

# Metropolitan Planning Commission

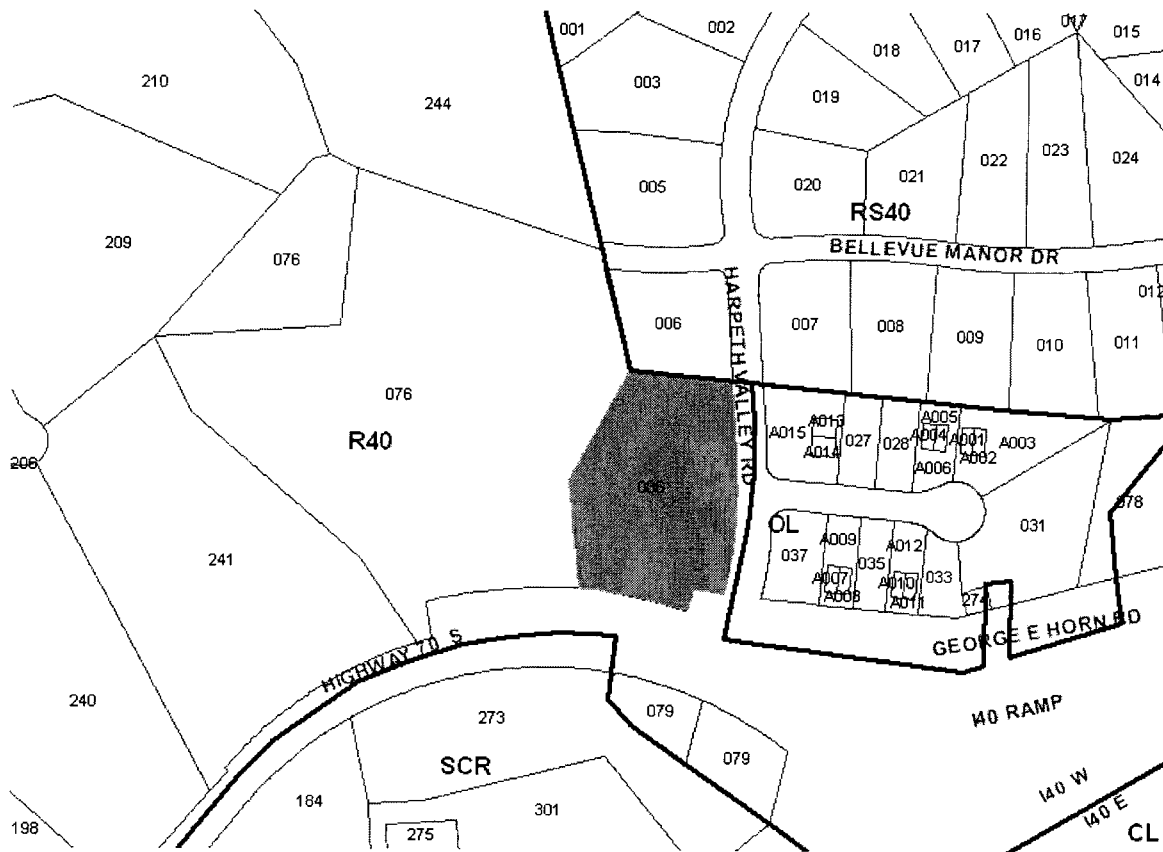


Staff Reports

May 13, 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**



**18-85P-001**  
 7734 Highway 70 S  
 Map: 127-00 Parcel: 086  
 Bellevue Community Plan  
 Council District 22 – Eric W. Crafton



**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**  
**Deferral**

**Planned Unit Development 18-85P-001**  
2010Z-010PR-001  
BL2010-672  
22 - Crafton  
9 - Simmons  
Eric Crafton, applicant, Patsy Potter, owner  
*Deferred from the April 22, 2010, Planning Commission meeting at the request of the applicant.*

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

Bernards  
*Defer to the May 27, 2010, Planning Commission meeting*

---

**APPLICANT REQUEST**

**Cancel the 7734 Highway 70 South Planned Unit Development.**

**Zone Change**

**A request to cancel the 7734 Highway 70 South Commercial Planned Unit Development district located at 7734 Highway 70 South, at the northwest corner of Highway 70 South and Harpeth Valley Road, zoned One and Two-Family Residential (R40) and proposed for Commercial Limited (CL), (3.37 acres), approved for a commercial nursery facility.**

**Existing Zoning**  
R40 District

R40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25% duplex lots. *Without the PUD overlay, the R40 zoning on this site would permit up to three residential lots.*

**Commercial PUD**

A Commercial PUD overlay was applied to this property in 1985 to permit a garden and nursery center.

---

**CRITICAL PLANNING GOALS**

N/A

---

**BELLEVUE COMMUNITY PLAN**

**Office Transition (OT)**

OT policy is intended for small offices intended to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

**Natural Conservation (NCO)**

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and



## Metro Planning Commission Meeting of 05/13/2010

floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

### Consistent with Policy?

While the garden and nursery center permitted in this Commercial PUD may be consistent with the NCO policy, the bulk of the property is within the OT policy. The permitted use is not consistent with the OT policy.

---

### PUBLIC WORKS RECOMMENDATION

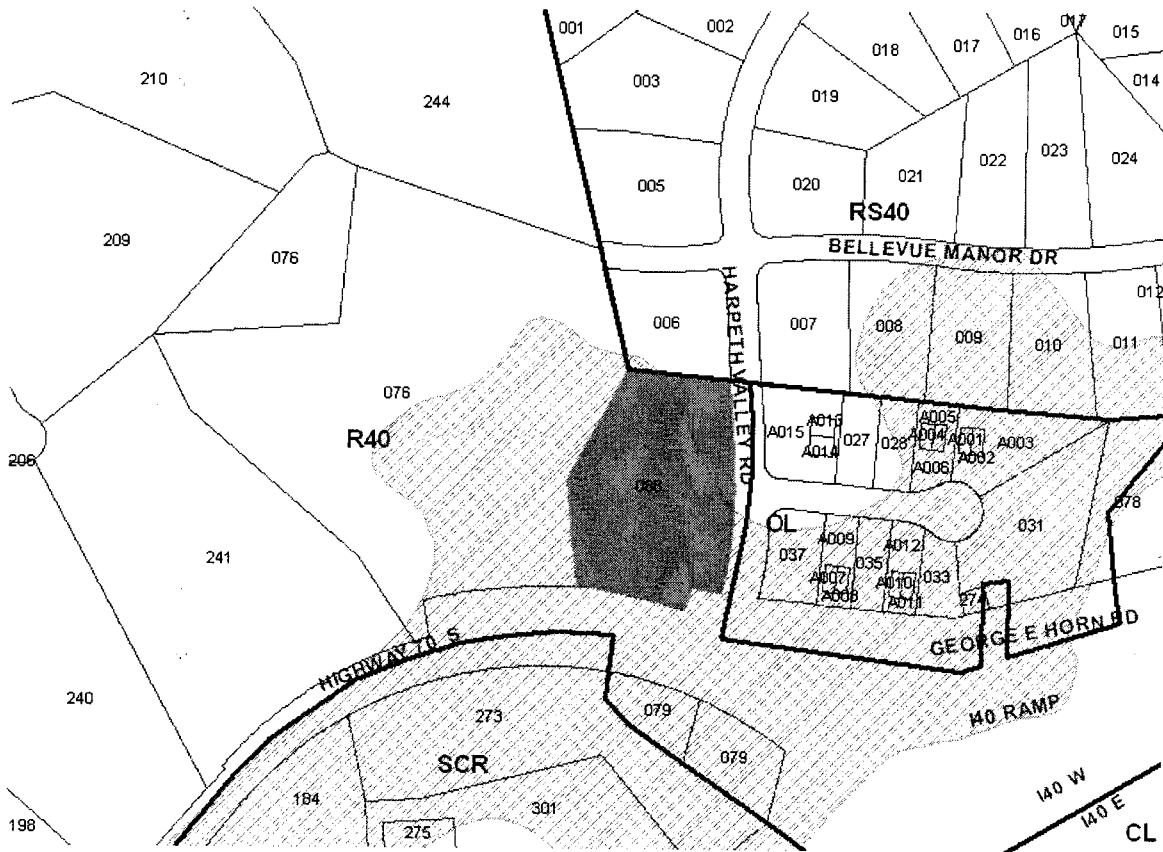
A TIS may be required at re-development.

---

### STAFF RECOMMENDATION

The applicant has requested that this item be deferred to the May 27, 2010, agenda. Staff recommends that this item be deferred.

**SEE NEXT PAGE**



**2010Z-010PR-001**

Map: 127-00 Parcel: 086

Bellevue Community Plan

Council District 22 – Eric W. Crafton





**Project No.**  
**Associated Case**  
**Council Bill**  
**Council District**  
**School District**  
**Requested by**  
**Deferral**

**Zone Change 2010Z-010PR-001**  
18-85P-001  
BL2010-673  
22 - Crafton  
9 - Simmons  
Ted Potter, applicant, Patsy Potter, owner  
*Deferred from the April 22, 2010, Planning Commission meeting at the request of the applicant.*

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

Bernards  
*Defer to the May 27, 2010, Planning Commission meeting*

---

**APPLICANT REQUEST**

**Rezone from R40 to CL.**

**Zone Change**

**A request to rezone from One and Two-Family Residential (R40) to Commercial Limited (CL) zoning for property located within the 7734 Highway 70 South Planned Unit Development Overlay at 7734 Highway 70 South, at the northwest corner of Highway 70 South and Harpeth Valley Road (3.37 acres).**

**Existing Zoning**  
R40 District

R40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25% duplex lots. *Without the PUD overlay, the R40 zoning on this site would permit up to three residential lots.*

**Proposed Zoning**  
CL District

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

---

**CRITICAL PLANNING GOALS**

N/A

---

**BELLEVUE COMMUNITY PLAN**

**Office Transition (OT)**

OT policy is intended for small offices intended to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

**Natural Conservation (NCO)**

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development



# Metro Planning Commission Meeting of 05/13/2010

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

## Consistent with Policy?

No. The proposed commercial zoning conflicts with the land use policies on the project site, which promote low-intensity office uses as a transition between residential and commercial uses and the NCO policy that calls for low-intensity residential development. While the majority of the site is within a floodplain the NCO policy covers only a small portion of the property along the western boundary.

## Analysis

There is a Commercial PUD on this property that was adopted in 1985, to permit a landscape business. Across Highway 70 South there is a gas station and a martial arts studio in the R40 district and a restaurant in the Shopping Center Regional (SCR) district. The gas station and studio are legally non-conforming uses. A retail use was in place prior to the studio. In December 1988, the Board of Zoning Appeals approved the studio as a use that would not increase the degree of non-compliance.

The properties across Harpeth Valley Road were rezoned to Office Limited (OL) district in 1999. The low intensity Harpeth Valley Office Park was developed. The OL zoning district would be the appropriate zoning district for this policy.

## PUBLIC WORKS RECOMMENDATION

A TIS may be required at development.

### Typical Uses in Existing Zoning District: R40 PUD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Greenhouse/Nursery (817)	3.37	-	2,868 SF	104	4	11

\*Floor area controlled by PUD

### Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	3.37	0.165	24,221 SF	1074	27	80



## Metro Planning Commission Meeting of 05/13/2010

Traffic changes between typical: **R40 PUD** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+970	+23	+69

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Greenhouse/Nursery (817)	3.37	-	2,868 SF*	104	4	11

\*Floor area controlled by PUD

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

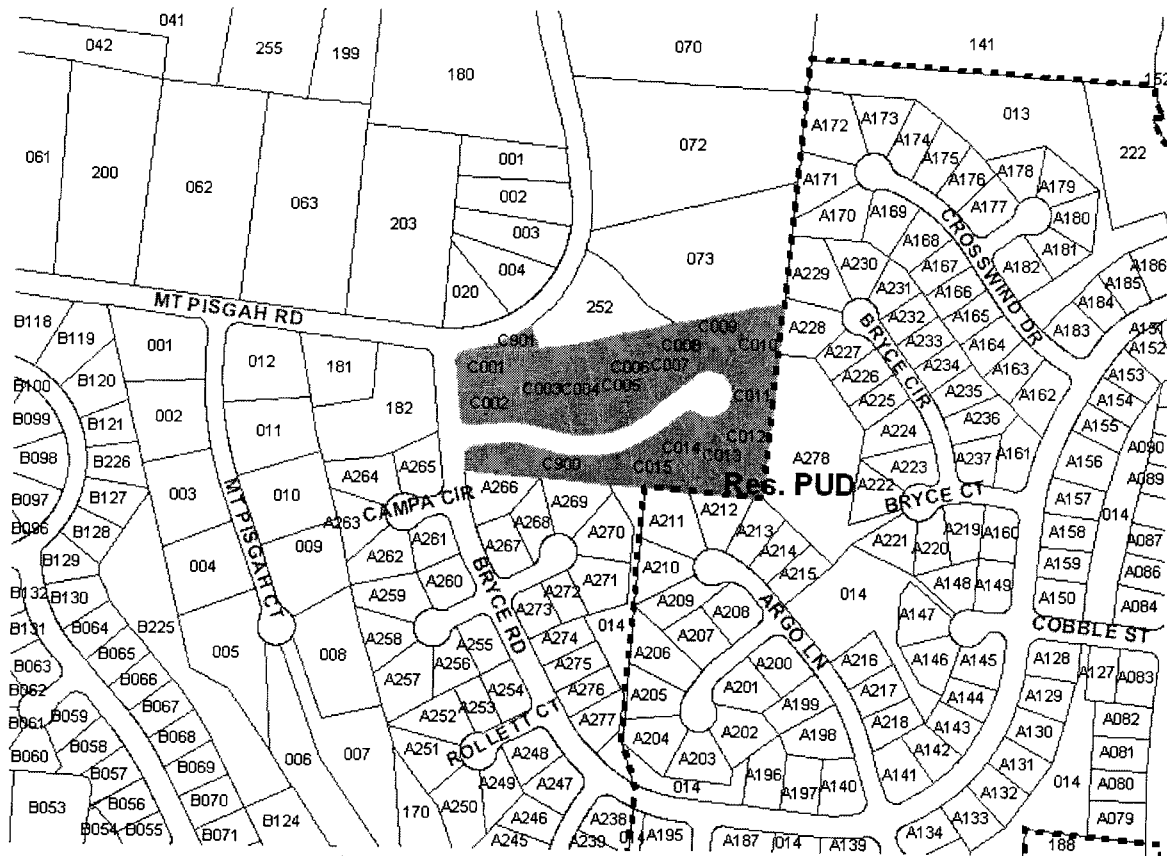
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	3.37	0.6	88,078 SF	6254	143	585

Traffic changes between maximum: **R40 PUD** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6150	+139	+574

### **STAFF RECOMMENDATION**

The applicant has requested that this item be deferred to the May 27, 2010 agenda. Staff recommends that this item be deferred.



**2007S-209G-12**

Brentwood Knoll

Map: 172-15-0-C Parcels:001 - 012

Map: 172-15-0-C Parcels:013, 014, 015, 900, 901

Southeast Community Plan

Council District 31 – Parker Toler



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

**Subdivision 2007S-209G-12**

**Brentwood Knoll**

31- Toler

2- Brannon

Metro Planning Department on behalf of Councilmember Parker Toler; Community South Bank, owners

*Deferred from the March 25, 2010, and the April 22, 2010, Planning Commission meetings at the request of the applicant.*

**Deferral**

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

Logan  
Approve

---

**APPLICANT REQUEST**

**Rescind final plat approval.**

**Rescind Final Plat**

**A request to rescind final plat approval for Brentwood Knoll, containing 15 lots and open space located along Brentwood Knoll Court and Bryce Road (5.09 acres), zoned Single-Family Residential (RS10) and Agricultural/Residential (AR2a).**

**ZONING**

RS10 District

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

AR2a District

Agricultural/Residential requires a minimum lot size of 2 acres and 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.

---

**PLAN DETAILS**

The preliminary plat for Brentwood Knoll was approved on February 24, 2005. The final plat for Brentwood Knoll was recorded on May 22, 2008, and created 15 lots. On April 20, 2010, a successor trustee's deed was recorded that transferred the property from the original owner to Community South Bank. Prior to first placing this request on the Planning Commission agenda, notices were sent via certified mail to the owner of the property and Community South Bank.

**Bond Information**

Generally, in order to record a final plat, the construction plans for the required infrastructure must be approved by Public Works, Stormwater and Water Services (hereinafter "the reviewing departments"). If the developer chooses





## Metro Planning Commission Meeting of 05/13/2010

not to install the required infrastructure prior to recording the final plat, the reviewing departments will determine a bond amount based on the approved construction plans. The developer will then post a bond prior to recording the final plat.

The bond is comprised of two parts:

- 1) the performance agreement, which is the contract signed by the developer stating that they will complete the infrastructure, and
- 2) the security in the form of a letter of credit, cashier's check or surety bond.

The bond insures that the Metro Government will be able to complete the infrastructure in the event that the developer is unwilling or unable.

In this case, a bond was posted prior to recording the final plat. The surety company securing this bond is Developers Surety and Indemnity Company. This surety company is currently excluded from providing surety bonds to the Planning Commission until November 13, 2009, because they have not paid on this bond and two other bonds.

