

Metropolitan Planning Commission



Staff Reports

August 23, 2012

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.



2012NL-001-002
 HOT ROD GRILLE (DEVELOPMENT PLAN)
 Map 105-11, Parcel(s) 238-239
 South Nashville
 17 – Sandra Moore



Project No.	Neighborhood Landmark 2012NL-001-002
Project Name	Hot Rod Grille (Development Plan)
Council District	17 – Moore
School District	7 – Kindall
Requested by	Chris Michaels, applicant for Kenneth M. Ballew and Louise and Robert Armstrong, owners
Deferrals	This request was deferred from the July 26, 2012, Planning Commission meeting
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer indefinitely</i>

APPLICANT REQUEST

Neighborhood Landmark Development Plan to permit a restaurant.

Neighborhood Landmark Development Plan

A request for approval of a Neighborhood Landmark Development Plan for properties located at 609 and 611 Wedgewood Avenue, approximately 260 feet west of Bransford Avenue (0.41 acres), zoned One and Two-Family Residential (R6), to permit a full service restaurant.

Existing Zoning

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25% duplex lots.

PLAN DETAILS

This request was originally submitted for the July 26, 2012, Planning Commission meeting. The applicant could not address departmental comments and staff recommended that the request be deferred to the August 23, 2012, agenda in order to give the applicant additional time. To date the applicant has not submitted revised drawings or been in contact with staff.

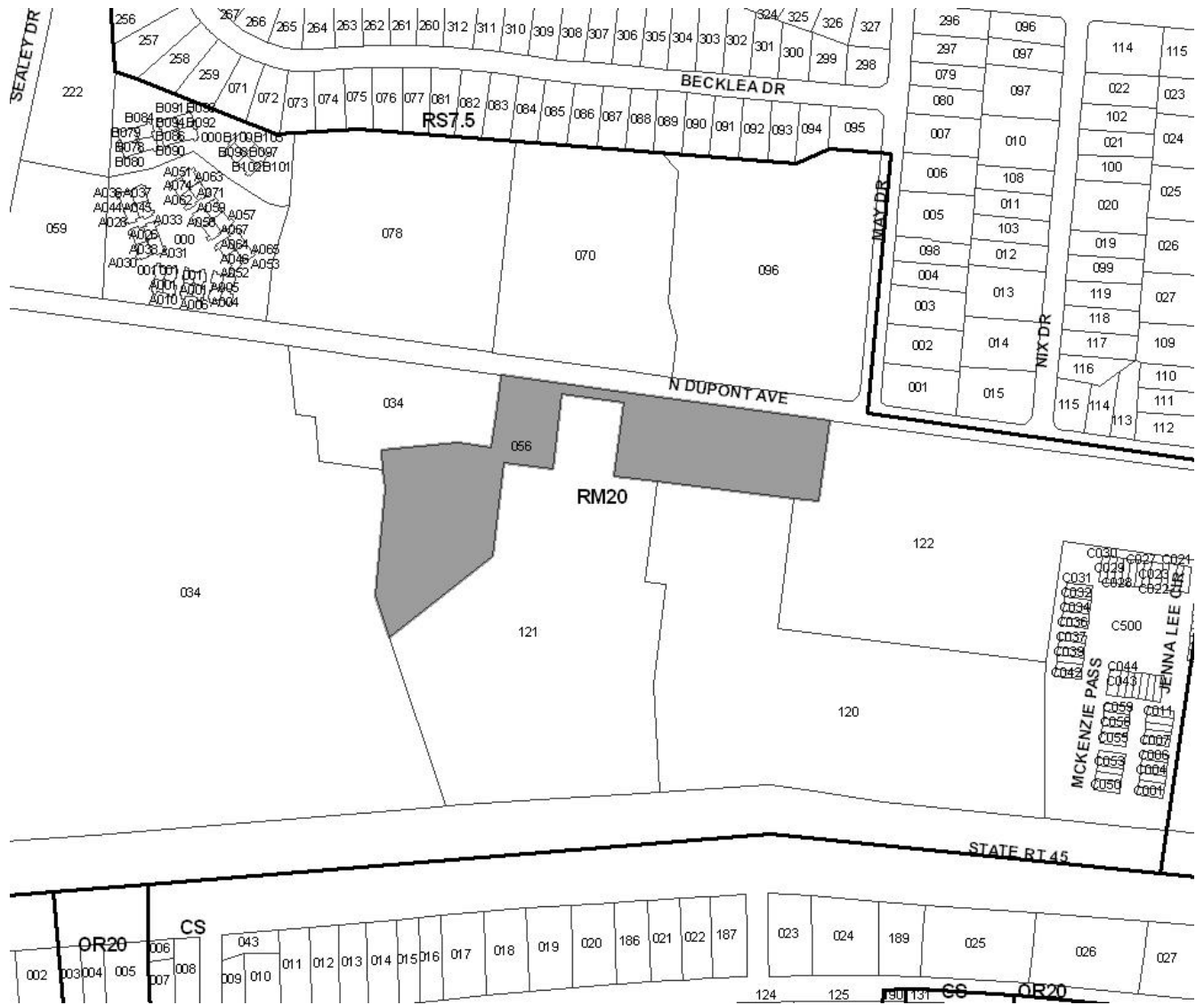
STAFF RECOMMENDATION

Staff recommends that the request be deferred indefinitely.

