

Metropolitan Planning Commission



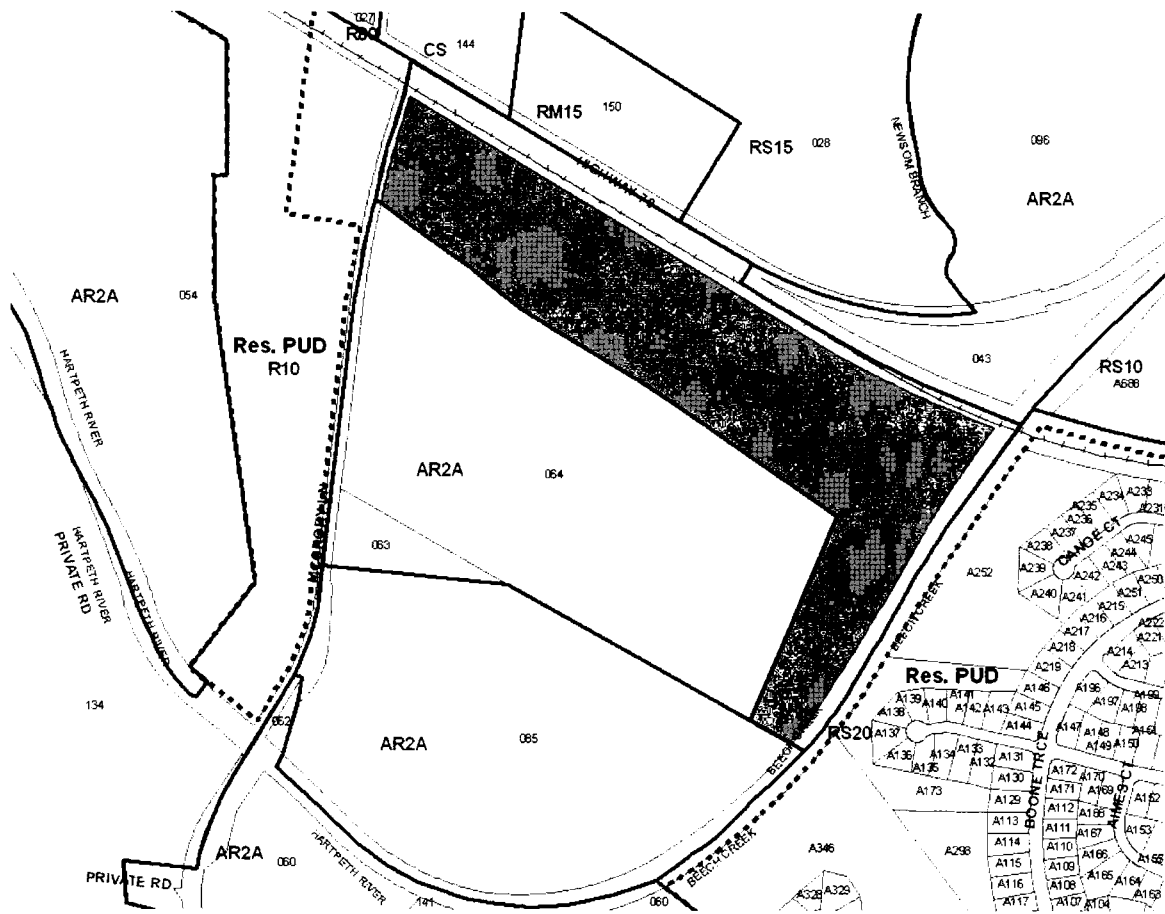
Staff Reports

August 11, 2011

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.

RECOMMENDATIONS TO THE METRO COUNCIL

- **Specific Plan**



2006SP-174G-06
NEWSOM STATION TOWNHOMES (4-YEAR REVIEW)
 Map 126, Parcel(s) 564
 Bellevue
 35 - Bo Mitchell



Project No. SP District Review 2006SP-174G-06
Project Name Newsome Station Townhomes SP
Council District 35 – Mitchell
School District 9 – Simmons
Requested by Metro Planning Department

Staff Reviewer Bernards
Staff Recommendation 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 "Newsom Station Townhomes", 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 McCrory Lane (unnumbered) (30.0 acres), approved for 180 townhouse units via Council Bill BL2007-1297 effective on June 19, 2007.