On October 9, 2009, the Planning Department made a demand on the surety bond for this development. On November 3, 2009, the case was sent to the Department of Law. To date, the surety company has not completed the infrastructure nor paid the amount of the bond (\$118,000). Since the bond is required to secure the satisfactory construction, installation, and dedication of the required improvements of the final plat, the bond will be released if the plat is rescinded.

### Stormwater Easements

Metro Stormwater has requested that the easements for the detention pond be retained, even if the plat is rescinded. However, the Department of Law has stated that the easements are unnecessary due to the existing maintenance agreement that requires the developer to maintain the storm water infrastructure. The maintenance agreement runs with the land and is filed at the Register of Deeds to insure that future owners of the property continue to maintain the existing infrastructure. Should the owner of the property fail to maintain the existing infrastructure, Metro could pursue legal action to enforce the provisions of the existing agreement.



## Metro Planning Commission Meeting of 05/13/2010

---

**PUBLIC WORKS  
RECOMMENDATION**

No Exception Taken

---

**STORMWATER  
RECOMMENDATION**

If the plat can be rescinded and easements be retained, then Stormwater would like the easement for the detention pond retained. If the easements can't be retained by rescinding the plat, then Stormwater is ok with the rescission of the plat without easements.

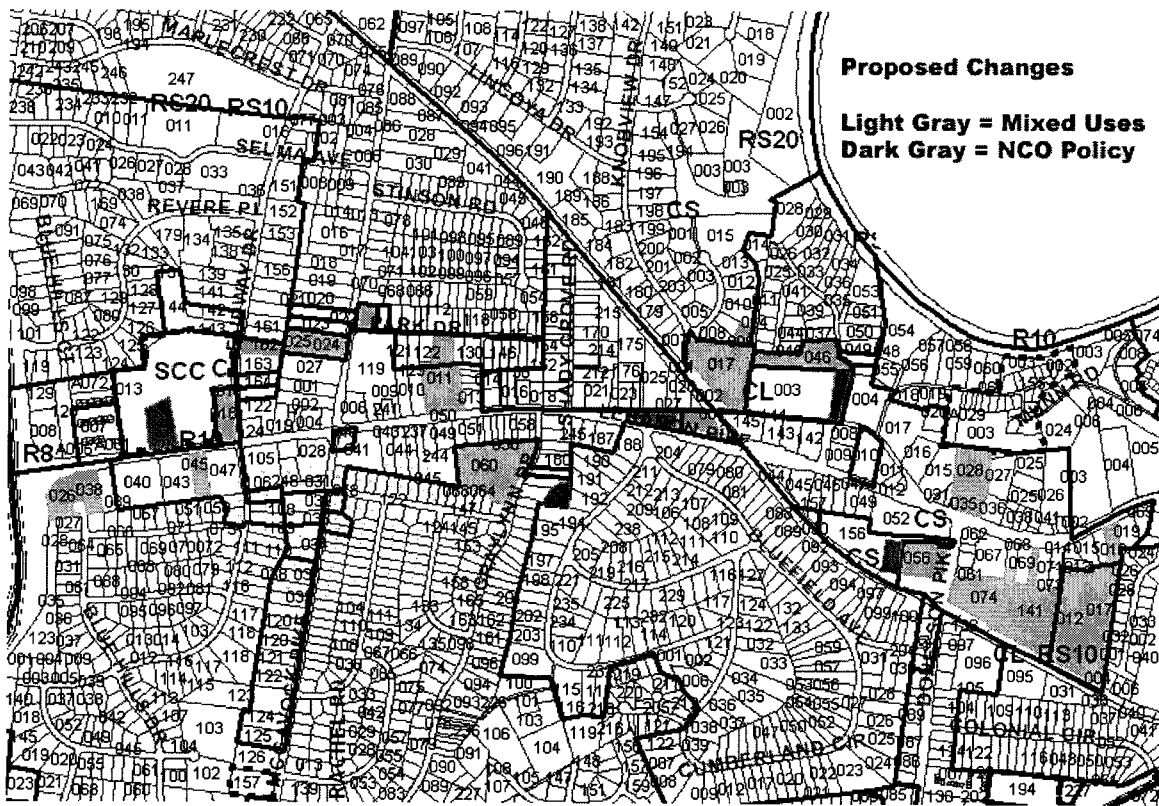
---

**STAFF RECOMMENDATION**

Staff recommends approval of rescinding the plat since the infrastructure is incomplete and the surety company has not paid the amount of the bond.



**COMMUNITY PLAN  
AMENDMENT**



2010CP-014-001

CP: Hermitage-Donelson

Donelson/Hermitage/Old Hickory Community Plan



**Project No.**

**Housekeeping Plan Amendment  
2010CP-014-001**

**Project Name**

**Amend the Downtown Donelson Detailed  
Neighborhood Plan**

**Council District**

15 - Phil Claiborne

**School District**

4 - Steve Glover

**Requested by**

Metro Planning Department

**Staff Reviewer**

Adams

**Staff Recommendation**

*Approve*

---

**APPLICANT REQUEST**

**Add alternative detailed policies to existing parks and open space and changing portions of two properties to Natural Conservation.**

**Amend Downtown Donelson DNDP**

**A request to amend the Downtown Donelson DNDP (Donelson-Hermitage-Old Hickory Community Plan: 2004 Update) to add the alternate detailed policy Mixed Use in Community Center to existing Parks, Reserves and Other Open Space detailed policies for portions of four properties, and changing a Parks, Reserves and Other Open Space detailed policy to Natural Conservation policy for portions of two properties, located within the Downtown Donelson DNDP.**

---

**BACKGROUND**

The Downtown Donelson Detailed Neighborhood Design Plan (DNDP) was adopted on October 4, 2004. To implement the vision outlined in the DNDP, the community engaged in the creation of the Downtown Donelson Urban Design Overlay (UDO) in 2009. In creating the UDO, the Downtown Donelson DNDP adopted in 2004 and the detailed land use policies within it were revisited and as a result policies in the DNDP were amended. Those amendments were adopted in October 2009. This Housekeeping Amendment addresses some oversights made in those October 2009 amendments.

---

**EXISTING POLICIES**

***Structure Plan Policy  
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



## Metro Planning Commission Meeting of 05/13/2010

neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses.

CC policy is the overarching land use policy which was later made to be more detailed during the creation of the Downtown Donelson DNDP.

### *Detailed Land Use Policies* **Parks, Reserves and Other Open Space (PR)**

PR policy designates land that is reserved for open space intended for active and passive recreation, as well as buildings that will support such open space.

### **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.

---

## **PROPOSED POLICIES**

### *Structure Plan Policy* **Natural Conservation (NCO)**

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

An area near Graylynn Drive, south of Lebanon Pike abuts a stream. During the creation of the UDO, property owners in this area wished to protect the stream from further development encroachment. Policy in this area was originally Parks, Reserves and Other Open Space (PR) with a proposed alternate policy of Mixed Housing (MH).

To provide more substantial guidance on the preservation of the stream, Natural Conservation policy is being applied to the stream and its buffer areas.

This area is symbolized by **dark gray** on the map below.

### *Detailed Land Use Policy* **Parks, Reserves and Other Open Space (PR) with an alternate policy of Mixed Use (MxU)**

PR policy designates land that is reserved for open space intended for active and passive recreation, as well as buildings that will support such open space.



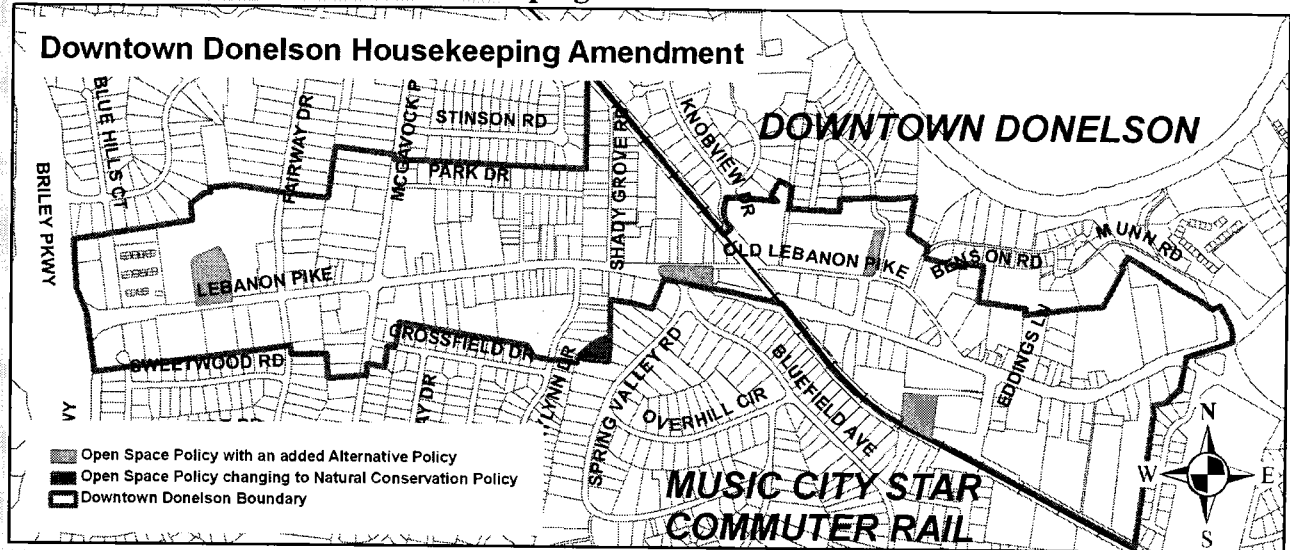
## Metro Planning Commission Meeting of 05/13/2010

Where open space is designated on private property, an alternate land use policy is assigned. In these areas the alternative land use policy is Mixed Use.

The UDO encourages open space that acts as public gathering spaces and focal points to be incorporated into redevelopment within Donelson. The Crossings Shopping Center, Donelson Plaza, the intersection of Lebanon Pike and Old Lebanon Pike, and the area containing the Donelson Star Train Station, are redevelopment priorities in Donelson and are encouraged to include open space as a component to any redevelopment that may occur.

These areas are symbolized in **light gray** on the map below.

### Downtown Donelson DNDP Housekeeping Amendment



### ANALYSIS

In the October 2009 amendment, Parks, Reserves and Other Open Space (PR) detailed land use policy was applied to properties considered to be private (The Donelson Plaza Shopping Center for example). Open space was included in design scenarios for private property to show how property *could* redevelop and how open space could be incorporated.

When PR detailed land use policy is applied to private property, an alternative detailed land use policy should also be applied to give guidance in case the property owner wants to redevelop but does not include open space areas. Alternative detailed land use policy was not included in the October 2009 amendment.



## Metro Planning Commission Meeting of 05/13/2010

This Housekeeping Amendment will add an alternative detailed land use policy to the existing PR policies. The alternative land use policy will be Mixed Use in Community Center, the same policy that was applied to all other areas in Downtown Donelson in the October 2009 amendment.

This amendment will also change a PR land use policy to Natural Conservation Policy for properties near a stream on Graylynn Drive.

---

### COMMUNITY PARTICIPATION

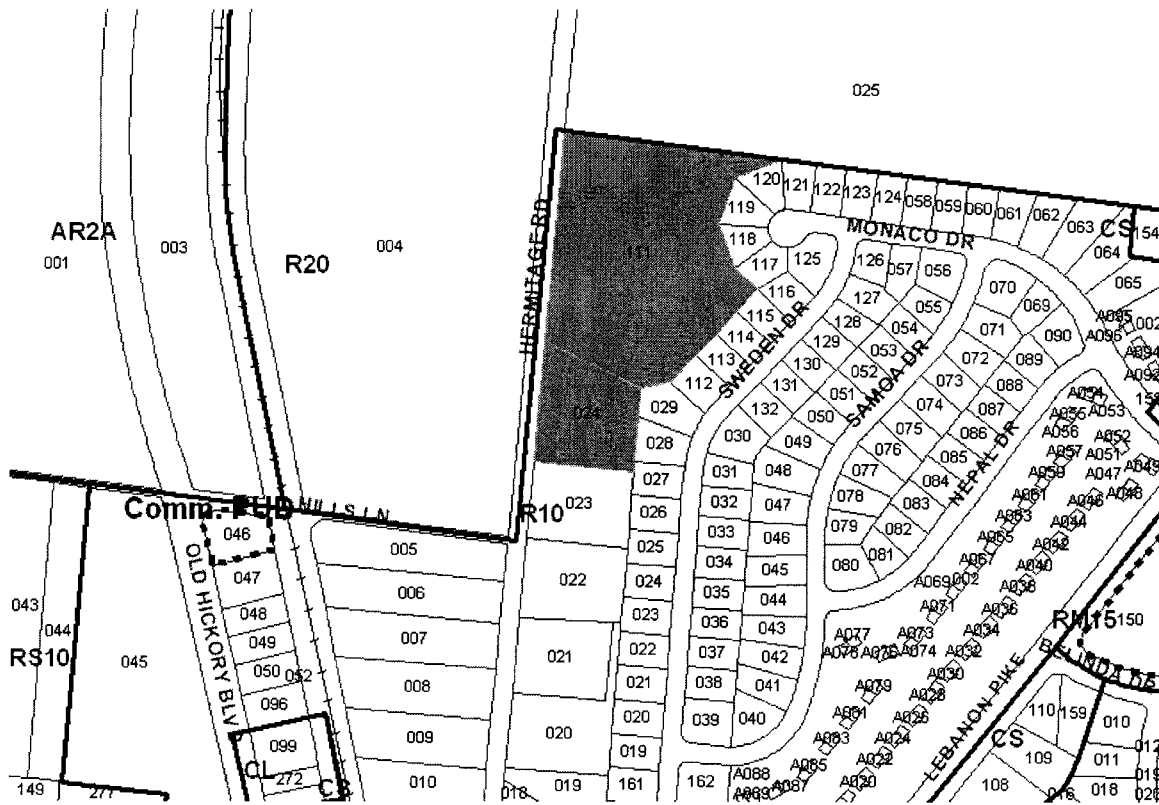
Notices were mailed to owners of property in and within 500 feet of the Downtown Donelson DNDP study area boundary. Email correspondence explaining the house keeping amendment was sent to 14 Donelson Community neighborhood associations and business groups that were involved in the Downtown Donelson UDO and October 2009 Plan Amendment.

---

### STAFF RECOMMENDATION

Staff recommends approval.

**SEE NEXT PAGE**



**2010CP-014-002**  
 Hermitage-Donelson  
 Map: 075-00 Parcel: 024  
 Map: 075-06 Parcel: 11  
 Donelson/Hermitage/Old Hickory Community Plan  
 Council District 11 – Darren Jernigan





**Project No.  
Project Name**

**Minor Plan Amendment 2010CP-014-002  
Amend the *Donelson-Hermitage-Old Hickory  
Community Plan: 2004 Update***

**Associated Case  
Council District  
School Board District  
Requested by**

**2010SP-007-001  
11 – Jernigan  
4 – Glover  
Dale & Associates, applicant**

**Staff Reviewer  
Staff Recommendation**

**McCaig  
*Approve***

---

**APPLICANT REQUEST**

**Amend the Land Use Policy to Community Character  
Policy for property located at 4243 and 4301  
Hermitage Road.**

**Amend the Community Plan**

**A request to amend the *Donelson-Hermitage-Old  
Hickory Community Plan: 2004 Update* by changing the  
current Land Use Policy Residential Medium (RM) to  
Community Character Policy T3 Suburban  
Neighborhood Evolving (T3 NE) on 4243 and 4301  
Hermitage Road.**

---

**CRITICAL PLANNING GOALS**

The proposed T3 Suburban Neighborhood Evolving policy is intended to meet the critical planning goal of supporting sustainable infill development. It meets this goal by:

- Redeveloping an existing development
- Minimizing the prominence of parking facilities
- Minimizing the impact of development on existing environmental features

