



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

**Minutes
of the
Metropolitan Planning Commission**

February 11, 2010

4:00 PM

***Metro Southeast at Genesco Park
1417 Murfreesboro Road***

PLANNING COMMISSION:

James McLean, Chairman
Phil Ponder, Vice Chairman
Stewart Clifton
Judy Cummings
Derrick Dalton
Tonya Jones
Hunter Gee
Victor Tyler
Councilmember Jim Gotto
Andrée LeQuire, representing Mayor Karl Dean

Staff Present:

Rick Bernhardt, Executive Director
Ann Hammond, Asst. Executive Director
Doug Sloan, Legal Counsel
Bob Leeman, Planning Mgr. II
Craig Owensby, Public Information Officer
Brenda Bernards, Planner III
Jason Swaggart, Planner II
Greg Johnson, Planner II
Brian Sexton, Planner I

Mission Statement: The Planning Commission guides growth and development as Nashville and Davidson County 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.

I. CALL TO ORDER

The meeting began at 4:00 pm.

II. ADOPTION OF AGENDA

Mr. Ponder moved and Councilmember Gotto seconded the motion, which passed unanimously, to approve the revised agenda as presented. (10-0)

III. RECOGNITION OF COUNCILMEMBERS

No councilmembers were in attendance.

IV. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN

- | | | | |
|----|----------------|---|----------------------------|
| 1. | 2009CP-006-001 | A request to amend the Bellevue Community Plan: 2003 Update by changing from RLM to CO policy for property located at 6000 Rivervalley Drive. | -Deferred to April 8, 2010 |
| 2. | 2007Z-184G-06 | A request to rezone from RM2 to RS40 property located at 6000 Rivervalley Drive, and located within a Planned Unit Development Overlay | -Deferred to April 8, 2010 |
| 3. | 2000P-003G-06 | A request to cancel a portion of the Riverwalk Planned Unit Development district located at 6000 Rivervalley Drive, zoned RM2, approved for 61 multi-family dwelling units. | -Deferred to April 8, 2010 |

Mr. Ponder moved and Councilmember Gotto seconded the motion, which passed unanimously, to approve items deferred or withdrawn as presented. (10-0)

Ms. Hammond announced, "As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel."

V. PUBLIC HEARING: CONSENT AGENDA

PUBLIC HEARING: ZONING MAP AMENDMENTS

4. 2009SP-022-002 A request for final site plan approval for Phase II of The Mansion at Fontanel SP located at 4105, 4125 and 4225 Whites Creek Pike to permit a restaurant, museum, distillery, micro brewery, entertainment stage and associated buildings, visitor center with retail, office, storage space, and to permit tours of the existing home.

-Approved with conditions, including a condition that if continuous mowing of the floodway buffer and/or installation of a gravel access drive for an NES overhead electric service is requested, then the property owner will be required to obtain a variance from the Stormwater Management Committee.

5. 2010Z-002-001 A request to rezone from AR2a to RS30 zoning property located at 1101 Barnes Road. -Approved w/condition

OTHER BUSINESS

6. Request for the Planning Commission to establish a Leave Transfer Program for non-civil service employees in the Planning Department to allow employees to donate accrued vacation leave and/or personal days for another non civil-service employee who faces a medical hardship and has depleted their accrued leave and sick leave to be used upon approval from the Executive Director. The Leave Transfer Program will be effective upon approval by the Metro Human Resources Department. -Approved

Mr. Ponder moved and Councilmember Gotto seconded the motion, which passed unanimously, to approve the Consent Agenda as presented. (10-0)

VI. PREVIOUSLY DEFERRED ITEMS

1. **2009CP-006-001**
Bellevue Community Plan: 2003 Update
Map: 126-16-0-B Parcel: 062
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Anita McCaig

A request to amend the Bellevue Community Plan: 2003 Update by changing from Residential Low Medium (RLM) to Conservation (CO) policy property located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsom Station Road (58.62 acres), zoned RM2, requested by the Metro Planning Department for Councilmember Bo Mitchell, property owner is Bank of America, N.A. (See also Proposal Nos. 2007Z-184G-0 and 62000P-003G-06).