Zoning Code Requirement

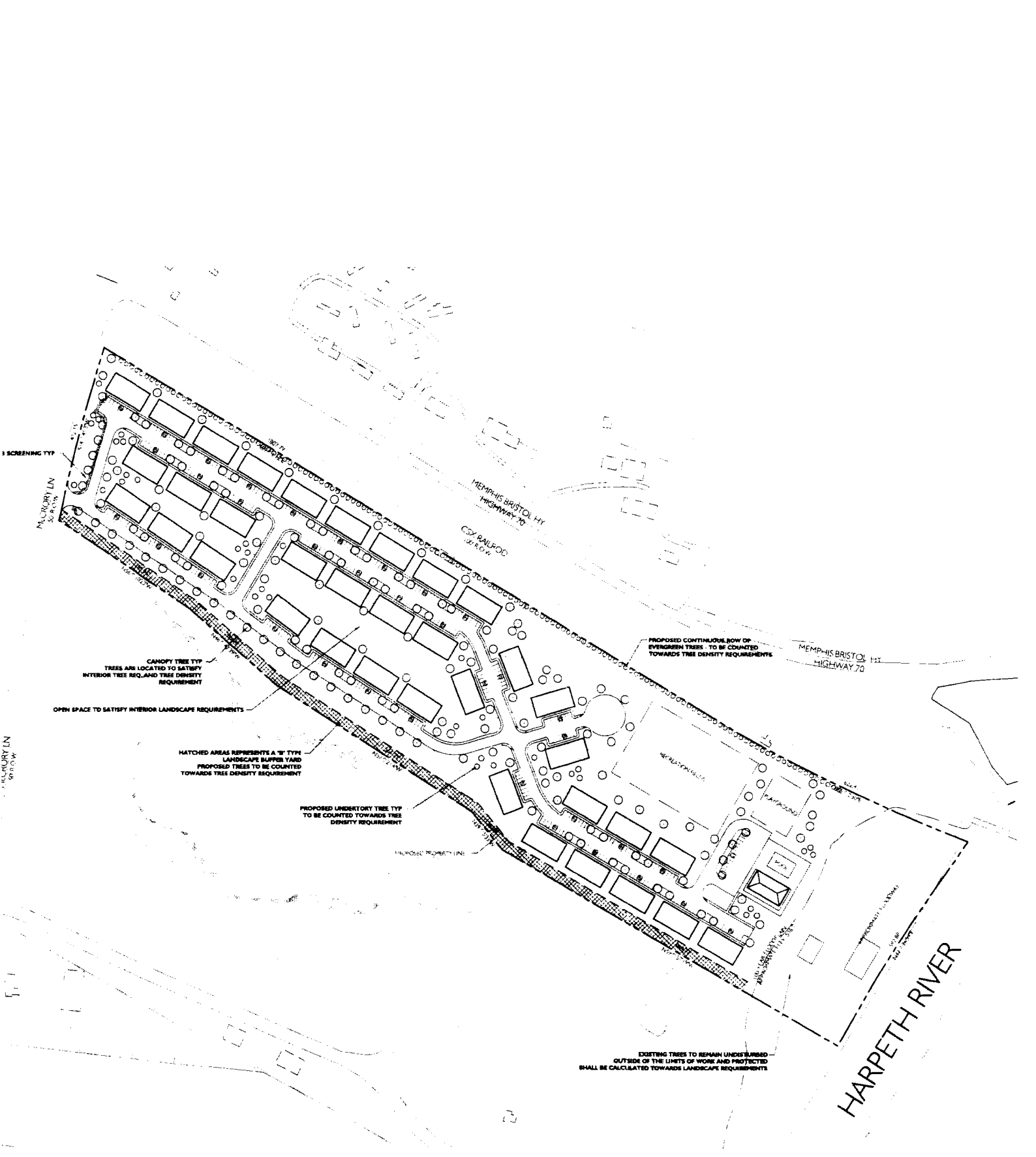
Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

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 includes 180 townhouse units on approximately 30 acres with a density of approximately six units per acre. The development also includes a pool and pool house, playground and an outdoor recreational area. All units front private drives and will be accessed from McCrory Lane.

The SP is adjacent to a quarry. There is a special policy in place that is intended to ensure that people are protected from the dangers of the quarry and that no fill be placed within the quarry. In their approval of this



SCREENING TYP

MOUNTAIN VIEW

MEMPHIS BRISTOL HWY HIGHWAY 70

CSX RAILROAD

PROPOSED CONTINUOUS ROW OF EVERGREEN TREES - TO BE COUNTED TOWARDS TREE DENSITY REQUIREMENTS

MEMPHIS BRISTOL HWY HIGHWAY 70

CANOPY TREE TYP TREES ARE LOCATED TO SATISFY INTERIOR TREE REQ. AND TREE DENSITY REQUIREMENT

OPEN SPACE TO SATISFY INTERIOR LANDSCAPE REQUIREMENTS

HATCHED AREAS REPRESENTS A 'B' TYPE LANDSCAPE BUFFER YARD PROPOSED TREES TO BE COUNTED TOWARDS TREE DENSITY REQUIREMENT

PROPOSED UNDERSTORY TREE TYP TO BE COUNTED TOWARDS TREE DENSITY REQUIREMENT

PROPOSED PROPERTY LINE

MEMPHISVILLE

PARKING

HARPETH RIVER

EXISTING TREES TO REMAIN UNDISTURBED - OUTSIDE OF THE LIMITS OF WORK AND PROTECTED SHALL BE CALCULATED TOWARDS LANDSCAPE REQUIREMENTS

MOUNTAIN VIEW



Metro Planning Commission Meeting of 08/11/2011

SP, the Planning Commission recognized that the plan did not specifically implement this Special Policy but approved the SP with conditions, including a condition that a fence be installed and maintained around the quarry site, and that no dumping or filling of any materials of any type be placed within the quarry.