---

**DONELSON-HERMITAGE  
COMMUNITY PLAN**

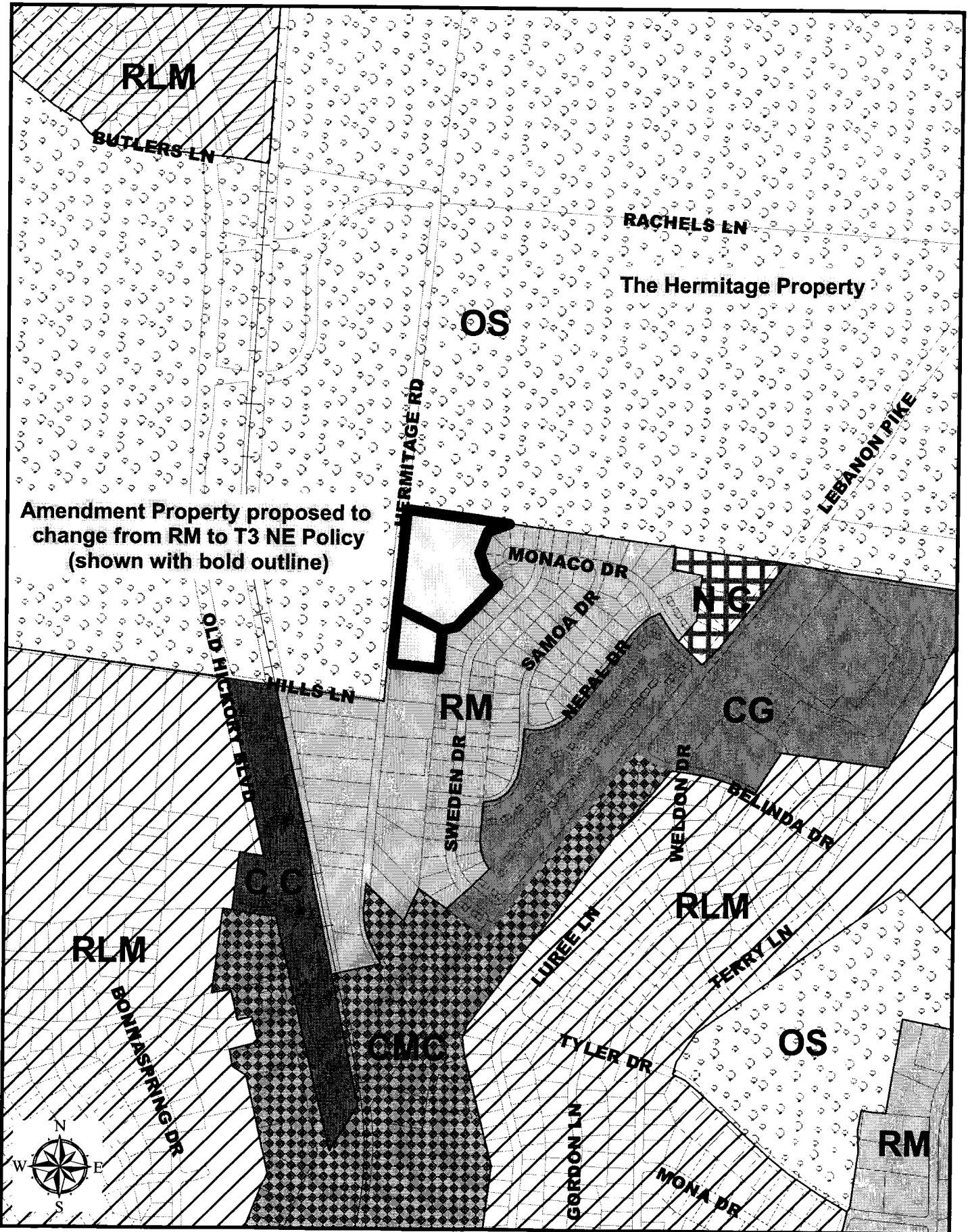
**Existing Policy  
Residential Medium (RM)**

RM Policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single family detached units, town homes, and walk-up apartments.

**Proposed Policy  
T3 Suburban Neighborhood  
Evolving (T3 NE)**

T3 NE policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have

2010CP-014-002  
Donelson-Hermitage-Old Hickory  
Community Plan Amendment  
Hermitage Road Property





## Metro Planning Commission Meeting of 05/13/2010

higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

---

### COMMUNITY PARTICIPATION

Notification of the Planning Commission Public Hearing was mailed to property owners in and within 600 feet of the proposed amendment area, and it was posted on the Planning Department website. Information related to the proposal was posted on the website. Since this request is considered a minor plan amendment, a community meeting was not required.

---

### ANALYSIS

With reference to 4301 Hermitage Road, this is an existing non-conforming, 1960s, 3-building apartment complex that is currently vacant and surrounded by construction fencing. This property is approximately 6.5 acres. The adjacent parcel, 4243 Hermitage Road, currently contains a single-family house. Both properties are owned by the same owner and are zoned R10. These properties are adjacent to the well known state landmark, the Hermitage.

Hermitage Road is currently a narrow local road with a mixture of single-family, duplexes, and pasture land. However, due to the site's proximity to the Hermitage, it has a higher level of visibility. It is important that this site be compatible with the historic rural character of the Hermitage and the suburban character of the adjacent Hermitage Estates residential neighborhood.

The proposed T3 Suburban Neighborhood Evolving Policy (T3 NE) recognizes that this property will evolve due to the age and condition of the existing multi-family buildings and directs the form that the redevelopment will take. Continuing to have multi-family development at this location contributes to maintaining housing choice in this area. The proposed development also enhances the pedestrian environment by adding sidewalks along Hermitage Road and providing several pedestrian connections within the development. The development provides outdoor amenities within usable open space, including a woodland conservation area that complements the surrounding open space and rural environment of the Hermitage.



## Metro Planning Commission Meeting of 05/13/2010

The proposed rezoning conforms to the Design Principles of the proposed T3 NE policy so no special policy language is needed.

---

### **STAFF RECOMMENDATION**

Staff recommends approval.

**ZONING MAP AMENDMENTS,  
AND SPECIFIC PLANS**





**Project No.** 2010SP-007-001  
**Project Name** Hermitage Road SP  
**Associate Case** 2010CP-014-001  
**Council District** 11 - Jernigan  
**School District** 4 - Glover  
**Requested by** Dale & Associates, applicant, for PMFS H-View I LLC, owner

**Staff Reviewer** Johnson  
**Staff Recommendation** *Approve with conditions, subject to approval of the associated Community Plan Amendment*

---

**APPLICANT REQUEST**

**Rezone to permit an assisted living facility, an independent living facility and/or multi-family uses.**

**Preliminary SP**

**A request to change from One and Two-Family Residential (R10) to Specific Plan – Mixed Residential (SP-MR) zoning properties located at 4243 and 4301 Hermitage Road, approximately 2,100 feet north of Lebanon Pike (8.32 acres), to permit an assisted living facility, an independent living facility and/or multifamily uses with a maximum floor area ratio (FAR) of 0.65 (or 235,579.5 square feet).**

---

**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. R10 zoning would allow for 36 lots on the subject property, including 9 duplex lots, for a total of 45 dwelling units allowed under the current zoning. Vacant non-conforming multi-family buildings are present on the site. Records show that these buildings held as many as 41 residential units. Staff is currently unable to determine the length of time they have stood vacant. Electrical and remodeling permits were approved as late as 1998.

**Proposed Zoning**  
SP-MR District

Specific Plan-Mixed Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes an option for three housing types.

N 82°24'06" W  
589.17'

S 05°41'10" W

HERMITAGE ROAD

876.53'

S 85°15'45" E 284.17'

MAR 72  
MAYNIE 1

Common  
Assembly

N 69°31'48" E  
127.45'

HERMITAGE ESTATES SECTION 5  
PLAT BOOK 4173, PAGE 67  
R.O.D.C., TN  
N 21°52'35" E 150.00'  
N 19°49'46" E 157.46'

N 47°09'03" E 85.00'

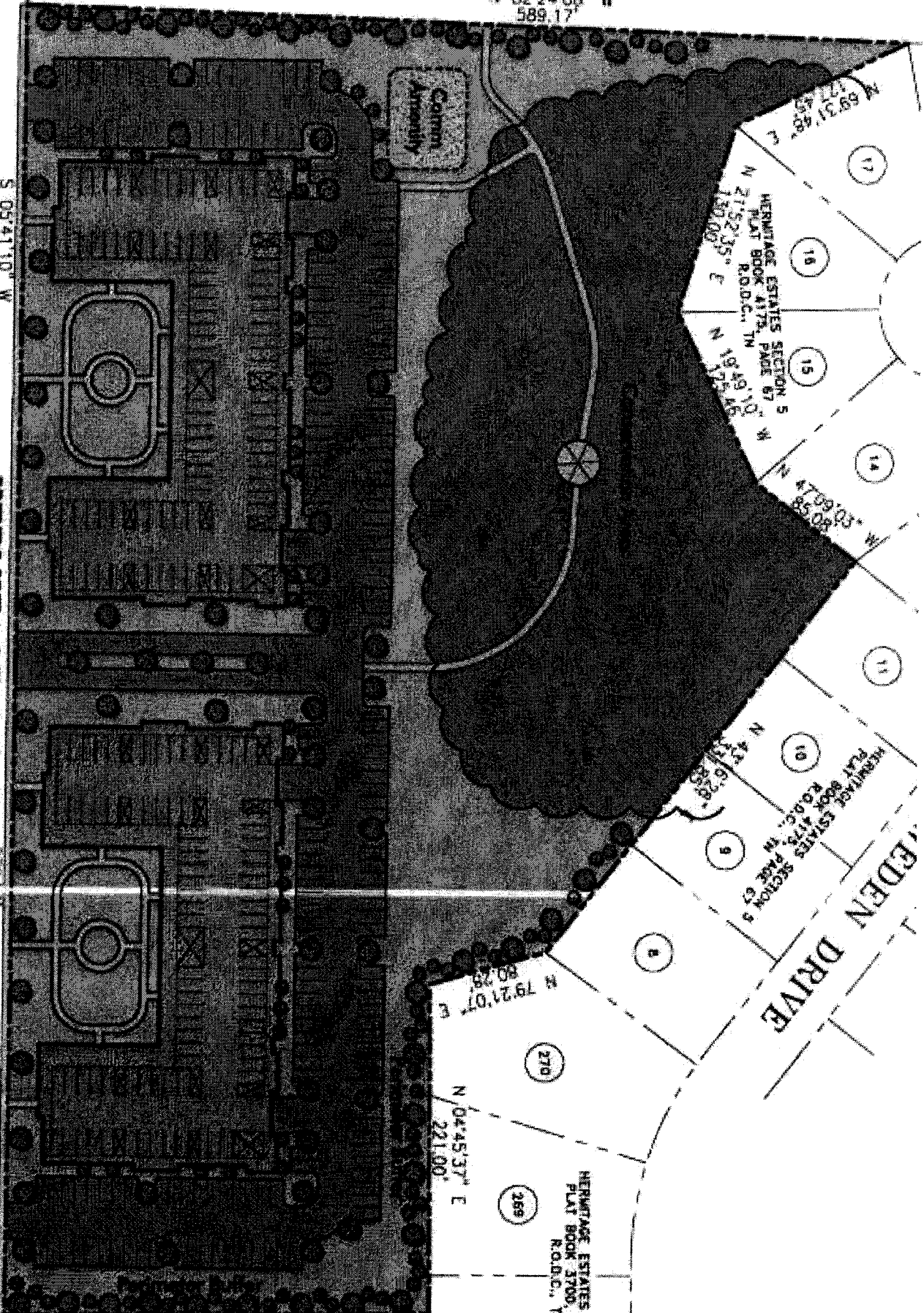
HERMITAGE ESTATES SECTION 5  
PLAT BOOK 4173, PAGE 67  
R.O.D.C., TN  
N 47°09'03" E 85.00'

N 79°21'07" E  
80.28'

N 04°45'37" E  
221.00'

HERMITAGE ESTATES SECTION 5  
PLAT BOOK 3700, PAGE 23  
R.O.D.C., TN

EDEN DRIVE







## Metro Planning Commission Meeting of 05/13/2010

### CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Provides a Range of Housing Choices

The Hermitage Road SP proposes a stacked flat building type within a single-family residential area where this multi-family residential type is generally absent. The SP is proposed on a developed site that is occupied by vacant multi-family buildings.

The site plan illustrates the intent to preserve a wetland within the site by leaving a landscaped buffer between the wetland and any building or paving area. Proposed buildings are three stories in height, which helps to preserve more land than a shorter building layout that is spread throughout the site.

Building placement will be used to identify courtyard open spaces within the project site. These spaces will be identifiable feature from Hermitage Road and may serve as important elements for residents within the site.

### DONELSON/ HERMITAGE/ OLD HICKORY COMMUNITY

#### Existing Policy

Residential Medium (RM)

RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

#### Proposed Policy

T3 Suburban Neighborhood  
Evolving (T3 NE)

T3 NE policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

#### Consistent with Policy?

The applicant proposes to amend the current land use policy through a concurrent policy amendment application.



## Metro Planning Commission Meeting of 05/13/2010

The SP proposes a residential development that follows the use and form standards of the proposed T3 NE policy. The layout, which includes two, three-story buildings placed along Hermitage Road with parking placed to the side and rear of the buildings, complies with the form standards of the T3 NE land use policy. The residential density will generally follow the recommended density within this policy.

### PLAN DETAILS

The proposed SP is a residential development in the form of stacked flat residential buildings to a maximum of 3 stories in height. Because the applicant intends to use this development as either individual residential units or as an assisted-living center, a maximum number of residential units or rooms is not proposed. Instead, the amount of floor area will be regulated by a maximum Floor Area Ratio of 0.65, which results in a maximum floor area of approximately 236,000 square feet. This square footage number is similar to the total square footage shown on the conceptual site plan.

#### Access and Parking

Three driveway access points are proposed from Hermitage Road. These driveway access points connect Hermitage Road to side and rear parking within the site. Additionally, the site plan shows possible underground parking below the building footprint. This parking would be accessed from an at-grade entrance at the rear of each building. Building design standards within the SP require any underground parking to have a depth of at least 8 feet below grade. This requirement was included to minimize the effect of first floor parking on the building façade design.

#### SP Standards

Development standards regulate the location and number of parking spaces. Residential and/or assisted living units must follow the parking standards within the Zoning Code. Parking must be placed behind, beside, or underneath the proposed buildings and is capped a maximum of 360 spaces. Therefore, while there is not a maximum density proposed within this SP, the number of units/rooms will be capped by this number of parking spaces and the overall FAR maximum limit.

The site plan illustrates buildings placed along Hermitage Road surrounding courtyard spaces. Standards within the SP require street setbacks between 10 and 20 feet from the front property line. Buildings are required to have a courtyard frontage as shown on the conceptual site plan.



## Metro Planning Commission Meeting of 05/13/2010

Minimum dimensions for these courtyard spaces are proposed.

The SP includes architectural standards that require a minimum glazing ratio of 15% of the street-facing facades and also require a minimum of four pedestrian entrances along Hermitage Road building facades. Materials standards for exterior walls, building foundations, pier and columns and chimneys are also included.

A condition of approval has been added to include a fall back zoning classification for any standards that are not addressed specifically by the SP. The RM20 zone is recommended as the fall back zoning classification.

### Stormwater Management Features

A significant portion of the site is identified as a possible wetland. The development will conserve this area as a naturally landscaped area. Additionally, the applicant proposes a condition of approval to reduce the possibility of flooding within and surrounding the project site by increasing surface water filtration and providing overflow relief within the wetland area. The overflow will provide relief for existing homes in the event of an extraordinary and significant rainfall. No such relief occurs at present.

Outside of the wetland area, the applicant proposes the use of bioretention and/or rain garden areas for water treatment and pervious pavement for the reduction of runoff. Together, these are used to meet Stormwater requirements without the use of a dry pond detention area.

During the recent significant rainfall event, this property had substantial water pooling due to the amount of rainfall and its low-lying position. There are no blue line streams, floodway, or floodplain on the site. Staff does have concerns about future rain events. However, this will be reviewed by Metro Stormwater and all other reviewing agencies to ensure compliance with current requirements for all proposed stormwater management techniques. This application is for preliminary approval. Additional stormwater review will occur prior to final site plan approval.

With the current non-conforming residential uses, there are no stormwater facilities. The stormwater management practices proposed by the applicant will limit stormwater runoff and provide stormwater treatment where none currently exists. The condition proposed by the applicant



## Metro Planning Commission Meeting of 05/13/2010

will provide for greater surface water filtration and overflow protection within the wetland area. Overflow relief facilities are currently not present on the site and are intended to significantly reduce the chance of flooding from the present. These

### STORMWATER RECOMMENDATION

Preliminary SP approved except as noted:

- Show Undisturbed Buffers, provide non-jurisdictional letters, or provide variance. You can add the note in the "stormwater standards" sheet to the plans.

### PUBLIC WORKS RECOMMENDATION

1. A Traffic Impact Study is required prior to development.
2. Identify number and specific unit types in proposed SP.
3. Provide parking per metro Code.

#### 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)	8.32	4.63 D	38 L	427	37	45

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family (220)	8.32	0.75	271,814 SF/363units	2324	182	218

Assuming 750sf/unit

#### Traffic changes between Maximum: R10 and proposed SP-MR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1897	+145	+173

### HISTORICAL COMMISSION RECOMMENDATION

Historical Commission comments are addressed by the SP.



## Metro Planning Commission Meeting of 05/13/2010

---

### METRO SCHOOL BOARD REPORT

Projected student generation      25 Elementary      9 Middle      10 High

#### Schools Over/Under Capacity

Students would attend Andrew Jackson Elementary School, Dupont-Hadley Middle School, and McGavock High School. All three schools have been identified as being over capacity by the Metro School Board. There is capacity for elementary and middle school students within the cluster. There is capacity within adjacent Antioch, Hunters Land, Stratford, and Overton clusters for high school students. This information is based upon data from the school board last updated September 2009.

---

### STAFF RECOMMENDATION

Staff recommends approval with conditions, if the associated Community Plan amendment is approved. The proposed residential project is consistent with the proposed land use policy in terms of proposed uses and design.

