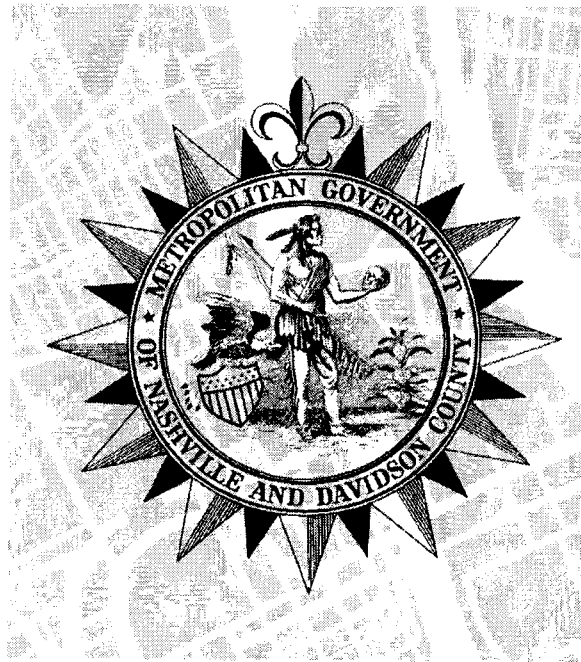


# Metropolitan Planning Commission

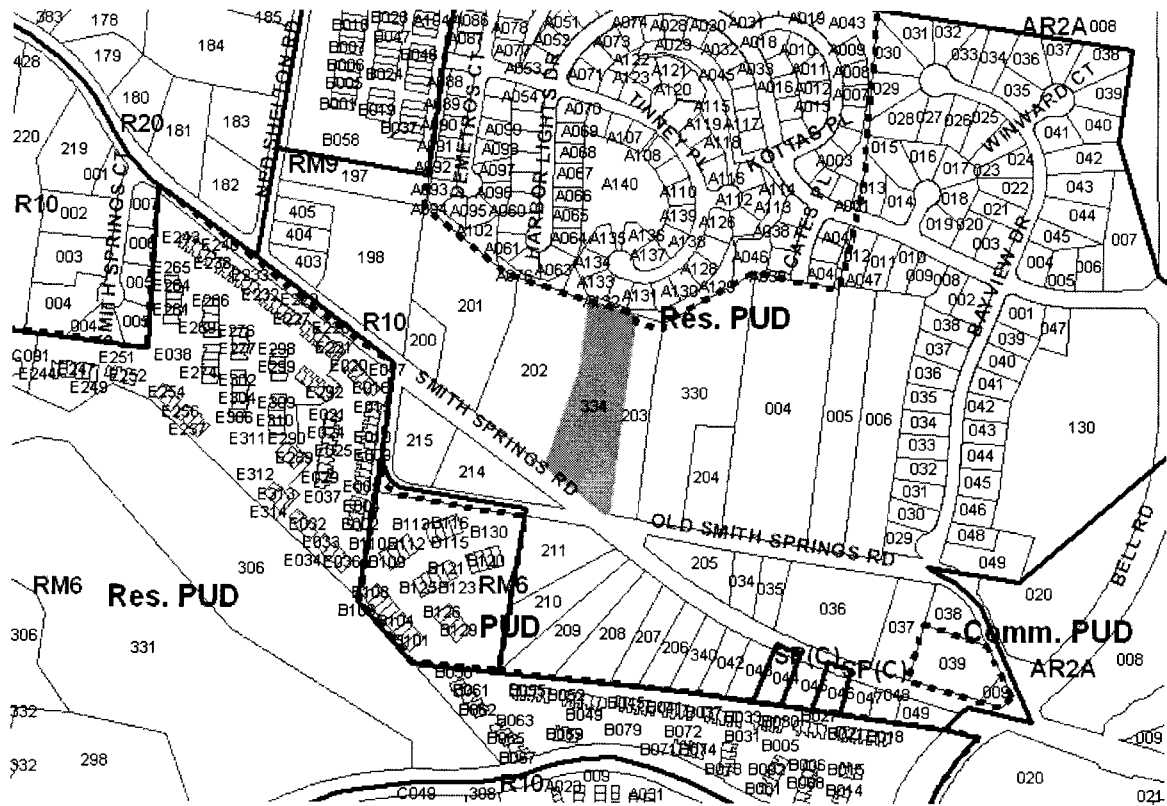


Staff Reports

September 10, 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**



2009SP-013-001  
Universal Robotics  
Map: 135-00 Parcel: 334  
Antioch/Priest Lake Community Plan  
Council District 29 – Vivian Wilhoite



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

**Zone Change 2009SP-013-001**

**Universal Robotics**

29 – Wilhoite

6 – Johnson

Looney Ricks Kiss Architects, applicant for Benno Von Hopffgarten owner

**Deferrals**

*Deferred from the August 27, 2009, Planning Commission meeting at the request of the applicant.*

**Staff Reviewer**

Swaggart

**Staff Recommendation**

*Disapprove*

**APPLICANT REQUEST**

**Rezone to permit an office use, single-family residence and other uses.**

**Preliminary SP**

**A request to change from One and Two-Family Residential (R10) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 2518 Old Smith Springs Road, approximately 1,090 feet east of Ned Shelton Road (2.29 acres), to permit a single-family residence, guest house, detached garage and a two-story, 7,600 square foot office building.**

**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. *Under the existing R10 zoning the 2.29 acres would permit a maximum 10 lots with 2 duplex lots for a total of 12 residential dwelling units.*

**Proposed Zoning**

SP-MU

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 residential and office uses.*

**CRITICAL PLANNING GOALS**

N/A

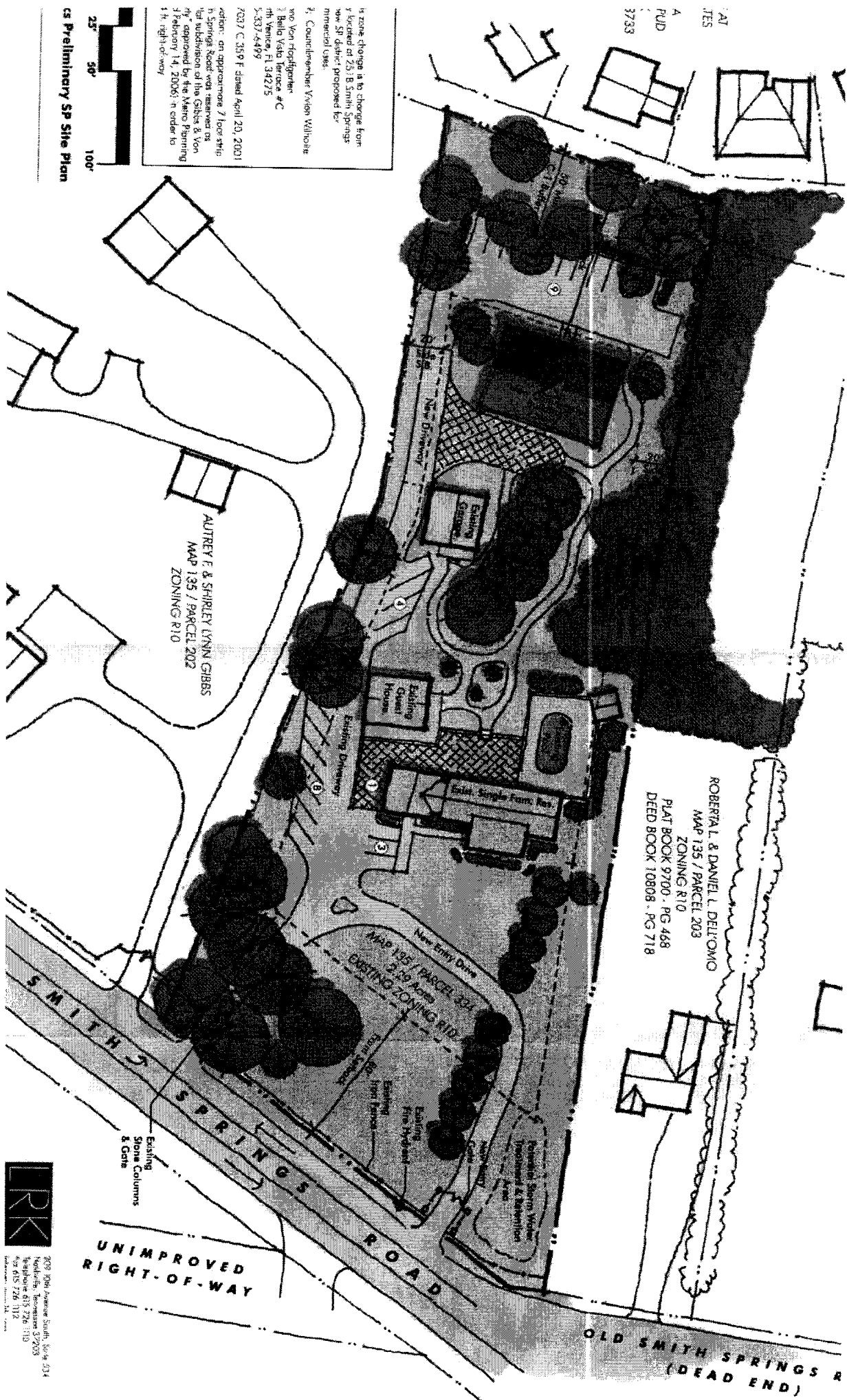
**ANTIOCH/PRIEST LAKE  
COMMUNITY PLAN**

**Existing Policy**

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

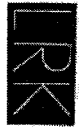
AI  
JES  
A  
PUD  
3733



is zone change is to change from  
located at 2518 Smith Springs  
new SP district proposed for  
commercial use.  
K. Countermember Vivian Wilhoite  
re Von Hofflander  
Bella Vista Terrace #C  
Smith Venice, FL 34225  
5-337-4449  
FC37 C. 359 F. dated April 20, 2001  
action: on approximately 7 foot split  
in Springs Road was returned as  
for subdivision of the Gibbs & Von  
Hoff approved by the Major Planning  
Committee on February 14, 2006; in order to  
14 ft. right-of-way



cs Preliminary SP Site Plan



3079 10th Avenue South, Box 454  
Hollywood, Tennessee 37203  
Telephone 615 226 1110  
Fax 615 226 1112  
www.prk.com



## Metro Planning Commission Meeting of 09/10/09

### Consistent with Policy?

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.

No. The plan proposes office uses, and while the policy does say that office may be an appropriate use in transitional areas, it further states that office uses are appropriate only at locations specified on a detailed neighborhood design plan (DNDP), or in the absence of a design plan a special policy. The property is not in a design plan or a special policy area that calls for transitional uses.

### PLAN DETAILS

The property, zoned for one and two-family residential and proposed for Specific Plan – Mixed Use, is approximately 2.29 acres in size. It is located on the north side of Smith Springs Road, west of Bell Road. The property is developed and consists of a single-family house, a guest house, a detached garage and pool. The house is set back approximately 180 feet from Smith Springs Road and the front yard contains a variety of mature trees, and an iron fence that runs the length of the front property line.

The intent of this SP is to allow for the residential property to also be used for office and research activities associated with Universal Robotics. The SP calls for the existing house, guest house, garage and pool to remain, and permits an additional office building. Residential would continue to be a permitted use, but office would also be permitted within all structures. The SP would also permit a Bed and Breakfast Inn or Homestay within any of the permitted structures.

The proposed Bed and Breakfast Inn or Homestay is not a listed use in the Metro Zoning Code. Since it is not a listed use, the SP should define the use and provide parameters for the use. The Zoning Code does permit Rural Bed and Breakfast Homestay uses as a Special Exception (SE), which could be similar to the proposed use. While most of the conditions of the SE for a Rural Bed and Breakfast Homestay would not be appropriate with this SP, the requirement that the property be owner occupied should be required as specified in Section 17.16.160.A.2.

The SP would permit office within any structure; however, it limits this use to a maximum of 7,600 square feet total within this SP. In addition to the existing structures, the SP



## Metro Planning Commission Meeting of 09/10/09

proposes an additional structure at the rear of the property behind the main house to be used for office use.

