan approval, a list of building materials shall be identified on a set of elevations and submitted to staff for review. Prohibited building materials include all plastics, plywood, unfinished concrete blocks, metal buildings, and vinyl siding.
2. Prior to final site plan approval, the SP final site plan shall include a tree density table and plant species list to be approved by the Urban Forester.
3. Details of the screening for the dumpster shall be included with the final site plan.
4. Prior to the issuance of any grading or building permits, lots fronting onto 9<sup>th</sup> Avenue North shall be consolidated.
5. The requirements of the Metro Public Works Department must be met prior to or in conjunction with final site plan approval.
6. The requirements of the Metro Stormwater Department must be met prior to final site plan approval.
7. The SP is limited to residential uses.
8. 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 as of the date of the applicable request or application.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department

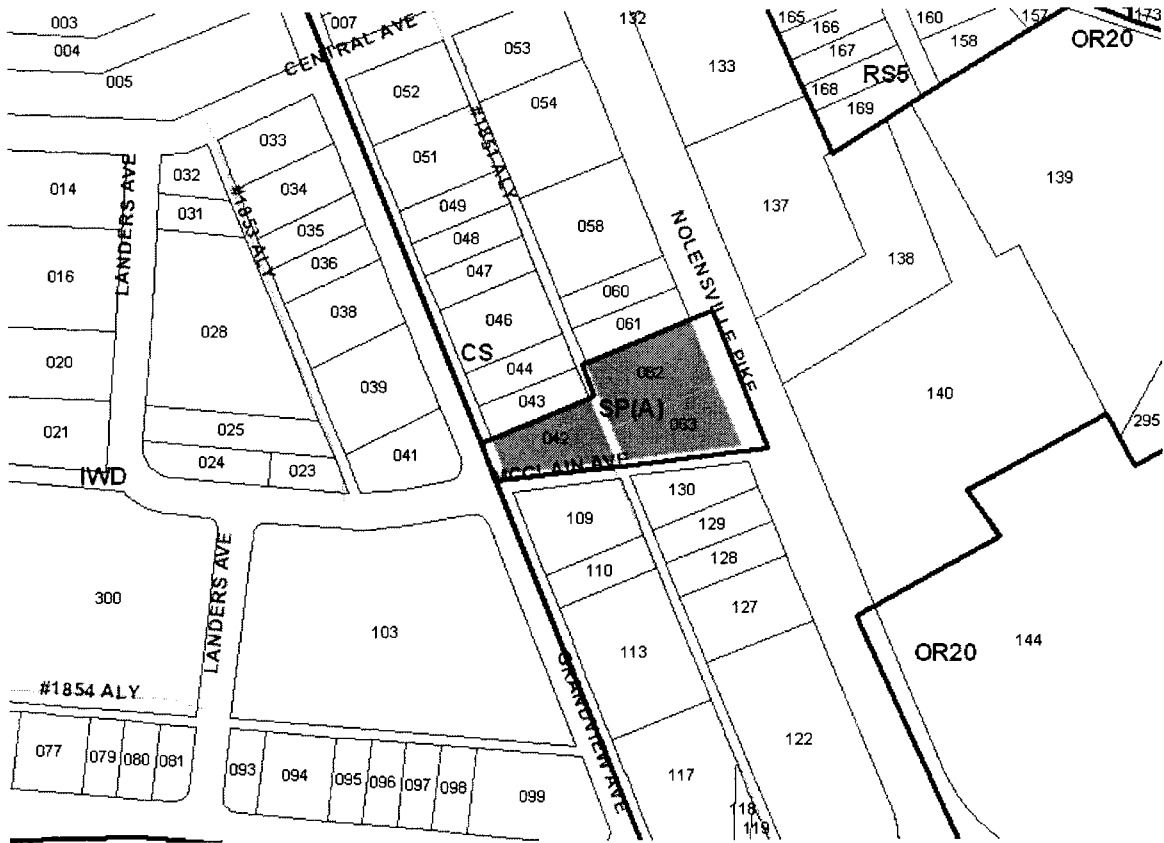


## Metro Planning Commission Meeting of 5/14/2009

within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, 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. 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.

**SEE NEXT PAGE**



**2006SP-152-002**  
 Nolensville Road Automart (Amendment #1)  
 Map: 119-09 Parcels: 042, 062, 063  
 South Nashville Community Plan  
 Council District 16 – Anna Page



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

**Zone Change 2006SP-152-002**  
**Nolensville Road Automart (Amendment #1)**  
16- Page  
7 - Kindall  
Metro Planning Department and Ronald and Alfred J. Haislip, applicants, for Ronald and Alfred J. Haislip, owners

**Staff Reviewer**  
**Staff Recommendation**

Sexton  
*Approve*

**APPLICANT REQUEST**

**A request to amend the Nolensville Road Automart Specific Plan District located at 2721 and 2725 Nolensville Pike and 2722 Grandview Avenue, at the northwest corner of Nolensville Pike and McClain Avenue (0.82 acres), zoned Specific Plan - Auto (SP-A), to amend Condition 3 in Council Bill 2006-1258 pertaining to sidewalk requirements.**

**History**

On September 28, 2006, the Metro Planning Commission recommended approval of a change in zoning from CS to Specific Plan for the Nolensville Road Automart SP. The approved SP plan consists of a one story used automobile dealership.

On January 16, 2007, Metro Council approved the Nolensville Road Automart SP (BL2006-1258) and included the following additional condition of approval in Section 3 of the ordinance:

- 3. *Along McClain Avenue and Grandview Avenue adjacent to the property, the applicant shall construct a sidewalk that meets current Metro standards for construction. Any damage to the sidewalk along Nolensville Pike shall be repaired by the applicant.*

**Amendment**

The existing approval required that a sidewalk be constructed along both McClain and Grandview Avenues. The amendment adds an option for a contribution to the sidewalk fund in lieu of construction the sidewalks. The applicant had posted a bond for the sidewalks in the amount of \$10,000. With the amendment of the sidewalk condition, the applicant has agreed to contribute the amount of the bond towards the construction of a sidewalk in another location within Council District 16. The proposed condition reads as follows:



## Metro Planning Commission Meeting of 5/14/2009

- 3. Along McClain Avenue and Grandview Avenue adjacent to the property, the applicant shall construct a sidewalk that meets current Metro standards for construction. Any damage to the sidewalk along Nolensville Pike shall be repaired by the applicant. In lieu of construction of the sidewalks, the applicant shall make a contribution of \$10,000 towards the construction of a sidewalk in another location within Council District 16, with the location of the sidewalk to be determined by the District 16 Councilmember.*

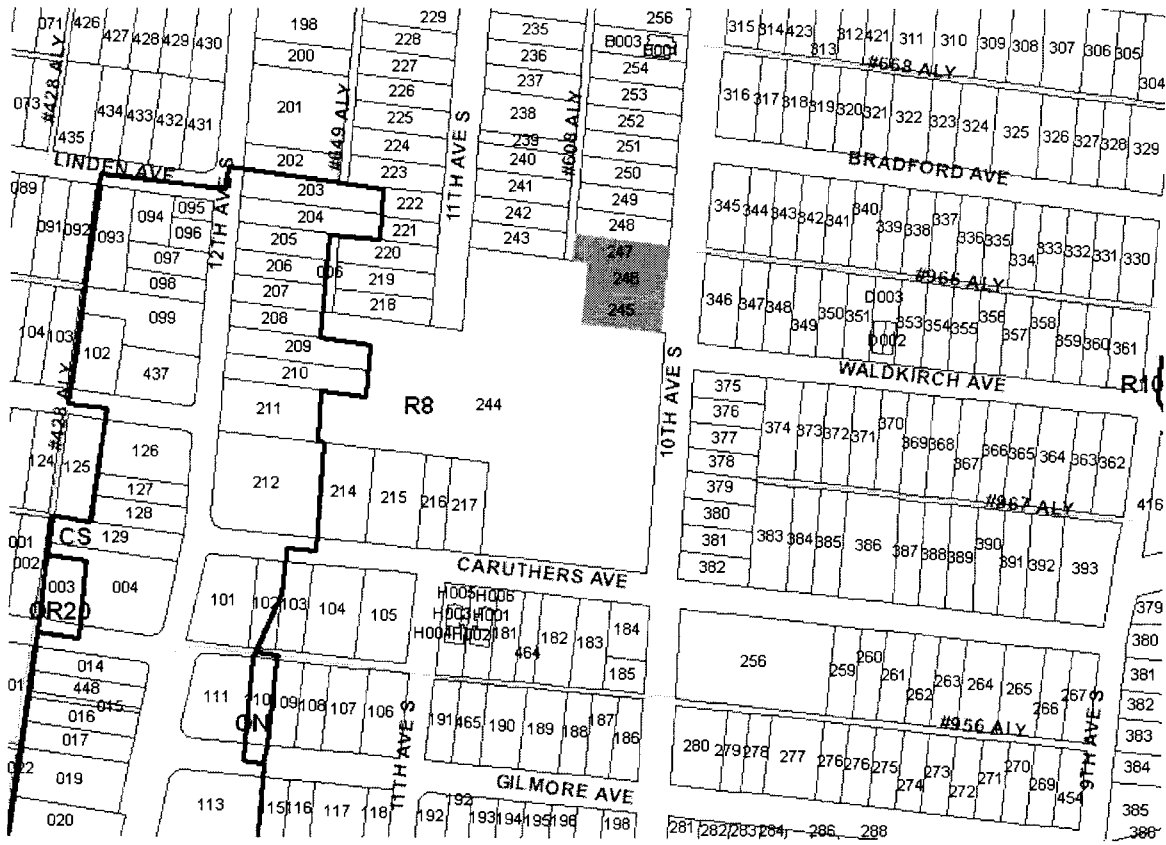
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### **STAFF RECOMMENDATION**

Staff recommends approval of the request to amend the condition in BL2006-1258. The applicant has indicated that a contribution of \$10,000 towards the construction of a sidewalk in another location within Council District 16 will be made.