---

### CONDITIONS

1. The uses of this SP shall be limited to multi-family residence, assisted living facility and independent living facility.
2. Prior to the issuance of a grading permit, a detailed drainage study shall be completed along with a grading and drainage plan. The grading and drainage plan shall provide a method for additional filtration of surface water into the ground and an overflow relief from the naturally occurring low area in the event an extraordinary and significant rainfall occurs. This overflow will provide relief for existing homes that abut the site where no such relief occurs at present.
3. All required approvals needed to satisfy Condition #2 and any other stormwater management related requirements shall be in place prior to final site plan approval.
4. Revised plans shall identify Undisturbed Buffers, provide non-jurisdictional letters, or provide variance. A note can be added in the "stormwater standards" sheet to the plans.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the



## Metro Planning Commission Meeting of 05/13/2010

standards, regulations and requirements of the RM20 zoning district for residential buildings as of the date of the applicable request or application.

6. 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.
7. 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.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**SEE NEXT PAGE**



**2004SP-163U-11**

Glenrose

Map: 119-02 Parcel: 002

South Nashville Community Plan

Council District 16 – Anna Page





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

**SP District Review 2004SP-163U-11**  
**Glenrose SP**  
16 - Page  
7- Kindall  
Metro Planning Department

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

Bernards  
*Find the SP District complete*

---

**APPLICANT REQUEST**

**Four year SP review to determine activity.**

**SP Review**

The periodic review of an approved Specific Plan (O) district known as "Glenrose," to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 104 Glenrose Avenue (0.27 acres), approved for a 911 square foot office/retail use within an existing structure via Council bill BL2005-565 effective on March 21, 2006.

**Zoning Code Requirement**

Section 17.40.106.I of the Zoning Code requires that a SP District be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP district is appropriate.

---

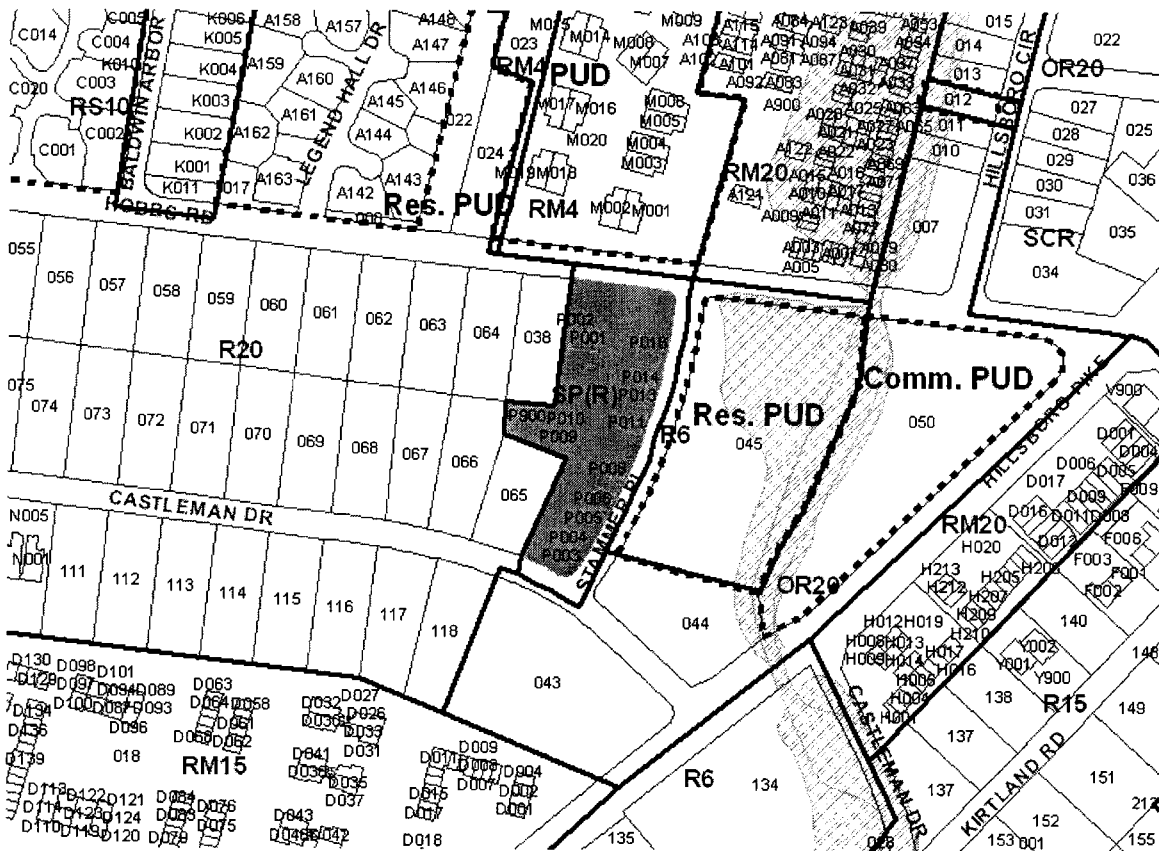
**DETAILS OF THE SP DISTRICT**

The SP was approved for an office retail use within the existing structure. Staff visited the site on March 22, 2010. The building is being used as an office, an approved use of the SP.

---

**STAFF RECOMMENDATION**

Staff recommends that the Glenrose SP be found to be complete.



**2005SP-099U-10**  
 Stammer Parke  
 Map: 131-02-0-P Parcels: 001 - 016, 900  
 Green Hills/Midtown Community Plan  
 Council District 34 – Carter Todd



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

**SP District Review 2005SP-099U-10**  
**Stammer Parke SP**  
34 - Todd  
8 - Fox  
Metro Planning Department

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

Bernards  
*Find the SP District active*

**APPLICANT REQUEST**

**Four year SP review to determine activity.**

**SP Review**

**The periodic review of an approved Specific Plan (R) district known as "Stammer Parke" , to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for properties located at southwest corner of Stammer Place and Hobbs Road (2.34 acres), approved for 16 townhouse units via Council substitute bill BL2005-896 effective on April 8, 2006.**

**Zoning Code Requirement**

Section 17.40.106.I of the Zoning Code requires that a SP District be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

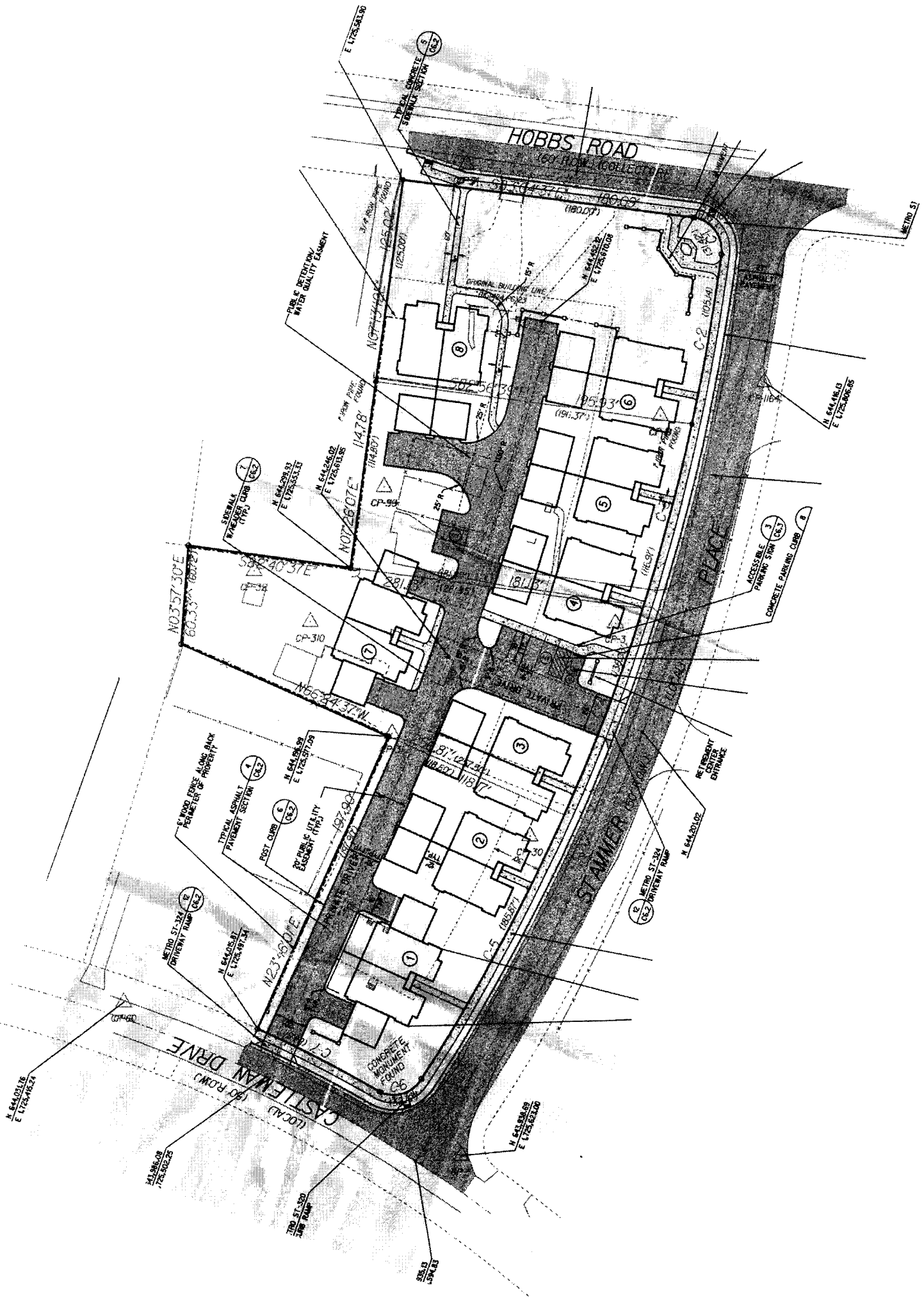
Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP district is appropriate.

**DETAILS OF THE SP DISTRICT**

The SP was approved for 16 townhouse units. The Stammer Parke development fronts onto Stammer Place, Hobbs Road and Castleman Drive. The units are oriented towards Stammer Place and Hobbs Road with parking garages to the rear. The units are accessed by a shared driveway with one curb cut on Castleman Drive and one curb cut on Stammer Place.

**Analysis**

Staff visited the site on April 11, 2010. Six of the sixteen townhomes have been constructed. As a portion of the SP has been built, the staff assessment of this SP is that it is active. Staff recommends that this SP be found active and that it be placed back on the four-year review list.

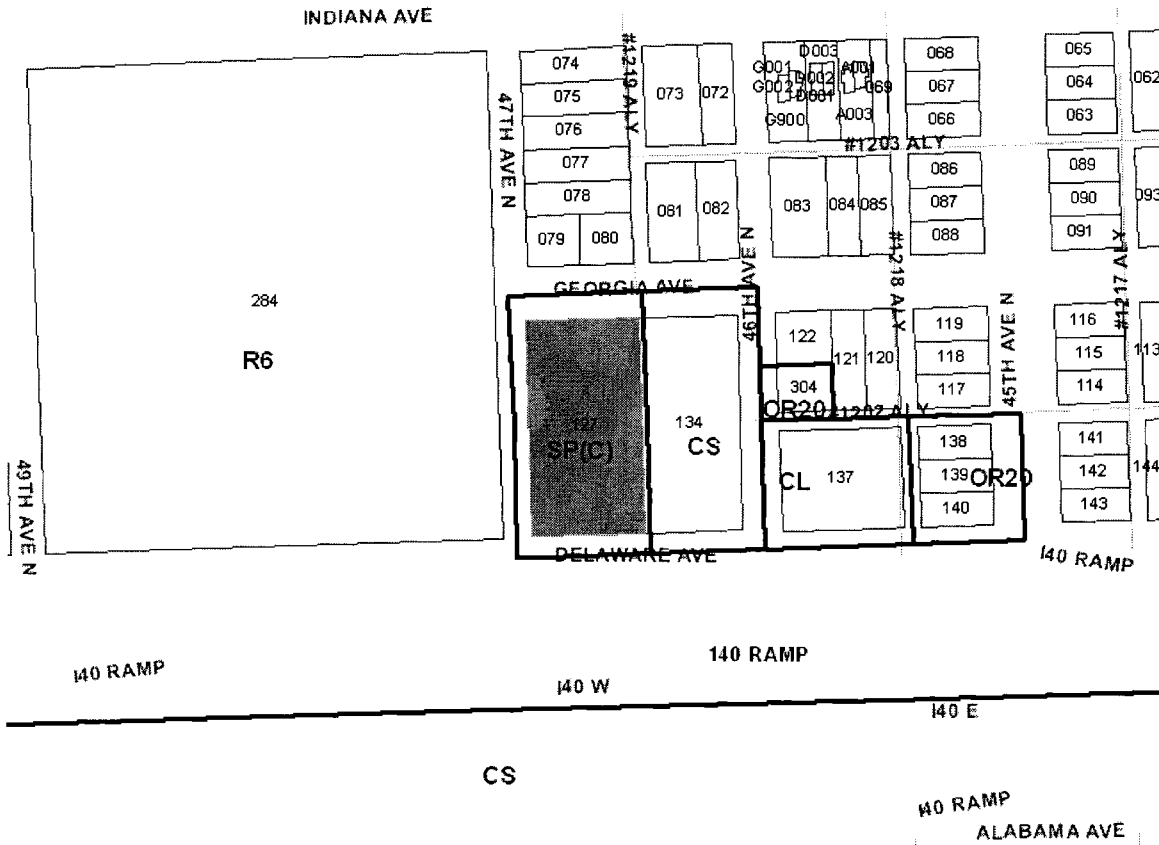




## Metro Planning Commission Meeting of 05/13/2010

### **STAFF RECOMMENDATION**

Staff recommends that the Stammer Parke SP be found to be active.



**2005SP-152U-07**  
 Harley Davidson  
 Map: 091-12 Parcel: 127  
 West Nashville Community Plan  
 Council District 20 – Buddy Baker



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

**SP District Review 2005SP-152U-07**  
**Harley Davidson SP**  
20 - Baker  
1 - Gentry  
Metro Planning Department

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

Bernards  
*Find the SP District active*

---

**APPLICANT REQUEST**

**Four year SP review to determine activity.**

**SP Review**

The periodic review of an approved Specific Plan (C) district known as "Harley Davidson", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 608 47th Avenue North (1.29 acres), approved for a variety of commercial uses in the CS zoning district with certain exceptions via Council substitute bill BL2006-926 effective on April 4, 2006.

**Zoning Code Requirement**

Section 17.40.106.I of the Zoning Code requires that a SP District be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP district is appropriate.

---

**DETAILS OF THE SP DISTRICT**

The SP was approved for retail, restaurant, mixed-uses, and parking. In addition to the approved uses, there were 36 uses permitted under the CS zoning district that were expressly prohibited from this SP. Ground signs were limited to monument signs and buildings restricted to a maximum of 35 feet in height. All other standards of the CS zoning district apply.

**Analysis**

Staff visited the site on April 4, 2010. A parking lot for the adjacent motorcycle business has been constructed on the rear portion of the property. The front portion remains vacant. As a portion of the SP has been built, the staff assessment of this SP is that it is active. Staff



## Metro Planning Commission Meeting of 05/13/2010

recommends that this SP be found active and that it be placed back on the four-year review list.

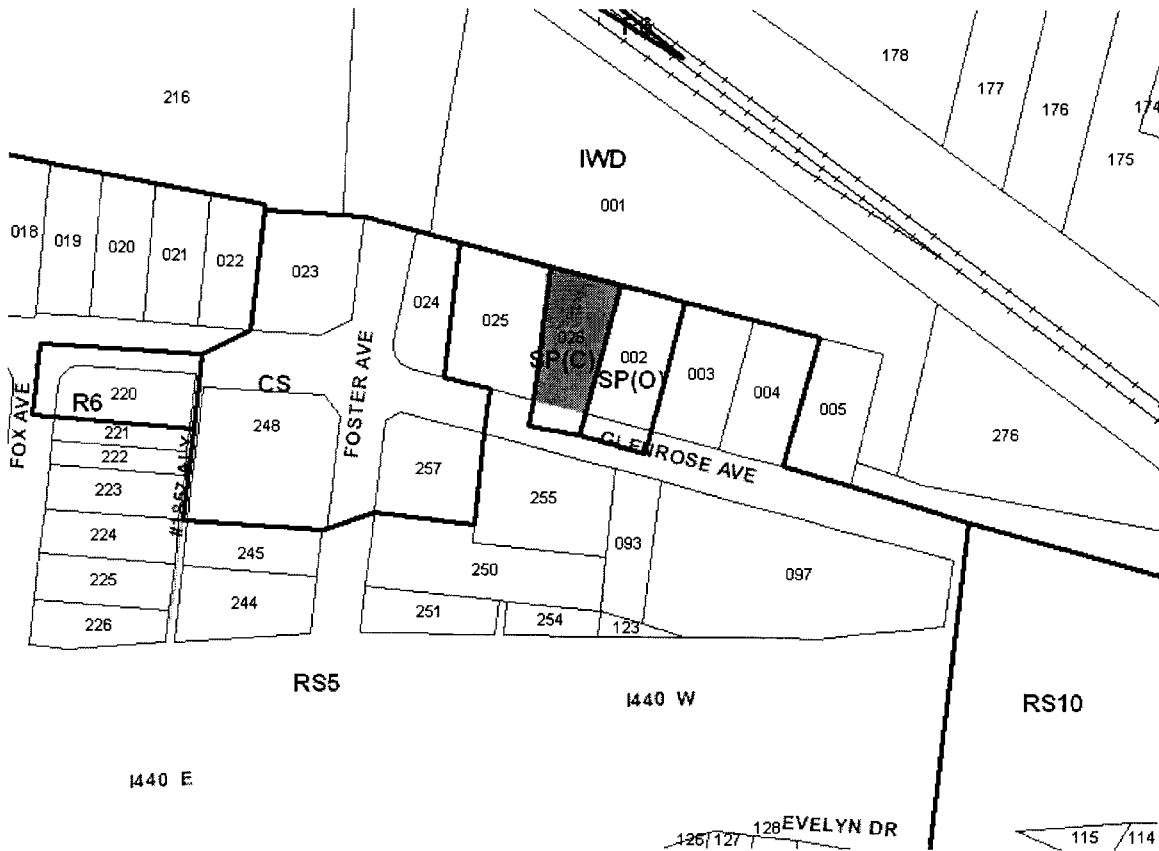
---

### **STAFF RECOMMENDATION**

Staff recommends that the Harley Davidson SP be found to be active.