Access would be provided from the existing drive and an additional drive closer to the eastern property line. Although a sidewalk would typically be required at this location if this type of development were proposed without an SP, there is no sidewalk shown along Smith Springs Road within the SP. The plan proposes that no sidewalk be required. If approved, staff is recommending a condition that a sidewalk be required, or that a contribution to the sidewalk fund be made in lieu of construction of a sidewalk along the property frontage.

### Analysis

The proposed SP is not consistent with the Antioch/Priest Lake Community plan's Neighborhood General land use policy. The policy is mostly intended for residential uses calling for a mixture of housing types, but it does also provide for office uses under certain circumstances. Those circumstances include a Detailed Neighborhood Design Plan (DNNDP) or special policy specifically calling for an office or other transitional type use. There is no DNNDP or special policy on this property so the proposed plan is not consistent with the policy.

### STORMWATER RECOMMENDATION

Preliminary SP 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.

#### Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	2.29	4.63 D	10 Lots	96	8	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family (210)	2.29	0.43 D	1 Unit	10	1	2





# Metro Planning Commission Meeting of 09/10/09

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office 0	2.29	0.076 F	7,600 Sq. Ft.	184	24	24

Traffic changes between maximum: R10 and proposed SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	2.29	n/a	n/a	+98	+17	+15

### STAFF RECOMMENDATION

Staff recommends that the request be disapproved because it is not consistent with the area's land use policy.

### CONDITIONS (if approved)

1. A sidewalk shall be required along the property frontage of Smith Springs Road, or a contribution to the pedestrian network may be made in lieu of construction as specified in Section 17.20.120 of the Metro Zoning Code. Any sidewalk shall meet all Public Works' design standards. The sidewalk shall be shown on the final site plan, or the fee must be paid prior to the issuance of any building permits.
2. Plans for solid waste disposal and recycling collection. Solid waste disposal and recycling collection to be approved by the Department of Public Works Solid Waste Division.
3. Construct minimum driveway ramp width not less than fifteen (15') feet.
4. Locate proposed driveway outside of the Smith Springs Road / Old Smith Springs Road curb return street corners, and clear of utility poles, drainage structures, signs, fire hydrants, etc.
5. The Planning Commission shall approve a final site plan for any Bed and Breakfast Inn or Homestay to determine the appropriate number of rooms, traffic impacts, and to determine if any additional conditions are necessary to address neighborhood compatibility. Prior to an final site plan approval for the Bed and Breakfast Inn or Homestay use, the use shall be defined in the SP, and any proposed Bed and Breakfast



## Metro Planning Commission Meeting of 09/10/09

Inn or Homestay shall be owner occupied as specified in Section 17.16.160.A.2 of the Metro Zoning Code.

6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application.
7. 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. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. 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.
8. 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.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water



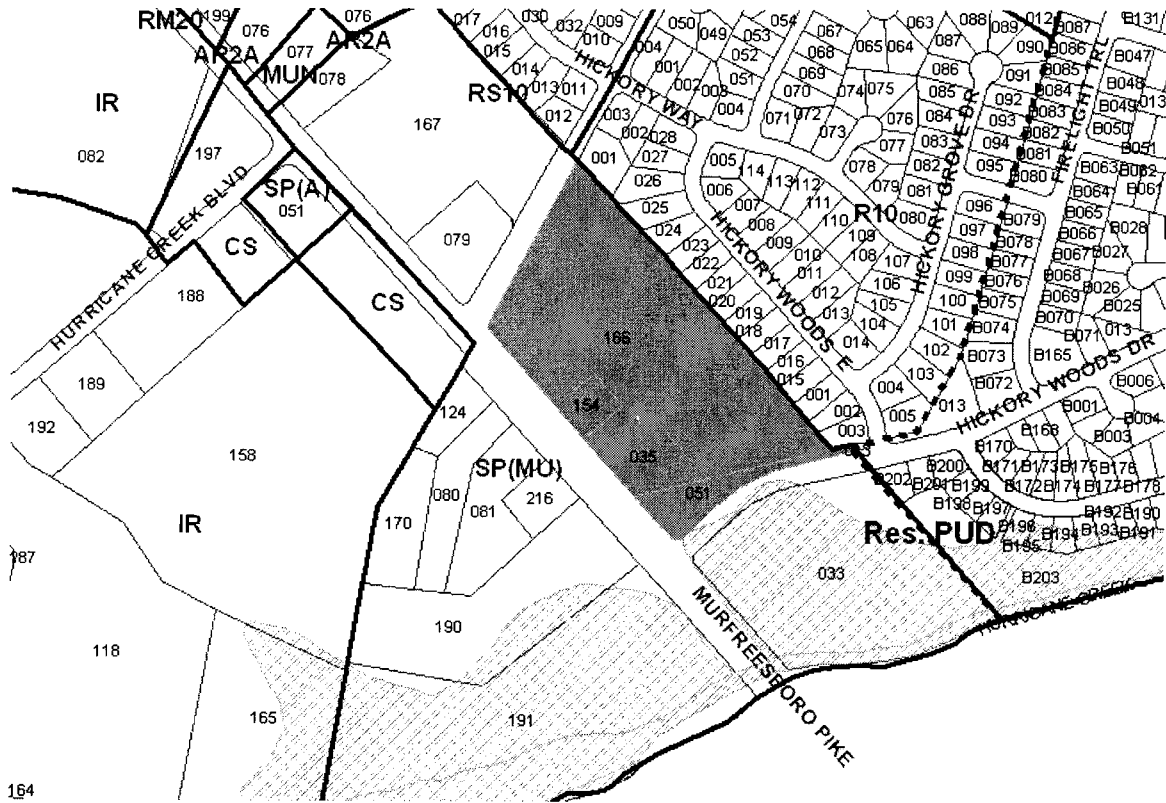
## Metro Planning Commission Meeting of 09/10/09

supply for fire protection must be met prior to the issuance of any building permits.

10. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.

**SEE NEXT PAGE**

**ZONING MAP AMENDMENTS  
And PUDs**



**2006SP-166-001**  
 Hickory Woods Town Center (Amendment #1)  
 Map: 175-00 Parcels: 154, 166  
 Map: 176-00 Parcels: 035, 051  
 Antioch/Priest Lake Community Plan  
 Council District 32 – Sam Coleman



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

**2006SP-166-001**  
**Hickory Woods Town Center SP (Amendment #1)**  
32 - Coleman  
6 - Johnson  
Littlejohn Engineering Associates, Inc., applicant, for  
Harold and Hermena Holigan, owners

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

Johnson  
*Disapprove*

**APPLICANT REQUEST**

**Amend SP to allow nursing and assisted-living facilities.**

**Amend Preliminary SP**

**A request to amend a portion of the Hickory Woods Town Center Specific Plan located at 4222 Mufreesboro Pike, Murfreesboro Pike (unnumbered) and LaVergne Couchville Pike (unnumbered), at the southeast corner of LaVergne Couchville Pike and Murfreesboro Pike (13.09 acres), zoned SP-MU, to permit a 77,000 square foot 124-bed skilled nursing facility and a 79,400 square foot 104-bed assisted-living facility.**

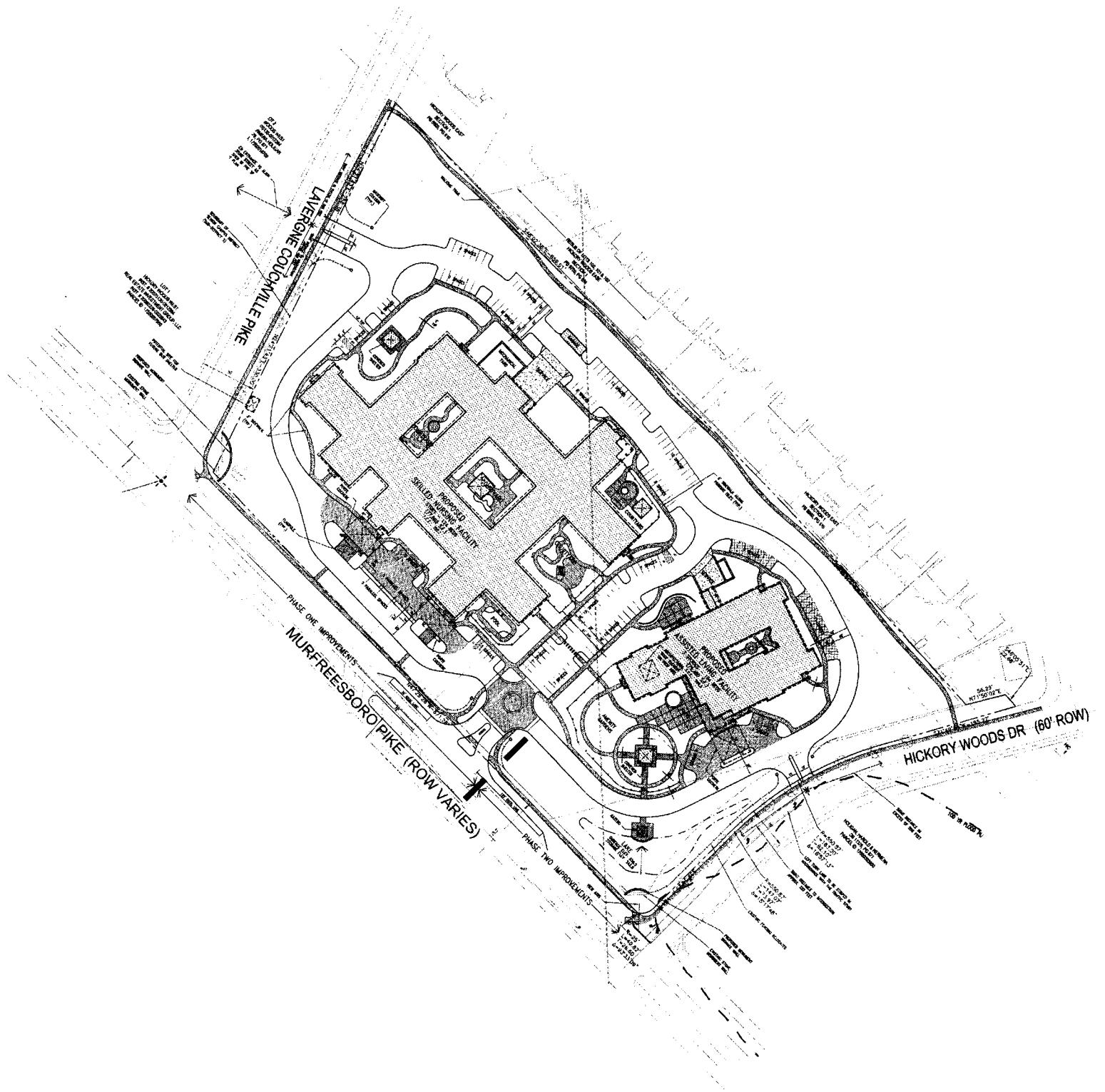
**CRITICAL PLANNING GOALS**

- Fosters Distinctive, Attractive Mixed-Use Communities
- Creates Walkable Neighborhoods

The adopted Hickory Woods SP provides a well-designed gateway into Davidson County from the City of LaVergne through mixed-use development with distinctive standards for building placement and design. These standards create an integrated community and improve walkability by separating vehicular and pedestrian traffic and requiring placement of front building facades along sidewalks.

The design of the proposed medical campus conflicts with several Critical Planning Goals. The auto-focused layout of the campus with a perimeter driveway and parking area separates this development from the remainder of the center. Deep building setbacks from surrounding streets, placement of driveways within front setbacks, and placement of stormwater detention facilities along streets diminish the quality of the pedestrian realm and will limit the continuity of future surrounding development. This insular and inefficient layout will provide little opportunity for interaction with the public realm.

The application undermines the fundamental goals of the adopted SP and will result in the continuation of isolated







## Metro Planning Commission Meeting of 09/10/09

and separate strip development at a critical gateway to Davidson County.

