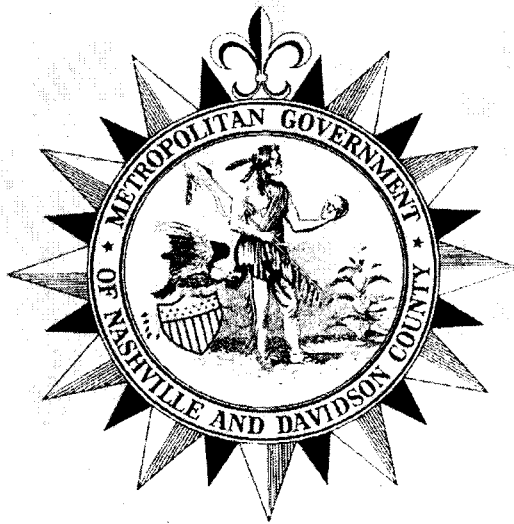


Metropolitan Planning Commission

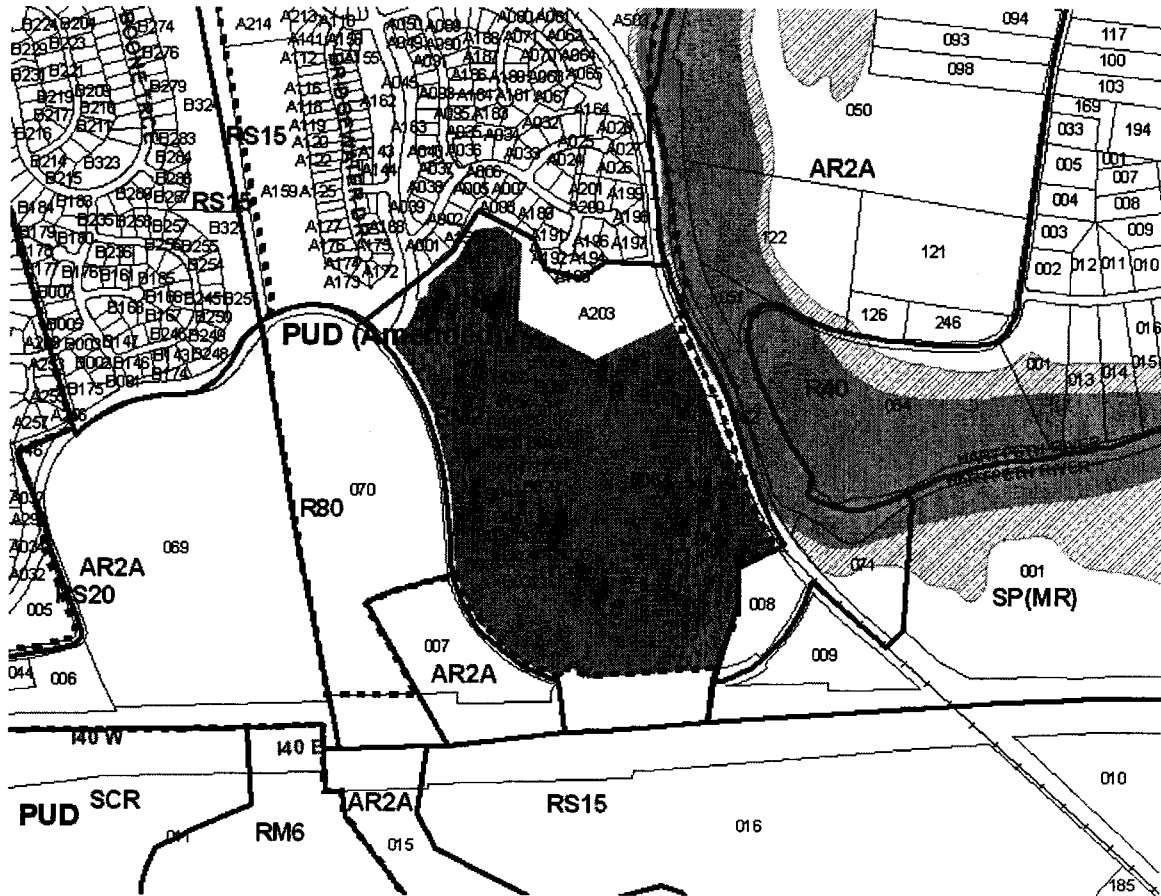


Staff Reports

February 11, 2010

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



2009CP-006-001
 Ridgecrest At Riverwalk
 Map: 126-16-0-B Parcel: 062
 Bellevue Community Plan
 Council District 35 – Bo Mitchell



**Project No.
Request**

2009CP-006-001

Amend the *Bellevue Community Plan: 2003 Update*

**Associated Cases
Council District
School Districts
Requested by
Deferral**

2007Z-184G-06 and 2000P-003G-06

35 – Mitchell

9 – Simmons

Planning Staff, for Councilmember Bo Mitchell
Deferred from the January 14, 2010, Planning Commission meeting

**Staff Reviewer
Staff Recommendation**

McCaig

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

APPLICANT REQUEST

Amend the policy to apply Conservation policy.

Amend the Community Plan

A request to amend the *Bellevue Community Plan: 2003 Update* changing the land use policy from Residential Low Medium (RLM) to Conservation (CO) on approximately 58.62 acres located at 6000 Rivervalley Drive, at the southeast corner of Rivervalley Drive and Newsome Station Road, zoned RM2.