**SEE NEXT PAGE**



**2009SP-005-001**  
 10th Avenue South  
 Map: 105-13 Parcels: 245, 246, 247  
 Green Hills/Midtown Community Plan  
 Council District 17 – Sandra Moore



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

**Zone Change 2009SP-005-001**

**10<sup>th</sup> Avenue south**

17 - Moore

7 - Kindall

Randall Morgan, applicant, William McElroy and Mary Hardin, owners

**Staff Reviewer**  
**Staff Recommendation**

Sexton

*Approve with conditions*

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**APPLICANT REQUEST**

**Preliminary SP**

A request to change from One and Two-Family (R8) to Specific Plan - Mixed Use (SP-MU) zoning for properties located at 2223, 2225, and 2227 10th Avenue South, approximately 50 feet north of Waldkirch Avenue (0.6 acres), to permit a 13,600 square foot mixed use building containing 2,000 square feet of restaurant space, 4,800 square feet of retail space and 6,800 square feet of office space.

**Existing Zoning**

R8 District

R8 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-MU District

Specific Plan-Mixed Use 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 includes a mixture of restaurant, retail and office uses.

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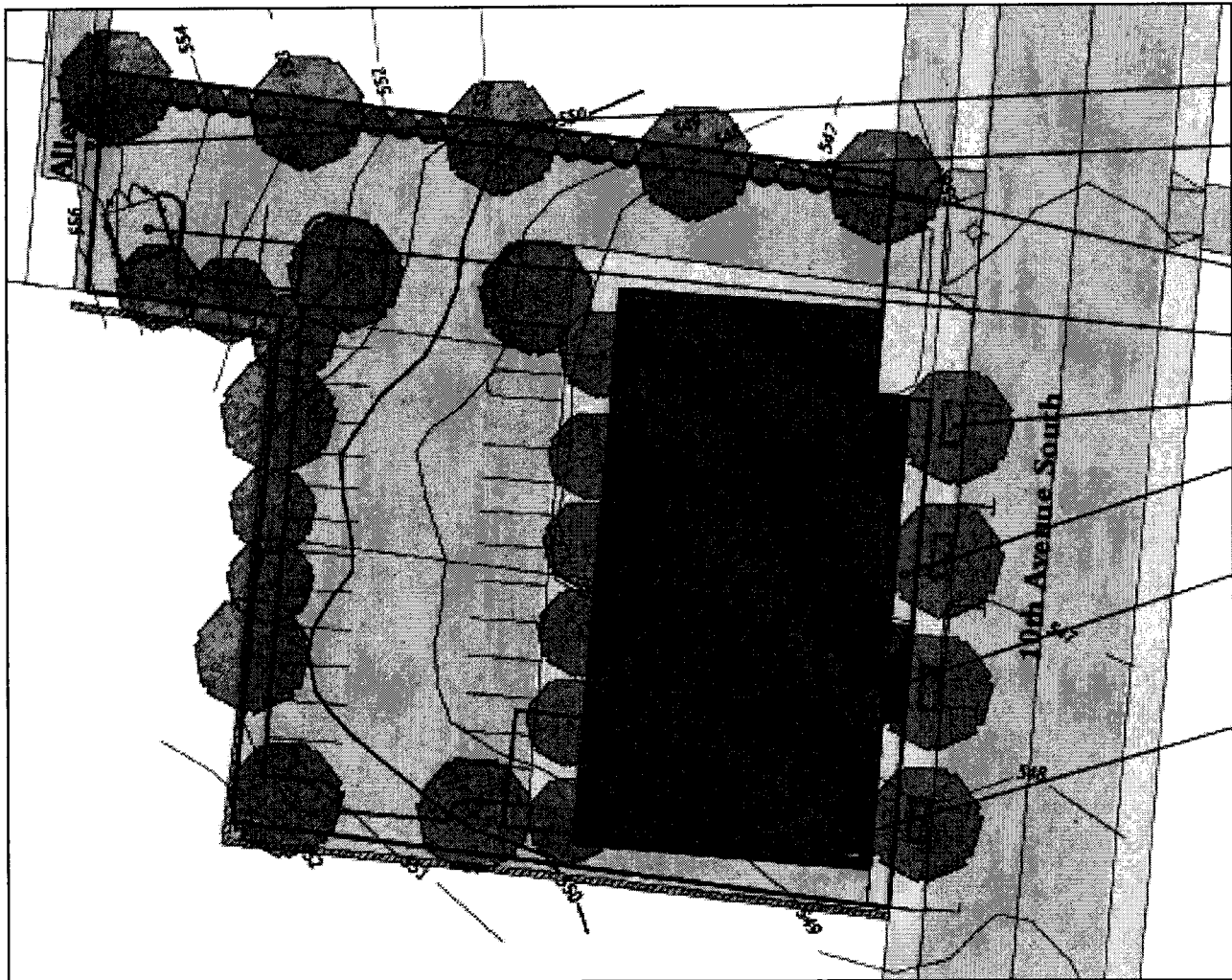
**GREEN HILLS MIDTOWN  
COMMUNITY PLAN**

*12 Avenue South Detailed  
Neighborhood Design Plan*  
Mixed Use (MxU)

MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

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



- Rear Alley Access
- Property Boundary
- 5' buffer yard (typical)
- dumpster location
- Street Trees
- 5' Building Setback
- Building facade for existing structure to remain
- possible location for outdoor dining.



## Metro Planning Commission Meeting of 5/14/2009

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.

### Consistent with Policy?

Yes. The proposed plan is consistent with the MxU in NC policy of the Green Hills-Midtown community plan. The NC policy encourages small scale office and commercial uses such as retail and restaurant.

### PLAN DETAILS

The preliminary site plan proposes a two-story, 13,600 square foot mixed-used building that will front 10<sup>th</sup> Avenue South. The site currently contains an existing one-story, single-family home that will be demolished, and a one-story, retail establishment that will be incorporated into the development. The site is made up of three properties which will need to be consolidated into one lot before this project can be constructed.

### Uses

The SP includes 2,000 square feet of restaurant space, 4,800 square feet of general retail space and 6,800 square feet of general office space. Primary pedestrian entries will be located on 10<sup>th</sup> Avenue South with each ground floor commercial unit having a separate entrance from 10<sup>th</sup> Avenue.

The SP development standards provide for a minimum of two stories and a maximum of three stories within an identified building envelope. The SP includes a front setback requirement of zero to five feet from the right-of-way and a minimum rear building setback of 20 feet. A dumpster is located on the northwest portion of the property. Screening details for the dumpster were not submitted to staff and will need to be provided with the final site plan. Details of the proposed building materials were not provided. A list of building materials shall be identified on a set of elevations and submitted to staff prior to approval of the final site plan. Prohibited building materials include all plastics, plywood, metal buildings, and vinyl siding.

### Access/Parking

Access to the site will be provided by a private driveway from 10<sup>th</sup> Avenue South. The driveway extends throughout the site providing access to the parking area located in the



## Metro Planning Commission Meeting of 5/14/2009

rear of the building. The plan proposes a total of 31 parking spaces. The number of proposed parking spaces meets the Zoning Code requirements and UZO standards for parking.

### Landscaping/Screening

A standard A Landscape Buffer Yard is proposed along the northern property line in order to provide additional buffering for the existing residential property. Details of the proposed landscaping have been provided, but a list of proposed trees and shrubs species consistent with the Urban Forester's tree density requirement is needed.

### Signs

Sign details were not included in this SP. Permitted signs include wall mounted signs of a maximum area of 48 square feet. The design and alignment of the signs for each tenant shall compliment each other such that visual unity effect is achieved. An overall sign program shall be submitted with the final site plan. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Code, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.

Signs shall be externally lit with steady, stationary, down directed, and completely shielded light sources or may be internally illuminated or back-lit with a diffused or shielded light source. Sign backgrounds shall be opaque, only letters and logos may be internally illuminated.

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### **PUBLIC WORKS RECOMMENDATION**

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to the Department of Public Works' approval of the construction plans.
2. Along 10th Avenue South, identify existing / proposed right of way. Identify all proposed structures located with the sidewalk / public right of way. For sidewalk construction, provide a minimum five (5') feet clear path of travel. Public sidewalks to be located within the right of way, dedicate right of way as applicable. Building foundations, and doorway openings are to be located outside of the public right of way.
3. For the extension of Alley #608, construct Alley to the Department of Public Works' standards and



# Metro Planning Commission Meeting of 5/14/2009

specifications. Alley to be construction along the property boundary / property frontage.

4. Identify plans for solid waste disposal and recycling collection. All service locations to accommodate accessibility for SU-30 design vehicle turning movements. Solid waste disposal and recycling collection to be approved by the Department of Public Works Solid Waste Division.
5. The SP document submittal states that the parking requirements are established by the UZO standards. The required parking reductions taken by this development appear to exceed the twenty-five percent maximum allowable reductions per the UZO standards. Provide on-site parking per Metro code, or provide a shared parking study.