### **ANTIOCH / PRIEST LAKE COMMUNITY PLAN**

Community/  
Corridor Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a "town center" of activity for a group of neighborhoods. Appropriate uses within CC areas include single and multi-family residential, offices, commercial retail and services, and public benefit uses. An 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.

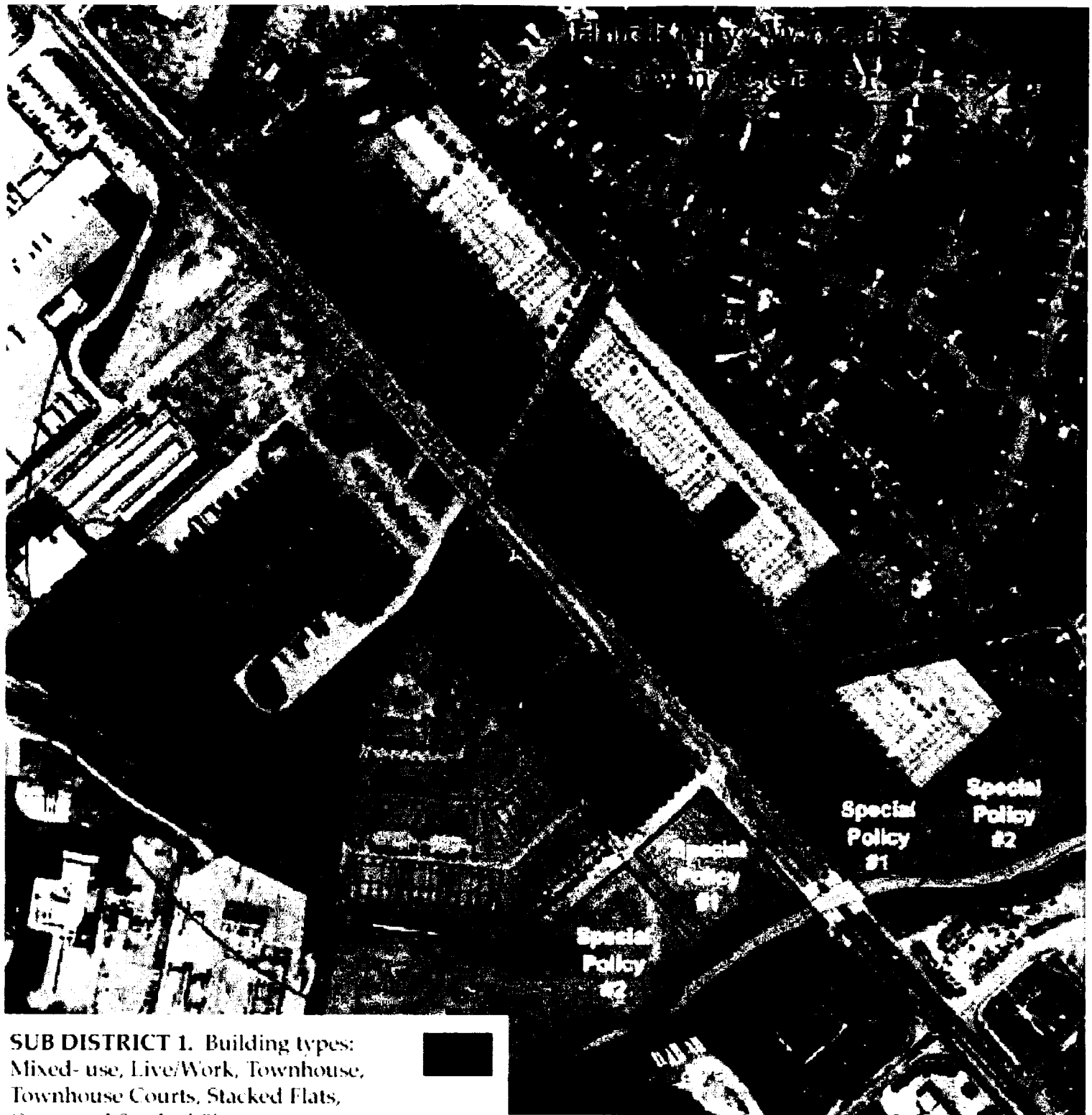
#### **Consistent with Policy?**

No. The proposed amendment to the Hickory Woods SP zoning district does not comply with the design principles of the CC policy and is critically inconsistent with the current zoning, which does implement the CC policies.

#### **Project Description**

The Hickory Woods SP was approved in 2006 to create an integrated mixed-use community and provide context-sensitive standards to follow the design principles and land-use provisions of the CC policy. Compatibility with the design standards of the CC policy is addressed through requirements for shallow street setbacks, limitations on building heights, and standards for building design. This proposed amendment to the Hickory Woods SP amends the standards of the SP to allow skilled nursing and assisted-living facilities in a campus-like format independent and isolated from the remainder of the SP. The proposed amendment eliminates the compatibility of the SP with the design principles of the CC policy by significantly increasing the allowed building setbacks from Murfreesboro Pike within a significant piece of the SP.

The proposed development will occupy the portion of the SP on the north side of Murfreesboro Pike, bordered by Lavergne-Couchville Pike on the west and Hickory Woods Drive on the east. The primary feature of the proposed layout is the removal of the main street within the SP, and its replacement with a perimeter driveway that surrounds



**SUB DISTRICT 1.** Building types:  
Mixed- use, Live/Work, Townhouse,  
Townhouse Courts, Stacked Flats,  
Courtyard Stacked Flats.



**SUB DISTRICT 2.** Building types:  
Cottage, Townhouse, Townhouse Courts,  
Stacked Flats, Courtyard Stacked Flats.



**SUB DISTRICT 3** Building types:  
Live/Work, Townhouse, Townhouse  
Courts, Stacked Flats, Courtyard Stacked  
Flats.



**SUB DISTRICT 4.**  
Parks and Open Space.





## Metro Planning Commission Meeting of 09/10/09

the development and connects it to three proposed entrances, one along each bordering street. All off-street parking is provided along this driveway and along a north-south driveway that bisects the site, separating the nursing and assisted living facilities.

The proposed nursing facility is a one-story structure with an entrance facing Murfreesboro Pike and separated from this street by a 75 foot wide driveway running parallel to Murfreesboro Pike. The assisted living facility is three stories in height and will be set back from Murfreesboro Pike approximately 220 feet. These proposed setbacks are significantly larger than currently allowed by the SP and reduce the project's compatibility with the "main street" pedestrian-oriented intent of the CC design principles. This building is separated from Murfreesboro Pike by the perimeter driveway, an "amenity garden," and a stormwater detention pond to be placed in the southeast corner of the project site.

The proposal does not meet the design principles and reduces the likelihood of achieving the intended mixture of uses of the CC policy or the intent of the Hickory Woods SP.

### Policy Analysis

The design principles of the CC policy promote shallow or non-existent building setbacks, off-street parking placed to the side or rear of buildings, development within a "main street" layout, mixed-use development, and strong engagement of public realm. The campus-like layout of the proposed development does not meet these guidelines with its deep building setbacks separated from surrounding streets by driveways, parking areas, and stormwater detention facilities. The CC policy does allow the proposed nursing and assisted-living uses, but encourages this type of public benefit use to contribute to surrounding mixed-use context in a walkable main street format.

### SP Analysis

The development is located within portions of two subdistricts of the Hickory Woods SP. As noted above, the Hickory Woods SP was approved in 2006 to provide standards to follow the design principles of the CC policy.

Subdistrict 1 runs along both sides of Murfreesboro Pike and allows mixed-use/commercial and residential uses in a format that follows the "main street" character intended by the CC policy, by promoting well-designed mixed-use development that is placed along a continuous pedestrian



## Metro Planning Commission Meeting of 09/10/09

network. This subdistrict requires shallow street setbacks of 10-20 feet for commercial and mixed-use buildings. Street setbacks can go as deep as 20-25 feet for some residential buildings. These required setbacks are significantly shallower than those in the proposed development. Subdistrict 2 covers the remainder of the site behind Subdistrict 1 and is intended to allow only residential development in the form of stacked flat, townhouse, and cottage buildings. This residential development helps to provide a transition from Murfreesboro Pike to the single-family residential neighborhood to the north.

The Hickory Woods SP includes square footage limits on initial development within Subdistrict 1 in order to ensure mixed-use development along Murfreesboro Pike and to prevent the proliferation of a single use within the SP. For example, mixed-use/commercial buildings are limited to less than 10,000 total square feet of development until other building types, such as live/work and residential types are included into Subdistrict 1. This standard is intended to prevent large single-use developments within the SP. The proposed development, which includes 156,400 square feet of a single building type along Murfreesboro Pike without providing other building types or uses, is the type of single-use project that the SP standards are intended to prevent.

Because the proposed development does not fit into the existing SP subdistricts, the applicant proposes a new subdistrict: The Senior Campus Subdistrict (Subdistrict 5). This subdistrict would allow street setbacks of 20-70 feet along Murfreesboro Pike and 20-100 feet along all other property lines. All buildings would have a maximum height of 3 stories and a maximum development area of 225,000 square feet. 156,400 square feet of development is currently proposed on the proposed site plan. Architectural standards regulating building materials, structural dimensions, roof materials and pitches, and window and door openings are included in the proposed Subdistrict 5 requirements.

Even though new standards are proposed for the Hickory Woods SP to allow the nursing and assisted-living facilities, the project does not comply and fundamentally undermines the intent of both the existing land-use policy, which emphasizes pedestrian-oriented "main streets," and the existing SP zoning, which requires shallow building



## Metro Planning Commission Meeting of 09/10/09

setbacks along streets and discourages large-scale single-use development.

### **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. Along Murfreesboro Pike, 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. Along Murfreesboro Pike, construct sidewalks with curb & gutter, a six (6') foot furnishing zone and eight (8') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Locate sidewalks within the public right of way / dedicate right of way, as applicable.
4. Tennessee Department of Transportation approval is required for any modifications and work within the Murfreesboro Pike right of way.
5. In accordance with the recommendations of the traffic impact study, the following improvements are required:
  - Access on Hickory Woods Drive and Lavergne Couchville Pike should have 1 exiting and 1 entering lane with appropriate sight distance and departure sight triangles per AASHTO standards.
  - Hickory Woods Drive should be striped with a two way left turn lane (TWLTL) from the proposed driveway to Murfreesboro Pike. Provide a dedicated WB left turn lane with 125 ft of storage at Murfreesboro Pike.
  - Modify the existing traffic signal at Lavergne Couchville Pike and Murfreesboro Pike to provide pedestrian accommodations including push buttons, crosswalks, and signal heads.



## Metro Planning Commission Meeting of 09/10/09

### Maximum Uses in Existing Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Various	13.09	Various	Various	-	-	-

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Nursing Home (620)	13.09	-	124 Bed	292	22	28

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living (254)	13.09	-	104 Bed	291	15	23

### Traffic changes between maximum: SP-MU and proposed SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	13.09	-	-	-	-	-

### STAFF RECOMMENDATION

Staff recommends disapproval of the zone change request. The proposed amendment meets neither the intent of the CC policy and fundamentally undermines the goals and purpose of the adopted Hickory Woods SP.

### CONDITIONS (if approved)

1. Revise landscaping plan to follow street tree spacing requirements of the Hickory Woods SP. The open space and landscape buffering standards within the Hickory Woods SP shall be followed unless replacement standards for this amendment are proposed and approved.
2. The proposal does not include signs or changes in the Hickory Woods signage requirements. All signs shall comply with the original Hickory Woods SP.
3. 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.