**SEE NEXT PAGE**



**2005SP-178U-11**  
 Samuchin  
 Map: 119-01 Parcel: 026  
 South Nashville Community Plan  
 Council District 16 – Anna Page



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

**SP District Review 2005SP-178U-11**  
**Samuchin SP**  
16 - Page  
7- Kindall  
Metro Planning Department

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

Bernards  
*Find the SP District complete*

---

**APPLICANT REQUEST**

**Four year SP review to determine activity.**

**SP Review**

**The periodic review of an approved Specific Plan (C) district known as "Samuchin," to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 106 Glenrose Avenue (0.24 acres), approved for a building contractor supply, office, or residential use within an existing structure via Council bill BL2006-961 effective on March 21, 2006.**

**Zoning Code Requirement**

Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

Each development within a SP district is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP district is appropriate.

---

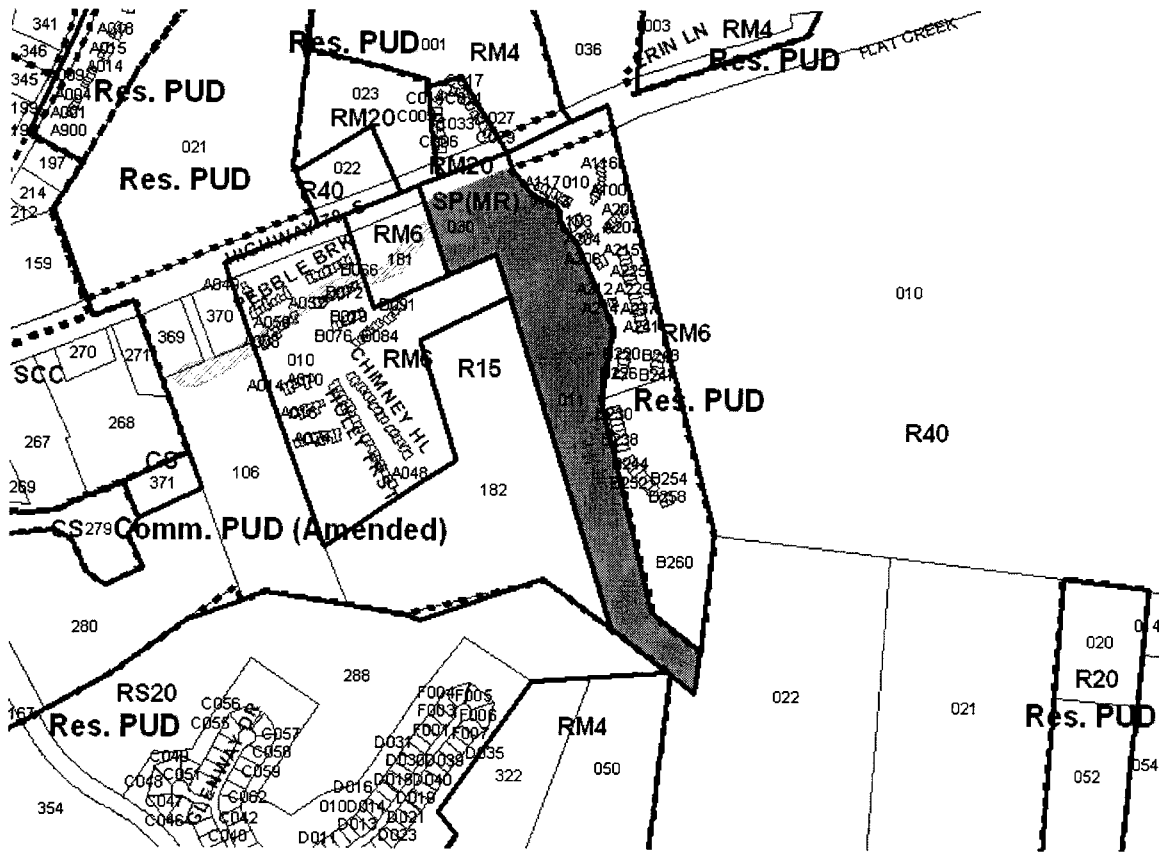
**DETAILS OF THE SP DISTRICT**

The SP was approved for a building contractor supply, office, or residential use within the existing structure. Staff visited the site on March 22, 2010. The building is being used as an office for a landscaping firm, an approved use of the SP.

---

**STAFF RECOMMENDATION**

Staff recommends that the Samuchin SP be found to be complete.



**2006SP-010G-06**

Plantation View

Map: 143-00 Parcels: 011, 030

Bellevue Community Plan

Council District 35 – Bo Mitchell



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

**SP District Review 2006SP-010G-06**  
**Plantation View SP**  
35 - Mitchell  
9- Simmons  
Metro Planning Department

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

Bernards  
*Find the SP District active*

---

**APPLICANT REQUEST**

**Four year SP review to determine activity.**

**SP Review**

**The periodic review of an approved Specific Plan (R) district known as "Plantation View" , to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 6949 and 6957 Highway 70 S (19.8 acres), approved for 16 cottages and 19 townhouses via Council Bill BL2006-968 effective on March 21, 2006.**

**Zoning Code Requirement**

Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

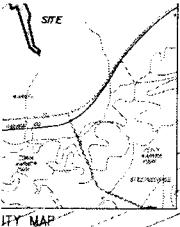
Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP District is appropriate.

---

**DETAILS OF THE SP DISTRICT**

The Plantation View SP is approved for 35 residential units. The units include 16 cottages and 19 townhouses on approximately 19.8 acres.

The SP preserves the rear portion of the site which is to be left in its natural state. The developable portion of the site is 5.33 acres. The site is accessed via one private driveway that crosses a stream and a small piece of floodplain that runs parallel to the stream. A sidewalk is provided along Highway 70 as well as an internal sidewalk network. There is also a pedestrian trail connecting this development to the adjacent developments to the east and west.



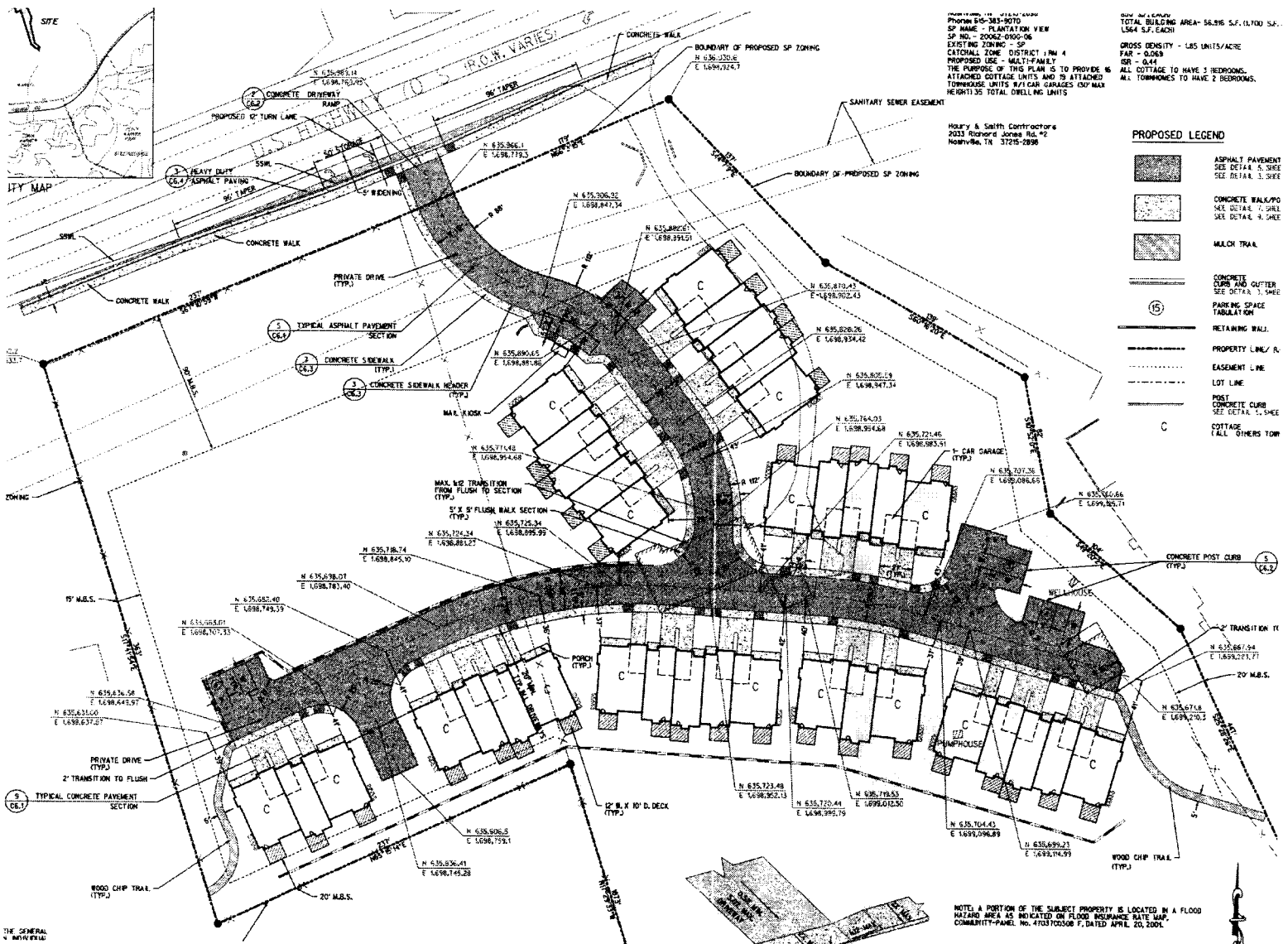
FROM: 10/1/2004  
 Phone: 815-383-9070  
 SP NAME - PLANTATION VIEW  
 SP NO. - 2006-0900-06  
 EXISTING ZONING - SP  
 CATCHAL ZONE DISTRICT: RM 4  
 PROPOSED USE - MULTI-FAMILY  
 THE PURPOSE OF THIS PLAN IS TO PROVIDE 16 ATTACHED COTTAGE UNITS AND 19 ATTACHED TOWNHOUSE UNITS WITH CAR GARAGES (MAX HEIGHT) 35 TOTAL DWELLING UNITS

Hourly & Smith Contractors  
 2033 Richard Jones Rd. #2  
 Norwiche, IA 52051-2898

TOTAL BUILDING AREA- 56,916 S.F. (1,100 S.F. x 56.4 S.F. EACH)  
 GROSS DENSITY - 1.85 UNITS/ACRE  
 FAR - 0.083  
 SR - 0.44  
 ALL COTTAGE TO HAVE 3 BEDROOMS.  
 ALL TOWNHOMES TO HAVE 2 BEDROOMS.

**PROPOSED LEGEND**

- ASPHALT PAVEMENT  
SEE DETAIL 5, SHEET
- CONCRETE WALK/PO  
SEE DETAIL 3, SHEET
- MULCH TRAIL
- CONCRETE CURB AND UTILITY  
SEE DETAIL 3, SHEET
- PARKING SPACE TABULATION
- RETAINING WALL
- PROPERTY LINE/ R.
- EASEMENT LINE
- LOT LINE
- POST CONCRETE CURB  
SEE DETAIL 3, SHEET
- COTTAGE WALL, OTHERS TOWN



NOTE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 40037000B-F, DATED APRIL 20, 2004.

THE GENERAL & MATERIALS



## Metro Planning Commission Meeting of 05/13/2010

### **SPECIFIC PLAN REVIEW**

Staff conducted a site visit on March 19, 2010. There did not appear to be any construction activity on the site. A letter was sent to the property owner of record requesting details that would demonstrate that the SP was active.

The owner responded with the following details:

*The following activities have occurred subsequent to the adoption of the SP in March 2006:*

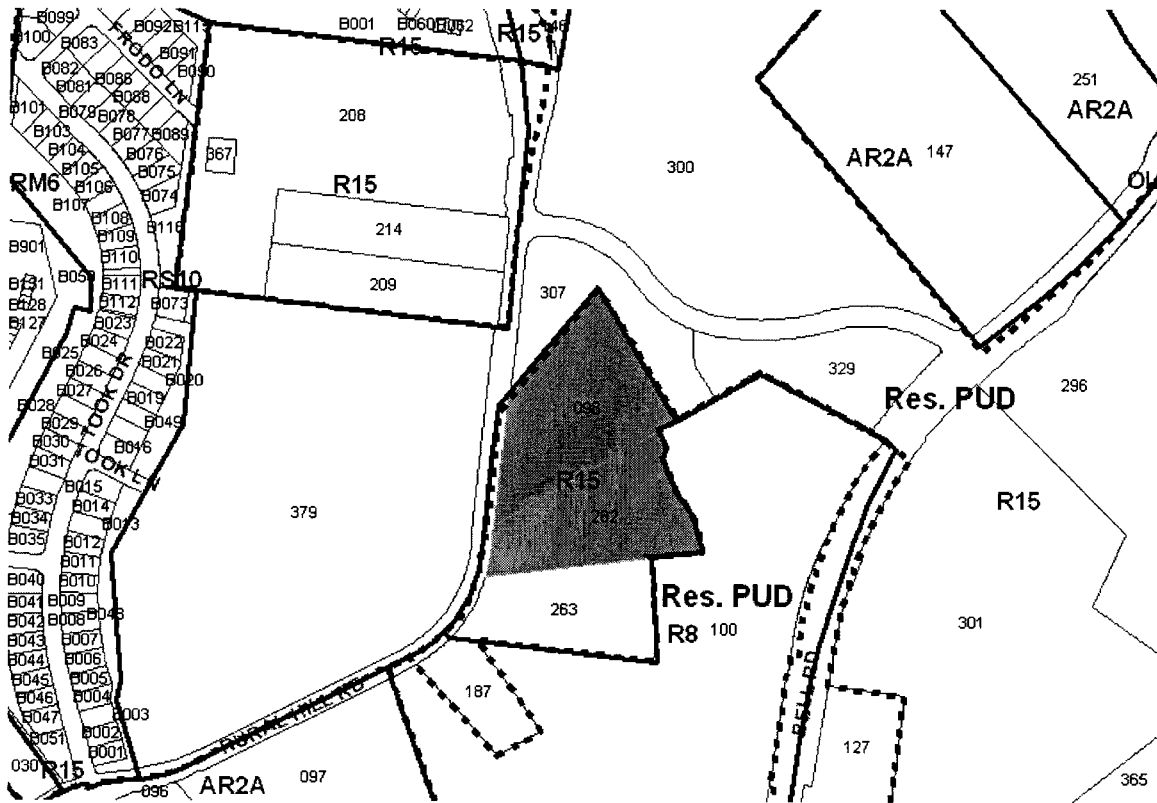
- *May 4, 2006 – Variance issued by Stormwater Management Committee*
- *May 31, 2006 – TDEC issued General ARAP Permit for Construction and Removal of Minor Road Crossings*
- *June 29, 2006 – Master building permit applied for with Metro Codes*
- *July 12, 2006 – Stormwater Detention Agreement Recorded (instrument #20060712-0083957)*
- *November 15, 2006 – TDEC issued water line construction permit*
- *April 24, 2007 – Grading preconstruction meeting with Metro Stormwater*
- *June 20, 2007 – Construction of initial erosion and sediment control measures complete*
- *June 23, 2007 – Grading permit issued by Metro Stormwater*

### **ANALYSIS**

In reviewing the documentation provided by the owner, staff finds that the owner has described an aggregate of actions that indicates activity. Staff recommends that this SP be found active and that it be placed back on the four-year review list. At that time, if the SP is not found to be complete, the owner will need to demonstrate that additional activity has taken place in the SP in order for it to be found active. Staff would note, however, that at this time the SP remains appropriate for the site and area. The approved plan is consistent with the Residential Medium policy of the Bellevue Community Plan

### **STAFF RECOMMENDATION**

Staff recommends that the Plantation View SP be found to be active.