CRITICAL PLANNING GOALS

•Preserves Sensitive Environmental Features

The proposed Conservation (CO) policy preserves sensitive environmental features that may be harmed through development. Through the application of CO policy, environmentally sensitive land features are kept in a natural state with minimal development to protect water quality, minimize infrastructure and public service costs, and preserve the unique environmental diversity of Davidson County, which is important to its healthy economy and overall sustainability.

BELLEVUE COMMUNITY PLAN

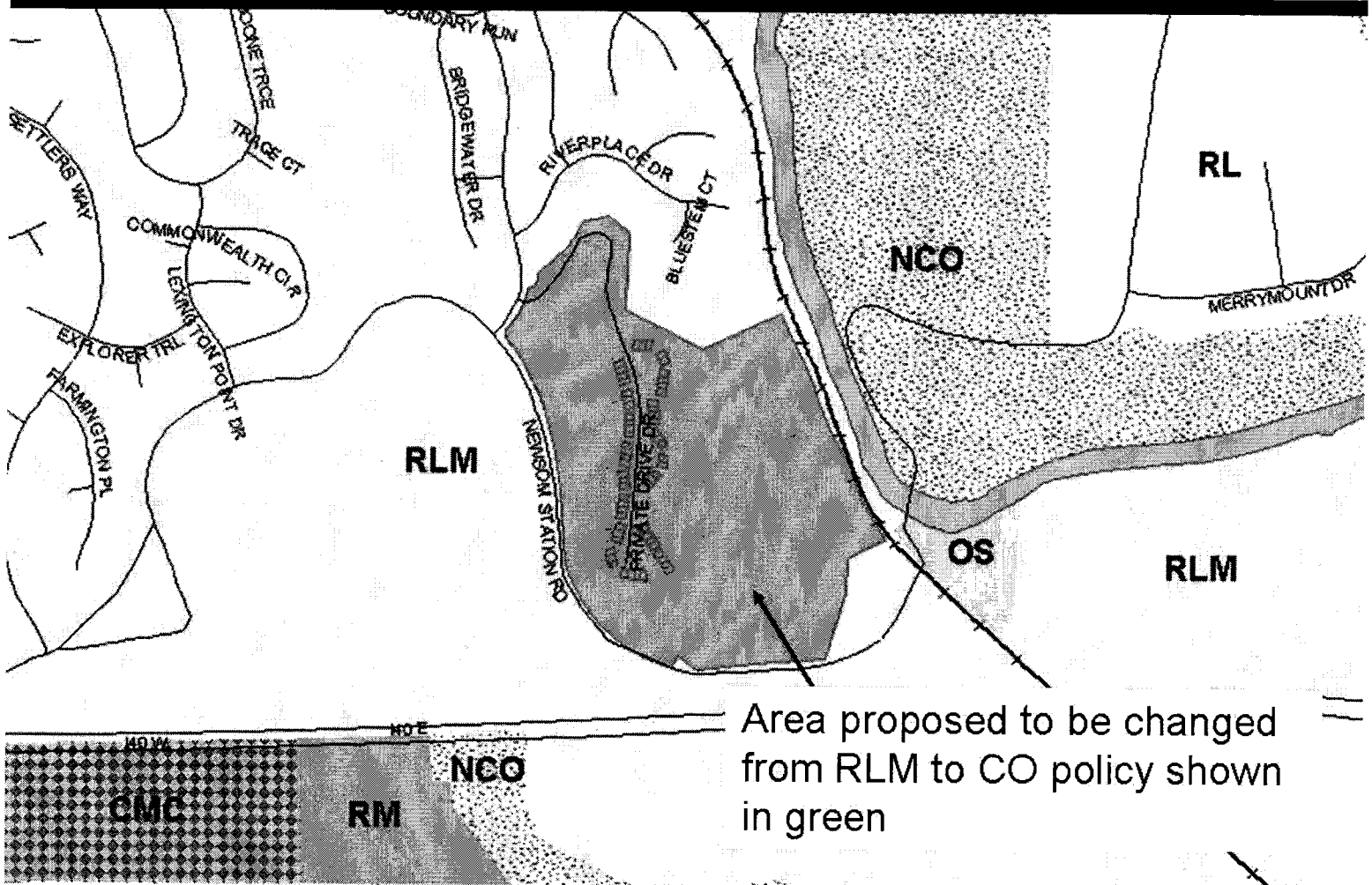
**Existing Policy
Residential Low Medium (RLM)**

RLM policy areas are 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.

**Proposed Policy
Conservation (CO)**

CO policy is intended to preserve and enhance environmentally sensitive land, such as the steep slopes found on this property, within all Transect Categories except T6 Downtown. CO policy identifies land with

2009CP-006-001 Bellevue Community Plan Amendment Request



Area proposed to be changed from RLM to CO policy shown in green



Metro Planning Commission Meeting of 2/11/2010

sensitive environmental features including, but not limited to, steep slopes, floodway/floodplain, rare or special plant or animal habitats, wetlands and unstable or problem soils. CO policy encourages building form in character with the existing development pattern of the neighborhood to the extent that this character minimizes disturbance of existing environmental features. Any development on the site is grouped in order to preserve environmentally sensitive features. CO policy areas include the environmentally constrained features themselves along with any land lacking such constraints that must be accessed through the environmentally constrained land.

BACKGROUND

The *Community Character Manual* and its policies did not exist at the time the *Bellevue Community Plan* was updated in 2003. The request to rezone this property and cancel the PUD provided staff the opportunity to place a more appropriate policy on this location with its environmental constraints – Conservation community character policy.

COMMUNITY PARTICIPATION

Notification of the amendment request and the Planning Commission Public Hearing was posted on the Planning Department website and mailed to surrounding property owners and known neighborhood organizations within 500 feet of the subject site. Since this is a minor plan amendment, a community meeting is not required.