## Metro Planning Commission Meeting of 09/10/09

4. Along Murfreesboro Pike, 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).
5. Along Murfreesboro Pike, construct sidewalks with curb & gutter, a six (6') foot furnishing zone and eight (8') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Locate sidewalks within the public right of way / dedicate right of way, as applicable.
6. Tennessee Department of Transportation approval is required for any modifications and work within the Murfreesboro Pike right-of-way.
7. In accordance with the recommendations of the traffic impact study, the following improvements are required:
  - Access on Hickory Woods Drive and Lavergne Couchville Pike should have 1 exiting and 1 entering lane with appropriate sight distance and departure sight triangles per AASHTO standards.
  - Hickory Woods Drive should be striped with a two way left turn lane (TWLTL) from the proposed driveway to Murfreesboro Pike. Provide a dedicated WB left turn lane with 125 ft of storage at Murfreesboro Pike.
  - Modify the existing traffic signal at Lavergne Couchville Pike and Murfreesboro Pike to provide pedestrian accommodations including push buttons, crosswalks, and signal heads.
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



## Metro Planning Commission Meeting of 09/10/09

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. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. 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.

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.
12. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.



**SEE NEXT PAGE**



**2009SP-016-001**  
 1812 Pearl Street Office  
 Map: 092-08 Parcel: 080  
 North Nashville Community Plan  
 Council District 19 – Erica Gilmore



<b>Project No.</b>	<b>2009SP-016-001</b>
<b>Project Name</b>	<b>1812 Pearl Street SP</b>
<b>Council District</b>	19 - Gilmore
<b>School District</b>	7 - Kindall
<b>Requested by</b>	George S. Morgan et ux, owners
<b>Staff Reviewer</b>	Johnson
<b>Staff Recommendation</b>	<i>Disapprove</i>

**APPLICANT REQUEST**

**Rezone to allow for office and residential uses.**

**A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-MU) zoning property located at 1812 Pearl Street, at the northeast corner of Pearl Street and 19th Avenue North (0.16 acres), to permit an office and one single-family dwelling unit within the existing structure containing 924 square feet.**

**Existing Zoning**  
R6 District

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25% duplex lots. Under the existing R6 zoning the 0.16 acres would permit a maximum of one-single family or one two-family residence.

**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 residential and office uses.

**CRITICAL PLANNING GOALS**

N/A

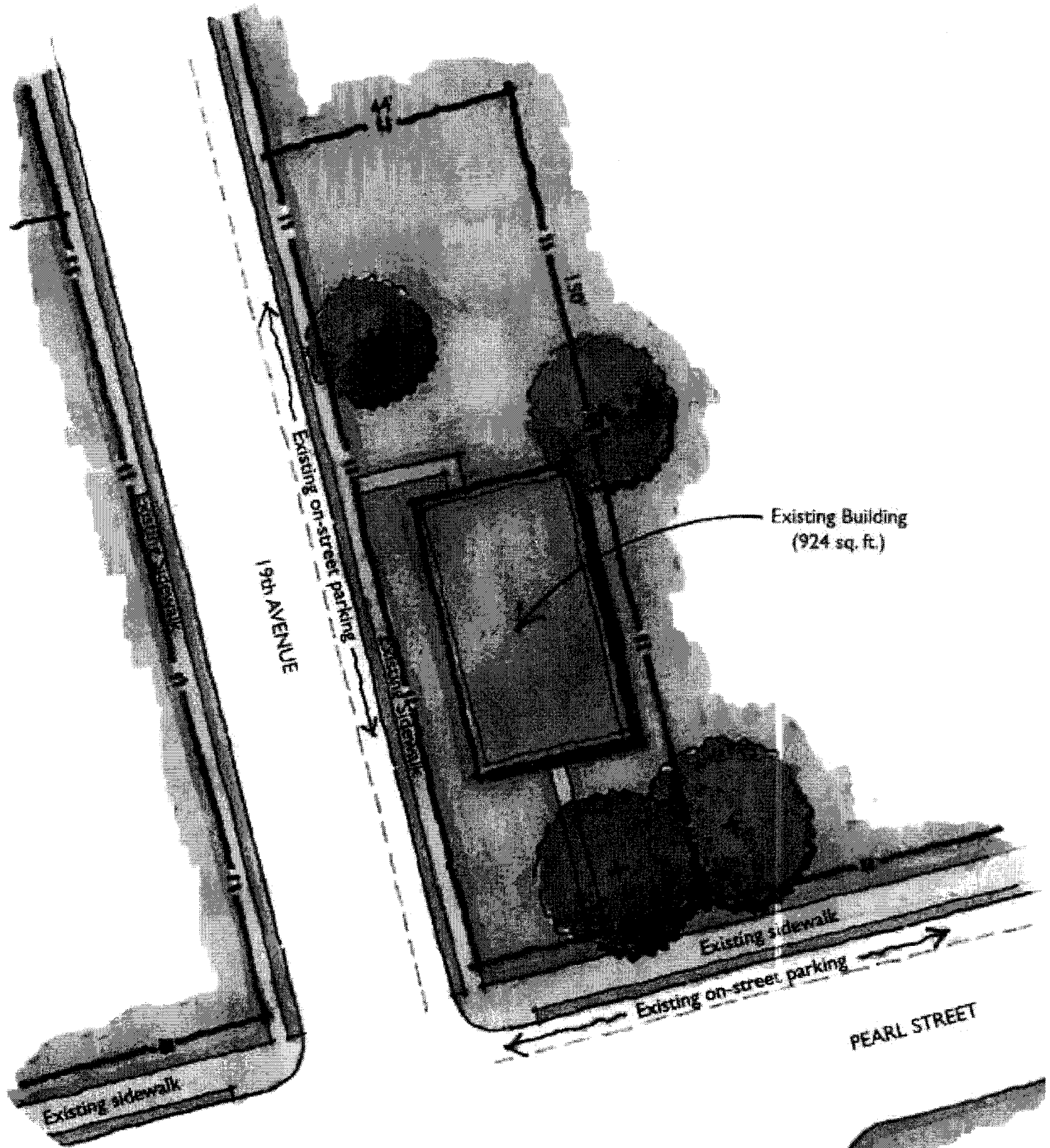
**NORTH NASHVILLE  
COMMUNITY PLAN**

**Existing Policy**  
Single Family Detached (SFD) in NU

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 Urban (NU)

NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character.



Existing Building  
(924 sq. ft.)

19th AVENUE

Existing on-street parking

Existing sidewalk

Existing on-street parking

PEARL STREET

Existing sidewalk

19th AVENUE

GRAPHIC SCALE



## Metro Planning Commission Meeting of 09/10/09

Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

### Consistent with Policy?

No. The proposed SP is not consistent with the North Nashville Community plan's SFD in NU land use policy. This policy was adopted in the Watkins Park Detailed Neighborhood Design Plan and is intended to maintain the existing single-family residential character of development within the policy boundary from further encroachment of non-residential uses.

### PLAN DETAILS

The property, zoned for One and Two-Family Residential and proposed for a Specific Plan – Mixed Use, is approximately 0.16 acres in size and is located at the northeast corner of 19<sup>th</sup> Avenue North and Pearl Street, one block north of Charlotte Avenue. The property is developed and consists of a single-family dwelling. Single-family dwellings surround the subject property on three sides, several of which are identified by the Metro Historical Commission as "Worthy of Conservation." A commercial business with frontage on Charlotte Avenue, 19<sup>th</sup> Avenue, and Pearl Street is located to the southeast of the subject property. Two Metro public schools, Head Middle School to the west and Martin Luther King Jr. High School to the northeast are located within a quarter mile of the subject site.

The SP would permit office within the existing residential structure, but it does not propose any additional built square footage beyond the existing 924 square foot dwelling.

Vehicular access is available to the property along 19<sup>th</sup> Avenue. The Zoning Code requires one parking space for the residential use and does not require a space for the office use because the property is located within the Urban Zoning Overlay.

### Analysis

As noted above, the proposed SP is not consistent with land use policy. This policy was proposed through the Watkins Park Detailed Neighborhood Design Plan and is intended to maintain the existing single-family residential character of development within the policy boundary. This policy area





## Metro Planning Commission Meeting of 09/10/09

is eligible to become a locally-designated historic overlay district because it is identified by the Metro Historical Commission as containing a collection of single-family properties that are labeled as "Worthy of Conservation." Additionally, this policy area is located between two Metro Public Schools, Head Middle School and Martin Luther King Jr. High School and would maintain a residential presence surrounding these schools.

If approved, staff is recommending conditions of approval addressing signage and landscape buffers that will allow better integration of this office use among surrounding single-family dwellings. These conditions require that no signage be allowed for the office use, and that a "B" buffer will be required along the interior property lines. This buffer type is consistent with the requirements of the Zoning Code for ON zoning where it abuts R6 zoning.

### **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. Submit a dimensioned site plan. Label and dimension right of way along 19th Avenue North and Pearl Street. Dimension pavement widths. Identify existing driveway connections, utilities, etc.
3. Identify parking requirements.

#### Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.16	7.71 D	1 L	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Tenant Office Building (715)	0.16	-	924 Sq. Ft.	11	2	2



# Metro Planning Commission Meeting of 09/10/09

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.16	-	1	10	1	2

Traffic changes between maximum: R6 and proposed SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	0.16	-	-	+11	+2	+2

## STORMWATER RECOMMENDATION

1. Provide Detention Agreement, Long Term Plan, and recording fee. Provide Dedication of Easement or provide plat showing easements.
2. Fix parcel identification number on plans.
3. Provide NOC.
4. For the initial erosion control measures, remove gravel inlet protection from ROW. Complete all erosion control measures within property boundaries.
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. Provide construction schedule to plans.
7. Provide all civil details (catch basins, etc.).
8. For the storm structures, provide full calculations (provide hgl's, spread, n-values, etc.).
9. For the storm structures, any pipe that carry's public water must be at least 15" in diameter (A3-A2). Also, any pipe lengths of over 50' must be at least 18".
10. PVC is not a suitable material for use in public areas (ROW, etc.) or when connecting through a storm network.
11. Analyze the roadways for spread and hgl's (18th and Hayes).
12. The proposed contours for the alley show a concentrated flow. Try to capture the concentrated flows.

## STAFF RECOMMENDATION

Staff recommends disapproval because the request is not consistent with land use policy.





## Metro Planning Commission Meeting of 09/10/09

### CONDITIONS (if approved)

1. Signage shall not be allowed within this SP.
2. One off-street parking space shall be required for the residential land-use. Provide one off-street parking space within the property and show the location of this parking space on the revised preliminary plan. Parking shall meet the requirements of the Zoning Code for the proposed uses.
3. Provide a B-5 landscape buffer (as illustrated in section 17.24.240 of the Metro Zoning Code) along the east and north property lines. The buffer shall not be required next to the existing building along the east property line. A six foot tall opaque fence shall be provided in this location.
4. Uses permitted within this SP are general office and one single-family dwelling unit. No other uses shall be permitted.
5. 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.
6. Submit a dimensioned site plan. Label and dimension right of way along 19th Avenue North and Pearl Street. Dimension pavement widths. Identify existing driveway connections, utilities, etc.
7. Stormwater requirements shall be included on the corrected copy of the preliminary SP plan.
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 ON zoning district for all office uses and the R6 zoning district for all residential uses 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