### Typical 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)	0.60	5.79	3	29	3	4

### Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Sit down restaurant (932)	0.60	n/a	2,000	255	24	23

### Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	0.60	n/a	4,800	244	11	33

### Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.60	n/a	6,800	169	22	22

## STORM WATER RECOMMENDATION

1. Add FEMA Note / Information to plans.

## NES RECOMMENDATION

1. Developer to provide construction drawings and a digital .dwg file @ state plane coordinates that contains the civil site information (after approval by Metro Planning w/ any changes from other departments).



## Metro Planning Commission Meeting of 5/14/2009

2. Developer drawing should show any and all existing utilities easements on property.
3. 20-foot easement required adjacent to all public rights of way
4. NES can meet with developer / engineer upon request to determine electrical service options (currently existing properties are serviced from the alleys.
5. NES needs any drawings that will cover any road improvements that Metro Public Works might require
6. 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
7. NES needs load information and future plans or options to buy other property (over all plans).

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### **STAFF RECOMMENDATION**

The proposed SP plan is consistent with the MxU in NC policy and staff recommends approval with conditions.

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### **CONDITIONS**

1. Prior to the issuance of any grading or building permits, the existing lots shall be consolidated.
2. Screening dumpster details shall be submitted to staff for review and approval with the final site plan. Dumpster screening shall be consistent with the requirements of the Metro Zoning Code.
3. Prior to final site plan approval, a list of building materials shall be identified on a set of elevations and submitted to staff for review. Prohibited building materials include all plastics, plywood, metal buildings, and vinyl siding.
4. Signs shall be limited to wall mounted signs a maximum of 48 square feet in size. An overall sign program shall be submitted with the final site plan for review and approval.
5. Prior to final site plan approval, the SP plan shall provide a tree density table and plant species list consistent with the MUN standards of the Zoning Code and to be approved by the Urban Forester.





## Metro Planning Commission Meeting of 5/14/2009

6. The requirements of the Metro Public Works Department must be met prior to or in conjunction with final site plan approval.
7. Final Site Plan drawings shall show all proposed buildings outside of the public right-of-way.
8. This SP is limited to restaurant, retail and office uses.
9. All NES conditions shall be satisfied with final site plan.
10. 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 MUN zoning district as of the date of the applicable request or application.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions 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 SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, 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.



## Metro Planning Commission Meeting of 5/14/2009

13. 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.

**SEE NEXT PAGE**



**2009SP-008-001**

Battery Park

Map: 131-12 Parcels:103, 104, 105

Green Hills/Midtown Community Plan

Council District 34 – Carter Todd



**Project No.**  
**Project Name**  
**Council Districts**  
**School Districts**  
**Requested by**

**Zone Change 2009SP-008-001**  
**Battery Park SP**

34 - Todd

8 - Fox

Dale & Associates, applicant, for Aubrey B. Harwell Jr.,  
Trustee, owner

**Staff Reviewer**  
**Staff Recommendation**

Bernards

*Approve with conditions and a variance for street frontage  
for Lot 1*

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**APPLICANT REQUEST**  
**Preliminary SP**

A request to change from One and Two-Family Residential (R40) to Specific Plan-Residential (SP-R) zoning for properties located at 1103, 1105, and 1111 Battery Lane, approximately 1,500 feet east of Granny White Pike (7.4 acres), to permit up to 13 single-family lots.

**Existing Zoning**  
R40 District

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

**Proposed Zoning**  
SP-R District

Specific Plan-Residential 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 includes single family residential uses only.

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**GREEN HILLS/MIDTOWN**  
**COMMUNITY PLAN**  
Residential Low (RL)

RL policy is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominant development type is single-family homes.

**Consistent with Policy?**

Yes, the proposed development, at 1.76 units per acre, is consistent with the RL policy. In addition, the proposed layout of the lots is consistent with the development pattern along Battery Lane and the adjacent properties to the east and west.

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**PLAN DETAILS**

The Battery Park SP will include up to 13 single-family lots accessed from a new, private cul-de-sac. The lots range in size from 10,350 square feet to 16,365 square feet. The residences on Lots 1, 2 and 13 will be oriented





## Metro Planning Commission Meeting of 5/14/2009

towards Battery Lane and the residences on the remaining lots will be oriented towards the new private road. The residences on Lots 2 and 13 will have secondary entrances that are oriented towards the new private road and include architectural features such as a side porch. Lots 1, 2 and 3 will be accessed from a private alley and Lots 12 and 13 will be accessed from a shared drive. Parking will be accommodated on site with rear or side entry garages.

The proposed residences will be a minimum of 2,500 square feet in size. The applicant has proposed a number of architectural standards that will be enforced through restrictive covenants. The plan includes a bulk standards table. For any development standards, not specifically shown on the SP plan the standards of the RS15 zoning district will apply.

### Open Space and Landscape Buffers

Approximately 40 percent of the property will be in open space. The bulk of the open space is located along Battery Lane. The portion of the properties along Battery Lane and along the east and west property boundaries are within the floodplain. The floodplain is primarily in the open space and landscape buffer yards. A 20 foot, C-3 standard Landscape Buffer Yard is shown along the western and eastern property lines. A 30 foot Landscape Buffer Yard is shown on the southern property line which is to be planted at the C-3 level of planting density.

### Variance to the Subdivision Regulations

As the SP is currently proposed, Lot 1 will not have street frontage but rather will front onto the open space that fronts Battery Lane. While there is not a request for a subdivision at this time, the applicant has identified why a variance to the Subdivision Regulations could be supported. Staff agrees that the unique conditions of the site make it difficult to provide a development pattern consistent with the existing development pattern along Battery Lane without a variance to the frontage requirements. The unique conditions include a historical lane adjacent to the rear of the property and floodplain along Battery Lane. Lot 1 will front onto the open space and be accessed from the private alley.

### Sidewalks

Sidewalks are required, and shown on the plan, along Battery Lane. Sidewalks are also included on one side of the new road and will provide access to the un-improved lane to the rear of the property.

### Historical Features

The unimproved lane, identified as Kirkman Lane on the property maps is also known as Overton Lane. While staff



## Metro Planning Commission Meeting of 5/14/2009

would usually require that the SP provide vehicular access to a right-of-way, this particular lane has historical significance and is on the National Register of Historic Places. It is an antebellum road with a closely fitted, native limestone wall on the southern edge.

Approximately 0.7 miles of the original two mile road, including the portion adjacent to the proposed SP, have remained unchanged and intact. It is unused by vehicles and was available for traveling by foot or by horseback. The wall remains intact but the lane has not been maintained as a path.

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### **STORMWATER RECOMMENDATIONS**

Preliminary SP approved except as noted:

- The wet weather conveyances (2) within this property will be required to be within an easement. No buildings are allowed within the easement width.

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### **WATER SERVICES RECOMMENDATION**

Preliminary approval.

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### **FIRE MARSHAL RECOMMENDATION**

Conditional approval, all Fire Code requirements shall be met.

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### **NES RECOMMENDATION**

- 1) Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
- 2) Developer drawing should show any existing utilities easements on property and the utility poles on the property and/or r-o-w.
- 3) 20-foot public utility easement required adjacent to Battery Lane.
- 4) NES requires a 20-foot easement behind the private drive r-o-w.
- 5) NES will require a 20-foot PUE along the north side (across lots 2 & 13) of the private drives to get back to serve lot 1 and lot 14.
- 6) NES can meet with developer/engineer upon request to determine electrical service options
- 7) NES needs any drawings that will cover any road improvements to Metro r-o-w that Public Works will require.
- 8) Developer shall provide a street lighting layout plan to NES for conduit installation only.
- 9) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC





# Metro Planning Commission Meeting of 5/14/2009

Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ [www.nespower.com](http://www.nespower.com)).

## 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.
- Construct private street per standard drawing ST-251. Identify proposed roadway cross-section and profile.
- For proposed sidewalks along Battery Lane, construct a six (6') foot furnishing zone and eight (8') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Sidewalks are to be located within the public right of way / dedicate right of way.
- Submit left turn analysis to verify safe and efficient traffic operation.

Maximum Uses in Existing Zoning District: **R40**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	7.4	1.16	8	77	6	9

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	7.4	N/A	13	124	10	14

Traffic changes between maximum: **R40** and proposed **SP-R**

Land Use (ITE Code)	Acres	Density	Total Numbers of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	7.4	N/A	+5	+47	+4	+5

## METRO SCHOOL BOARD REPORT

Projected student generation

1 Elementary    0 Middle    0 High

Schools Over/Under Capacity

Students would attend Percy Priest Elementary School, Moore Middle School, or Hillsboro High School. Both Moore Middle School and Hillsboro High School have been identified as being over capacity by the Metro School



## Metro Planning Commission Meeting of 5/14/2009

Board but as no students will be generated for these, no fiscal liability calculation was prepared.

### STAFF RECOMMENDATION

Staff recommends approval with conditions and a variance for lot frontage for Lot 1 as the proposed SP is consistent with the land use policy.