PHYSICAL SITE CONDITIONS

The site contains steep topography that poses a constraint to development. The site is also close to the Harpeth River.

Land Use

Surrounding land uses include undeveloped land, single-family residential and a park.

Access

The site has access to Rivervalley Drive, which intersects with Newsome Station Road.

Development Pattern

This area of Bellevue is primarily single-family homes and undeveloped land. This property is part of the Riverwalk development that contains approximately 400 single-family homes.

Historic Features

There are no recognized historic features associated with this site.

Conclusion

The requested amendment is in keeping with the goals and objectives of the *Bellevue Community Plan: 2003 Update*. The Bellevue Plan promotes the preservation of the community's natural features. One of the plan's goals is to prevent hilltops from being haphazardly razed, thereby



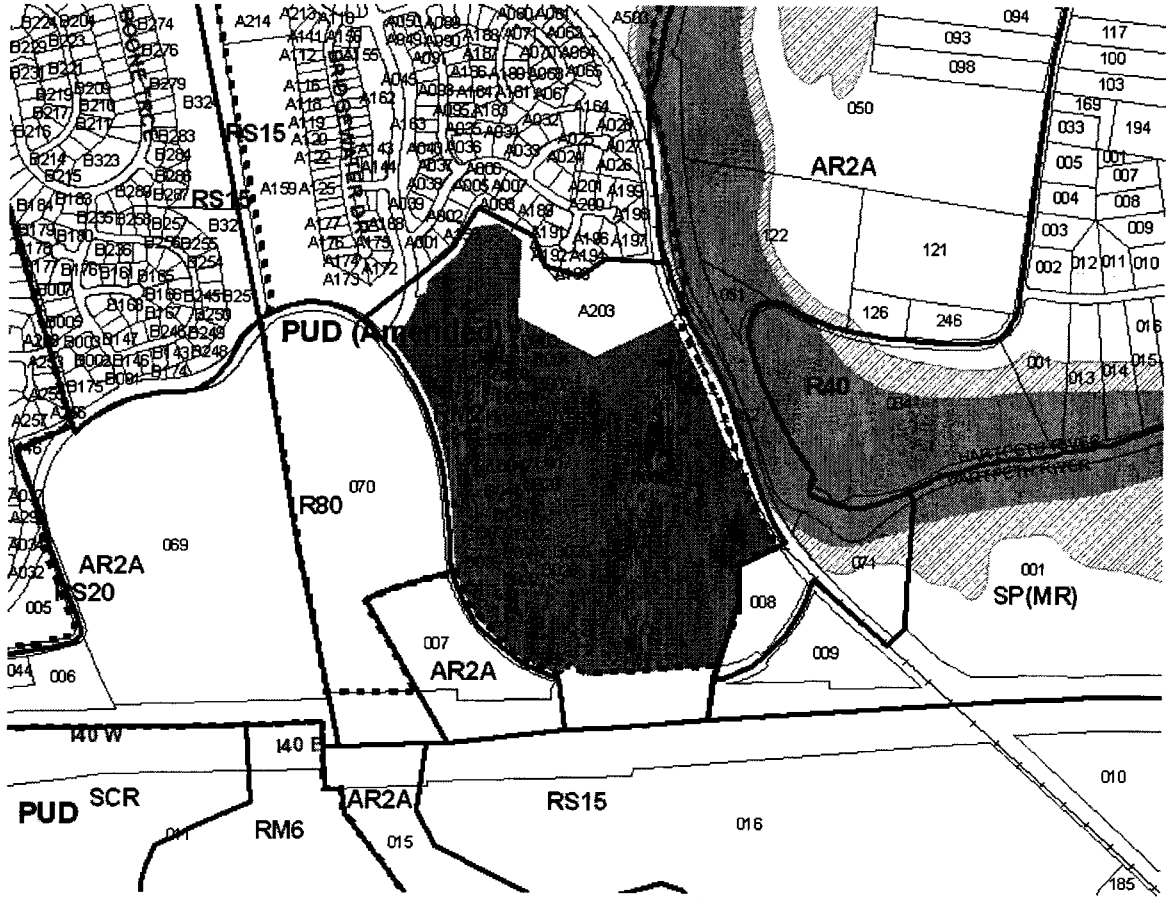
Metro Planning Commission Meeting of 2/11/2010

preserving tree cover, sensitive soils, watersheds and view sheds.

STAFF RECOMMENDATION

Staff recommends approval.

SEE NEXT PAGE



2007Z-184G-06
 Map: 126-16-0-B Parcel: 062
 Bellevue Community Plan
 Council District 35 – Bo Mitchell

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



Metro Planning Commission Meeting of 2/11/2010

**Items
#2 & #3**

Project Nos.

Zone Change 2007Z-184G-06

Project Name

Planned Unit Development 2000P-003G-06

Associated Case

Riverwalk (PUD Cancellation)

Council District

2009CP-006-001

School District

35 - Mitchell

Requested by

9 - Simmons

Deferral

Councilmember Bo Mitchell

Deferred from the January 14, 2010, Planning Commission meeting at the request of the applicant

Staff Reviewer

Swaggart

Staff Recommendation

Disapprove

APPLICANT REQUEST

Rezone property to RS40 and cancel PUD overlay.

Rezoning

A request to rezone from Multi-Family Residential (RM2) to Single-Family Residential (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).

Cancel PUD

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, (58.48 acres), approved for 61 multi-family dwelling units.