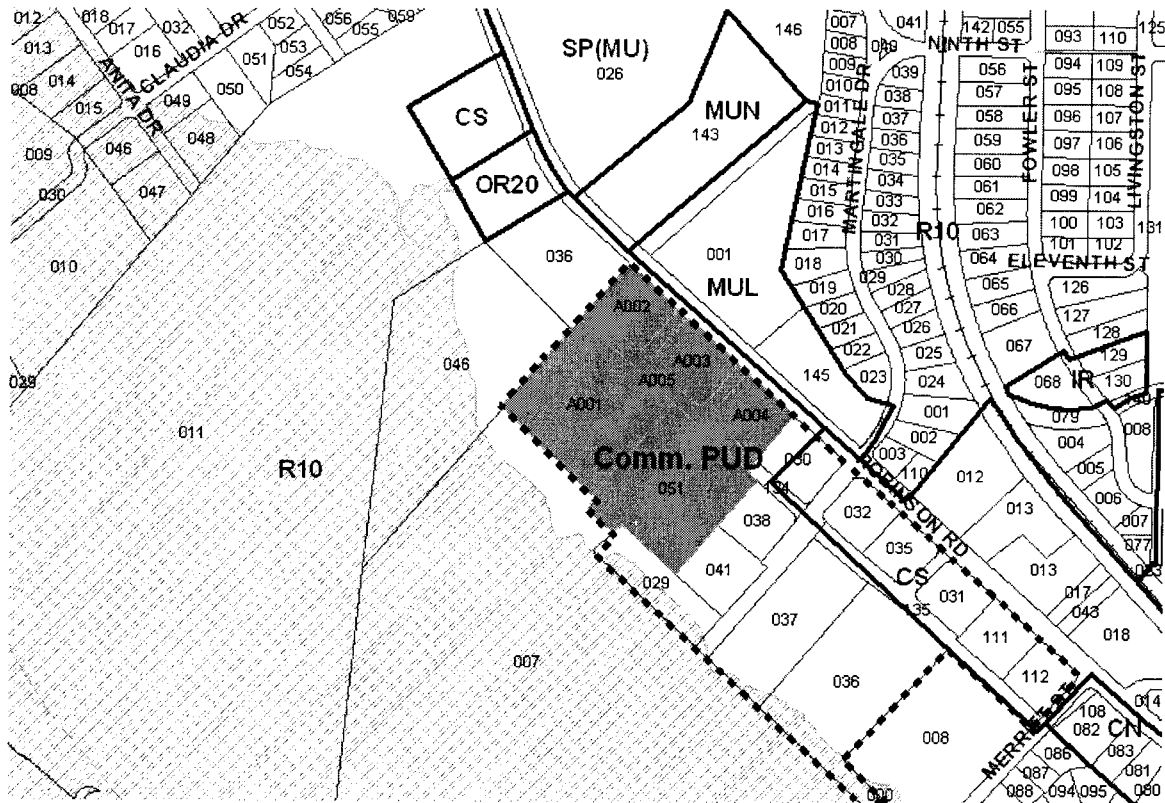


## Metro Planning Commission Meeting of 09/10/09

additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. 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.

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.
12. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act.

**SEE NEXT PAGE**



**2009Z-031PR-001**

**103-79P-001**

Old Hickory Centre Amendment #1 (Formerly Riverfront Shopping Center)

Map: 044-14-A Parcels: 001, 002, 003, 004, 005

Map: 053-00 Parcel: 051

Donelson/Hermitage/Old Hickory Community Plan

Council District 11 – Darren Jernigan



**Project Nos.**

**Zone Change 2009Z-031PR-001  
Planned Unit Development 103-79P-001  
Old Hickory Centre (Amendment #1)**

**Project Name  
Council District  
School District  
Requested by**

11 - Jernigan  
4 - Glover  
Littlejohn Engineering Associates, Inc., applicant, for  
Riverfront Development Limited Partnership and Charles  
Kotlaris, owners

**Staff Reviewer  
Staff Recommendation**

Sexton  
*Approve the rezoning request and approve with conditions  
the amendment to the PUD*

**APPLICANT REQUEST**

**Rezone and amend PUD to permit a nursing home and  
accessory structure.**

**Zone Change**

**A request to rezone from One and Two-Family  
Residential (R10) to Mixed Use Neighborhood (MUN)  
zoning for properties located within a portion of the  
Riverfront Shopping Center Planned Unit  
Development Overlay at 1220, 1230, 1246 and 1250  
Robinson Road and Robinson Road (unnumbered),  
approximately 250 feet north of Martingale Drive  
(13.49 acres).**

**Amend Preliminary PUD Plan**

**A request to amend a portion of the Riverfront  
Shopping Center Planned Unit Development located at  
1220, 1230, 1246, and 1250 Robinson Road and  
Robinson Road (unnumbered), approximately 250 feet  
north of Martingale Drive, zoned R10 and proposed for  
MUN (13.49 acres), to permit a 96,830 square foot  
nursing home containing 159 beds and an 899 square  
foot accessory structure.**

**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.

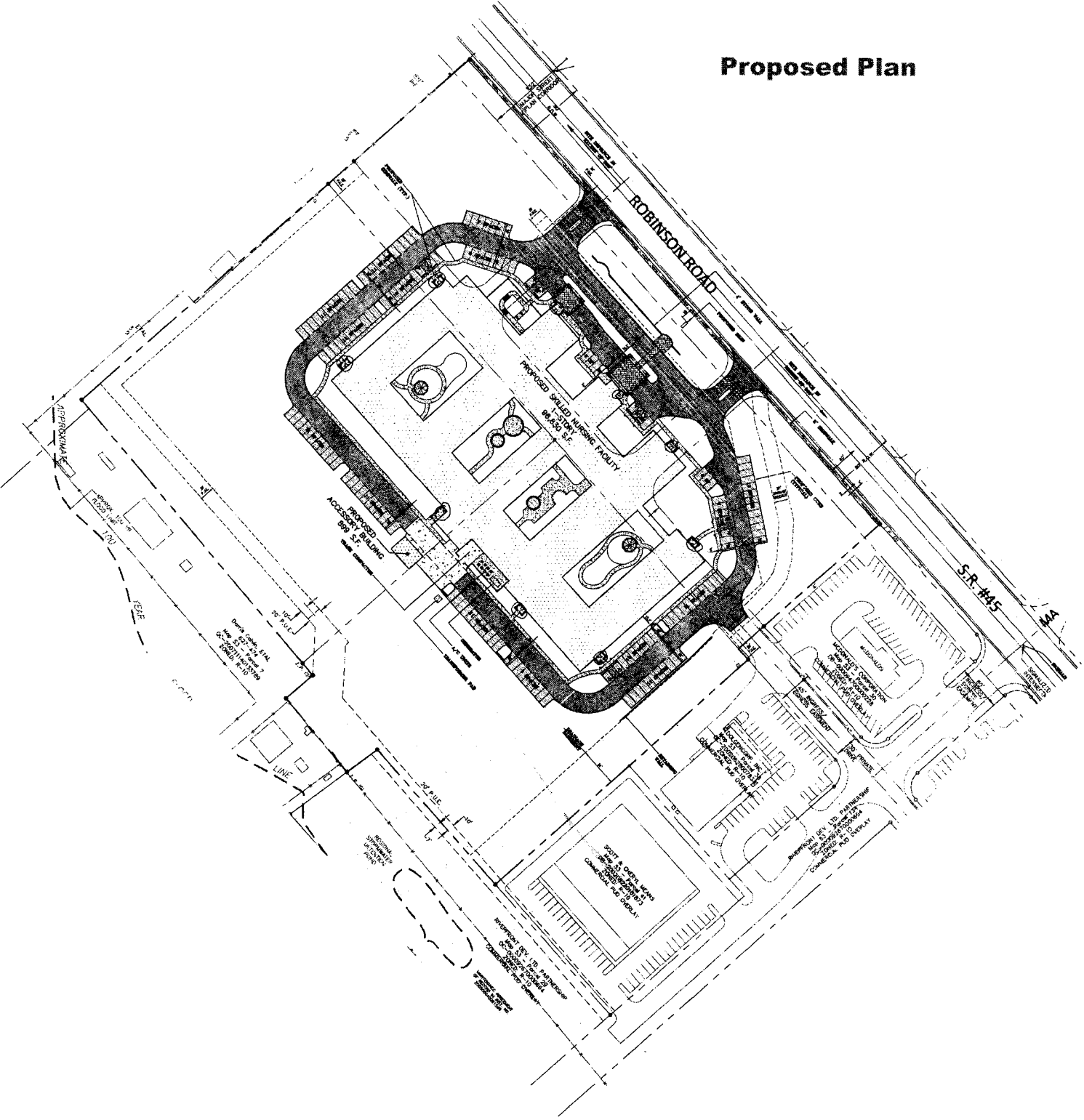
**Proposed Zoning  
MUN District**

Mixed Use Neighborhood is intended for a low intensity  
mixture of residential, retail, and office uses.

- CRITICAL PLANNING GOALS**
- Creates Walkable Neighborhoods
  - Provides a Range of Housing Choice

The overall layout of the proposed site plan is a  
considerable improvement over the currently adopted PUD  
plan. It begins to achieve the critical planning goal of  
developing a walkable neighborhood by locating the home

# Proposed Plan





## Metro Planning Commission Meeting of 09/10/09

in proximity to other uses including residential, a restaurant, bank, pharmacy, and grocery store. The applicants intend to develop a nursing home and accessory structure that will not only fill in a gap within the development pattern along Robinson Road but will also take advantage of existing infrastructure.

The proposed development creates an on site internal sidewalk system and will also provide access to a private drive to the east where a variety of commercial facilities are located within walking distance for staff, visitors and residents. A new sidewalk will also be provided along Robinson Road to create a more pedestrian-oriented streetscape. While there are gaps in the sidewalk network within the PUD, the use that is being proposed helps to transition the overall character of the PUD towards a more walkable neighborhood.

The location proposed for the amendment already includes a mixture of housing types but is predominantly one and two family dwellings with single stories. The introduction of a nursing home will increase housing choices for seniors who can no longer live without some level of care, but would like to remain within the Donelson/Hermitage community.

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### **DONELSON/HERMITAGE COMMUNITY PLAN**

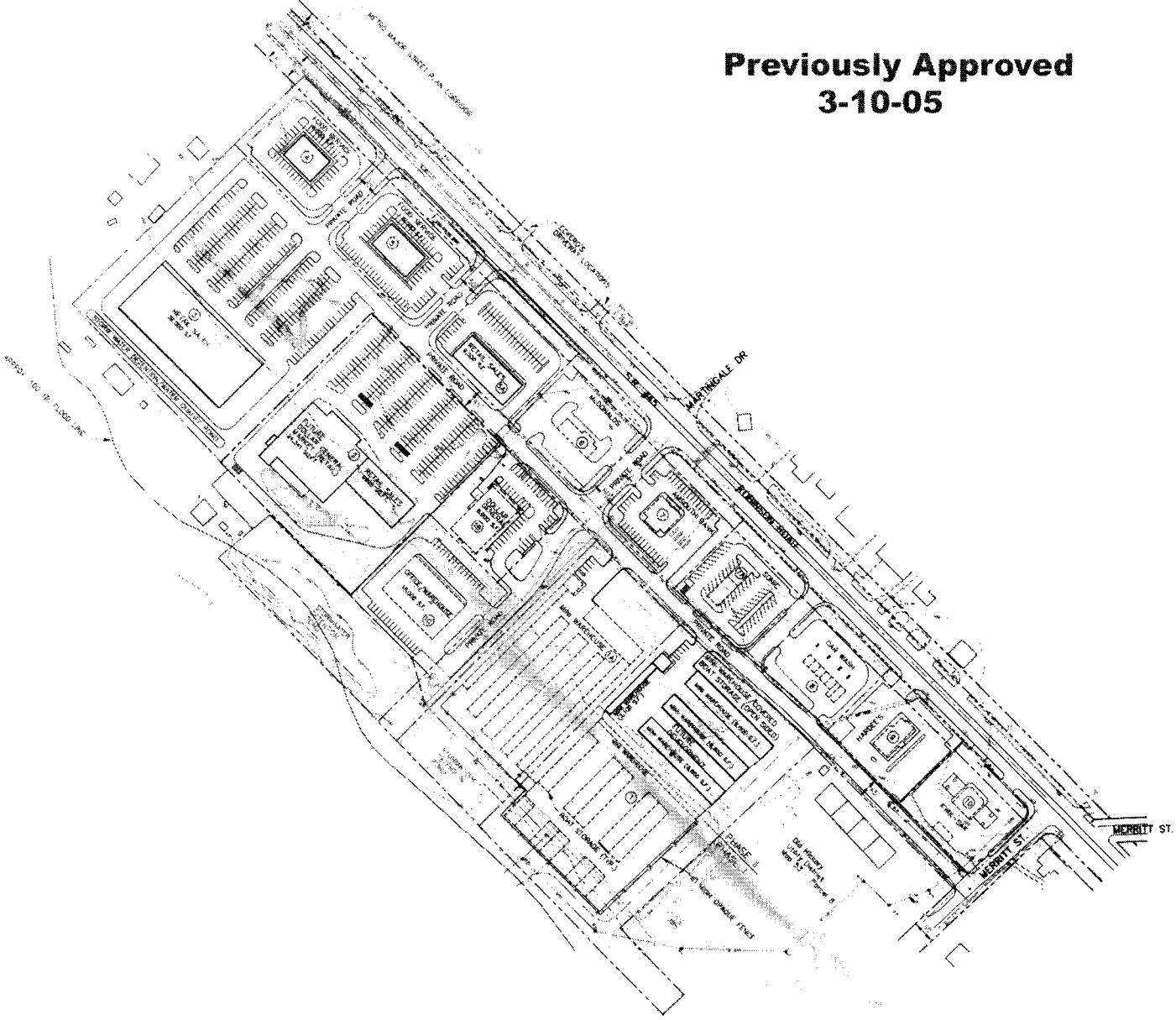
*Fairview Detailed  
Design Plan*  
Mixed Use (MxU)

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

Community Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a "town center" of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or

**Previously Approved  
3-10-05**







## Metro Planning Commission Meeting of 09/10/09

### Consistent with Policy?

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.