**2009SP-018-001**

Liberty Trails

Map: 163-00 Parcels: 098, 262

Antioch/Priest Lake Community Plan

Council District 33 – Robert Duvall





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

**Zone Change 2009SP-018-001**

**Liberty Trails**

33 – Duvall

6 – Johnson

Dale and Associates, applicant for Jerry D. Cupit, owner

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

Swaggart

*Approve with conditions*

---

**APPLICANT REQUEST**

**Rezone to permit a multi-family residential development with 89 units.**

**Preliminary SP**

**A request to rezone from One and Two-Family Residential (R15) to Specific Plan – Mixed Residential (SP-MR) zoning properties located at 1282 and 1300 Rural Hill Road, approximately 600 feet west of Bell Road (8.96 acres), to permit an 89 unit multi-family residential development.**

**Existing Zoning**  
R15 District

R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots. *Under R15 this site would permit approximately 36 lots with nine duplex lots for a total of 45 residential units.*

**Proposed Zoning**  
SP-MR District

Specific Plan-Mixed Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types.

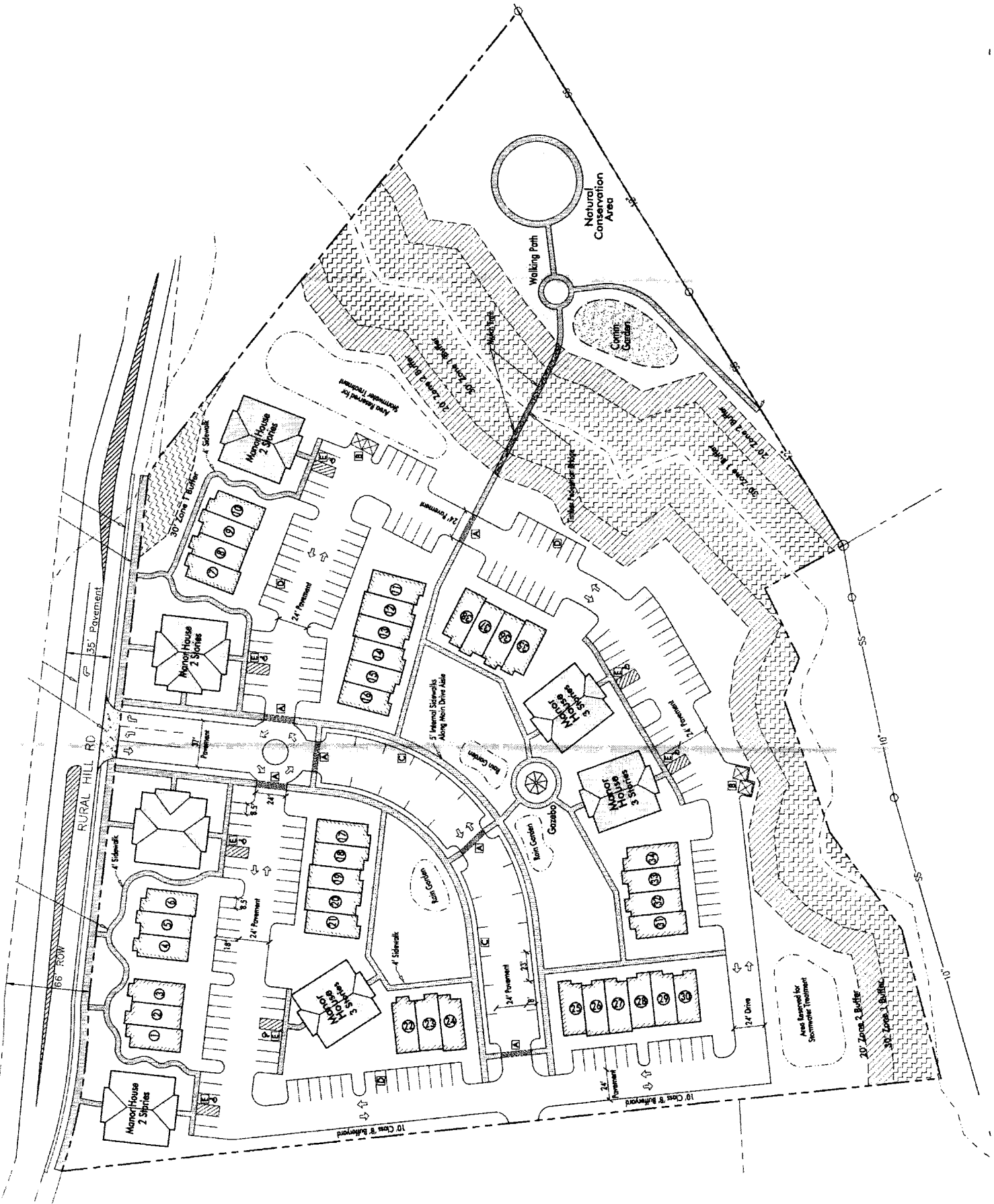
---

**CRITICAL PLANNING GOALS**

- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Preserves Sensitive Environmental Features
- Promotes Compact Building Design
- Creates Open Space

The proposed SP district provides different housing options, which includes townhomes and flats. The proposed internal sidewalks provide good connectivity throughout the site, which will allow safe pedestrian circulation within the site. Though the overall area is currently underserved by sidewalks and pedestrian facilities, the proposed SP provides a sidewalk along Rural Hill Road. The overall design of the project including proposed amenities should enhance the pedestrian experience.

The site has some environmentally sensitive features including steep slopes and streams. While the site will





## Metro Planning Commission Meeting of 05/13/2010

require significant grading, buildings have been located and sized to better fit into the hills minimizing grading. With the exception of a pedestrian crossing, the stream will be undisturbed and buffered. Ample open space is provided throughout the site. Open space includes areas to be undisturbed as well as areas that residents will be able to actively enjoy. The stream has also been incorporated into the design so that it enhances the overall project.

---

### ANTIOCH/PRIEST LAKE COMMUNITY PLAN POLICIES

#### Suburban Residential Corridor T3-RC

T3 RC policy is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

#### Rural Hill/Moss Road Detailed Design Plan (DDP)

The Rural Hill/Moss Road Detailed Design Plan gives more specific detail on how new development should implement the policies for the Rural Hill and Moss Road area.

#### Consistent with Policy?

Yes. The proposed Specific Plan district meets the T3-RC policy and the DDP. The plan provides an integrated mixture of building types, usable open space and protects some of the most sensitive environmental features including existing canopy trees along Rural Hill Road. Front structures are oriented to Rural Hill Road, and internal structures are oriented to open space. Building masses are limited in size, and are located as to take advantage of the topography which will minimize grading.

---

### PLAN DETAILS

#### Current Conditions

The proposal consists of two properties that are located on the east side of Rural Hill Road, just south of Hickory Highlands Drive. One of the properties contains a single-family residence and one property is vacant. The site is mostly wooded, but there is some open field in the eastern portion. A majority of the site is on a hillside, and a stream bisects the lower portion of the property.



## Metro Planning Commission Meeting of 05/13/2010

### Site Plan

The plan calls for 89 multi-family units with an overall density of approximately ten units per acre. Building types include manor house and townhome. The unit count is as follows:

- Manor House – 51 Units
- Townhomes – 38 Units

Buildings front onto Rural Hill Road, and a manor house is located on both sides of the private drive into the development at Rural Hill Road. The manor houses will have two fronts that will address both Rural Hill Road and the private drive. The layout also preserves existing canopy trees along Rural Hill Road. Internal units are arranged around open space. Units have been arranged to take advantage of the topography which will minimize the overall amount of grading that will be required.

### Access and Parking

Access into the site will be by a single drive from Rural Hill Road. Sidewalks are also shown along Rural Hill Road adjacent the site. Sidewalks connect units to internal streets, and short walking trails are also shown. Internal sidewalks provide good connectivity throughout the site which will allow safe pedestrian circulation within the site. A total of 178 parking spaces are shown which complies with current Zoning Code requirements.

### Architectural/Landscape Standards

Details in the form of architectural and landscape standards have been provided to ensure that the plan will meet the intent of the Rural Hill/Moss Road DDP. Standards address numerous elements such as orientation of buildings, exterior materials, and screening of parking areas and utilities.

### Stormwater Facilities

The plan proposes to treat stormwater runoff with bioretention instead of the traditional dry detention basin. Two areas are identified for bioretention, and will also include supplemental underground storage. From the surface they will appear as a garden. The plan also calls for the use of pavers and other porous surfaces, and conservation areas to meet water quality. Final designs will be determined with the final site plan.

---

### **STORMWATER RECOMMENDATION**

Preliminary SP approved



# Metro Planning Commission Meeting of 05/13/2010

## 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 Rural Hill Road, construct a five (5') foot furnishing zone and six (6') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Locate sidewalks within the public right of way / dedicate right of way, as applicable.
3. Construct ramp at Rural Hill Road access per standard drawing ST-324.
4. Dedicate right-of-way to accommodate Rural Hill Rd improvements.
5. In accordance with the TIS, widen Rural Hill Rd along project frontage to collector road standards (ST-253) and install a SB left turn lane with 100 ft of storage at project access.
6. Provide adequate sight distance at access to Rural Hill Rd.

### Maximum Uses in Existing Zoning District: R15

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)	8.96	3.09 D	27 L	259	21	28

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

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)	8.96	-	89 U	935	73	97

### Traffic changes between Maximum: R15 and proposed SP-MR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+676	+52	+69



## Metro Planning Commission Meeting of 05/13/2010

---

### METRO SCHOOL BOARD REPORT

#### Projected student generation

**8 Elementary    4 Middle    4 High**

#### Schools Over/Under Capacity

Students would attend J.E. Moss Elementary School, Apollo Middle School and Antioch High School. J.E. Moss Elementary School has been identified as over capacity, and there is no capacity within the cluster for elementary school students. This information is based upon data from the school board last updated September 2009.

#### Fiscal Liability

The fiscal liability of eight new elementary students is \$160,000 (8 X \$20,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

---

### STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions. As proposed the plan is consistent with the areas Residential Corridor policy, and the recently adopted Rural Hill/Moss Road Detailed Design Plan.

---

### CONDITIONS

1. All site-related roadway, pedestrian, and bicycle improvements required by the Department of Public Works shall be constructed.
2. In accordance with the Infrastructure Deficiency Area policy adopted in the Rural Hill-Moss Road Detailed Design Plan, to accommodate additional traffic volumes and population growth as the area develops, the applicant shall construct or improve 282 feet of sidewalk or 150 feet of multi-use path within the mapped infrastructure deficiency area as specified in the Detailed Design Plan at a level acceptable to the Department of Public Works and/or Planning.
3. Permitted uses include multi-family residential. No other uses shall be permitted without Council approval.
4. Along Rural Hill Road, construct a five (5') foot furnishing zone and six (6') foot sidewalk, consistent with the Strategic Plan for Sidewalks & Bikeways. Locate sidewalks within the public right of way / dedicate right of way, as applicable.



## Metro Planning Commission Meeting of 05/13/2010

5. Construct ramp at Rural Hill Road access per standard drawing ST-324.
6. Dedicate right-of-way to accommodate Rural Hill Road improvements.
7. In accordance with the TIS, widen Rural Hill Road along project frontage to collector road standards (ST-253) and install a southbound left turn lane with 100 ft of storage at project access.
8. Provide adequate sight distance at access to Rural Hill Road.
9. 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 RM15 zoning district as of the date of the applicable request or application.
10. 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.
11. 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



## Metro Planning Commission Meeting of 05/13/2010

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.

12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



**SEE NEXT PAGE**



**2010SP-006-001**

Greenside Park

Map: 083-04 Parcel: 285

Map: 084-01 Parcel: 022

East Nashville Community Plan

Council District 7 – Erik Cole



<b>Project No.</b>	<b>Zone Change 2010SP-006-001</b>
<b>Project Name</b>	<b>Greenside Park SP</b>
<b>Council Districts</b>	7 - Cole
<b>School Districts</b>	5 - Porter
<b>Requested by</b>	Dale & Associates, applicant, for Woodland Street Partners, LLC, owner
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	<i>Approve with conditions</i>

---

**APPLICANT REQUEST**

**Rezone from R10 to SP-R.**

**Preliminary and Final SP**

**A request to change from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) and for final site plan approval for properties located at Solon Drive (unnumbered) and at Rosebank Avenue (unnumbered), approximately 200 feet north of Carter Avenue (3.99 acres), to permit 15 single-family dwelling units**

**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 R10, this site would permit approximately 14 lots with three duplex lots for a total of 17 residential units.*

**Proposed Zoning**

SP-R District

Specific Plan-Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes single family residential uses only.

---

**EAST NASHVILLE  
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 development, at 3.8 units per acre, is consistent with the RLM policy. The existing zoning allows for more density than permitted under the land use policy.





## Metro Planning Commission Meeting of 05/13/2010

### PLAN DETAILS

#### Low Impact Initiatives

The Greenside Park SP is proposed as low-impact, single-family residential development. The 15 lots are an increase from the previously approved 11 lot Solon Court Subdivision.

The SP proposes multiple low-impact features for this development. Driveways will be constructed with permeable materials and, where possible, shared driveways will be required. Stormwater facilities will be underground to allow the area otherwise used for detention to be used as Open Space. Rain gardens will be on each lot to provide treatment for roof and impervious surface stormwater run-off. A community garden is included and irrigation will be provided through underground storage of rainwater accessed by a hand pump. Rain barrels on each lot will be used for individual yard irrigation. As the residential units will be constructed and certified to either Earth Craft or LEED standards, the applicant intends to apply for Green Building Permits for each unit.

#### Building Design and Materials

The applicant has presented two possible design concepts for this development. One is a traditional style similar to buildings found in East Nashville and the second is a more contemporary style. Prior to the Public Hearing at Council, a design concept will be selected. At the building permit stage, staff will review each unit for its compliance with the selected concept. A list of permitted and prohibited materials has been included in the plan.

#### Access and Parking

The development is on a cul-de-sac from Solon Drive. The first 200 feet of the cul-de-sac, proposed to be named Greenside Place, is currently unimproved, dedicated right-of-way. This portion of the road will remain as public right-of-way and the new portion of the road will be private. A ten foot wide strip of stamped concrete or other decorative finish will be used to mark the separation between the public and private portions of the road. In addition, a four foot tall, 30 inch by 30 inch column with signage will be placed on either side of roadway to denote the change. Both the decorative roadway finish and the signage are requirements of the Public Works Department.

As noted above, shared driveways will be required where they can be accommodated. Parking will be accommodated behind the residential units on a 20 foot by 20 foot parking pad. Garages are not included and any



## Metro Planning Commission Meeting of 05/13/2010

### Landscaping

garage added must be located behind the principal structure and not be visible from the street..

A landscaping plan has been included with the SP. The plan includes permitted planting materials for both inside and outside the rain gardens. Privacy fences are permitted with the stipulation that they are not permitted where joint access or other easements exist.

---

### STORMWATER RECOMMENDATIONS

1. Add Detention Pond checklist sheet to Long Term Plan and provide recording fee.
2. For the rain barrel note on C1.0, can the placement be made to the front of the house or will there be hoses long enough to irrigate the rain gardens?
3. Provide all civil details (storm trench detail, concrete curb stop, clean out, etc.). For the typical rain garden detail, show that the ADS drain extends to the bottom of the rain garden. Also, change the pipe notation from plastic to ...). Provide more detail / information on the geogrid paver (is it Grasspave, Gravelpave, etc.)?
4. Provide a suitable connection between rain garden "k" and the existing storm line. Also, add a clean out at the underdrain system to the underground pond.
5. Provide the purpose of the depressed curb.
6. For the pond discharge, make sure there is an adequate conveyance to the existing downstream structure.
7. Provide all water quality features within Open Space / PUDE.

---

### WATER SERVICES RECOMMENDATION

Metro Water Service recommends conditional approval upon construction and completion of Metro Project No. 07-WL-79 and 07-SL-88.

---

### FIRE MARSHAL RECOMMENDATION

Approved based on no construction being done this application. Any new construction shall meet all fire code requirements for fire hydrant(s) location, fire hydrant flow and fire dept. access.

All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.



# Metro Planning Commission Meeting of 05/13/2010

## NES RECOMMENDATION

- 1) Developer drawing should show any existing utilities easements on property and the utility poles on the property and/or r-o-w.
- 2) 20-foot public utility easement is required adjacent to public r-o-w or private streets. Easements must to behind the sidewalk.
- 3) NES can meet with developer/engineer upon request to determine electrical service options. Please schedule the meeting with ESE and Customer Engineering to attend.
- 4) NES needs the new drawings digital and paper.
- 5) NES will need road names before NES can finish its construction drawing.
- 6) When contacting NES please refer to the old subdivision name Solon Ct. NES construction drawing #42222.
- 7) Developer to contact NES Energy Services Section's Billy Kegley @ 747-3279 or e-mail [bkegley@nespower.com](mailto:bkegley@nespower.com)
- 8) NES designer is Jim Crafton -747-3669 or [jcrafton@nespower.com](mailto:jcrafton@nespower.com)
- 9) NO work or inspections can take place until there has been a new NES construction drawing and pre-construction meeting has been completed.
- 10) The existing conduit on site doesn't meet NES requirements, need to contact NES ESE Mr. Kegley asap.