### CONDITIONS

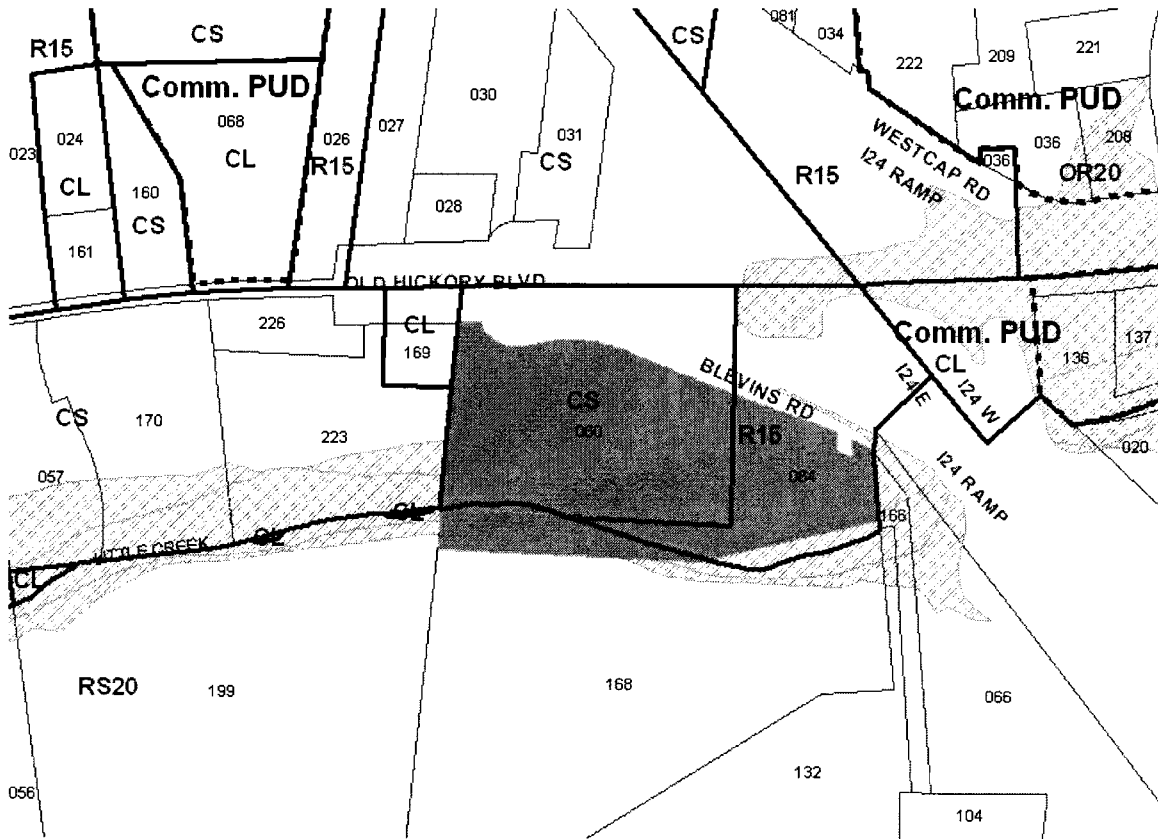
1. The following notes shall be added to the corrected copy of the preliminary SP.
  - The primary entrances of the residences on Lots 1, 2, and 13 shall be oriented towards Battery Lane.
  - Lots 1, 2 and 3 shall be accessed from a private alley and Lots 12 and 13 shall be accessed from a shared drive across from the alley.
  - For any standards not shown on the plan, the standards of the RS15 zoning district shall apply.
2. Prior to final site plan approval all requirements of the Public Works Department shall be met.
3. This SP is limited to up to 13 single-family lots.
4. 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 single family portion of the property shall be subject to the standards, regulations and requirements of the RS15 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions 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 SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee



## Metro Planning Commission Meeting of 5/14/2009

based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. 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.



**2009Z-022PR-001**

Map: 040-00 Parcels: 060, 064  
 Bordeaux/Whites Creek Community Plan  
 Council District 3 – Walter Hunt



**Project No.**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2009Z-022-001**  
3 - Hunt  
3 - North  
Anchor Property Holdings, LLC, owner

**Staff Reviewer**  
**Staff Recommendation**

Swaggart  
*Disapprove*

**APPLICANT REQUEST**

**A request to rezone from Commercial Services (CS), One and Two-Family Residential (R15), and Single-Family Residential (RS20) to Industrial Warehousing/Distribution (IWD) zoning for properties at 3146 Old Hickory Boulevard and 3108 Blevins Road, at the southwest corner of Blevins Road and I-24 West (16.39 acres).**

**Existing District**  
CS District

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

R15 District

R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

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 District**  
IWD District

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

**BORDEAUX/WHITES CREEK COMMUNITY PLAN**

Commercial Mixed Concentration (CMC)

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

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



# Metro Planning Commission Meeting of 5/14/2009

development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

## Consistent with policy?

No. The industrial uses of the proposed IWD district are inconsistent with both the CMC and the NCO policy on the property.

## PUBLIC WORKS RECOMMENDATION

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	10.25	0.6	267,894	12886	276	1232

Maximum Uses in Existing Zoning District: **R15 and RS20**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	6.14	3.09	19*	182	15	20

\*Based on maximum density for 6.14 acres in R15

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)	16.39	0.8	571,158	2034	172	183

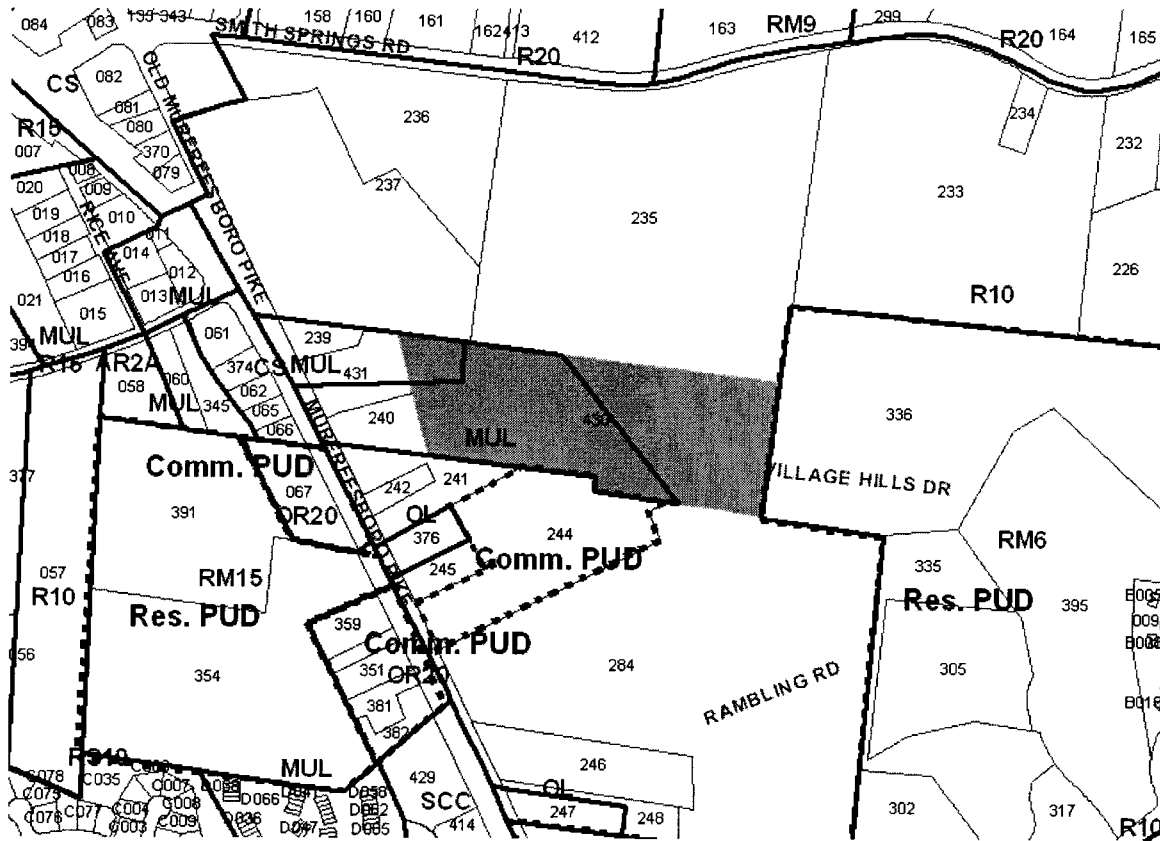
Traffic changes between maximum: **CS, R15 and RS20** and proposed **IWD**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	16.39	N/A	N/A	-11034	-119	-1069

## STAFF RECOMMENDATION

Staff recommends disapproval as the industrial uses of the proposed IWD district are inconsistent with both the CMC and the NCO policy on the property.