No. While the design of the development does not fully comply with the intent of the Community Center policy, the rezoning from R10 to MUN is consistent with the CC policy and the proposed use is also consistent. More importantly, the PUD amendment creates a design much closer to the intent of the policy than would be built under the currently adopted PUD overlay. The Fairview Detailed Design Plan focuses more on appropriate uses than design. The proposed design moves the scale of the development closer to the policy than the previously approved uses which were isolated with individual, small-scale commercial uses surrounded by parking.

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### ZONE CHANGE

The applicant has requested a zone change for six parcels within the existing PUD. The existing parcels are zoned R10 and the proposed zoning classification is MUN. This zone change request is consistent with the CC portion of the policy. The MxU in CC policy supports office, commercial retail and public benefit uses that create a more pedestrian-oriented streetscape.

### Analysis

The applicant has filed for an associated PUD amendment to permit the development of a nursing home and accessory structure. Under the proposed MUN zoning district, nursing homes are permitted by right. If the MUN zoning is approved, all structures on the property will need to meet the district bulk provisions of the zoning code.

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### PUD AMENDMENT

#### History

The Old Hickory Centre PUD was originally approved by Council in 1979 and was last amended in 2005. The amended PUD was approved for a mixture of commercial, retail, financial and mini-storage warehouse uses on five lots. Access to the site is provided by two driveways from Robinson Road and an existing internal driveway to the east within the PUD. The five lots are separated by parking lots with no pedestrian connections provided between the buildings. The proposed plan amends a portion of the PUD to allow for nursing home and accessory structure. As this proposal includes a use that was not previously approved by Planning Commission and is not permitted under the current R10 zoning the property will need to be rezoned and the PUD amended.



## Metro Planning Commission Meeting of 09/10/09

### Plan Details

The site plan proposes a one-story, 96,830 square foot nursing home and 899 square foot accessory structure on six lots. The six lots will need to be consolidated into one lot before this project can be constructed. The nursing home will accommodate 159 beds. The accessory structure is located on the rear of the nursing home and will act as a storage shelter for tools and equipment. The proposed site plan shows four court yards that are integrated within the middle of the building layout. A four foot wall and six foot tall monument sign are located in the front of the building.

### Building Orientation

The proposed development is oriented toward Robinson Road with approximately ten doorways accessing a private internal driveway that will wrap the entire building. The east, west and rear sides of the building overlook the parking areas. The development will be mainly surrounded by one and two family residences with single stories to the southwest and commercial properties to the east.

### Access/Parking

Access to the site is provided by two driveways from Robinson Road and an existing internal driveway to the east within the PUD. There is an existing, platted cross access easement from the east to the west that ends at an existing fence which is not shown on the site plan. Staff is recommending that the cross access easement be retained. As the lots will need to be consolidated, this access easement will need to be included on the new plat.

The applicant has indicated opposition to retaining the cross access easement and has indicated pedestrian and traffic safety concerns of the future residents. No information has been submitted showing how the easement would create a potential safety hazard.

The parking standards of the Zoning Code require that 53 parking spaces be provided. The plan proposes a total of 162 on-site parking spaces. Approximately 66 of the parking spaces are located next to the building giving pedestrians access to the sidewalks that surround the entire building. The remaining parking areas are separated by a private drive.

### Landscaping

Details of the proposed landscaping have been provided. A variety of trees are proposed for this development which include Canopy, Evergreen and Accent Trees.



## Metro Planning Commission Meeting of 09/10/09

### FIRE MARSHAL RECOMMENDATION

Actual or projected fire hydrant flow data shall be provided showing compliance with the Fire Code before a building permit will be issued. 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. All applicable fire codes shall be adhered to.

### 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.

- The solid waste collection and disposal plan is to be reviewed and approved by the Department of Public Works Solid Waste Division.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
1-Story General Retail (820)	13.49		82,141 Sq. Ft.*	5976	138	558

\* Based on approved PUD plan

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Fast Food Restaurant (934)	13.49		10,800 Sq. Ft.*	5359	533	366

\* Based on approved PUD plan

Maximum Uses in Proposed Zoning District: **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Nursing Home (620)	13.49		159 Beds*	372	28	35

\* Based on proposed PUD plan.

Traffic changes between maximum: **R10** and proposed **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	13.49		-	-10,963	-643	-889



## Metro Planning Commission Meeting of 09/10/09

### STAFF RECOMMENDATION

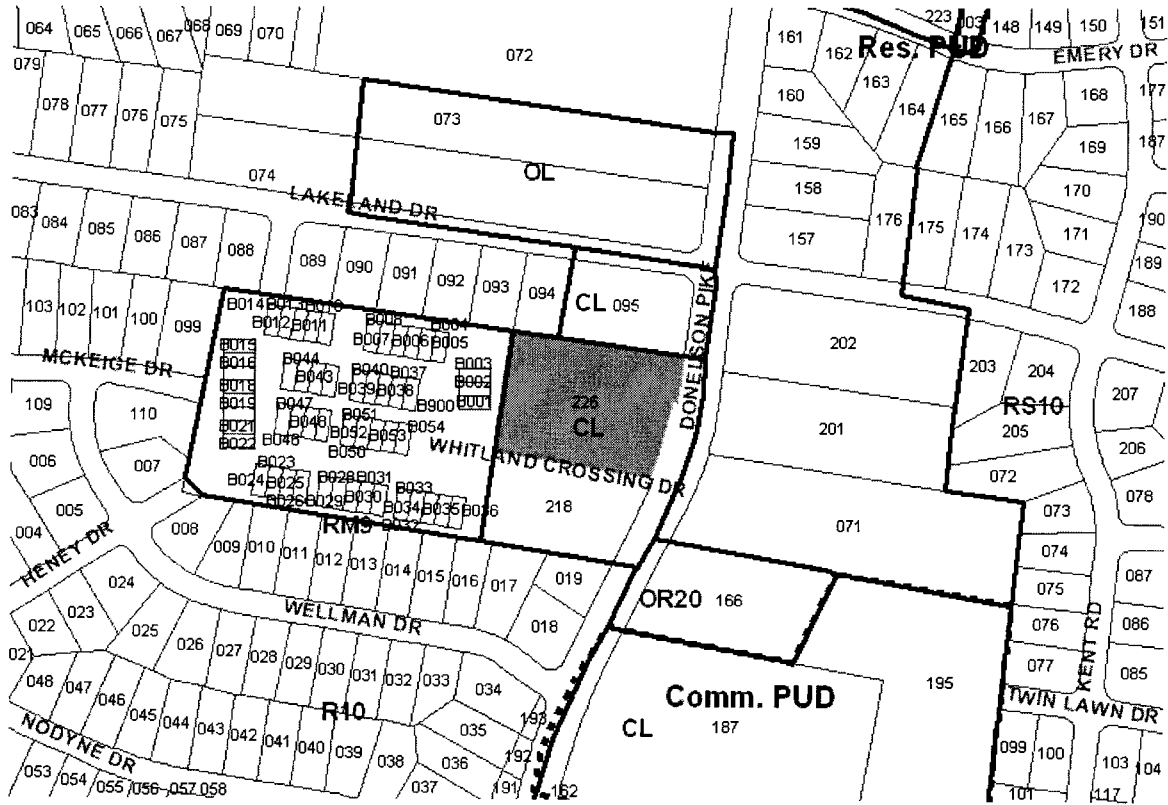
Staff recommends approval of the zone change request. While the proposed site plan is not entirely consistent with the CC policy, the rezoning and amendment bring the PUD closer to the intent of the land use policy.

Staff recommends approval with conditions of PUD amendment. The proposed layout provides a range of housing choices for seniors and moves towards a more walkable neighborhood within the PUD.

### CONDITIONS

1. Prior to the issuance of any grading or building permits, a final plat shall be submitted to consolidate the lots.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act

**SEE NEXT PAGE**



**2005P-033-001**  
 Whitland Crossing (Amendment #1)  
 Map: 096-09 Parcel: 226  
 Donelson/Hermitage/Old Hickory Community Plan  
 Council District 15 – Phil Claiborne



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

**Planned Unit Development 2005P-033-001**  
**Whitland Crossing (Amendment #1)**

15 - Claiborne

4 - Glover

Oliver Architecture, applicant for Richard A. Halstead, Alan Edgin, and J.A. Vaughn, owners

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

Swaggart

*Approve with conditions*

---

**APPLICANT REQUEST**

**Revise use, layout and increase overall floor area.**

**Amend Preliminary PUD**

**A request to amend a portion of the Whitland Crossing Planned Unit Development located on property at 420 Donelson Pike, approximately 210 feet south of Lakeland Drive (1.99 acres), zoned Commercial Limited (CL), to permit an 18,900 square foot office building where an 8,000 square restaurant was previously approved.**

**Existing Zoning**  
CL District

Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

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**CRITICAL PLANNING GOALS**

N/A

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**PLAN DETAILS**

The Whitland Crossing PUD is located on the west side of Donelson Pike south of Lakeland Drive. The preliminary PUD was approved by Council in 2006 for an 8,000 sq. ft. restaurant, a 5,500 sq. ft. bank, and 54 multi-family units. The bank and multi-family units have both received final site plan approval.

This revision is for the undeveloped lot approved for an 8,000 square foot restaurant. The plan calls for a single-story 18,900 square foot office building. Since the request increases the floor area by more than ten percent of what was originally approved by Council then the request requires approval by Council.

While the proposed office use is not permitted in the existing PUD, it is permitted in the underlying zoning district, and is not in conflict with the currently permitted uses. The request meets all zoning requirements and staff is recommending that the request be approved with conditions.

LAKELAND DR

SUSAN K. SELLERS  
DB-0000030  
000006

DEAD & AMIRA  
SELIMKOVIC  
DB-0000498  
000026

TERESA M.  
& GREGORY  
CUMMINGS  
DB-0000810  
000084

G. T. LONG  
DB-0000526  
000048

ROY D. & HENRIETTE  
PHILLIP  
DB-0000458  
000054

MARY DEAN  
BROOKER  
DB-0000388  
000013

DAVID M.  
VENTRESS  
DB-0000458  
000071

MASON GRAVLEE  
EST. & WEST, WILLIAM  
PL-0001198 0000148  
DB-0001148 000089

LUCILLE &  
GAILLE, T. J.  
WRIGHT  
DB-0000727  
000080

LOUIS CHUNGA  
DB-0000438  
000018

LYIS J. RUBY  
S-0000438  
000043

MICHAEL PARADONE  
DB-0000354  
000048

EMALIE  
LOVE EGAN  
DB-0000481  
0000130

EMALIE  
LOVE EGAN  
DB-0000481  
0000130

JACK MELVIN  
ACKLES  
DB-0000710  
0000621

ROSEMARY  
COOK FRANKS  
DB-0000498  
0000794

JERRY D.  
WALKER  
DB-0000488  
0000564

ANITA COX  
DB-0000379  
0000890

JAMES F.  
& ROSE E.  
MCPHETT  
DB-0000746  
0000728

MARA  
S. CAJAH  
& DANIELA  
SCURMAYO  
DB-0000286  
0000428

ELFRIEDE WAGLER  
DB-0000316  
0000219

MALCOLM &  
RACHEL A. BARRET  
DB-0000488  
000094

ROSEH-FATTON FUNERAL H.C.  
DB-0000441  
0000789

New proposal

3

2

DONELSON PK

MONUMENT SIGN  
IS ALLOWED

MONUMENT SIGN  
IS ALLOWED

FERRY H

ROSEH-FATTON FUNERAL H.C.  
DB-0000441  
0000789





## Metro Planning Commission Meeting of 09/10/09

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### **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.