Staff Recommendation: Approve. Defer to the April 8, 2010, Planning Commission meeting if Proposal Nos. 2007Z-184G-06 and 2000P-003G-06 are deferred.

The Metropolitan Planning Commission DEFERRED Community Plan 2009CP-006-001 to the April 8, 2010, meeting, at the request of the applicant.

2. **2007Z-184G-06**
Map: 126-16-0-B Parcel: 062
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to rezone from RM2 to RS40 property located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsom Station Road and located within a Planned Unit Development Overlay (58.62 acres), requested by Councilmember Bo Mitchell, applicant, Bank of America N.A., owner. (See also PUD Proposal No. 2000P-003G-06).

Staff Recommendation: Disapprove

The Metropolitan Planning Commission DEFERRED Zone Change 2007Z-184G-06 to the April 8, 2010, meeting, at the request of the applicant.

3. **2000P-003G-06**
Riverwalk (PUD Cancellation)
Map: 126-16-0-B Parcel: 062
Bellevue Community Plan
Council District 35 – Bo Mitchell
Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Riverwalk Planned Unit Development district located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsom Station Road, zoned RM2, (58.62 acres), approved for 61 multi-family dwelling units, requested by Councilmember Bo Mitchell, applicant, Bank of America N.A., owner. (See also Zone Change Proposal No. 2007Z-184G-06).

Staff Recommendation: Disapprove

The Metropolitan Planning Commission DEFERRED Planned Unit Development 2000P-003G-06 to the April 8, 2010, meeting, at the request of the applicant.

VII. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. **2009SP-022-002**
Mansion at Fontanel (Final: Phase II)
Map: 049-00 Parcels:140, 200.01, 319
Bordeaux/Whites Creek Community Plan
Council District 3 – Walter Hunt
Staff Reviewer: Brenda Bernards

A request for final site plan approval for Phase II of The Mansion at Fontanel Specific Plan District located at 4105, 4125 and 4225 Whites Creek Pike, approximately 1,100 feet north of Lloyd Road (136.04 acres), zoned SP-MU, to permit a restaurant, museum, distillery, micro brewery, entertainment stage and associated buildings, visitor center with retail, office, storage space, and to permit tours of the existing home, requested by Civil Site Design Group PLLC, applicant, for Fontanel Properties LLC, owner.

Staff Recommendation: Approve with conditions, including a condition that if continuous mowing of the floodway buffer and/or installation of a gravel access drive for an NES overhead electric service is requested, then the property owner will be required to obtain a variance from the Stormwater Management Committee.

APPLICANT REQUEST Final SP -Final approval for Phase II of the Mansion at Fontanel SP.

A request for final site plan approval for Phase II of The Mansion at Fontanel Specific Plan District located at 4105, 4125 and 4225 Whites Creek Pike, approximately 1,100 feet north of Lloyd Road (136.04 acres), zoned Specific Plan-Mixed Use (SP-MU), to permit a restaurant, museum, distillery, micro-brewery, entertainment stage and associated buildings, visitor center with retail, office, storage space, and to permit tours of the existing home.

Existing 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 mix of uses.*

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Preserves Historic Resources

The majority of this property contains steep slopes and floodplain. Whites Creek crosses the property. Much of the new development will be focused along Whites Creek Pike, minimizing the disturbance to the floodplain. While none of the buildings on the property are historic in nature, the Whites Creek Pike frontage is within the Whites Creek Historic District which encourages new development to blend into the rural character of the area. The SP reuses the existing buildings, two residences and a barn. New development within this SP will be rural in nature meeting the intent of the District to maintain its rural character.