# **FINAL PLAT SUBDIVISIONS**



**2009S-036-001**  
 The Shoppes at Nashboro, Resub. Lot 1  
 Map:135-00 Parcel: 430  
 Antioch/Priest Lake Community Plan  
 Council District 29 – Vivian Wilhoite





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

**Subdivision 2009S-036-001**  
**The Shoppes at Nashboro, Resub. Lot 1**  
29 - Wilhoite  
6 - Johnson  
Mitchell Whitson and James Rust IV, owners, Dale & Associates, surveyor

**Staff Reviewer**  
**Staff Recommendation**

Bernards  
*Approve with condition and a variance to the requirements for street frontage*

**APPLICANT REQUEST**  
**Final Plat**

**A request for final plat approval to create two lots and to grant a variance to Section 3-4.2.b for lot frontage on property located at 2122 Murfreesboro Pike, approximately 200 feet south of Franklin Limestone Road (11.97 acres), zoned Mixed Use Limited (MUL) and One and Two-Family Residential (R10).**

**ZONING**  
MUL District

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

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**

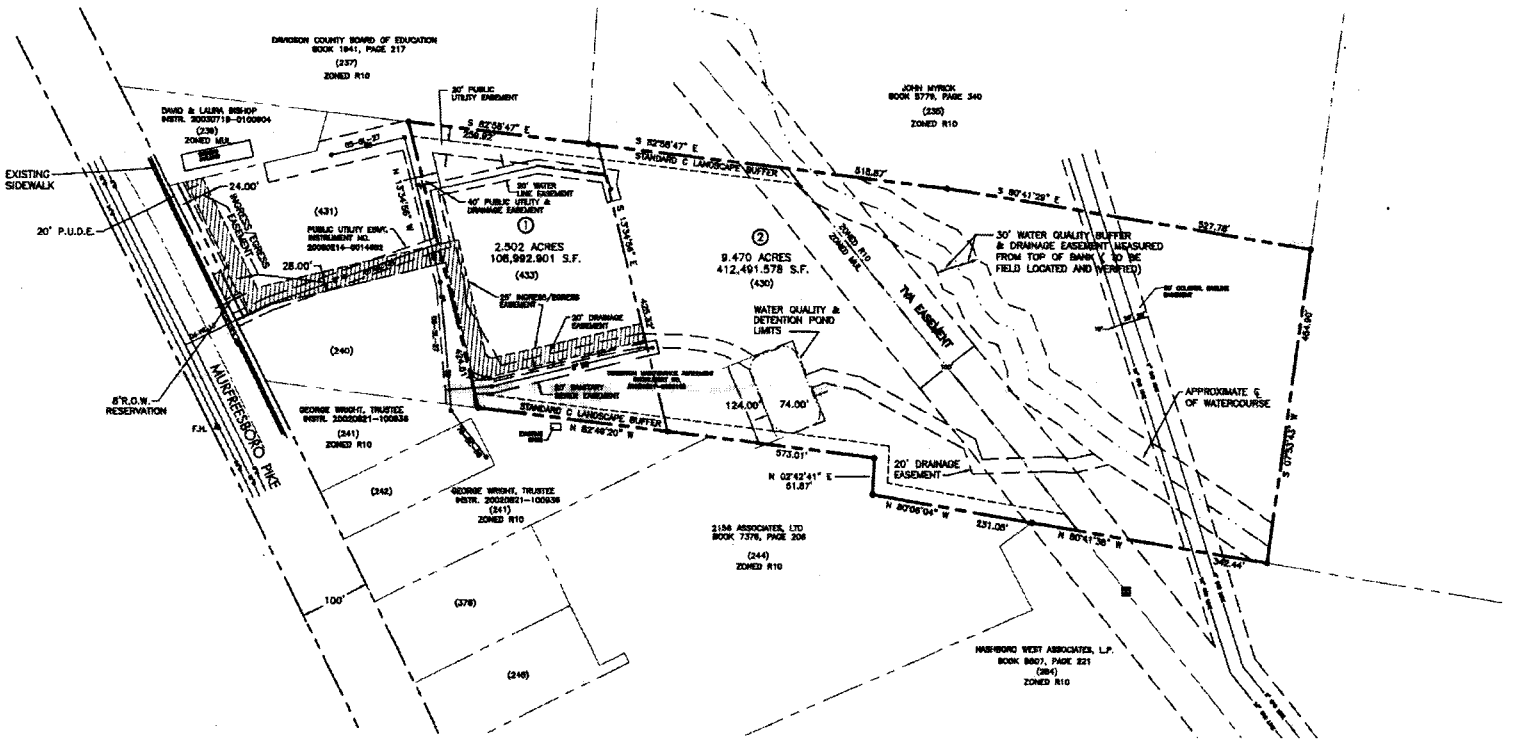
The proposed subdivision creates two lots with no frontage on a public or private street. This property is zoned MUL on the western portion and R10 on the eastern portion. Lot 1 will have MUL zoning and Lot 2 will have both MUL and R10 zoning. The zoning districts are divided along a TVA easement. Within the portion zoned R10 there is a stream and a gasline easement.

Access

Access to the property is provided from an access easement through a property to the west that fronts onto Murfreesboro Pike. The easement continues through Lot 1 to provide access to Lot 2.

Section 3-4.2.b

Section 3-4.2.b of the Subdivision Regulations requires that residential lots have street frontage and provides that commercially zoned lots may be excepted from the frontage requirement where a joint access driveway provides better access management. As noted above, neither of the new lots will have street frontage. The applicant has requested a variance to the Subdivision Regulations for Lot 2 which is partially zoned R10. The





## Metro Planning Commission Meeting of 5/14/2009

existing lot is currently accessed by an easement and there is no opportunity for street frontage. The portion of the property zoned R10 has numerous natural and utility-related constraints. Staff is recommending that the requested variance be granted due to the unique property hardships, including the location of a gas line easement, TVA easement, stream and split zoning on the property.

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### **PUBLIC WORKS RECOMMENDATION**

No exception taken.

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### **STORMWATER RECOMMENDATION**

Approved

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### **WATER SERVICES RECOMMENDATION**

Approval is contingent upon construction of Metro Projects # 09-SL-13 and 09-WL-17. The bond estimates for the construction of these projects are \$30,000.00 for sewer and \$28,000.00 for water.

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### **FIRE MARSHAL RECOMMENDATION**

#### Conditional Approval

- 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.
- No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road.
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 ft.
- 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 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.
- All roadways with-two way traffic shall comply with public works minimum requirements.
- All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to (<http://www.nashfire.org/prev/tableH51.htm>)



## Metro Planning Commission Meeting of 5/14/2009

- Approved based on no construction being done this application. Any new construction will require additional information.
- Additional information will be required before a building permit can be issued, adequate information not provided to allow unconditional approval of this project at this time.
- Add to Plat Notes: The Nashville Fire Dept. requires new construction to comply with the 2006 edition of NFPA 1, Table H.
- Fire Hydrants shall be in-service before any combustible material is brought on site.

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### STAFF RECOMMENDATION

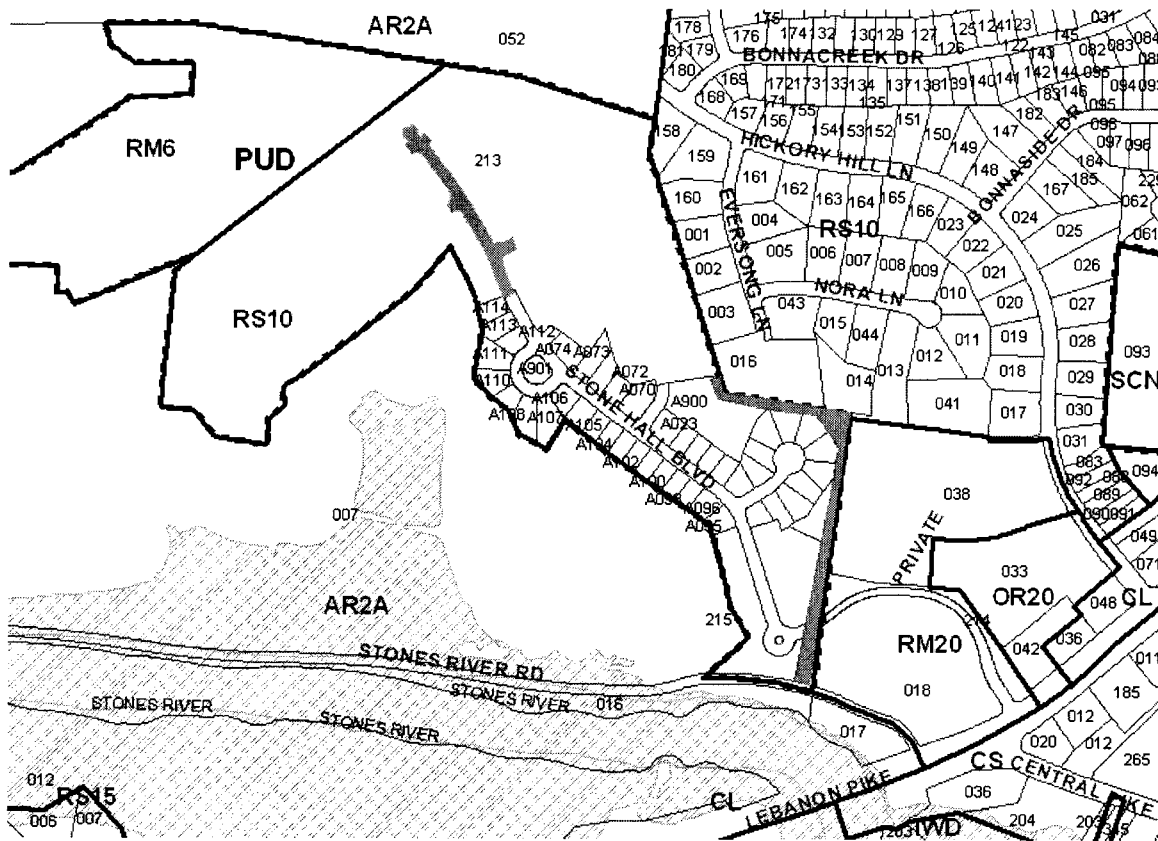
Staff recommends approval with one condition and a variance to the frontage requirements of Section 3-4.2.b of the Subdivision Regulations.