Existing Zoning

RM2 District

RM2 is intended for single-family, duplex, and multi-family dwellings at a density of 2 dwelling units per acre. *Under the PUD Overlay the property is limited to 61 multi-family units.*

Proposed Zoning

RS40 District

RS40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *The RS40 district would permit a maximum of 54 single-family cluster lots on 58.48 acres.*

CRITICAL PLANNING GOALS

N/A

BELLEVUE

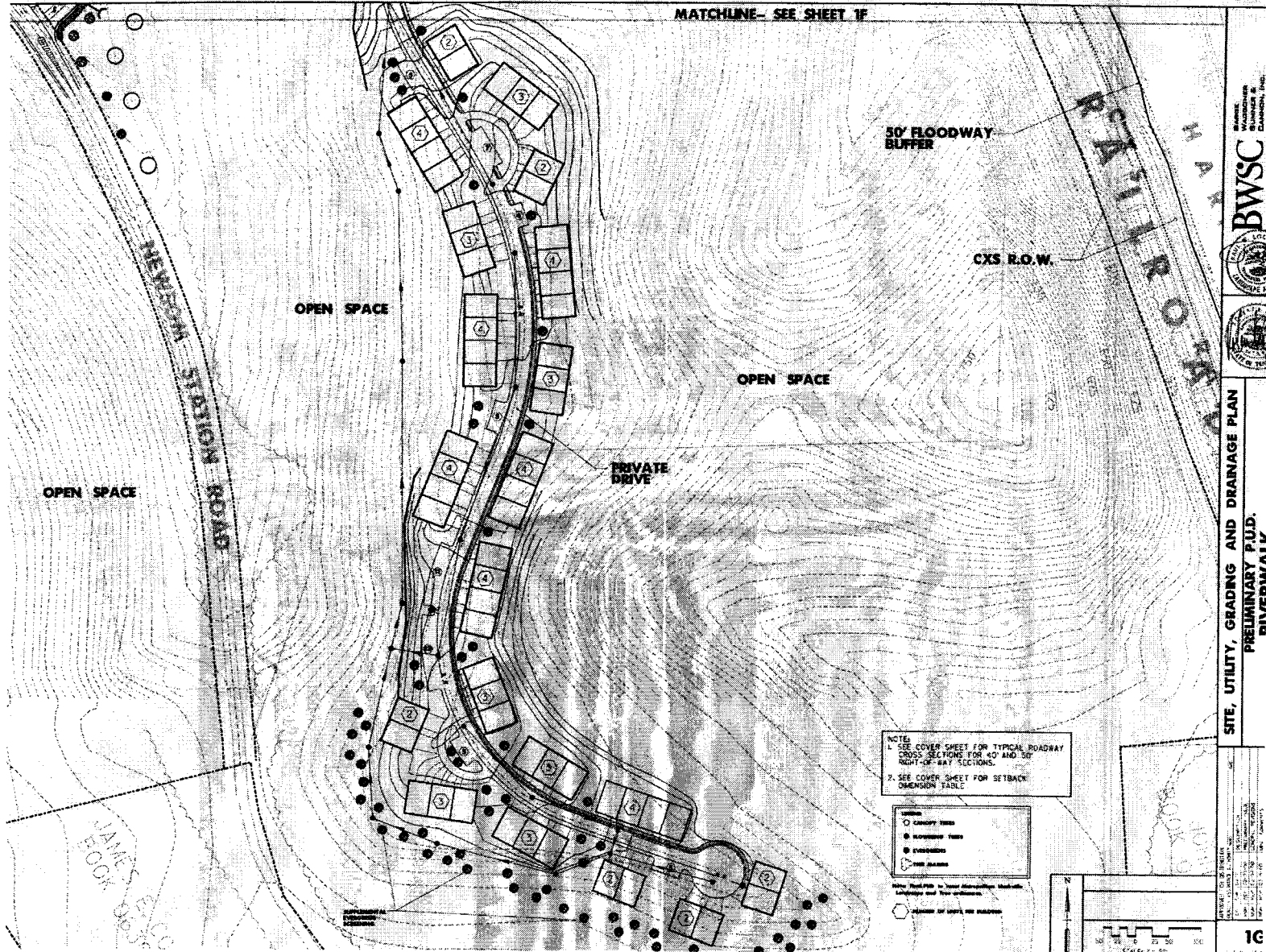
COMMUNITY PLAN

Existing Policy

Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development

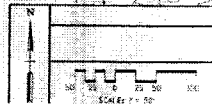
MATCHLINE - SEE SHEET 1F



NOTES:
 1. SEE COVER SHEET FOR TYPICAL ROADWAY CROSS SECTIONS FOR 40' AND 50' RIGHT-OF-WAY SECTIONS.
 2. SEE COVER SHEET FOR SETBACK DIMENSION TABLE.

- LEGEND:
- CANOPY TREES
 - LANDSCAPE TREES
 - ⊙ EVERGREENS
 - ⊙ SHRUBS

New Roadside to New Interchange, Station, Landscape and Tree-planting.



SITE, UTILITY, GRADING AND DRAINAGE PLAN
 PRELIMINARY P.U.D.
 BWS&C
 BWS&C ENGINEERS & ARCHITECTS, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 PHONE: 303.751.1000
 FAX: 303.751.1001
 WWW.BWS&C.COM



Metro Planning Commission Meeting of 2/11/2010

Proposed Policy Conservation (CO)

type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

CO policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Consistent with Policy?