PLAN DETAILS In its approval of the Preliminary SP for the Mansion at Fontanel, the Planning Commission required that Final Site Plan approval for Phases II and III would require a public hearing. Notices have been sent and signs have been posted as required by the preliminary approval of the Planning Commission.

Phase II The applicant is requesting approval of the Final SP for Phase II of the Mansions of Fontanel. Phase II includes a restaurant, distillery and gallery on Whites Creek Pike, and a seasonal performance entertainment venue and associated buildings. Tours of the mansion would be permitted as part of the approval of this phase.

Minor Adjustments The focal point of the SP remains the mansion which will be used for special events and daily tours. A number of minor adjustments have been made to other elements of the plan due to additional information.

The plan originally called for the existing dairy barn to be used as the visitor center and one of the residences to be converted into a full service restaurant. As conditioned by the preliminary approval, the restaurant will serve beer and wine only. Studies of the dairy barn found that, structurally, it was not possible to convert it to a visitor center. The barn will remain as a contributing structure to the rural character of the SP but will not have a function within Phase II other than the boarding station for tours to the mansion. The house that was to be a restaurant will be the visitor center and a new structure will be built to house the restaurant.

The preliminary plan included a distillery and micro-brewery in one new building and a museum in a second new building. The applicant does not intend to construct the micro-brewery at this time and the distillery and museum will be combined into one building. With the combination of these buildings, the new buildings for Whites Creek Pike portion of the SP will remain at two – one restaurant and one distillery/museum. The location of the buildings has been adjusted. Rather than scattered along Whites Creek Pike, the buildings will be grouped to create more of a rural hamlet appearance.

The uses for Phase II and Phase III have been adjusted. The museum has been moved to Phase II and the stable has been moved to Phase III. The location, size, and design of any structures proposed for Phase III will need to be reviewed and approved by staff. While the micro-brewery will remain a component of Phase II, it was not included in the water and sewer capacity study for this phase. Before a use and occupancy permit for this use can be issued, a separate water and sewer capacity study will be required. Any additional capacity fees required shall be paid prior to the issuance of the use and occupancy permit. If the micro-brewery is to be in a structure not approved with this plan, the location, size and design of the structure will need to be reviewed and approved by staff.

Seasonal Performance Entertainment The outdoor music venue located east of Whites Creek Venue generated much community discussion. As a condition of approval, the applicant was to look for ways to reduce the impact of this feature on the community. The applicant has reoriented the stage to face east and moved it further from Whites Creek Pike. The pavilion of the original plan has been converted into four buildings including a restroom and three small storage sheds.

Signage As required by the preliminary approval, the applicant has provided details of signage for the SP. There will be one sign located at each of the two entrances. The plan did not include lighting details and these will need to be provided and approved by staff. There will also be building signs and directional signs oriented to pedestrians on the property.

Bus Parking Parking for four buses has been shown behind the residential building that is to be converted into the office for the property. The advantage of this location is that the building will screen the buses from Whites Creek Pike. The disadvantage is that it is approximately 90 feet from the residence to the south of the property. There are existing trees and shrubs lining both sides of the small creek that forms the boundary between the two properties. In order to minimize the impact on the residence, buses will not be permitted to idle while located in this parking area. The applicant has indicated that it is their intention to disallow idling of buses. The applicant will need to provide details of how this no idling requirement will be enforced. As the bus parking is adjacent to the operations office for the property, there will be staff in place to enforce the requirement. There needs to be a note on the plan that no idling of buses will be permitted in this location, a description of how this will be enforced and a designated location for bus drivers to wait while tours are in progress.

Tour Routing To ensure the full experience of the mansion, the applicant has indicated that it is necessary for the shuttle buses conveying tourists from the visitor center to the mansion to go through the gates off Whites Creek Pike. This routing has required an adjustment to the vehicular circulation on the property. The applicant had proposed to take shuttle buses on Whites Creek Pike from the visitor center to the gates. The Public Works Department raised concerns about the safety of taking a slow moving vehicle onto a 50 mph highway. The applicant has proposed a new interior circulation plan which will allow entry via the gates but avoids taking the shuttle onto Whites Creek Pike.