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### CONDITION

1. Prior to recordation of the plat, all Water Services public infrastructure shall be bonded or constructed.

**REVISIONS  
and FINAL SITE PLANS**



**2005P-030-001**  
 Ravenwood, Ph. 1, Sec. 2A  
 Map: 085-00 Parcels: part of 213  
 Donelson/Hermitage/Old Hickory Community Plan  
 Council District 14 – James Bruce Stanley



**Project No.  
Project Name**

**Planned Unit Development 2005P-030-001  
The Reserve at Stone Hall, PH. 1 Sec. 1A, and  
PH. 1, Sec. 2A (Final)**

**Council District  
School Board District  
Requested By**

14 - Stanley  
4 - Glover  
Civil Site Design Group, applicant, for E. Phillips  
Development, LLC, owner

**Staff Reviewer  
Staff Recommendation**

Sexton  
*Approve with conditions*

**APPLICANT REQUEST  
Revise Preliminary and  
PUD Final Site Plan**

A request to revise portions of the preliminary plan and for final site plan approval for Phase 1, Section 1A and for final site plan approval for Phase 1, Section 2A of the Ravenwood Residential Planned Unit Development (PUD) located on a portion of property at Stones River Road (unnumbered), at the end of Stone Hall Boulevard, classified Single-Family Residential (RS10), to revise a landscape buffer yard and to eliminate a portion of sidewalk in Phase 1, Section 1A and to permit the development of 14 single-family lots in Phase 1, Section 2A.

**Zoning District  
RS10 District**

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

**PLAN DETAILS**

**History**

On November 10, 2005, the Metro Planning Commission approved a request for preliminary approval of a new Planned Unit Development (PUD) consisting of 185 single-family lots and 152 townhouse units. A final site plan for Phase 1, Section 1A consisting of 55 single-family lots, was approved on August 10, 2006. On March 8, 2007, the Metro Planning Commission approved a revision to the PUD, which allowed the main access from Lebanon Pike, instead of Hickory Hills Lane.

**Phase 1, Section 1A**

Phase 1, Section 1A was approved with a standard C Landscape Buffer Yard along the north and east property lines of the PUD. This revision to preliminary and final plan proposes a standard A Landscape Buffer Yard which will replace the approved standard C Landscape Buffer Yard along the eastern property line. The impact of the reduction in the width of the buffer yard is offset by a berm located between the lots of the PUD and the landscape buffer yard. The standard C Landscape Buffer







## Metro Planning Commission Meeting of 5/14/2009

Yard along the northern property line will remain. As was approved on the original PUD in Phase 1, Section 1A, sidewalks are located on Medalist Circle road.

Medalist Circle is a short loop road with a landscaped island. The original plan showed sidewalks on both sides of Medalist Circle. This revision to preliminary and final plan proposes the elimination of the sidewalks on the landscaped island of Medalist Circle. As no lots are within the island, sidewalks were not needed on this portion of the street.

### Phase 1, Section 2A

The final plan for Phase 1, Section 2A proposes 14 single-family lots on a temporary cul-de-sac. The proposed lot sizes range from 7,150 square feet to 11,905 square feet. Three of the 14 lots are identified as critical lots due to existing steep slopes and must comply with the Hillside Development Standards of the Metro Zoning Code. All 14 lots front onto Stone Hall Boulevard. Front setbacks for the single-family homes are 20 feet and the rear setbacks are listed at 10 feet. The plan proposes a maximum building height of three stories. There is approximately 1.25 acres of open space associated with this phase.

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### **PUBLIC WORKS RECOMMENDATION**

No Exception Taken

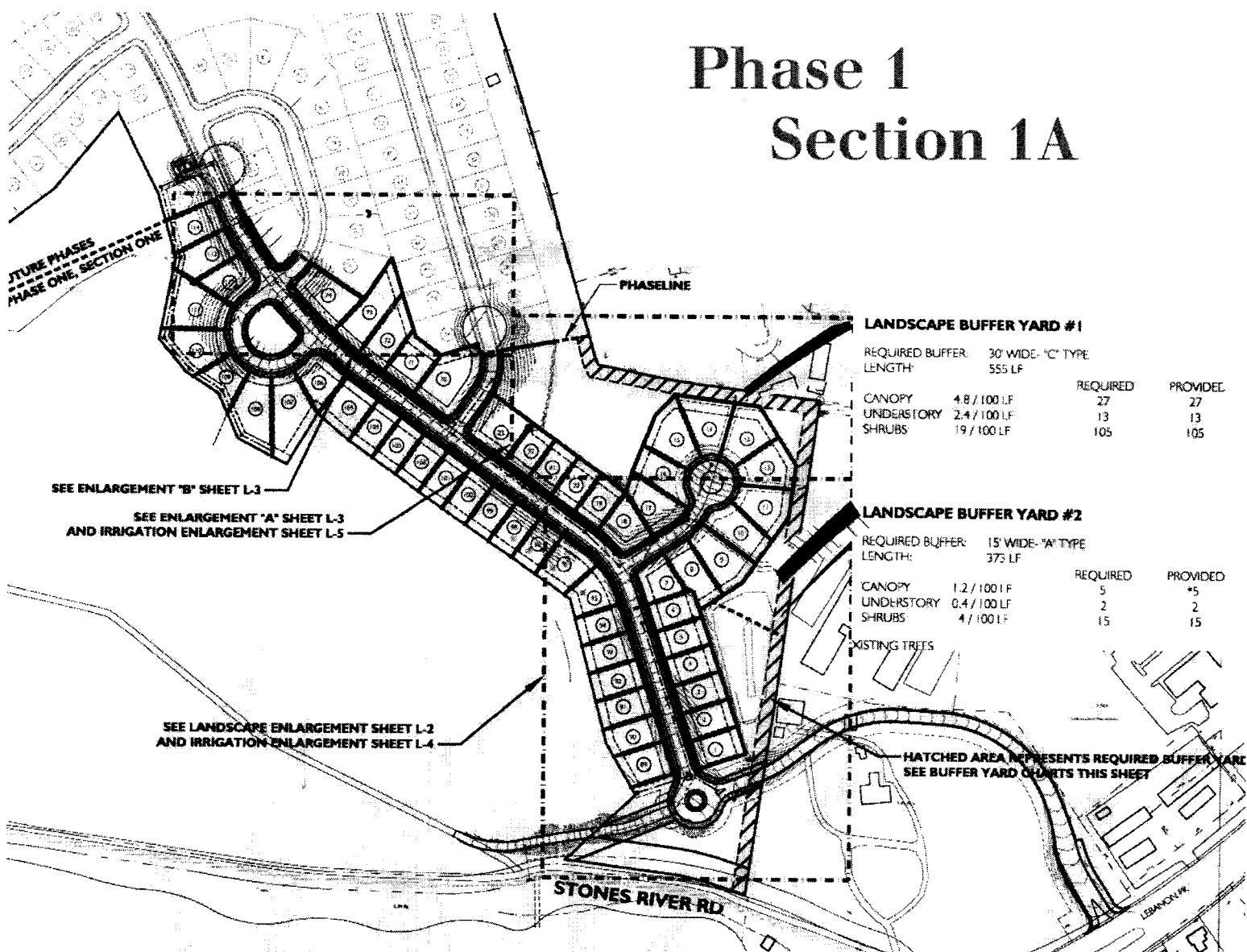
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### **STORM WATER RECOMMENDATION**

The project is conditionally approved.

1. Provide Grading Permit Fee (\$1010), Detention Agreement / Long Term Maintenance Plan, and recording fees.
2. Provide updated as-built note to plans.
3. Provide NOC.
4. Provide an initial erosion control measure sheet (to be done on existing contours only).
5. Add note on erosion control sheet stating: "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 preconstruction meeting."
6. For the stabilization note, switch to state that all disturbed areas will be stabilized within 15 days of final grading. Also add a temporary stabilization note.

# Phase 1 Section 1A



FUTURE PHASES  
PHASE ONE, SECTION ONE

PHASELINE

### LANDSCAPE BUFFER YARD #1

REQUIRED BUFFER LENGTH:	30' WIDE - "C" TYPE		
	555 LF		
CANOPY	4.8 / 100 LF	REQUIRED 27	PROVIDED 27
UNDERSTORY	2.4 / 100 LF	13	13
SHRUBS	19 / 100 LF	105	105

SEE ENLARGEMENT "B" SHEET L-3

### LANDSCAPE BUFFER YARD #2

REQUIRED BUFFER LENGTH:	15' WIDE - "A" TYPE		
	375 LF		
CANOPY	1.2 / 100 LF	REQUIRED 5	PROVIDED *5
UNDERSTORY	0.4 / 100 LF	2	2
SHRUBS	4 / 100 LF	15	15