This portion of the PUD with one unit per acre is not consistent with the existing RLM policy because its density is lower than what is anticipated in the policy. Given the steep slopes on the site the density is, however, appropriate for the site. This portion of the PUD is not entirely consistent with the proposed CO policy, but the PUD protects a majority of the environmentally sensitive areas (steep slopes), which would not be protected if the PUD were canceled. The proposed RS40 district would not provide any protection of the hillsides and is not consistent with the proposed CO policy. If the policy is changed from RLM to CO it will not have any effect unless the PUD is amended or canceled. Any future rezoning or PUD amendment would be required to be consistent with the CO policy.

REQUEST DETAILS

This request is to rezone the property from Multi-Family Residential (RM2) to Single-Family Residential (RS40), and to cancel the PUD overlay. *It is important to note that this is not a request to perform a periodic review of the Planned Unit Development as specified in Section 17.40.120.H, and therefore, staff has not reviewed this request under the periodic section.*

The Riverwalk PUD was approved by Council in 2000 for 401 single-family lots, and 61 multi-family units. At the writing of this report, a majority of the single-family lots have been platted; however, the 61 multi-family units have not been constructed. While the multi-family units have not been constructed, a majority of the grading has been completed for those units. Other improvements, such as stormwater facilities, appear to be installed but are not completed.



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Staff Analysis

Staff is recommending disapproval of both requests. The current RM2 zoning with the PUD overlay permits only 61 multi-family units. No additional units could be constructed without Council approval, and any changes to the plan would require, at a minimum, Planning Commission approval and may also require Council approval.

This portion of the PUD is on a large hill with very steep slopes and, with the exception of a private drive that snakes up to the top from Rivervalley Drive, development activity is appropriately limited to the top of the hill as shown on the final site plan. The gross density for this portion of the PUD is approximately one unit per acre, and 53.65 (92%) of the total 58.48 acres is in open space.

Rezoning the property to RS40 and canceling the PUD, would permit the land to be subdivided into single-family lots and would require extensive disturbance of areas now in open space. The RS40 district would permit a maximum of 54 single-family lots. Because of the steep slopes it is very unlikely that 54 lots would be possible at this location, however, removing the PUD and rezoning to RS40, would eliminate most protections for the hillsides and could open the door for mass grading of the site in preparation for the development of single-family lots.

The existing PUD provides more protection of the steep slopes than a RS40 zoning district. Since the PUD provides more protection of the hillsides and since the land has been graded and partially developed, then staff recommends that both requests be disproved.

PUBLIC WORKS RECOMMENDATION

Maximum Uses in Existing Zoning District: RM2/PUD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Attached (210)	58.48	-	61 U*	660	53	69

*Based on approved PUD plan

Maximum Uses in Proposed Zoning District: RS40

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Townhomes (230)	58.48	0.93 D	54 L	377	32	37



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Traffic changes between maximum: **RM2/PUD** and proposed **RS40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-283	-21	-32

STORMWATER RECOMMENDATION

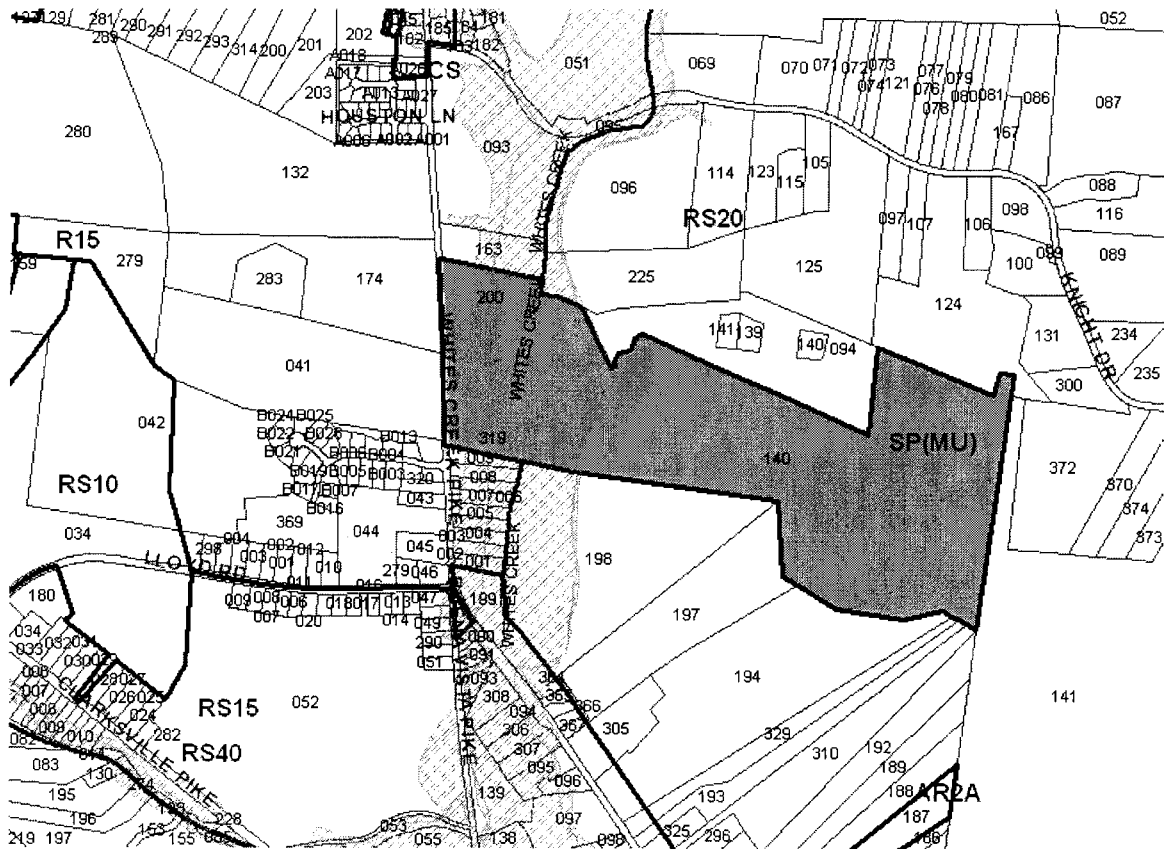
Approved

STAFF RECOMMENDATION

Staff recommends that both requests be disapproved. The existing PUD provides more protection for the steep slopes than if the PUD were canceled and rezoned to RS40.