STORMWATER RECOMMENDATION Metro Water Services (MWS) has performed a Technical Review for this project. The following items were noted:

1. Provide a completed Dedication of Easements. For the detailed Long Term Maintenance Plan, include inspection / maintenance procedures for the temporary parking in the buffers. Also, provide an exhibit sheet. Provide recording fees.
2. Provide the Grading Permit fee (\$1060) and provide NOC.
3. For initial erosion control measures, provide a sediment trap and diversions.
4. Provide adequate stabilization methods for all slopes 3:1 or steeper.
5. For the storm pipes, PVC is not allowed.
6. Provide a larger (and to scale) pre / post drainage maps.
7. For the detention calculation, change the time interval to 1 minute.
8. For the detention pond freeboard, provide top of bank elevations.
9. For Basin 1 water quality measure H-Ho, the H should be to the elevation of the first orifice above the live pool orifice (should be 451.1 not 451.5). You used the old Pond Report information. For water quality ponds at Basins 2, 4, and 5, where did the H-Ho come from? For the orifice at Basin 5, round down. Also, provide stage – storage information. For water quality Basin 7, it appears that some area may not drain towards the infiltration trench. Revise grading or add notes to the plan (about flow paths).
10. For the cut / fill compensation, revise and do not include area listed within the pond limits (show the pond elevation on sections).
11. If a gravel access road is proposed within the buffer area, provide a buffer restoration plan for review.
12. Add note stating that buffer signs shall be installed at the buffer area. Specify locations of signs on plans and add detail of sign to plans.

FIRE MARSHAL RECOMMENDATION All applicable Fire Codes shall be adhered to.

NES RECOMMENDATION

- 1) As exists today there is only single phase power available from Whites Creek (back to the old house), see attached drawing.
- 2) Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
- 3) Developer drawing should show any existing utilities easements on property and the utility poles and the existing NES ugrd facilities on the property and/or r-o-w.
- 4) 20-foot public utility easement required adjacent to public r-o-w.
- 5) 20 foot easement is required to be centered over the existing underground conduits and equipment.
- 6) 20 foot easement is required to be centered on the new conduit and equipment.
- 7) NES can meet with developer/engineer upon request to determine electrical service options. Schedule meeting with ESE and Customer engineering will attend.

- 8) NES needs any drawings that will cover any road improvements to Whites Creek Pike that Metro Public Works will require.
- 9) 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 (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).

PUBLIC WORKS RECOMMENDATION

1. This development will require Public Works approval of detailed construction plans prior to permit issuance. Final design and improvements may vary based on actual field conditions.
2. Provide adequate intersection and stopping sight distance at all project access drives onto Whites Creek Pike per AASHTO standards.
3. Install "Private Access Only" sign at the main mansion drive.
4. Provide "Do Not Enter" signage and/or gates for shuttle service drive where it ties into the main mansion drive.
5. Install appropriate signage at entry points to overflow parking areas.
6. Install physical barrier at office gravel lot to prevent access to special event grass parking area.
7. Add note to plans limiting main mansion driveway use to staff and shuttles.
8. The applicant shall submit a traffic letter/report along with supporting documentation completed by the applicant's traffic engineer to Metro Public Works for review and approval. The study shall describe and evaluate the operation of the development during large events and shall be submitted one year following the approval of both Phase 1 and Phase 2. Based on the findings of the report, additional conditions may be required.
9. For events that will exceed 400 attendees, active traffic management shall be provided at the access drives onto Whites Creek Pike before and after the event to ensure safe and efficient movement of traffic.
10. For events that will exceed 750 attendees, active traffic management shall be provided at the access drives onto Whites Creek Pike before and after the event to ensure safe and efficient movement of traffic. Active traffic management shall also be provided at the signalized intersection of Whites Creek Pike and Old Hickory Boulevard before and after the event to ensure safe and efficient operation of the intersection. Signal modifications may be required to accommodate this.
11. Provide plans for three evenly spaced pullouts along main access driveway between the bridge and mansion. Provide appropriate signage.