## PUBLIC WORKS RECOMMENDATION

The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

### 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)	4.06	4.63 D	18 L	173	14	19

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

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)	4.06	-	15 L	144	12	16



## Metro Planning Commission Meeting of 05/13/2010

Traffic changes between Maximum: R10 and proposed SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 3	-29	-2	-3

### METRO SCHOOL BOARD REPORT

#### Projected Student Generation

As this request to rezone represents a down zoning, the number of expected students to be generated would be less than could be generated under current zoning. Under R10, this site would permit approximately 14 lots with three duplex lots for a total of 17 residential units, while only 15 units are proposed within the SP.

### STAFF RECOMMENDATION

Staff recommends approval with conditions as the requested rezoning is consistent with the RLM land use policy.

### CONDITIONS

1. Prior to the second reading at Council, a design concept for the residential units shall be selected. At the building permit stage, Planning staff shall review and approve each unit for its compliance with the selected concept.
2. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
3. The corrected copy of the SP plan shall meet all requirements of the Stormwater Division.
4. This SP is limited to up to 15 single-family lots.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the single family portion of the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.
6. A corrected copy of the SP plan incorporating the conditions of approval by the Planning Commission and

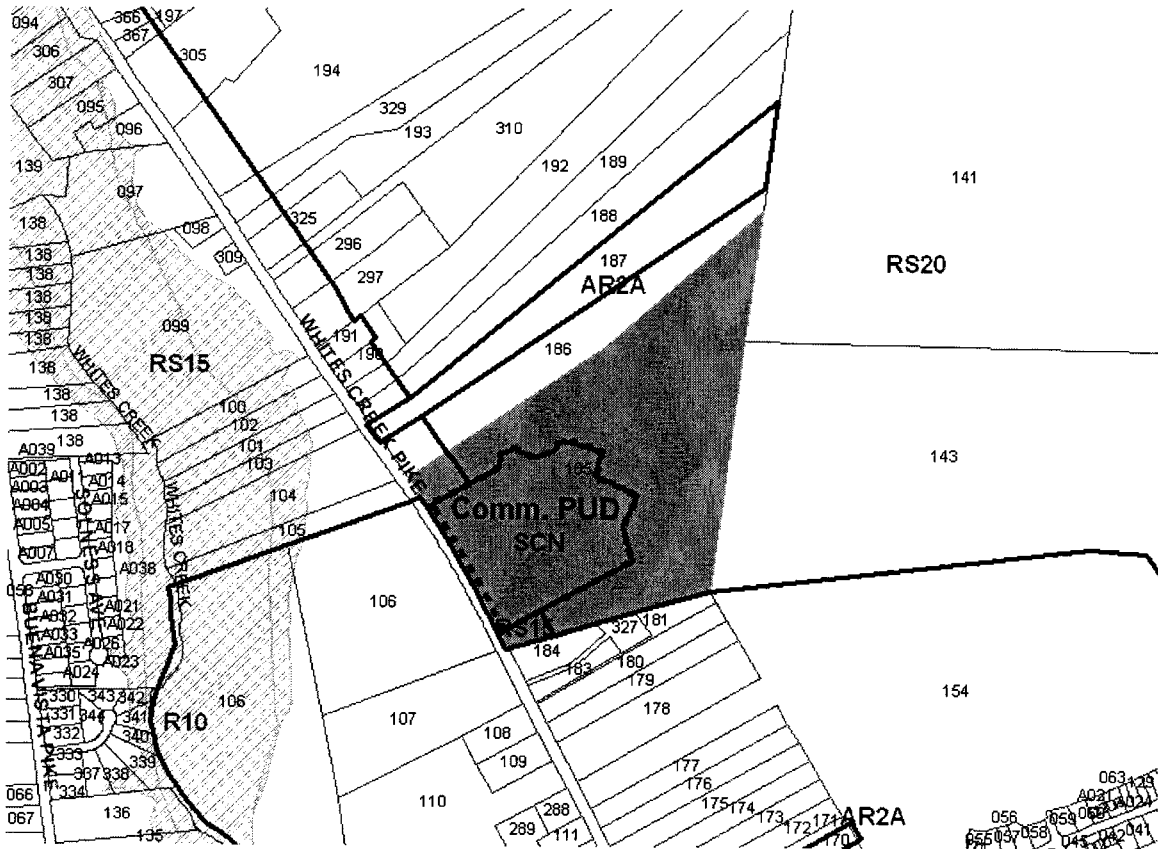




## Metro Planning Commission Meeting of 05/13/2010

Council shall be provided to the Planning Department 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 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.

7. 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.
8. 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.



**88-042P-001**

Parmley Commercial (Cancellation)

Map: 049-00 Parcel: Part of 185

Bordeaux/Whites Creek Community Plan

**2010Z-011PR-001**

Map: 049-00 Parcel: 185

Bordeaux/Whites Creek Community Plan

Council District 3 – Walter Hunt



**Metro Planning Commission Meeting of 05/13/2010**

**Item #  
14 & 15**

**Project No.**

**Planned Unit Development 88-042P-001**

**Project Name**

**Zone Change 2010Z-011PR-001**

**Council District**

**Parmley Commercial PUD (Cancellation)**

**School District**

3 – Hunt

**Requested by**

3 – North

Tennessee Contractors, applicant, for Pinnacle National Bank, owner.

**Staff Reviewer**

Swaggart

**Staff Recommendation**

*Defer to the June 10, 2010, Planning Commission meeting*

**APPLICANT REQUEST**

**Cancel Commercial PUD Overlay and rezone to RS10.**

**Cancel PUD**

A request to cancel the Parmley Commercial Planned Unit Development District Overlay located on a portion of property at 3705 Whites Creek Pike, approximately 2,450 feet north of Green Lane, approved for an 80,000 square foot office and retail development, zoned Shopping Center Neighborhood (SCN) (12.07 acres), and proposed for Single-Family Residential (RS10) zoning.

**Zone Change**

A request to rezone from Shopping Center Neighborhood (SCN), Single-Family Residential (RS15 and RS20) to Single-Family Residential (RS10) zoning for property located at 3705 Whites Creek Pike, including the Parmley Commercial PUD, approximately 2,450 feet north of Green Lane (38.39 acres).

**Existing Zoning**

SCN District

Shopping Center Neighborhood is intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

RS15 District

RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

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.



## Metro Planning Commission Meeting of 05/13/2010

### Proposed Zoning

RS10 District

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

---

### CRITICAL PLANNING GOALS

N/A

---

### BORDEAUX/WHITES CREEK 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 RS10 district is consistent with the land use policy. More importantly the request will cancel a Commercial PUD which is not consistent with the policy bringing the zoning in compliance with the long range plan.

---

### REQUEST DETAILS

The request is to cancel the Parmley Commercial PUD Overlay and rezone the PUD property and the surrounding property to RS10. The Parmley Commercial PUD is located on approximately 12 acres of an approximately 38 acre property. There are a number of zoning districts on this property, including the PUD, which is zoned SCN, and the surrounding area, which is zoned RS15 and RS20. The property is located on the east side of Whites Creek Pike approximately 3,500 feet north of Briley Parkway and is currently vacant and consists of open field and forest.

The PUD was originally adopted by Metro Council in 1988, for residential and commercial uses. It encompassed a larger land area including all of parcel 185 and other property spanning to Knight Drive. In 1991 the residential portion of the PUD was cancelled leaving only the commercial portion which is now proposed to be canceled.

The commercial PUD was revised in 2005, to permit 80,000 square feet of office and retail. It was also associated with Parmley Cove - a residential subdivision approved on the remaining portion of the property. While the residential subdivision was not within the PUD, its primary access to Whites Creek was through the PUD.



## Metro Planning Commission Meeting of 05/13/2010

### Analysis

As proposed, staff does not have concerns with either request. The Bordeaux/Whites Creek Community Plan calls for this area to be residential. The existing Commercial PUD is not consistent with the policy and canceling it and zoning the entire property to RS10 is consistent with the residential policy. The preliminary approval for Parmley Cove has expired and a new subdivision will require the approval of the Planning Commission.

### **PUBLIC WORKS RECOMMENDATION**

Traffic study may be required with any development.

#### Typical Uses in Existing Zoning District: SCN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (820)	11.8	-	80,000*	5875	136	548

\*Floor area based on approved PUD Overlay

#### Typical Uses in Existing Zoning District: R20

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)	25.06	2.31 D	54 L	590	48	62

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

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)	1.4	2.47 D	4 L	39	3	5

#### Typical Uses in Proposed Zoning District: RS10

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)	38.26	3.7 D	141 L	1427	109	147

#### Traffic changes between Typical: Existing and Proposed Zoning

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-5077	-78	-468



## Metro Planning Commission Meeting of 05/13/2010

### Maximum Uses in Existing Zoning District: SCN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (820)	11.8	-	80,000*	5875	136	548

\*Floor area based on approved PUD Overlay

### Maximum Uses in Existing Zoning District: R20

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)	25.06	2.31 D	54 L	590	48	62

### Maximum Uses in Existing Zoning District: RS15

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)	1.4	2.47 D	4 L	39	3	5

### Maximum Uses in Proposed Zoning District: RS10

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)	38.26	3.7 D	141 L	1427	109	147

### Traffic changes between Maximum: Existing and Proposed Zoning

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-5077	-78	-468

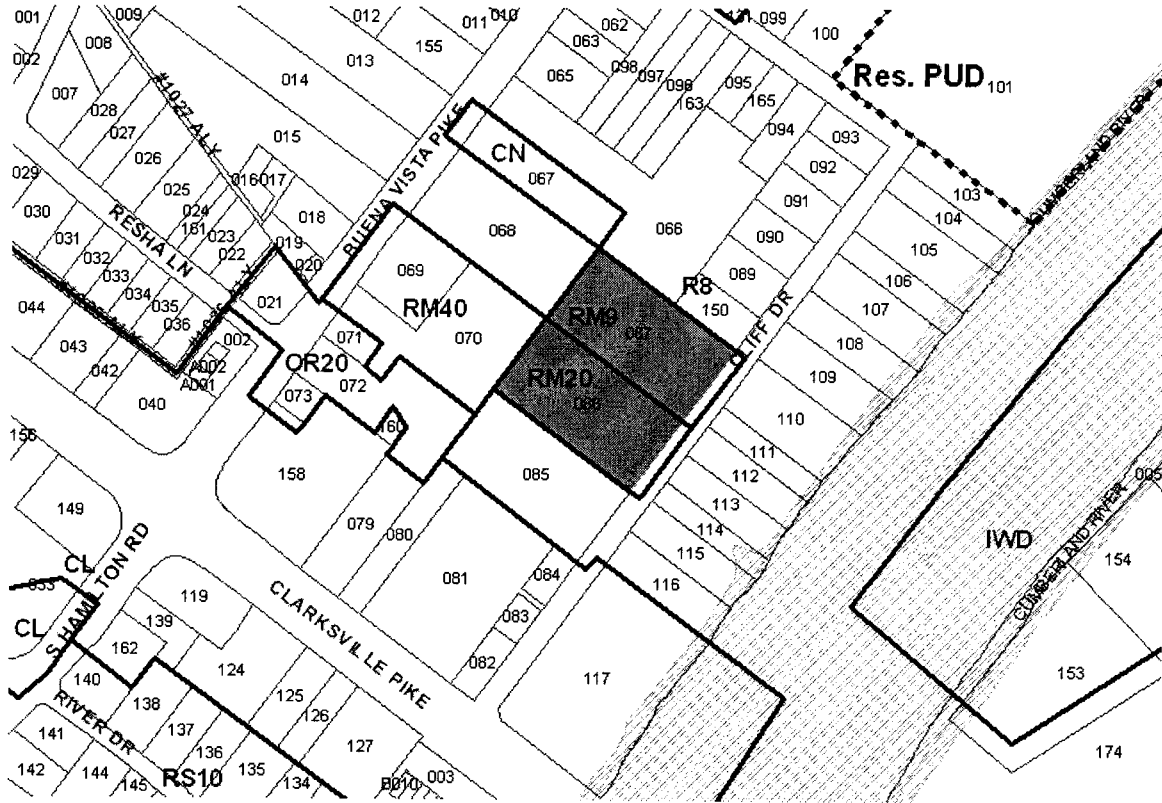
### STORMWATER RECOMMENDATION

Approved

### STAFF RECOMMENDATION

Due to some flooding on the west side of White's Creek Pike, north of this proposed rezoning, and a concern that not everyone who wants to attend the meeting will be able, staff requested that the applicant defer this item to a later date. As staff suggested, the applicant has requested that this item be deferred to the June 10, 2010, agenda. Staff recommends that this item be deferred.

**SEE NEXT PAGE**



**2010Z-012PR-001**

Map: 070-13 Parcels: 086, 087

Bordeaux/Whites Creek Community Plan

Council District 2 – Frank R. Harrison





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

**Zone Change 2010Z-012PR-001**

2 - Harrison  
1 - Gentry  
Margaret A. Wall, owner

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

Sexton  
*Approve*

**APPLICANT REQUEST**

**Rezone from RM20 and RM9 to R8.**

**Zone Change**

A request to rezone from Multi-Family Residential (RM9 and RM20) to One and Two-Family Residential (R8) zoning properties located at 2113 Cliff Drive and Cliff Drive (unnumbered), approximately 625 feet north of Clarksville Pike (3.09 acres).

**Existing Zoning**

RM9 District

RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre. *The RM9 zoning would permit 13 units.*

RM20 District

RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *The RM20 zoning would permit 31 units.*

**Proposed Zoning**

R8 District

R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.41 dwelling units per acre including 25% duplex lots. *The R8 zoning on this site would permit approximately 16 lots, with four duplex lots, for a total of 20 residential units.*

**CRITICAL PLANNING GOALS**

N/A

**BORDEAUX-WHITES CREEK  
COMMUNITY PLAN**

Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.



## Metro Planning Commission Meeting of 05/13/2010

*Bordeaux Village*  
*Detailed Design Plan*  
Mixed Housing (MH)

MH is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

Consistent with Policy?

Yes. The request to rezone from RM9 and RM20 to R8 is consistent with the MH in NG policy. The policy supports single family and multi-family dwellings. While an associated site plan was not submitted with this rezoning request, the proposed down zoning is consistent with the exiting character of the community. The properties proposed for R8 zoning are surrounded by existing single family and multi-family dwellings.

---

### RECENT REZONINGS

On November 11, 2004, The Planning Commission recommended approval for a request to rezone these properties to RM9 and RM20. This request was approved by the Metro Council on January 19, 2005.

---

### PUBLIC WORKS RECOMMENDATION

No exception taken

No traffic table was prepared. This request would decrease the permitted density and would not intensify traffic.

---

### METRO SCHOOL BOARD REPORT

#### Projected Student Generation

As this request represents a down zoning, the number of expected students to be generated would be less than could be generated under current zoning.

---

### STAFF RECOMMENDATION

Staff recommends approval of the zone change request. The proposed zoning district is consistent with the area's MH in NG policy which supports single family and multi-family dwellings.