SEE NEXT PAGE

ZONING MAP AMENDMENTS,



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



Project No.
Project Name
Council Districts
School Districts
Requested by

Zone Change 2009SP-022-002
Mansion at Fontanel SP, Phase II
3 - Hunt
3 - North
Civil Site Design Group PLLC, applicant, for Fontanel Properties LLC, owner

Staff Reviewer
Staff Recommendation

Bernards
Approve with conditions

APPLICANT REQUEST

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

Final 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.

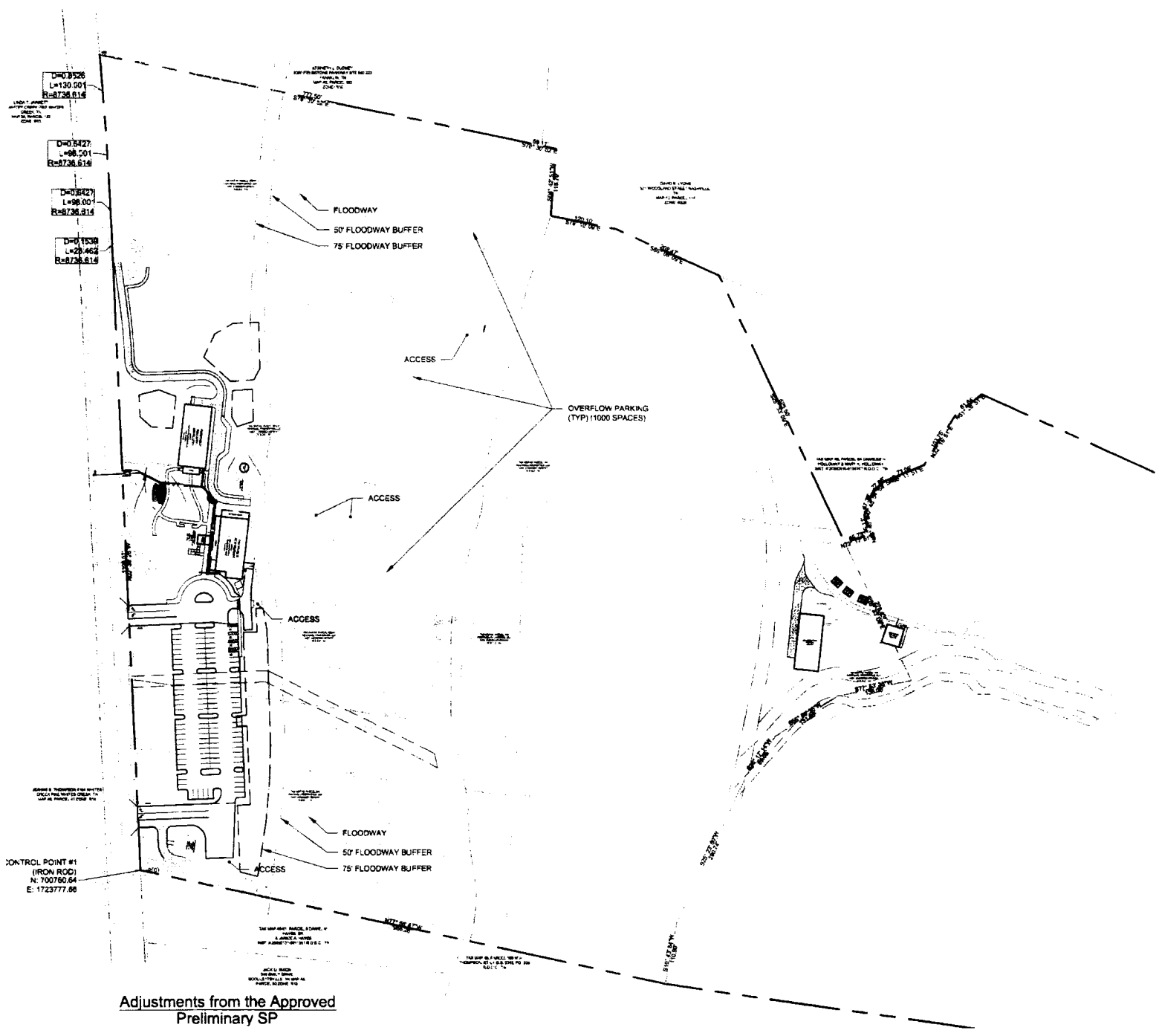
Existing Zoning
SP-MU District

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.



Adjustments from the Approved Preliminary SP



Metro Planning Commission Meeting of 2/11/2010

PLAN DETAILS

Phase II

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.

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.