SPECIFIC PLAN REVIEW

Staff conducted a site visit in July 2011. 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 could demonstrate that the SP was active.

Owner's Response

The owner's representative did respond to the letter. The following documentation of activity was provided:

"During the past few years, I have spent over \$1 million on work that has benefitted both Westbrook Pointe (another project I own across Highway 70) and the Newsome Station Townhomes project. These cost including engineering costs, as well as costs associated with boring under Highway 70, the railroad and the Harpeth River to run water and sewer from Westbrook Pointe to Newsome Station Townhomes. This work also includes the installation of a lift station at Westbrook Pointe that will serve the Newsome Station Townhomes project. A copy of the site plan for the Newsome Station project is enclosed, showing the locations of the lift station and the line that was bored under Highway 70, the railroad and the Harpeth River that serves this project.

The work described above originated from the Westbrook Pointe project across Highway 70 and, thus, all of the permits were issued for that project. Enclosed are copies of the permits issued by TDEC and Metro Water Services for this work.

Based on the above-described activity, I respectfully request that the specific plan for Newsome Station Townhomes be considered active."

ANALYSIS

In reviewing the documentation provided, staff finds that the owner's representative 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,



Metro Planning Commission Meeting of 08/11/2011

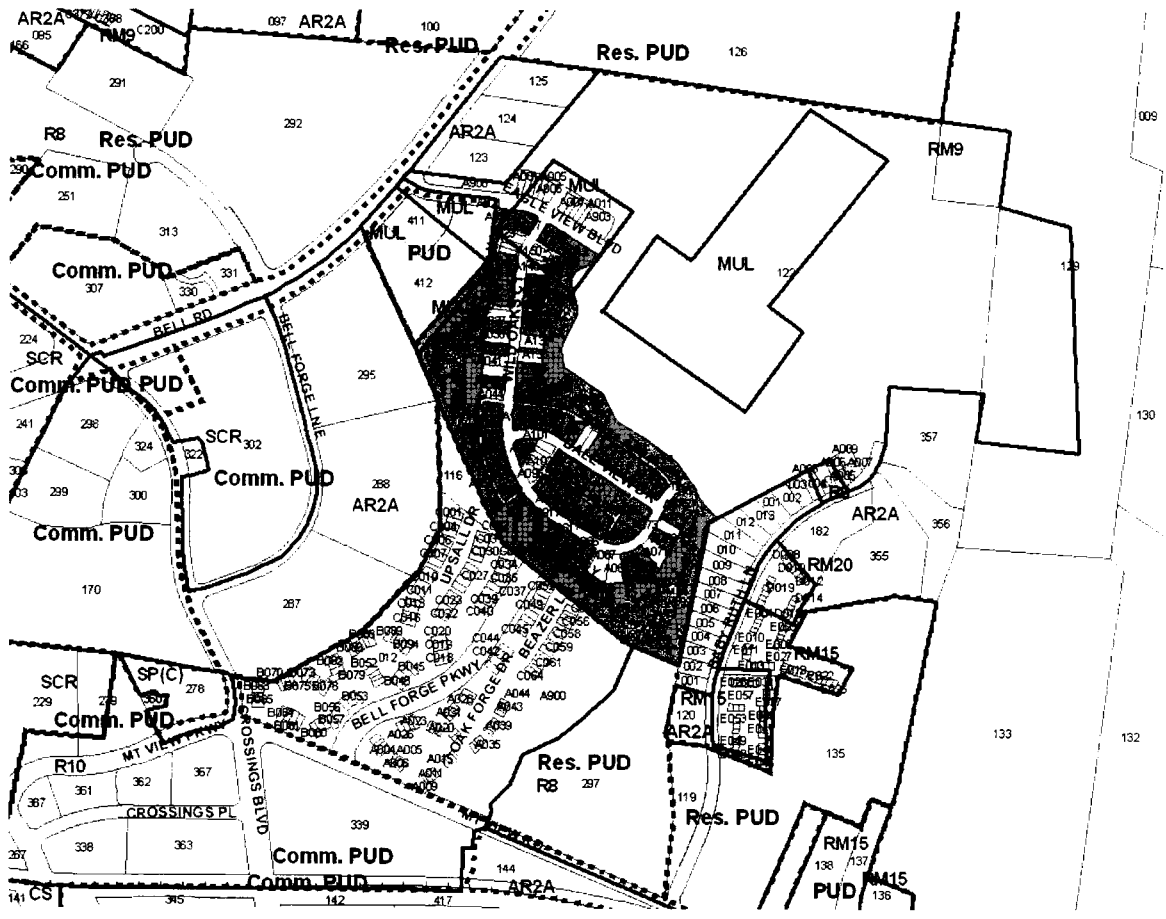
if the SP is not found to be complete, the owner will need to demonstrate that additional activity has taken place in the SP in order for it to be found active.