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### **STORMWATER RECOMMENDATION**

Approved

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### **STAFF RECOMMENDATION**

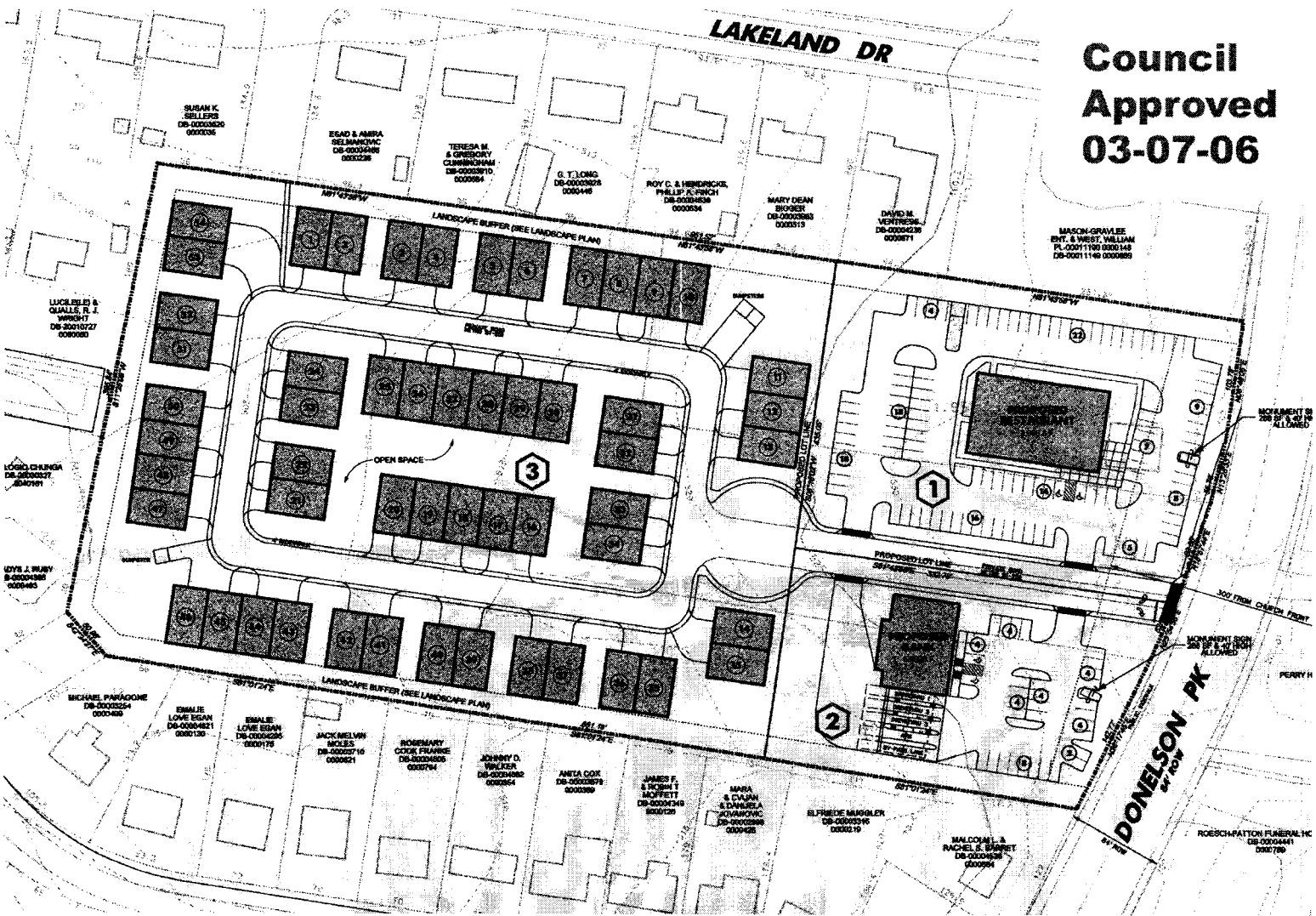
Staff recommends approval with conditions. The proposed PUD amendment meets all zoning requirements.

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### **CONDITIONS**

1. A sidewalk is required along the north side of Whitland Crossing Drive, and shall be shown on the corrected copy of the preliminary plan.
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 effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance,

**Council  
Approved  
03-07-06**



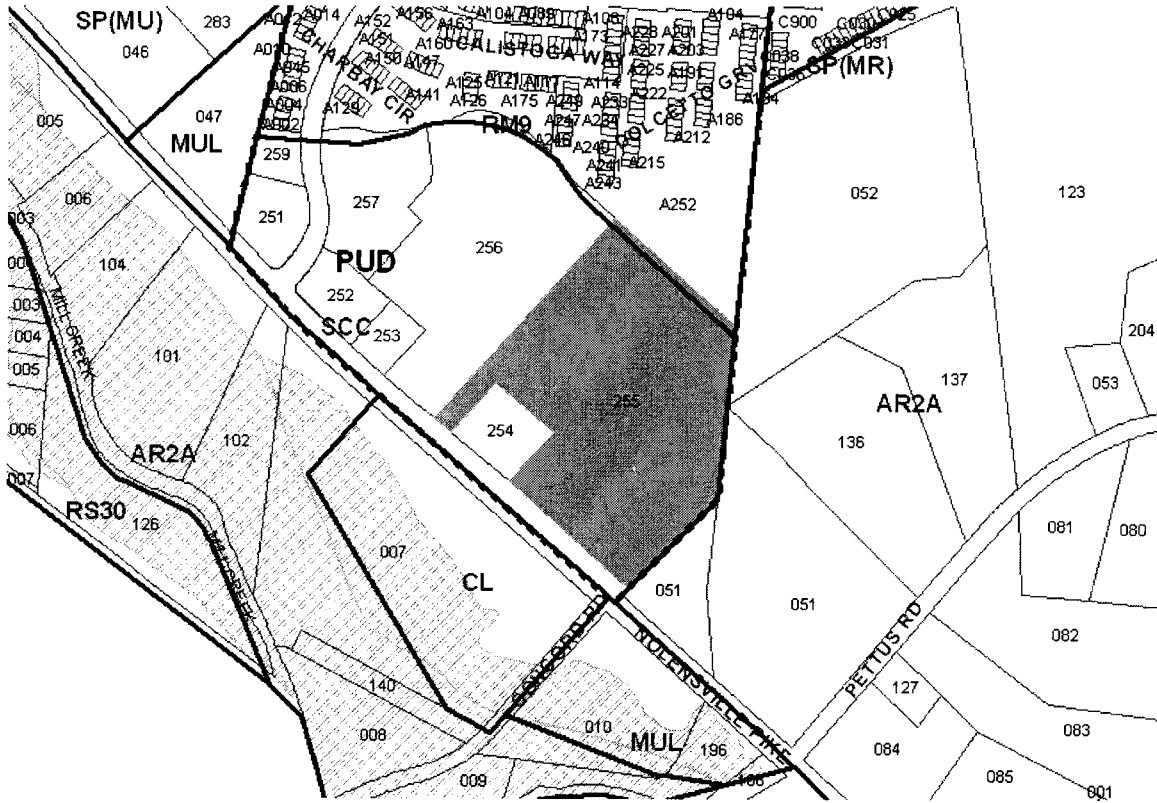


## Metro Planning Commission Meeting of 09/10/09

then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

**SEE NEXT PAGE**

**REVISIONS  
and FINAL SITE PLANS**



**2004P-013-001**  
 Mill Creek Towne Centre PUD  
 Map: 181-00 Parcel: 255  
 Southeast Community Plan  
 Council District 31 – Parker Toler



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

**Planned Unit Development 2004P-013-001**  
**Mill Creek Towne Centre (Revision)**  
31 - Toler  
2 - Brannon  
Barge Waggoner Sumner Cannon, applicant for Legg Investments - Nolensville, LLC

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

Swaggart  
*Approve with conditions*

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**APPLICANT REQUEST**

**Revise layout and reduce overall floor area.**

**Revise Preliminary PUD and Final**

A request to revise the preliminary plan and for final approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development located at Nolensville Pike (unnumbered), approximately 760 feet north of Pettus Road, zoned Shopping Center Community (SCC) (5.17 acres), to revise the preliminary plan to allow for 86,505 square feet of office, retail, restaurant, and child care uses and to grant final approval for a portion of the site to allow for the development of a 34,605 square foot, 2-story medical office building.

**Existing Zoning**  
SCC District

Shopping Center Community is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

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**CRITICAL PLANNING GOALS**

N/A

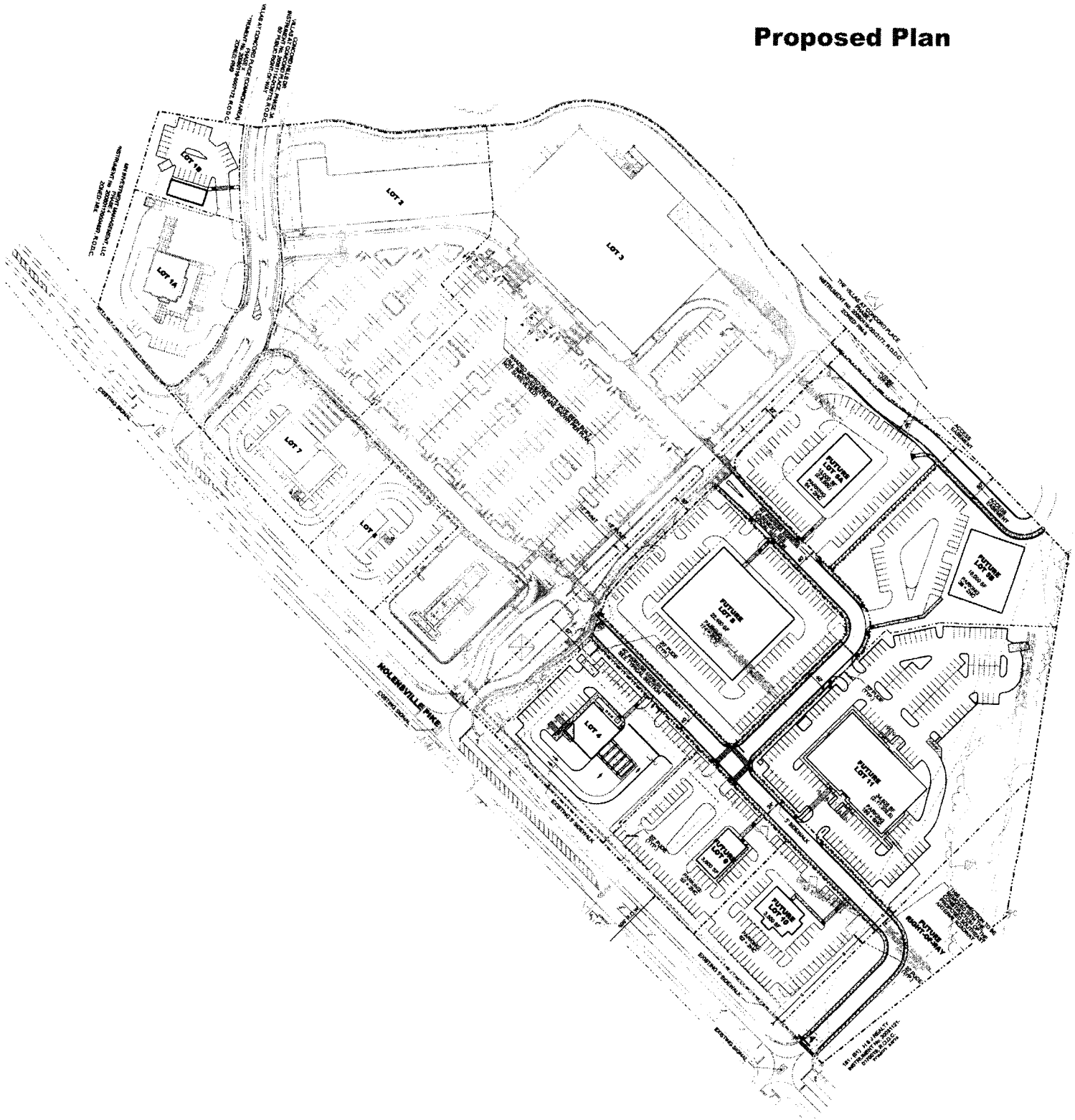
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**PLAN DETAILS**

The Mill Creek Towne Centre PUD is located along the east side of Nolensville Pike, north of Pettus Road. It was last approved by Council in 2004 for 45 single-family lots, 248 townhomes, and 217,619 square feet of retail, restaurant, and gas station uses. Since the last Council approval the Planning Commission has approved several minor revisions.