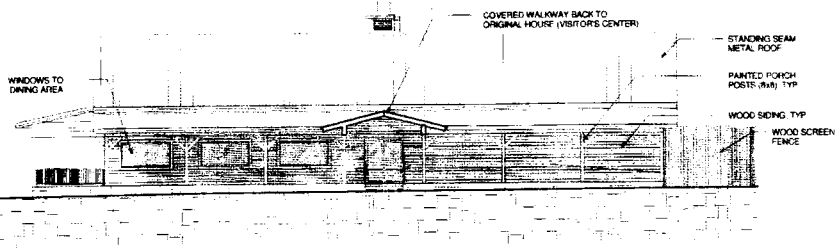
Minor Adjustments

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.

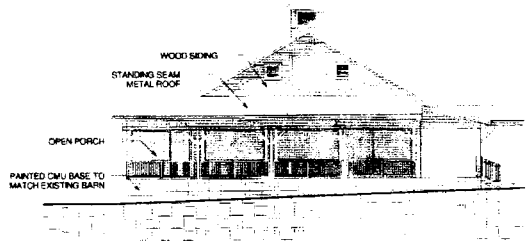
The plan originally called for the existing dairy barn to be used as the visitor center and one of the residences to be converted into a full service restaurant. As conditioned by the preliminary approval, the restaurant will serve beer and wine only. Studies of the dairy barn found that, structurally, 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.

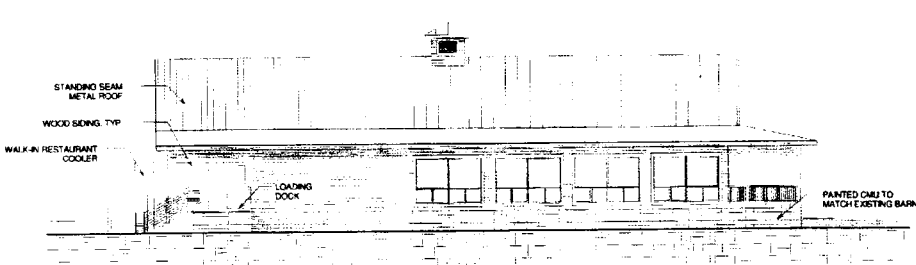
The uses for Phase II and Phase III have been adjusted. The museum has been moved to Phase II and the stable has been moved to Phase III. The location, size, and design of any structures proposed for Phase III will need to



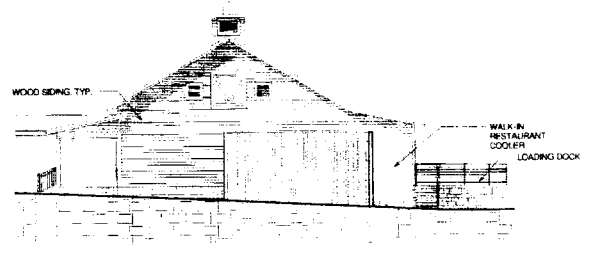
1. RESTAURANT - WEST ELEVATION



2. RESTAURANT - NORTH ELEVATION



3. RESTAURANT - EAST ELEVATION



4. RESTAURANT - SOUTH ELEVATION



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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 Venue

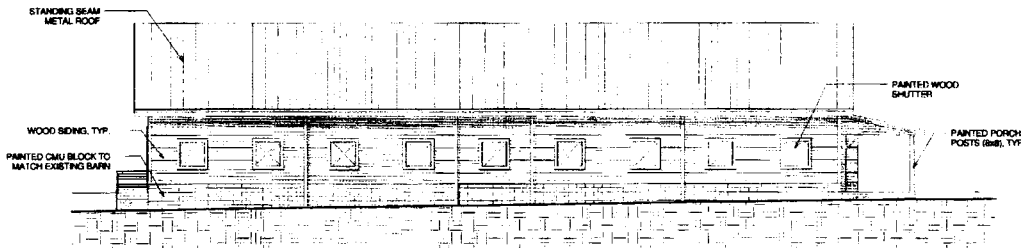
The outdoor music venue located east of Whites Creek generated much community discussion. As a condition of approval, the applicant was to look for ways to reduce the impact of this feature on the community. The applicant has reoriented the stage to face east and moved it further from Whites Creek Pike.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

Signage

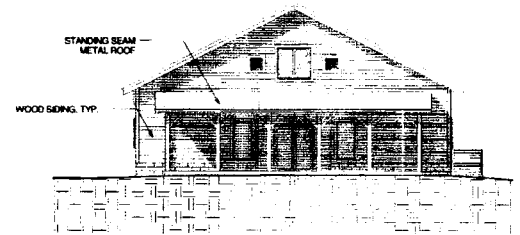
As required by the preliminary approval, the applicant has provided details of signage for the SP. There will be one sign located at each of the two entrances. The plan did not include lighting details and these will need to be provided and approved by staff. There will also be building signs and directional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

Bus Parking

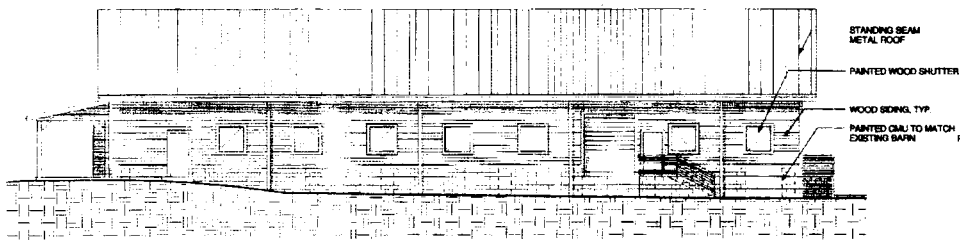
Parking for four buses has been shown behind the residential building that is to be converted into the office for the property. The advantage of this location is that the building will screen the buses from Whites Creek Pike. The disadvantage is that it is approximately 90 feet from the residence to 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.