STAFF RECOMMENDATION

Staff recommends that the Newsome Station Townhomes SP be found to be active.

PLANNING COMMISSION ACTIONS

- **Urban Design Overlay**
- **Subdivision (Final)**



2003UD-003-001
 RIDGEVIEW, PH 1 (PRELIM & FINAL)
 Map 163-07-0-A, Parcel(s) 012-021, 027-036, 038, 040, 043, 045-066, 069, 070, 072,
 074-095, 102-111, 113-120, 123-135, 138-145
 Antioch - Priest Lake
 33 - Robert Duvall



Project No.	Ridgeview UDO 2003UD-003-001
Project Name	Ridgeview UDO Revision
Council District	33 – Duvall
School District	06 – Mayes
Requested by	Dale and Associates, applicant for Pinnacle National Bank, owner
Staff Reviewer	Morton
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Modify Phase I boundary and lot mix allocation

UDO Modification

A request to revise the preliminary and for final approval for a portion of the Ridgeview Urban Design Overlay district for properties located along Eagle View Boulevard, Dale View Drive and Wild Oaks Court, approximately 600 feet east of Bell Road, zoned Multi Family Residential (RM9) and Mixed Use Limited (MUL) (29.53 acres), to permit the development of 27 townhomes, 42 single-family rear loaded homes, and 18 single-family front loaded homes (87 units total) where 122 units were previously approved, and remove Townhome Lots 1 through 11 and the associated alley from Phase I, to be added to a future phase, requested by Dale and Associates, applicant for Pinnacle National Bank, owner.