STAFF RECOMMENDATION Phase II of the Mansion of Fontanel SP is consistent with the approved preliminary SP. The applicant has relocated the stage in response to community concerns and has grouped the other new buildings in a way that creates more of a rural hamlet appearance. Staff recommends approval with conditions.

CONDITIONS

1. The location, size, and design of any structures proposed for Phase III shall be reviewed and approved by staff prior to final site plan approval for that phase.
2. A separate water and sewer capacity study shall be submitted for the micro-brewery when it is added to the property. Any additional fees required to support this use shall be paid prior to the issuance of a use and occupancy permit for the micro-brewery. If the micro-brewery is to be in a structure not approved with this plan, the location, size and design of the structure shall be reviewed and approved by staff and any additional water and sewer capacity fees shall be paid prior to the issuance of building permits.
3. Details of the lighting for the entrance signs shall be reviewed and approved by staff and included on the corrected copy of the SP final site plan.
4. Buses shall not be permitted to idle when parked in the designated tour bus parking area on the south side of the property. A note shall be added to the corrected copy of the SP final site plan that no idling of buses will be permitted in this location as well as a description of how this shall be enforced. A designated location for bus drivers to wait while tours are in progress shall be shown on the corrected copy of the SP final site plan.
5. The requirements of the Stormwater Division shall be met as described in this report.
6. The requirements of the Public Works Department shall be met as described in this report.

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

Approve with conditions, including a condition that if continuous mowing of the floodway buffer and/or installation of a gravel access drive for an NES overhead electric service is requested, then the property owner shall be required to obtain a variance from the Stormwater Management Committee, **Consent Agenda (10-0)**

Resolution No. RS2010-20

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-022-002 is **APPROVED WITH CONDITIONS, including a condition that if continuous mowing of the floodway buffer and/or installation of a gravel access drive for an NES overhead electric service is requested, then the property owner shall be required to obtain a variance from the Stormwater Management Committee. (10-0)**”

5. **2010Z-002PR-001**
 Map: 173-00 Parcel: 058
 Southeast Community Plan
 Council District 31 – Parker Toler
 Staff Reviewer: Greg Johnson

A request to rezone from AR2a to RS30 zoning property located at 1101 Barnes Road, approximately 250 feet north of Barnes Bend Drive (3.0 acres), requested by Matthew and Cynthia Grace, owners.

Staff Recommendation: Approve with condition

APPLICANT REQUEST Zone change - Zone change from agricultural to residential.

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS30) zoning property located at 1101 Barnes Road, approximately 250 feet north of Barnes Bend Drive (3.0 acres).

REVISED APPLICANT REQUEST This application has been revised by the applicant to change the requested zoning from RS20 to RS30. This revision will limit the number of potential lots to four.

There is an existing bill before the Council. The Councilmember has stated that he would introduce a substitute bill at second reading for the requested RS30 zoning.

Existing Zoning

AR2a District - Agricultural/Residential requires a minimum lot size of 2 acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan.

Proposed Zoning

RS30 District - RS30 requires a minimum 30,000 square foot lot and is intended for single-family dwellings at a density of 1.23 dwelling units per acre.

CRITICAL PLANNING GOALS/N/A

SOUTHEAST COMMUNITY PLAN

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

Consistent with Policy? The proposed RS30 zoning district would allow for the development of up to four residential lots within the three acre boundary at a density of 1.33 units per acre, which is less than the density recommended by RLM policy. The triangular shape of the property combined with limited sight distance constraints along Barnes Road at this location present development constraints that make the lower density more appropriate.