SEE ENLARGEMENT "A" SHEET L-3  
AND IRRIGATION ENLARGEMENT SHEET L-5

SEE LANDSCAPE ENLARGEMENT SHEET L-2  
AND IRRIGATION ENLARGEMENT SHEET L-4

EXISTING TREES

HATCHED AREA REPRESENTS REQUIRED BUFFER YARD  
SEE BUFFER YARD DETAILS THIS SHEET

STONES RIVER RD

LEBANON PK



## Metro Planning Commission Meeting of 5/14/2009

7. Add note stating that all slopes (including ditches) 3:1 or greater will be stabilized with erosion control matting (specify type of matting to be used).
8. For the erosion control measures, straw bales should not be used. Use Metro details and reference Metro BMP's to the erosion control details (TCP – 13 for silt fence, etc.).
9. Provide an inlet drainage map. Show areas and depict any flow lines for Tc over 5 minutes (also provide Tc calculations for any lengths over 5 minutes).
10. For the storm pipes, upsize any 15" pipe with lengths greater than 50' to 18". Also, some information on the plans does not correlate to the calculations (see line lengths for D3-D4 and F2-F3).
11. For the storm structures, excess bypass flows observed at inlets F4, F10, and F12.
12. Inlets F14, F15, and F16 were added into the storm system calculations which would reduce the flows / spread to inlets F3, F4, and F10, respectively. Show on plans that these inlets are to be constructed within this phase (or delete the future inlets from the calculations. Also, a buried stub may not be appropriate.
13. The 100-year pond elevation creates an unaccounted tail water condition for the "F" pipe network. The 100-year pond elevation also surcharges inlets F1 and F2.
14. Show easement widths for all pipes not located within ROW (in lots).
15. Provide pre and post detention drainage maps. Show Tc flow paths. Also, show pre and post CN calculations.
16. Provide pre, post, and routed hydrographs. Be sure the hydrographs are clearly labeled.
17. The emergency spillway is set below the 100-year pond elevation and overflows over the sidewalk / road. Consider raising the spillway elevation to the 100-year pond elevation (or have the spillway overflow into an area drain prior to entering ROW – such as to D6 or to the outlet pipe).
18. It appears that part of the pond area is located within lots 82 and 83. Make sure all of pond is located within open space.
19. For the Rv equation, was "T" used for a full future development? It appears that "T" should be closer to 50.
20. For the pond forebay, show the elevation interpolation and show spot elevations on both spillways. Revise



## Metro Planning Commission Meeting of 5/14/2009

the earthen berm (forebay to permanent pool) to stone (per detail).

21. The live pool orifice was determined to be 2.9" but was sized down to 2.0". 2.0" is downsized excessively.
22. For the pond outlet structure, add device to open close gate valve from top of structure.
23. Provide water quality tool calculations. The combination water quality may not be at 80% TSS.
24. No water quality unit sizing calculations were observed.

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### STAFF RECOMMENDATION

Staff recommends approval with conditions.

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### CONDITIONS

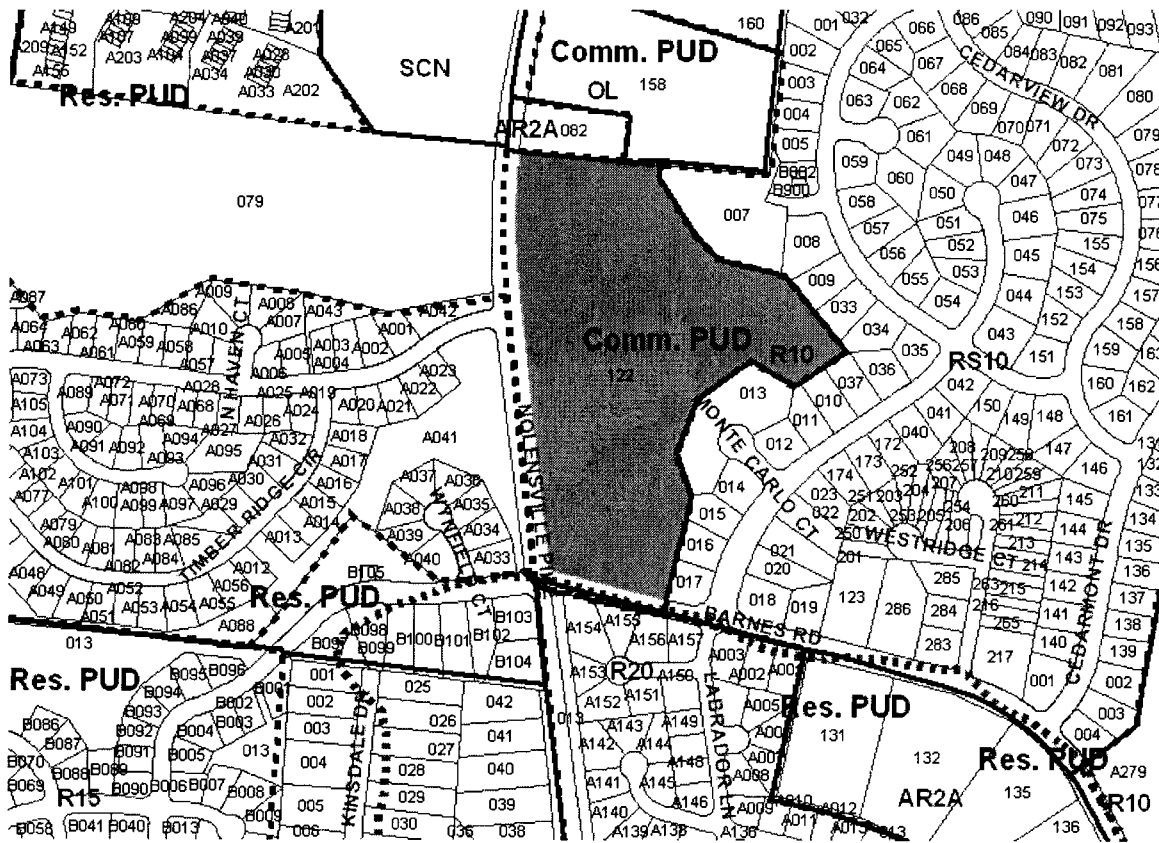
1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
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.
4. 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.
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 Metro Planning Commission.
6. The PUD final site plan 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 may



## Metro Planning Commission Meeting of 5/14/2009

require reapproval by the Planning Commission and/or Metro Council.

7. A corrected copy of the PUD 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 the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



**31-85P-001**  
 Southplace Office Park Revision  
 Map: 172-00 Parcel: 122  
 Southeast Community Plan  
 Council District 31 – Parker Toler



**Project No.**

Project Name

Council District

School Board District

Requested By

**Planned Unit Development 31-85P-001**

**Southplace Office Park Revision**

31 - Toler

2 - Brannon

Barge Cauthen and Associates, applicant for Southplace Associates, LLC, owner

Staff Reviewer

Staff Recommendation

Swaggart

*Approve with conditions*

**APPLICANT REQUEST**

**Revise Preliminary Plan**

A request to revise the preliminary plan for the Southplace Office Park Planned Unit Development Overlay located at 5880 Nolensville Pike, at the northeast corner of Barnes Road and Nolensville Pike (14.45 acres) to permit a 2-story, 32,200 square foot addition bringing the gross office floor area to 123,200 sq. ft. where 112,000 square feet of office floor area was previously approved.