Existing Zoning

RM9 District

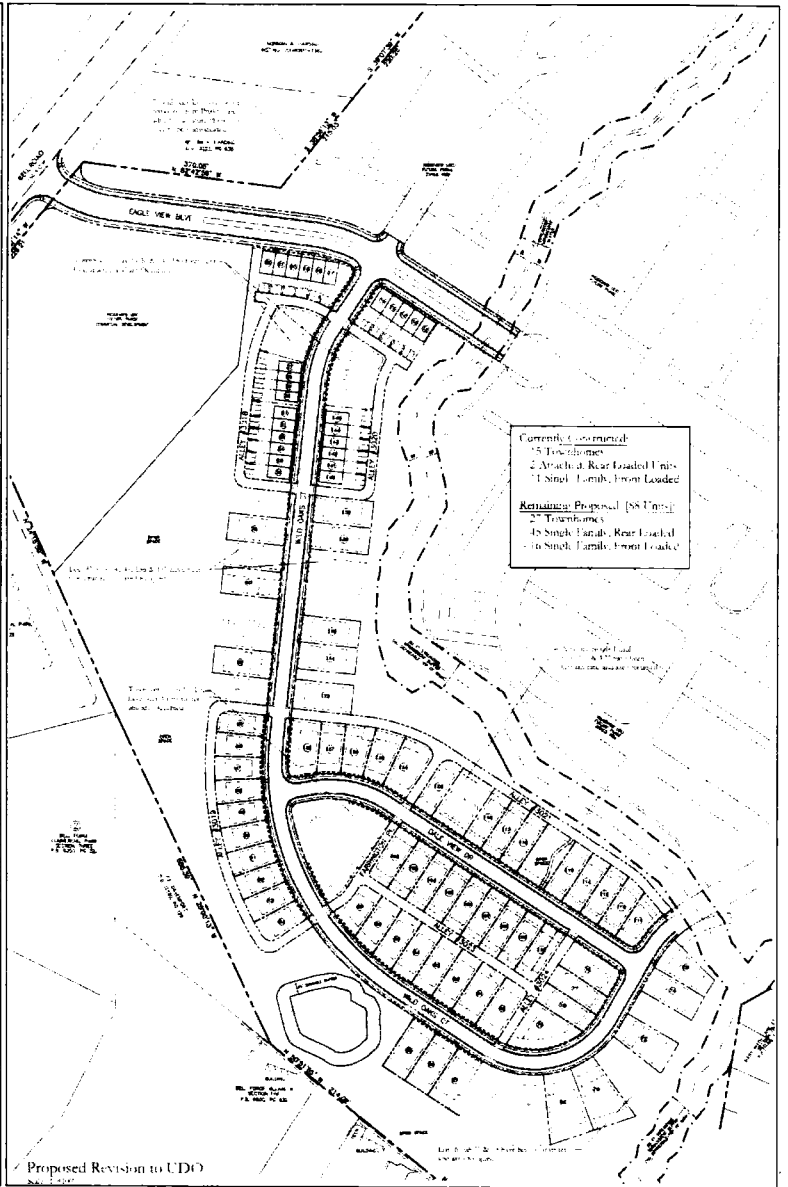
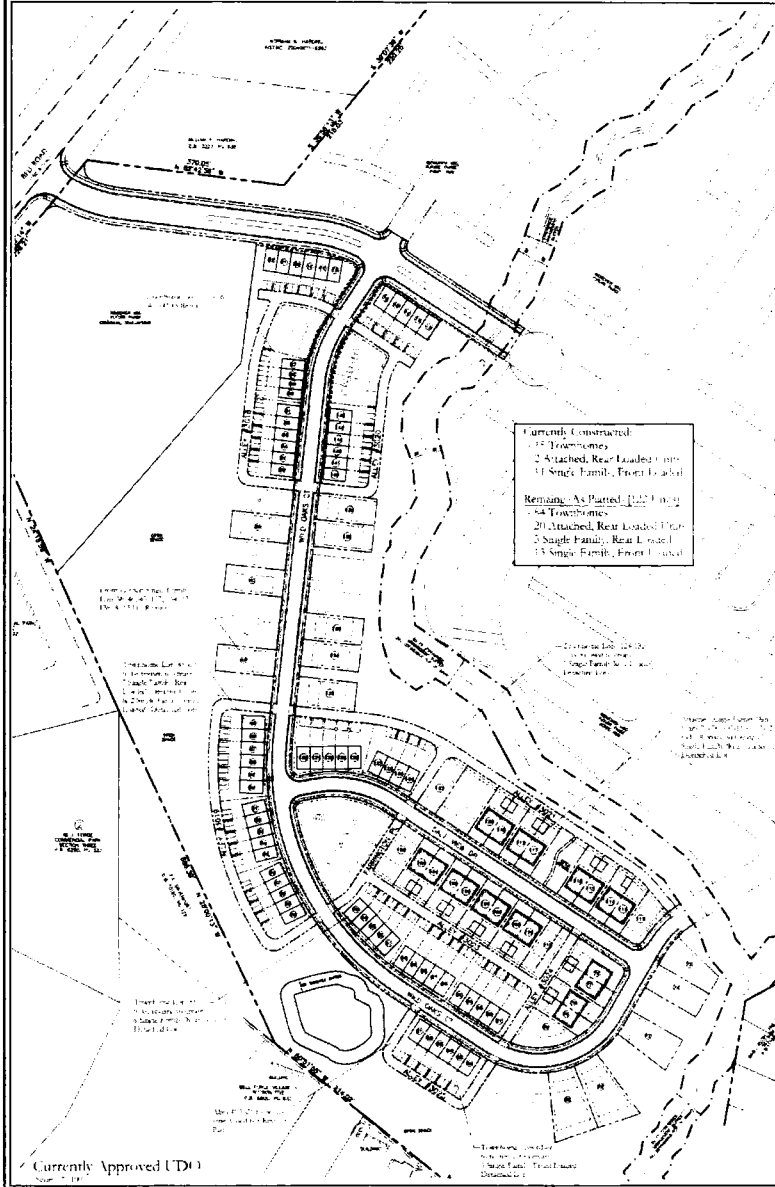
RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre.

MUL District

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

PLAN DETAILS

The Ridgeview UDO was adopted in 2003 and provides for a mix of housing types. In Ridgeview the goal has been to provide a quality form of living using the natural features of the site, such as terrain, streams, vegetation, and proximity of services, with an emphasis on pedestrian activity and neighborhood pride without sacrificing architectural integrity, design, or detail.





Metro Planning Commission Meeting of 08/11/2011

The Ridgeview UDO is designed to:

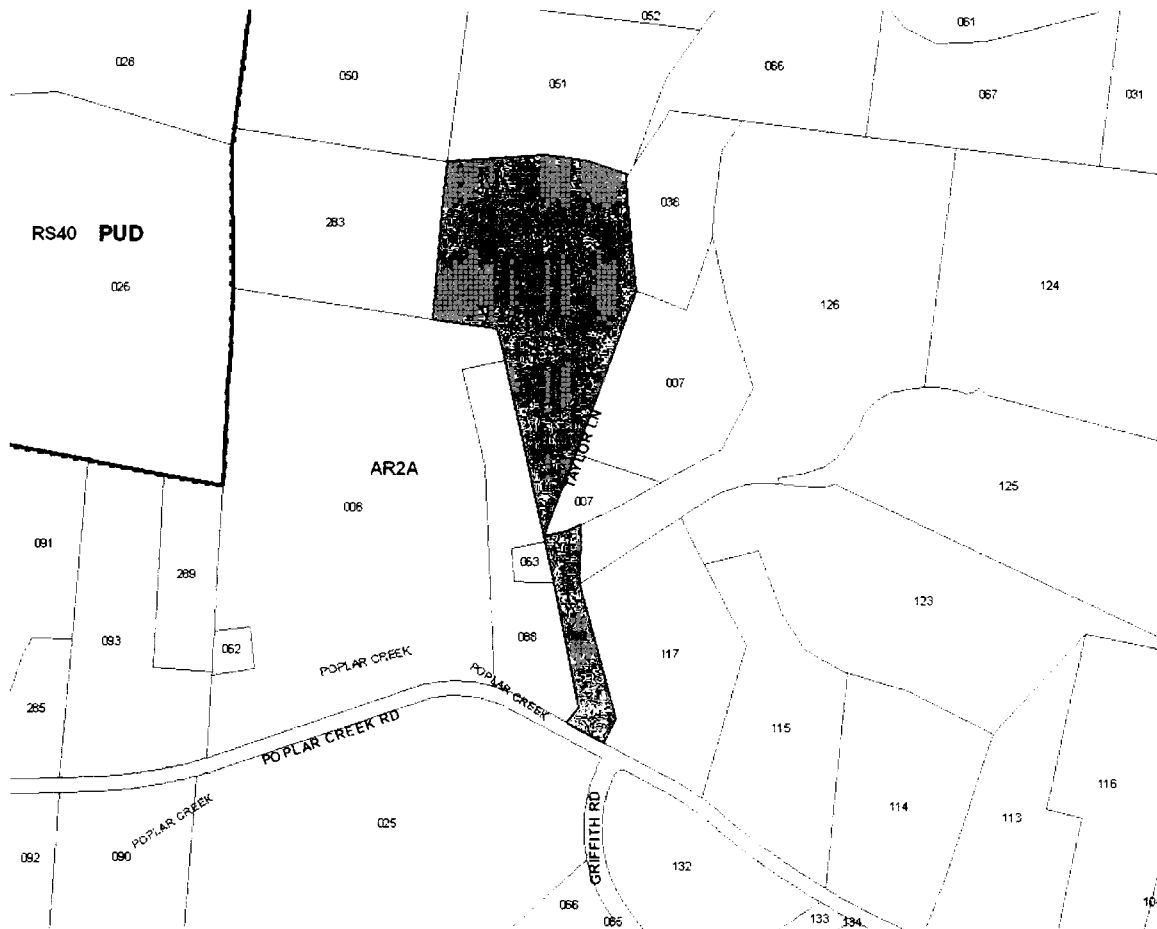
- Provide a range of residential and commercial uses within the site while being flexible at certain locations by providing commercial, dense residential, medium residential, and light residential within zones.
- Provide separation of vehicular and pedestrian traffic through streetscape, public alleys, and designated pedestrian green space.
- Provide architectural diversity and scale while utilizing materials which tie the project together through materials or styles.
- Provide connectivity with adjacent properties in order to share the green space with neighboring projects and encourage pedestrian circulation in lieu of driving a vehicle to reach local destinations.
- Provide a pride of place within the project of individual home owners through architectural connectivity, useable public recreation areas, and the design of unique features into the project.
- Provide sensitivity to the natural features of the project through tree preservation, utilization of natural site features, and architectural design which address topographically challenging areas.

The applicant believes that the number of townhomes, attached rear loaded units and single family detached units originally approved are no longer feasible within the current housing market. The applicant proposes to revise the plans to provide fewer of these unit types. This revision is appropriate and still provides a quality mixture of housing types meeting the goals and objectives of the Urban Design Overlay.

Additionally, the applicant requests the site boundary be revised to remove Lots 1 through 11 and the associated alley from Phase I. These lots and alley will remain in the Master Plan and be included in a later phase of the project. Staff believes this revision is appropriate and meets the goals and objectives of the UDO.

STAFF RECOMMENDATION

Staff recommends approval as the revision meets the goals and objectives of the Ridgeview UDO.



2009S-027-002
POPLAR HILL SUBDIVISION
Map 154, Parcel(s) 008, 282
Bellevue
35 - Bo Mitchell



Project No.	Subdivision 2009S-027-002
Project Name	Poplar Hill Subdivision
Council District	35 – Mitchell
School District	9 – Simmons
Requested by	Wyatt and Wendy Rampy, owners, Joseph Brown, surveyor
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Create one lot

Final Plat

A request for final plat approval to create one lot on properties located at 8706 Poplar Creek Road and Poplar Creek Road (unnumbered), approximately 625 feet north of Poplar Creek Road (7.75 acres), zoned Agricultural/Residential (AR2a).