ANALYSIS At this time, there are two driveways accessing this single lot and the applicant had requested that two access points continue to be allowed.. Staff had raised concerns about limited sight distance and the need to consolidate access. After further discussion with the applicant and a site visit to observe traffic on Barnes Road, staff is amending its recommended condition to permit a maximum of two access points.

In order to limit the number of access points onto Barnes Road, a future subdivision of this property will need to include a note restricting access to Barnes Road to a maximum of two points. Cross-access easements or shared drives will be required to provide access for all lots to Barnes Road.

PUBLIC WORKS RECOMMENDATION An access study may be required at development.

Typical Uses in Existing Zoning District: **AR2a**

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)	3	0.5 D	1 L	10	1	2

Typical Uses in Proposed Zoning District: **RS20**

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)	3	1.85 D	6 L	58	5	7

Traffic changes between typical: **AR2a** and proposed **RS20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+48	+4	+5

Maximum Uses in Existing Zoning District: **AR2a**

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)	3	0.5 D	1 L	10	1	2

Maximum Uses in Proposed Zoning District: **RS20**

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)	3	1.85 D	6 L	58	5	7

Traffic changes between maximum: **AR2a** and proposed **RS20***

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+48	+4	+5

* This table shows traffic changes between AR2A zoning and RS20 zoning for the project site. The currently proposed RS30 zoning will result in slightly different numbers for this table as the number of trips generated by the RS30 zoning will be fewer in number generated by RS20 zoning.

METRO SCHOOL BOARD REPORT

Projected student generation 1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students would attend Shayne Elementary School, Oliver Middle School, or Overton High School. Shayne Elementary and Oliver Middle have been identified as being over capacity by the Metro School Board. There is no capacity for elementary students within the cluster. However, there is capacity within the cluster for middle schools students.

The fiscal liability for one elementary student is \$20,000. This data is for informational purposes only and is not a condition of approval. This information is based upon data from the school board last updated September 2009.

The projected student generation for this site is the same for the RS30 and as the RS20 zoning classifications.

STAFF RECOMMENDATION Staff recommends approval with a condition of the proposed RS30 zoning district.

CONDITION

- Any future subdivision of this property shall permit a maximum of two access points to Barnes Road. Cross-access easements or shared drives will be required to provide access to Barnes Road for all lots.

Approved with condition, **Consent Agenda (10-0)**

Resolution No. RS2010-21

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010Z-002-001 is **APPROVED WITH CONDITION. (10-0)**

Condition:

- Any future subdivision of this property shall permit a maximum of two access points to Barnes Road. Cross-access easements or shared drives will be required to provide access to Barnes Road for all lots.

While the proposed RS30 zoning district permits a maximum density lower than what is called for in the Southeast Community Plan’s Residential Low Medium policy, the irregular shape of the lot and limited sight distance along Barnes Bend Drive create constraints that make lower density more appropriate for this site.”

VIII. OTHER BUSINESS

- 6. Request for the Planning Commission to establish a Leave Transfer Program for non-civil service employees in the Planning Department to allow employees to donate accrued vacation leave and/or personal days for another non-civil-service employee who faces a medical hardship and has depleted their accrued leave and sick leave to be used upon approval from the Executive Director. The Leave Transfer Program will be effective upon approval by the Metro Human Resources Department.

Approve, **Consent Agenda (10-0)**

Resolution No. RS2010-22

“BE IT RESOLVED by The Metropolitan Planning Commission that a request to establish a Leave Transfer Program for non-civil service employees in the Planning Department is **APPROVED. (10-0)**”


- 7. Historical Commission Report
- 8. Board of Parks and Recreation Report
- 9. Executive Director Reports
- 10. Legislative Update

IX. ADJOURNMENT

The meeting adjourned at 4:15 pm.

Chairman

Secretary

 The Planning Department does not discriminate on the basis of age, race, sex, color, national origin, religion or disability in access to, or operation of, its programs, services, and activities, or in its hiring or employment practices. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at 880-3370. For all employment-related inquiries call 862-6640.