**FINAL PLAT**



**2010S-028-001**  
 Plan of Roselawn, Reserve Parcel  
 Map: 083-03 Parcel: 282  
 East Nashville Community Plan  
 Council District 7 – Erik Cole



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

**Subdivision 2010S-028-001**  
**Plan of Roselawn, Reserve Parcel**  
7 - Cole  
5- Porter  
Energi Partners, LLC, owner, Stanley Draper, surveyor

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

Bernards  
*Approve with condition*

---

**APPLICANT REQUEST**

**Remove reserve status to create a buildable lot.**

**Final Plat**

**A request for final plat approval to remove the reserve status from the westerly portion of the reserve parcel and to create one buildable lot on property located at 999 Riverside Drive, at the southeast corner of Riverside Drive and Rosebank Avenue (0.64 acres), zoned Commercial Limited (CL).**

**ZONING**  
CL District

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

---

**CRITICAL PLANNING GOALS**

N/A

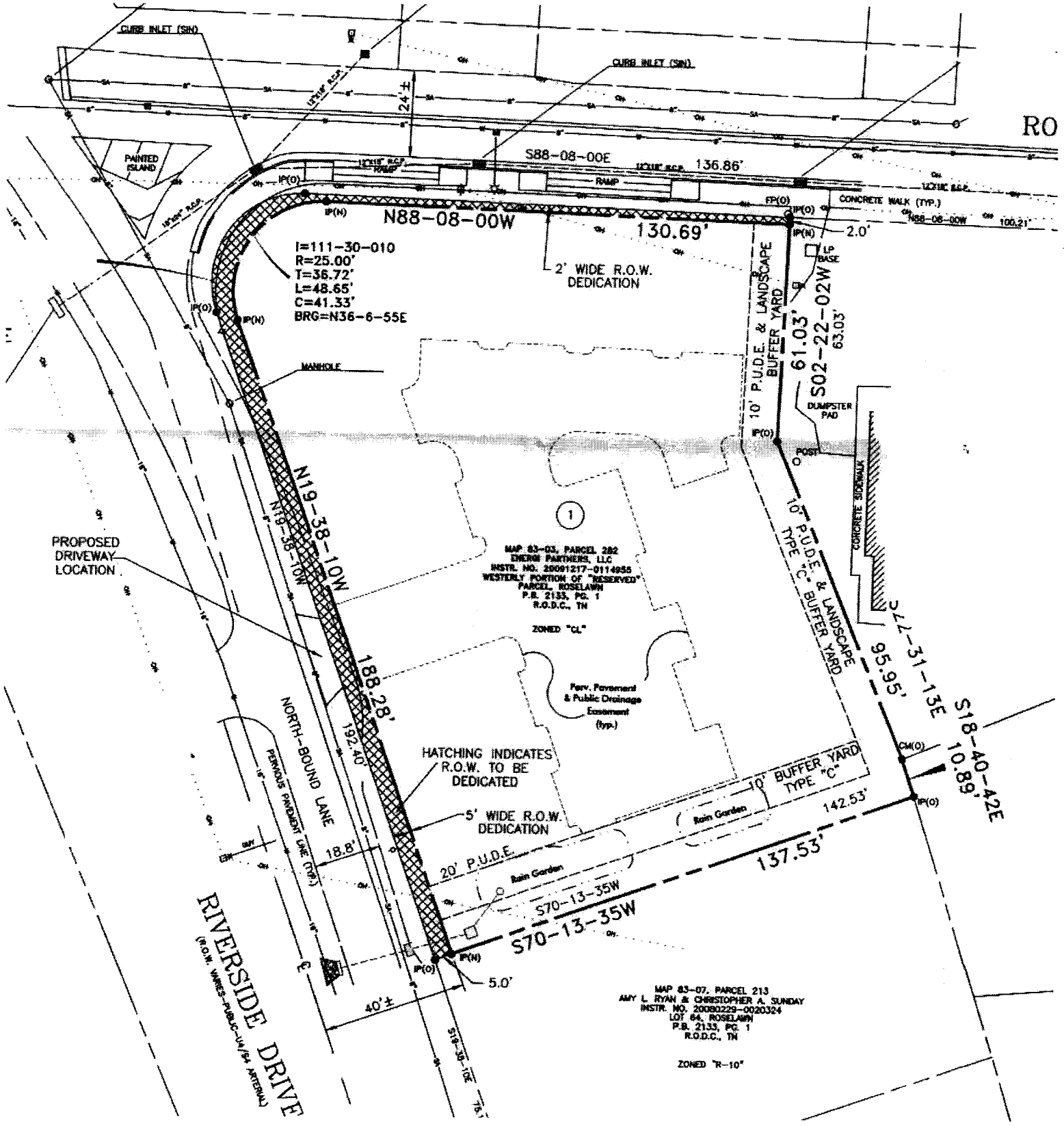
---

**PLAN DETAILS**

The applicant is requesting the removal of the reserve status from the westerly portion of the reserve parcel of the Plan of Roselawn. The parcel was originally platted in July 1952, with a note on the plat indicating that this parcel was reserved for future development. Section 2-9.1.b of the Subdivision Regulations requires that the removal of the reserve status on a parcel be approved by the Planning Commission except when the parcel is in reserve pending an action by a public utility to provide service availability as noted on the face of the approved subdivision plat that created the reserve parcel. There is no explanation provided on the original plat as to why this parcel has been designated as reserved.

Development has occurred on this parcel in the past. Records indicate that building permits were issued in 1983. The site is currently vacant. At the time the current owner applied for building permits, the reserve status was realized. The permits for new uses cannot be issued until the reserve status has been removed.

The Neighborhood Center land use policy supports the CL zoning and there are commercial uses to the north, west



I=111-30-010  
 R=25.00'  
 T=36.72'  
 L=48.65'  
 C=41.33'  
 BRG=N36-6-55E

MAP 83-03, PARCEL 282  
 ENERGY PARTNERS, LLC  
 INSTR. NO. 29091217-0114955  
 WESTERLY PORTION OF "RESERVED"  
 PARCEL, ROSELAWN  
 P.B. 2133, PG. 1  
 R.O.D.C., TN  
 ZONED "CL"

MAP 83-07, PARCEL 213  
 AMY L. RYAN & CHRISTOPHER A. SUNDAY  
 INSTR. NO. 20080229-0020324  
 LOT 84, ROSELAWN  
 P.B. 2133, PG. 1  
 R.O.D.C., TN  
 ZONED "R-10"

HATCHING INDICATES  
 R.O.W. TO BE  
 DEDICATED

5' WIDE R.O.W.  
 DEDICATION

20' P.U.D.E.

10' BUFFER YARD  
 TYPE "C"

Rain Garden

Rain Garden

142.53'

137.53'

570-13-35W  
 570-13-35W

S18-40-42E  
 101.89'

272-31-15E  
 95.95'

10' P.U.D.E. & LANDSCAPE  
 BUFFER YARD

DUMPSTER  
 PAD

61.03'  
 63.03'

10' P.U.D.E. & LANDSCAPE  
 BUFFER YARD

2' WIDE R.O.W.  
 DEDICATION

130.69'

N88-08-00W

S88-08-00E

136.86'

RO

RIVERSIDE DRIVE  
 (R.O.W. WIDES 70.00'-101.64' APART)

NORTH-BOUND LANE  
 PERVIOUS PAVEMENT LANE (TYP.)

PROPOSED  
 DRIVEWAY  
 LOCATION

N19-38-10W  
 N19-38-10W

188.28'

192.40'

18.8'

40'±

5.0'

570-35-10E

CONCRETE SIDEWALK

CONCRETE WALK (TYP.)

2.0'

CURB INLET (SN)

CURB INLET (SN)

PAINTED ISLAND

MANHOLE

1

Perv. Pavement  
 & Public Drainage  
 Easement  
 (TYP.)

Rain Garden

HATCHING INDICATES  
 R.O.W. TO BE  
 DEDICATED

5' WIDE R.O.W.  
 DEDICATION

20' P.U.D.E.

10' BUFFER YARD  
 TYPE "C"

Rain Garden

Rain Garden

142.53'

137.53'

570-13-35W  
 570-13-35W

S18-40-42E  
 101.89'

272-31-15E  
 95.95'

10' P.U.D.E. & LANDSCAPE  
 BUFFER YARD

DUMPSTER  
 PAD

61.03'  
 63.03'

10' P.U.D.E. & LANDSCAPE  
 BUFFER YARD

2' WIDE R.O.W.  
 DEDICATION

130.69'

N88-08-00W

S88-08-00E

136.86'

RO

RIVERSIDE DRIVE  
 (R.O.W. WIDES 70.00'-101.64' APART)

NORTH-BOUND LANE  
 PERVIOUS PAVEMENT LANE (TYP.)

PROPOSED  
 DRIVEWAY  
 LOCATION

N19-38-10W  
 N19-38-10W

188.28'

192.40'

18.8'

40'±

5.0'

570-35-10E

CONCRETE SIDEWALK

CONCRETE WALK (TYP.)

2.0'

CURB INLET (SN)

CURB INLET (SN)

PAINTED ISLAND

MANHOLE

1

Perv. Pavement  
 & Public Drainage  
 Easement  
 (TYP.)

Rain Garden

HATCHING INDICATES  
 R.O.W. TO BE  
 DEDICATED

5' WIDE R.O.W.  
 DEDICATION

20' P.U.D.E.

10' BUFFER YARD  
 TYPE "C"

Rain Garden

Rain Garden

142.53'

137.53'

570-13-35W  
 570-13-35W

S18-40-42E  
 101.89'

272-31-15E  
 95.95'

10' P.U.D.E. & LANDSCAPE  
 BUFFER YARD

DUMPSTER  
 PAD

61.03'  
 63.03'

10' P.U.D.E. & LANDSCAPE  
 BUFFER YARD

2' WIDE R.O.W.  
 DEDICATION

130.69'

N88-08-00W

S88-08-00E

136.86'

RO



## Metro Planning Commission Meeting of 05/13/2010

and east of the property. The property meets the minimum standards of the zoning code and the current standards of the reviewing agencies.

---

### **PUBLIC WORKS RECOMMENDATION**

The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

---

### **STORMWATER RECOMMENDATION**

Approved

---

### **WATER SERVICES RECOMMENDATION**

Add the following note to the plat:

Individual water and/or sanitary sewer service lines are required for each parcel

---

### **STAFF RECOMMENDATION**

Staff recommends approval with a condition of the request to remove the reserve parcel status to create a buildable lot.

---

### **CONDITION**

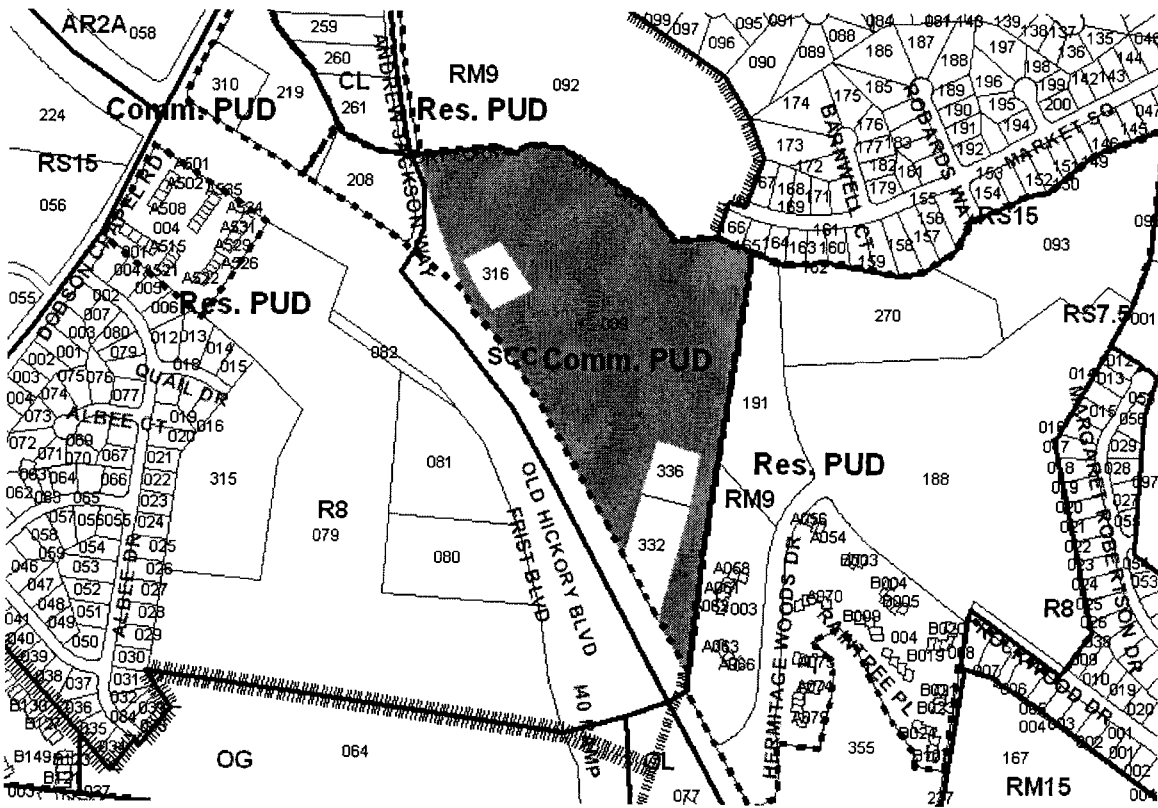
1. The following note shall be added to the plat:

“Individual water and/or sanitary sewer service lines are required for each parcel.”

**SEE NEXT PAGE**



# **REVISIONS SITE PLANS**



**60-86P-001**

Northlake Village Shopping Center

Map: 086-00 Parcel: 089

Subarea 14 – Donelson/Hermitage/Old Hickory Community Plan

Council District 12 – Jim Gotto



**Project No.  
Project Name**

**Planned Unit Development 60-86P-001  
Northlake Village Shopping Center (Kroger  
Expansion)**

**Council District  
School District  
Requested by**

12 – Gotto  
4 – Glover  
Perry Engineering, LLC, applicant, for Northlake Village  
Shopping Center, LLC, owner

**Staff Reviewer  
Staff Recommendation**

Sexton  
Approve with conditions

---

**APPLICANT REQUEST**

**Revise PUD and final site plan to permit a 16,990 square foot addition.**

**Revise PUD and Final Site Plan**

A request to revise the preliminary plan and for final approval for a portion of the Northlake Village Shopping Center Commercial Planned Unit Development located at 5502 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Andrew Jackson Way, zoned Shopping Center Community (SCC) (19.05 acres), to permit a 16,990 square foot addition to an existing grocery store, replacing 10,289 square feet of retail space.

---

**CRITICAL PLANNING GOALS**

N/A

---

**PLAN DETAILS**

The Northlake Village Shopping Center is located north of Interstate 40 along Old Hickory Boulevard. The applicant proposes to demolish an existing structure and add 16,990 square feet of retail space to the adjacent grocery store. The proposed plan increases the overall built square footage of the PUD from 168,833 square feet to 185,823 square feet. While the layout has changed, it remains consistent with the concept of the revised preliminary PUD approved by the Metro Planning Commission in 2005. While the current proposal increases the total retail area, it does not exceed the approved total floor area of the PUD which is 203,189 square feet.

**Access/Parking**

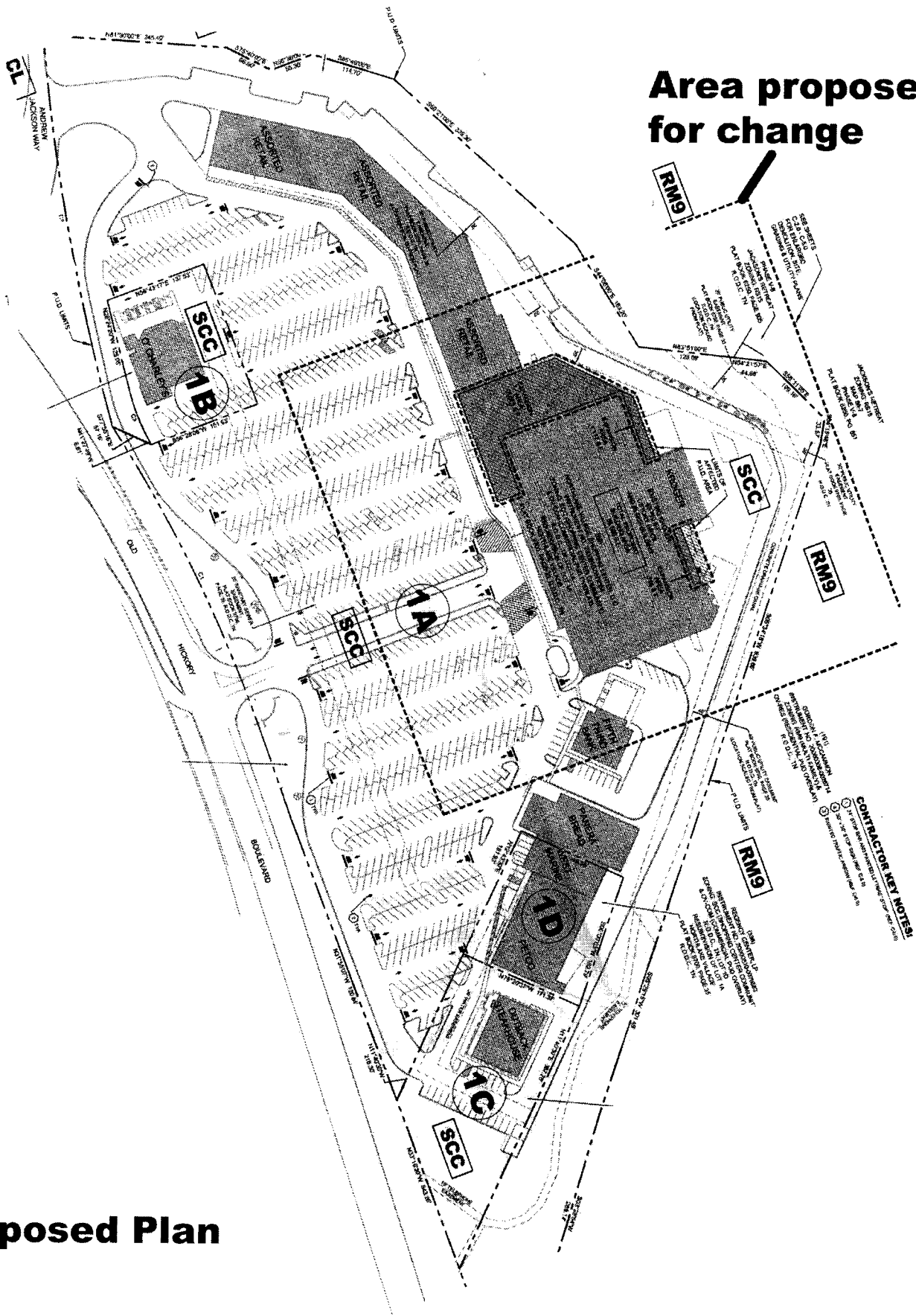
Primary access to the site is located along Old Hickory Boulevard and secondary access to the site is located along Andrew Jackson Parkway. The plan provides a total of 940 parking spaces which meets the requirements of the Zoning Code.

---

**PUBLIC WORKS  
RECOMMENDATION**

No Exceptions Taken

**Area proposed for change**



**Proposed Plan**



## Metro Planning Commission Meeting of 05/13/2010

### STAFF RECOMMENDATION

The request to revise the preliminary plan is consistent with the preliminary PUD approved by the Metro Planning Commission on April 28, 2005, and staff recommends approval with conditions.

### CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. 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.
5. 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.
6. 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.

Approved

April 28, 2005