ZONING

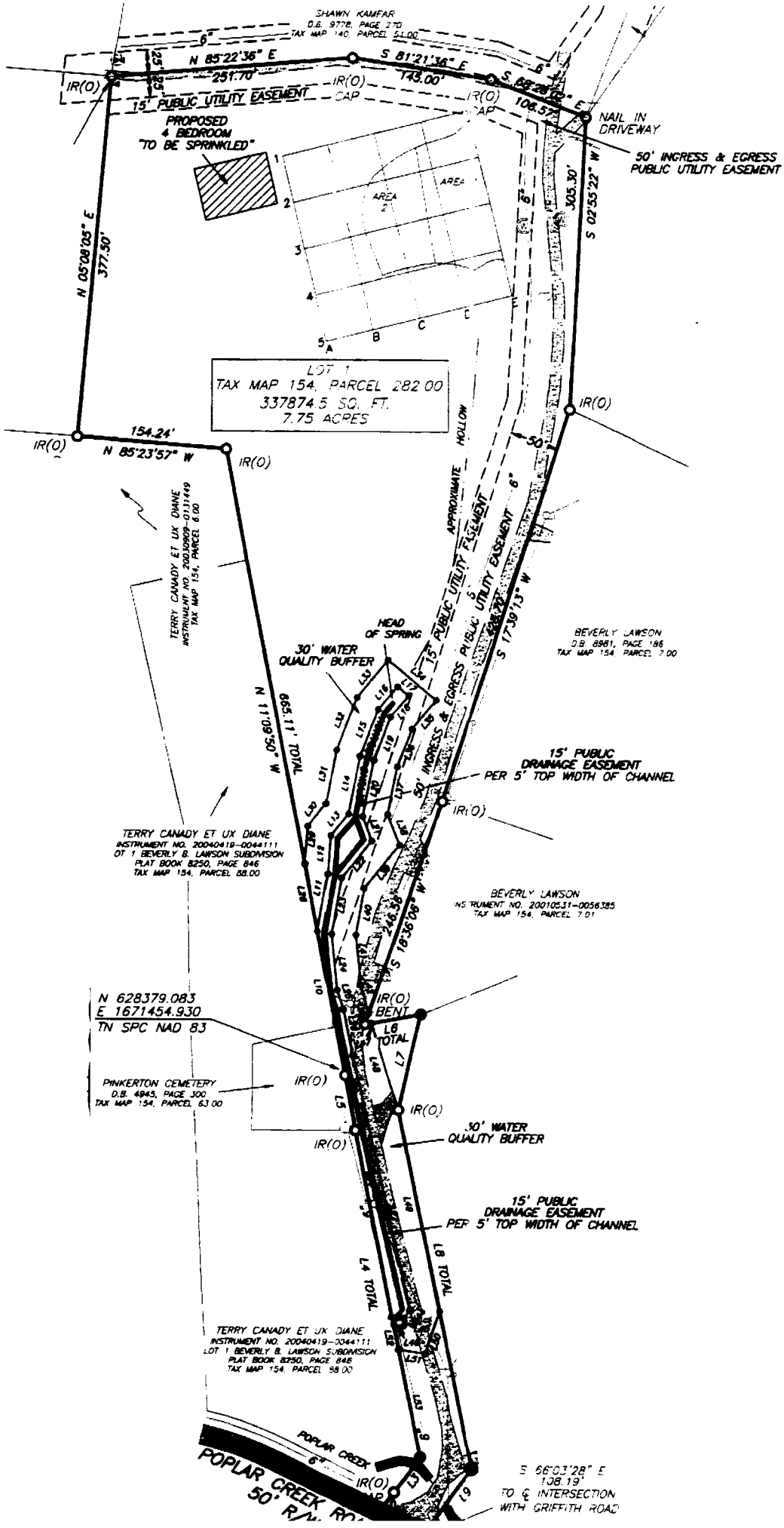
AR2a District

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 applicant is requesting final plat approval to consolidate two properties with frontage on Poplar Creek Road. The consolidation includes a private road with an access easement that is the sole access from Poplar Creek Road for approximately 28 parcels. The easement is shown on the plat.

These parcels of land are two of 21 parcels created by deed in 1995. As noted above, the access for these 21 parcels of land is the extension of an existing private ingress-egress easement from Poplar Creek Road. Although it is legal to create parcels of land five acres and greater by deed, it does not automatically make them “buildable” lots. If a parcel accesses utilities from a public right-of-way, a subdivision plat is not required. These parcels will obtain water and electric service from common lines that run through the private easement and must be platted.