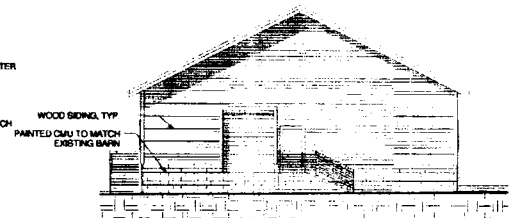
② MUSEUM - WEST ELEVATION



② MUSEUM - SOUTH ELEVATION



② MUSEUM - EAST ELEVATION



① MUSEUM - NORTH ELEVATION



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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.



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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.



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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



Metro Planning Commission Meeting of 2/11/2010

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.

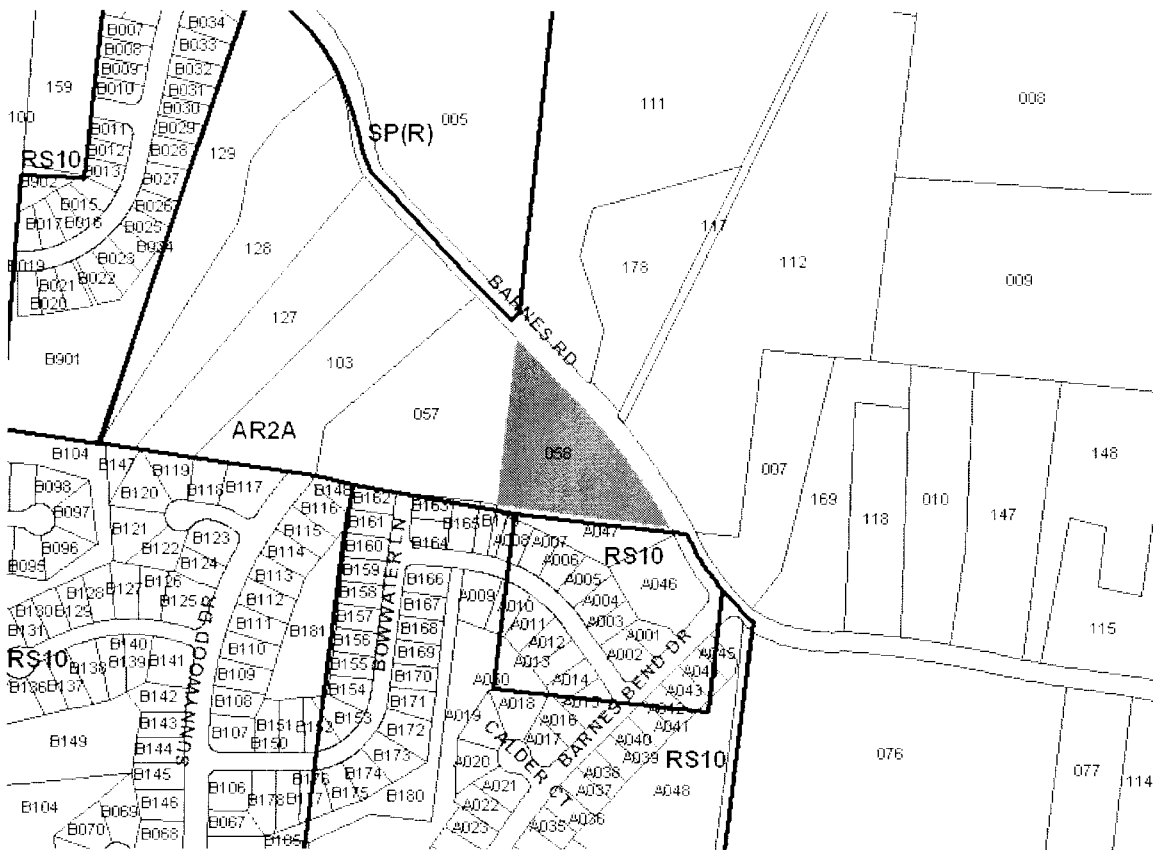
3. Details of the lighting for the entrance signs shall be reviewed and approved by staff and included on the corrected copy of the SP final site plan.
4. Buses shall not be permitted to idle when parked in the designated tour bus parking area on the south side of the property. A note shall be added 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



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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.



2010Z-002PR-001

Map: 173-00 Parcel: 058

Southeast Community Plan

Council District 31 – Parker Toler



Project No.	2010Z-002PR-001
Council Bill	BL2010-632
Council District	31 - Toler
School District	2 - Brannon
Requested by	Matthew and Cynthia Grace, owners
Staff Reviewer	Johnson
Staff Recommendation	<i>Approve with condition</i>

APPLICANT REQUEST

Zone change from agricultural to residential.

Zone change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS20) zoning property located at 1101 Barnes Road, approximately 250 feet north of Barnes Bend Drive (3.0 acres).

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
RS20 District

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

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?

Yes. The proposed RS20 zoning district will permit residential uses that are consistent with the density of the area's RLM policy. RS20 would allow for the development of up to six residential lots within the three acre boundary at a density of two units per acre.



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ANALYSIS

In order to limit the number of access points onto Barnes Road, a future subdivision of this property will need to require the consolidation of access to a single point. Cross access easements will need to be included on the plat.

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



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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.

STAFF RECOMMENDATION

Staff recommends approval with condition of the proposed RS20 zoning district.

CONDITION

1. Any future subdivision of this property shall provide one consolidated access point to Barnes Road for all lots and shall include a cross-access easement for access to each lot from the consolidated access point.