**Zoning District**

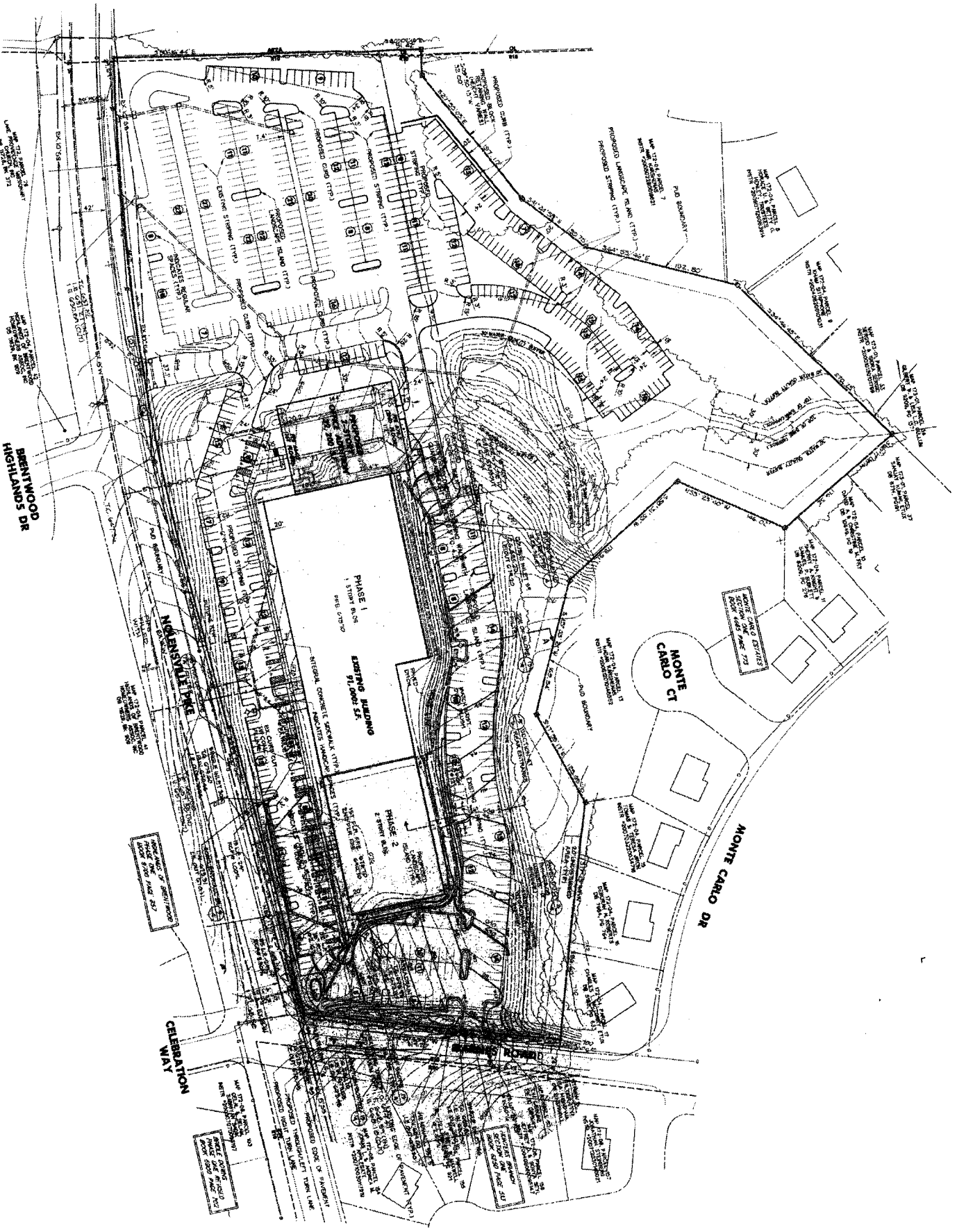
R10 District

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

**PLAN DETAILS**

This is a request to revise the preliminary plan for the Southplace Office Park Planned Unit Development (PUD). The PUD was originally approved in 1985 for 80,000 sq. ft. of general retail and office, and ten single-family lots. A 1988 amendment to the plan canceled the residential portion of the PUD and increased the overall floor area for general retail and office to 112,000 square feet. The PUD currently contains 91,000 sq. ft. of office space in a two-story building, and it is occupied by the Internal Revenue Service (IRS).

The request is for 32,200 sq. ft. of additional office space. The addition will be located at the north end of the existing building, and will increase the gross floor area in the PUD by ten percent (11,200 sq. ft.) of what was last approved by Council. Access is to remain at its current locations onto Nolensville Pike and Barnes Road. Minor changes from the last approved plan include alterations to the parking area and landscaping layout. Since the increase in floor area is not over ten percent of what was last approved by Council and the proposal is consistent with the overall concept of the original plan, the request does not require Council approval.



BRENTWOOD DR  
HIGHLANDS DR

CELEBRATION WAY

MONTI CARO CT

MONTI CARO DR

PHASE 1  
EXISTING BUILDING  
11,000 SF  
PERS. OFFICE

PHASE 2  
2,700 SF  
PERS. OFFICE

STREET LIGHT SPACING SCHEDULE  
15' ON 15' SPACING  
30' ON 30' SPACING

MOUNTAIN VIEW





## Metro Planning Commission Meeting of 5/14/2009

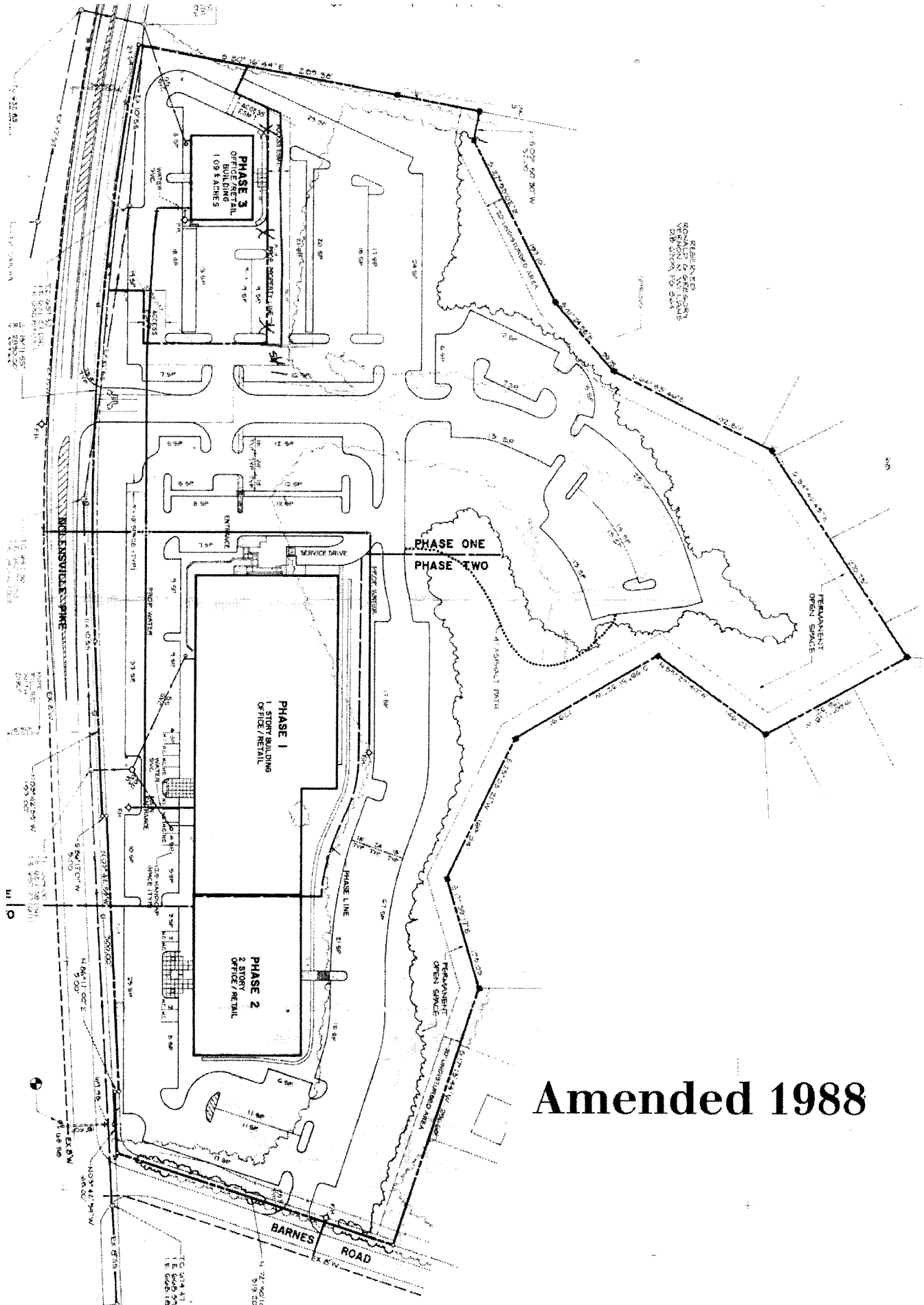
### Analysis

Staff is aware that there are traffic issues along this stretch of Nolensville Pike. Specifically, the residents within the Highlands of Brentwood Subdivision, which is directly across Nolensville Pike from this PUD, have difficulty entering and exiting the subdivision. It would be ideal if the drive into the PUD could be relocated across from Brentwood Highlands Drive. This would allow for a new light to be placed at the intersection and could address existing traffic concerns.

Due to topographic issues and the limited scope of the proposed project, the applicant has stated that it would be very difficult if not impossible to relocate the existing drive with this revision. If the revision is approved, the applicant indicated that it is likely that the IRS will request additional floor area in the future. This would increase the gross floor area over ten percent of what was last approved by Council. When an application is submitted that would require Council approval, staff recommends that the amendment be required to address the existing traffic conditions. This may require aligning the drive with Brentwood Highlands Drive or some other acceptable means approved by Public Works.

### **PUBLIC WORKS RECOMMENDATION**

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.
2. Show and dimension right of way along Nolensville Pike 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).
3. Show and dimension right of way along Barnes Road at property corners, label and dedicate right of way 30 feet from centerline to property boundary, consistent with the approved major street / collector plan.
4. For proposed sidewalks along Nolensville Pike, construct a six (6') foot furnishing zone and eight (8') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Sidewalks are to be located within the public right of way / dedicate right of way.



DEVELOPER'S USE  
 1. 10' WIDE EASEMENT  
 2. 10' WIDE EASEMENT  
 3. 10' WIDE EASEMENT  
 4. 10' WIDE EASEMENT  
 5. 10' WIDE EASEMENT  
 6. 10' WIDE EASEMENT  
 7. 10' WIDE EASEMENT  
 8. 10' WIDE EASEMENT  
 9. 10' WIDE EASEMENT  
 10. 10' WIDE EASEMENT

**Amended 1988**

**AMENDMENT TO THE APPROVED  
 PRELIMINARY P.U.D. PLAN  
 SOUTHPLACE OFFICE PARK**



## Metro Planning Commission Meeting of 5/14/2009

5. With the submittal of construction plans, provide documentation for right of way acquisition and slope easements, as applicable for improvements constructed outside of the public right of way.

### Traffic

With submittal of final PUD plan:

1. Construct a westbound right turn lane on Barnes Road at Nolensville Road. Traffic signal shall be modified to accommodate the turn lane construction.
2. A traffic impact study will be required to determine the right turn lane storage lengths and if any other improvements are required.

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### STORMWATER RECOMMENDATION

Approve.

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### STAFF RECOMMENDATION

Staff recommends approval with conditions.

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### CONDITIONS

1. Any amendment to this PUD shall require that the drive into the PUD off of Nolensville Pike shall be lined up with Brentwood Highlands Drive, or Public Works shall approve some other acceptable means to address the existing problems.
2. 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.
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.
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 date of conditional approval by the Planning



## Metro Planning Commission Meeting of 5/14/2009

Commission, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. Failure to submit a corrected copy of the preliminary PUD within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.