SHAWN KAMFAR
D.B. 9778, PAGE 270
TAX MAP 140, PARCEL 51.00

N 85°22'36" E 251.70'
S 81°21'36" E 143.00'
S 84°28'12" E 108.52'
IR(O) CAP IR(O) CAP IR(O) CAP

PROPOSED 4 BEDROOM TO BE SPRINKLED

NAIL IN DRIVEWAY
50' INGRESS & EGRESS PUBLIC UTILITY EASEMENT

LOT 1
TAX MAP 154, PARCEL 282 00
337874.5 SQ. FT.
7.75 ACRES

N 05°08'09" E 377.50'
IR(O)
N 85°23'57" W 154.24'
IR(O)

TERRY CANADY ET UX DIANE
INSTRUMENT NO. 20003099-0131449
TAX MAP 154, PARCEL 6.00

HEAD OF SPRING
30' WATER QUALITY BUFFER

BEVERLY LAWSON
S.B. 8861, PAGE 196
TAX MAP 154, PARCEL 7.00

15' PUBLIC DRAINAGE EASEMENT PER 5' TOP WIDTH OF CHANNEL

TERRY CANADY ET UX DIANE
INSTRUMENT NO. 20040419-0044111
OT 1 BEVERLY B. LAWSON SUBDIVISION
PLAT BOOK 8250, PAGE 846
TAX MAP 154, PARCEL 88.00

BEVERLY LAWSON
INSTRUMENT NO. 20010531-0056385
TAX MAP 154, PARCEL 7.01

N 62°37'08.3
E 167°14'54.930
TN SPC NAD 83

PINKERTON CEMETERY
D.B. 4943, PAGE 300
TAX MAP 154, PARCEL 63.00

30' WATER QUALITY BUFFER

15' PUBLIC DRAINAGE EASEMENT PER 5' TOP WIDTH OF CHANNEL

TERRY CANADY ET UX DIANE
INSTRUMENT NO. 20040419-0044111
LOT 1 BEVERLY B. LAWSON SUBDIVISION
PLAT BOOK 8250, PAGE 846
TAX MAP 154, PARCEL 88.00

POPLAR CREEK
50' R/W

S 66°03'28" E 108.19'
TO & INTERSECTION WITH GRIFFITH ROAD



Metro Planning Commission Meeting of 08/11/2011

History

In June 2009, the Planning Commission recommended approval with conditions and a variance to create one lot at 8706 Poplar Creek Road. The Subdivision Regulations allow up to 10 lots, five acres or greater, within the Natural Conservation land use policy, to be accessed from a private street (Section 3-9.3.c.1). As this would have been the 13th improved property to take access from this private street, the Planning Commission granted a variance to Section 3-9.3.c.1 of the Subdivision Regulations on June 25, 2009.

The applicant was required to construct a private street in the access easement to Metro standards (20 feet of pavement with two four-foot shoulders). The street would have extended from Poplar Creek Road to the point where it meets the access driveway for the property. Construction plans had been approved by Public Works. The road, which would have been on the applicant's property and a parcel of land that was owned by Metro, needed to be constructed or bonded prior to the recording of the plat.

The applicant was in the process of obtaining a performance bond, but because they did not own all of the property, they did not have the authority to complete the process. The Planning Commission had granted extensions to the approval of this plat three times with the final expiration in March 2011. During that time, the applicant was attempting to purchase the property from Metro.

The property was declared surplus via BL2010-643 in April 2010, but it was not put up for sale until June 2011. The applicant was the successful bidder and has opted to consolidate the two parcels which gives the property street frontage. With this frontage, the variance is no longer necessary.

Access Easement

While the applicant is no longer required to upgrade the access easement to Public Works' standards, there may be other parcels that use this access platted in the future. In order not to preclude the upgrading of the easement to serve these future lots, a note will be added to the plat that allows required improvements to be made. In addition to the note, there are some minor revisions needed on the plat. These are noted as conditions of approval.



Metro Planning Commission Meeting of 08/11/2011

PUBLIC WORKS

RECOMMENDATION

Label the 50' Ingress Egress easement as "Private 50' Ingress Egress Easement"

HARPETH VALLEY UTILITY

DISTRICT RECOMMENDATION

Approve

STORMWATER

RECOMMENDATION

Approved

FIRE MARSHAL

RECOMMENDATION

Approved

Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. {2006 IFC B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m2) shall be 1,000 gallons per minute (3785.4 L/min) for a duration of 2 hours.}

STAFF RECOMMENDATION

Staff recommends approval with conditions of the final plat.

CONDITIONS

1. The following revisions shall be made to the plat:
 - a. Note that this is a consolidation plat
 - b. Correct the subdivision case number
 - c. Provide a reference to the second parcel
 - d. Show and label the old lot line
 - e. Label the 50' Ingress Egress easement as "Private 50' Ingress Egress Easement"

2. Amend note 12 to read:

When required by an agency of the Nashville-Davidson County Metropolitan Government, or for the health and safety of the property owners of any parcel or lot that is accessed via the 50 foot ingress/egress easement that runs along the eastern edge of the property, improvements to the ingress/egress easement by a property owner or owners of any parcel or lot that is accessed by the easement shall be permitted.