The residential portion of the development is behind the commercial portion of the development and is mostly developed. The commercial portion of the development is located adjacent Nolensville Pike and the northern portion is developed. This revision is for the undeveloped southern commercial portion. The plan calls for buildings to be rearranged and for an overall reduction in total floor

# Proposed Plan







## Metro Planning Commission Meeting of 09/10/09

area. The plan also calls for a day care to be added as a permitted use.

The proposed day care use is permitted by the underlying SCC zoning district, and the proposed layout is not inconsistent with the previously approved site plan. Since the proposal is consistent with the Council approved PUD, and meets all zoning requirements staff is recommending that the request be approved with conditions.

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### **PUBLIC WORKS RECOMMENDATION**

1. An updated traffic analysis is required to determine if additional off-site mitigations are needed, as well as to determine the design criteria for the proposed driveway and modifications to the existing traffic signal.
2. 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.
3. For the proposed private street construction, dimension and match the existing private street width (Lot 3, 6, & 7).
4. Submit signal plans at the Nolensville Pike / Concord Road intersection.
5. No additional future access drives onto Nolensville Road from this development will be permitted.

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### **STORMWATER RECOMMENDATION**

Approved

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### **STAFF RECOMMENDATION**

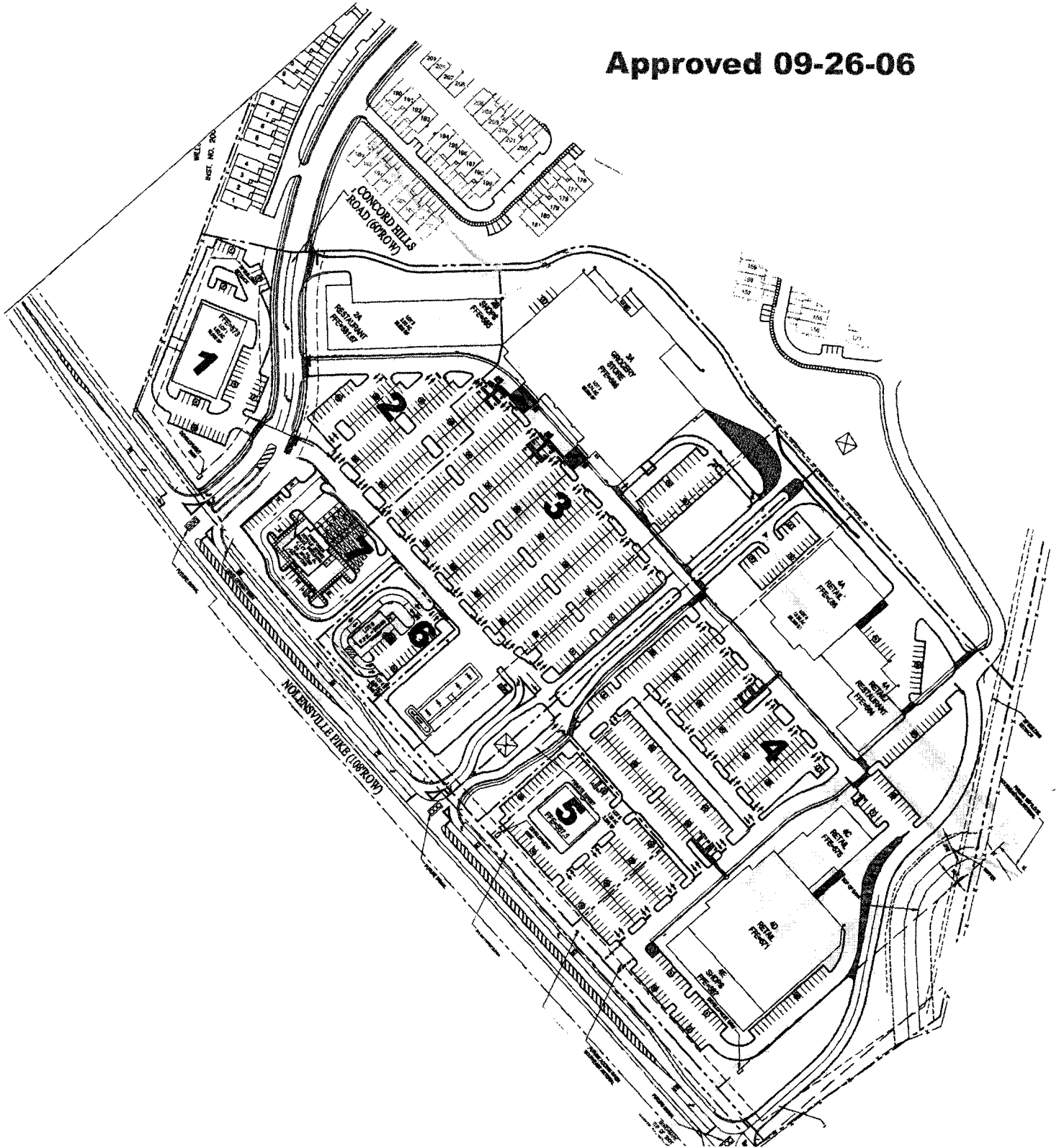
Staff recommends that the request be approved with conditions. The proposed changes are consistent with the approved plan and meet all zoning requirements.

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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.

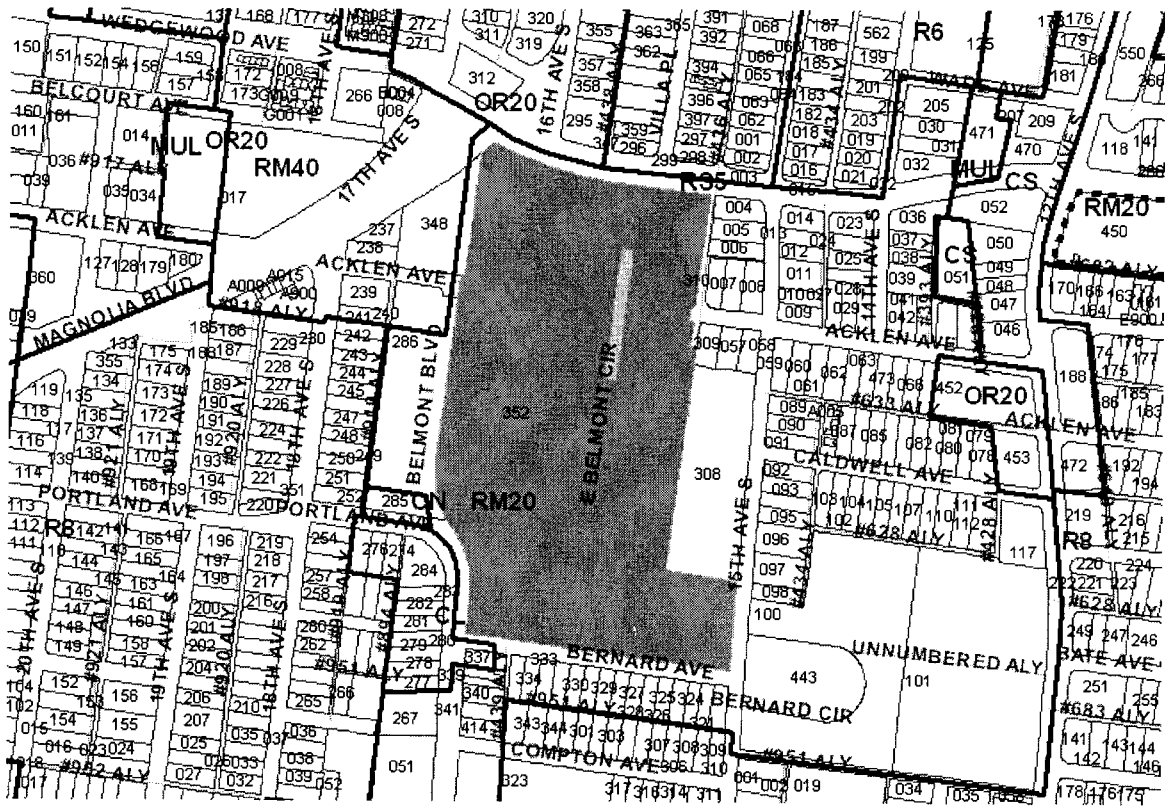
Approved 09-26-06





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3. 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.
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.
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 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.



**2006IN-002-003**  
 Belmont University (E. Belmont Circle Closure)  
 Map: 104-12 Parcel: part of 352  
 Green Hills/Midtown Community Plan  
 Council District 18 – Kristine LaLonde



<b>Project No.</b>	<b>Belmont University IO</b>
<b>Project Name</b>	<b>2006IN-002-003</b>
<b>Council District</b>	18 - LaLonde
<b>School District</b>	8 - Fox
<b>Requested by</b>	RM Plan Group, Inc., applicant, for Belmont University, owner
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Close East Belmont Circle to vehicular traffic.**

**Final Plan Approval**

**A request for final approval for a portion of the Belmont University Institutional Overlay district located at 1515 Wedgewood Avenue, zoned Multi-Family Residential (RM20), to permit the closure of E. Belmont Circle to vehicular traffic to the south of Wedgewood Avenue and to the west of Acklen Avenue.**

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**CRITICAL PLANNING GOALS**

N/A

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**ANALYSIS**

Belmont University has requested that a portion of East Belmont Circle (a private driveway), abandoned by Council Bill 087-81, be closed to vehicular traffic in order to create a pedestrian-way. The Belmont Institutional Overlay, adopted by Council Bill BL2005-555, included the closure of this portion of the driveway. The Bill included a requirement that this street not be closed to vehicular traffic until a traffic impact study is completed and that the Planning Commission must review the request before the driveway can be closed.

A traffic impact study has been submitted to and accepted by Public Works. In addition, the Fire Marshal has reviewed and approved the requested driveway closure. Staff is recommending that the Planning Commission also approve the request to close a portion of East Belmont Circle to vehicular traffic.

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**PUBLIC WORKS  
RECOMMENDATION**

No exception taken.

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**FIRE MARSHAL  
RECOMMENDATION**

Approved

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**STAFF RECOMMENDATION**

Staff recommends approval the request to close a portion of East Belmont Circle to vehicular traffic.

Wedgewood Avenue

Jack  
Mawzy

Gordon G. Inman  
College of Health Sciences

College of  
Pharmacy

Scheduled to Open:  
August 2010

Heron Hall

Dorm #4; Scheduled to Open: August 2010

Pembroke Hall

Hails Hall

Maple Hall

Power House

Soccer Field

Tennis Courts

15th Avenue South

Caldwell Avenue

Arden Avenue

Arden Avenue