Wedgewood Avenue



Proposed Development Plan



2012S-062-001
 MADISON CHURCH OF CHRIST
 Map 043-10, Parcel 056
 Madison
 09 – Pridmore



Project No.	Subdivision 2012S-062-001
Project Name	Madison Church of Christ
Council District	9 – Pridemore
School District	3 – North
Requested by	Madison Church of Christ, Trustee, owner, Ragan-Smith Associates, Inc., surveyor
Staff Reviewer	Johnson
Staff Recommendation	<i>Defer to the September 13, 2012, Planning Commission meeting.</i>

APPLICANT REQUEST

Final plat to create five lots and variance request for lot frontage

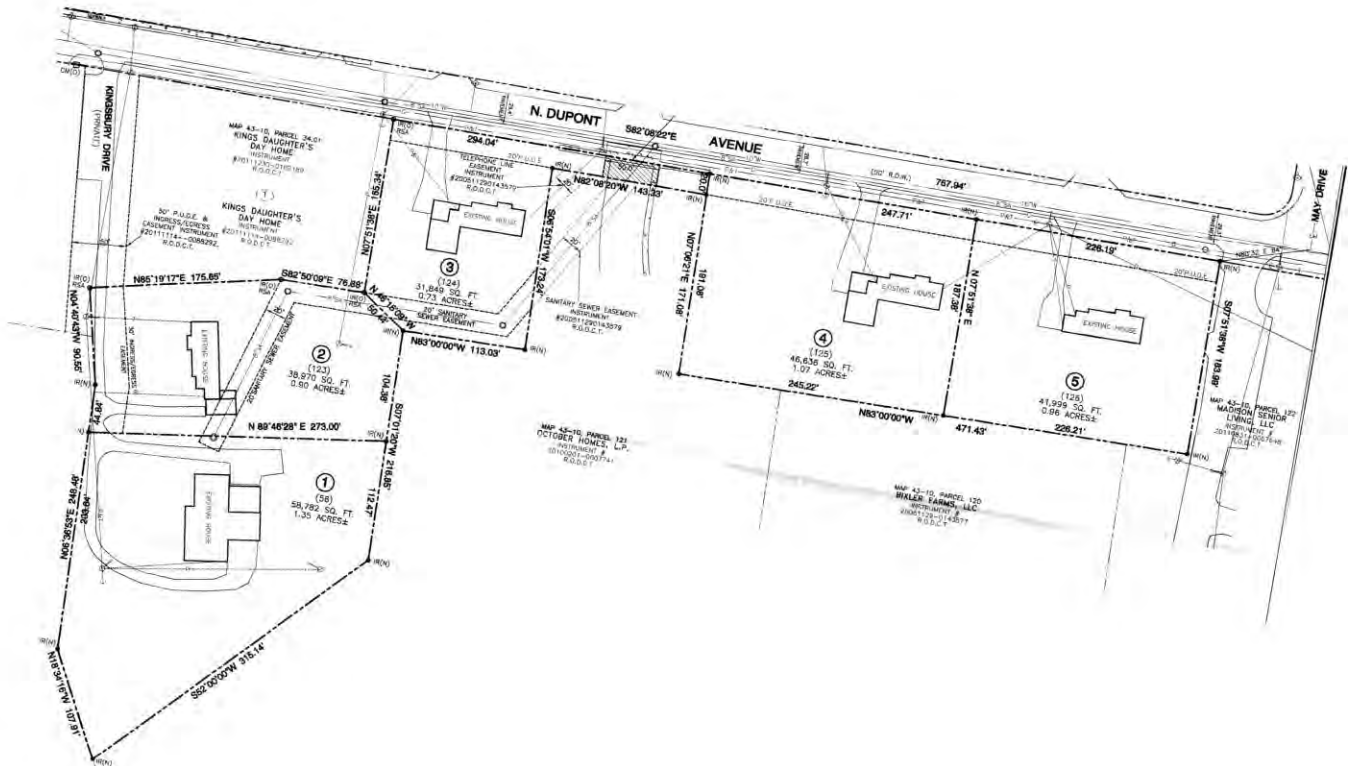
Subdivision plat

A request for final plat approval to create five lots and a variance to the Subdivision Regulations for lot frontage on property located at 596 N. Dupont Avenue, approximately 1,675 feet east of Delaware Avenue, zoned Multi-Family Residential (RM20) (5.78 acres).

STAFF RECOMMENDATION

Staff recommends deferral of the request to the September 13, 2012, Planning Commission agenda, as requested by the applicant. The applicant has not yet met the requirements of Water Services to provide sewer construction plans. If the application is not deferred, staff recommends disapproval because required sewer construction plans have not been approved by Metro Water Services.

Proposed Subdivision Plat





2012S-093-001
 4100 WYOMING AVENUE
 Map 103-04, Parcel 286
 West Nashville
 24 – Holleman



Project No.	Subdivision 2012S-093-001
Project Name	4100 Wyoming Avenue
Council District	24 – Holleman
School District	9 – Simmons
Requested by	Delle Land Surveying, surveyor, Woodland Street Partners, owner
Staff Reviewer	Johnson
Staff Recommendation	<i>Defer indefinitely</i>

APPLICANT REQUEST

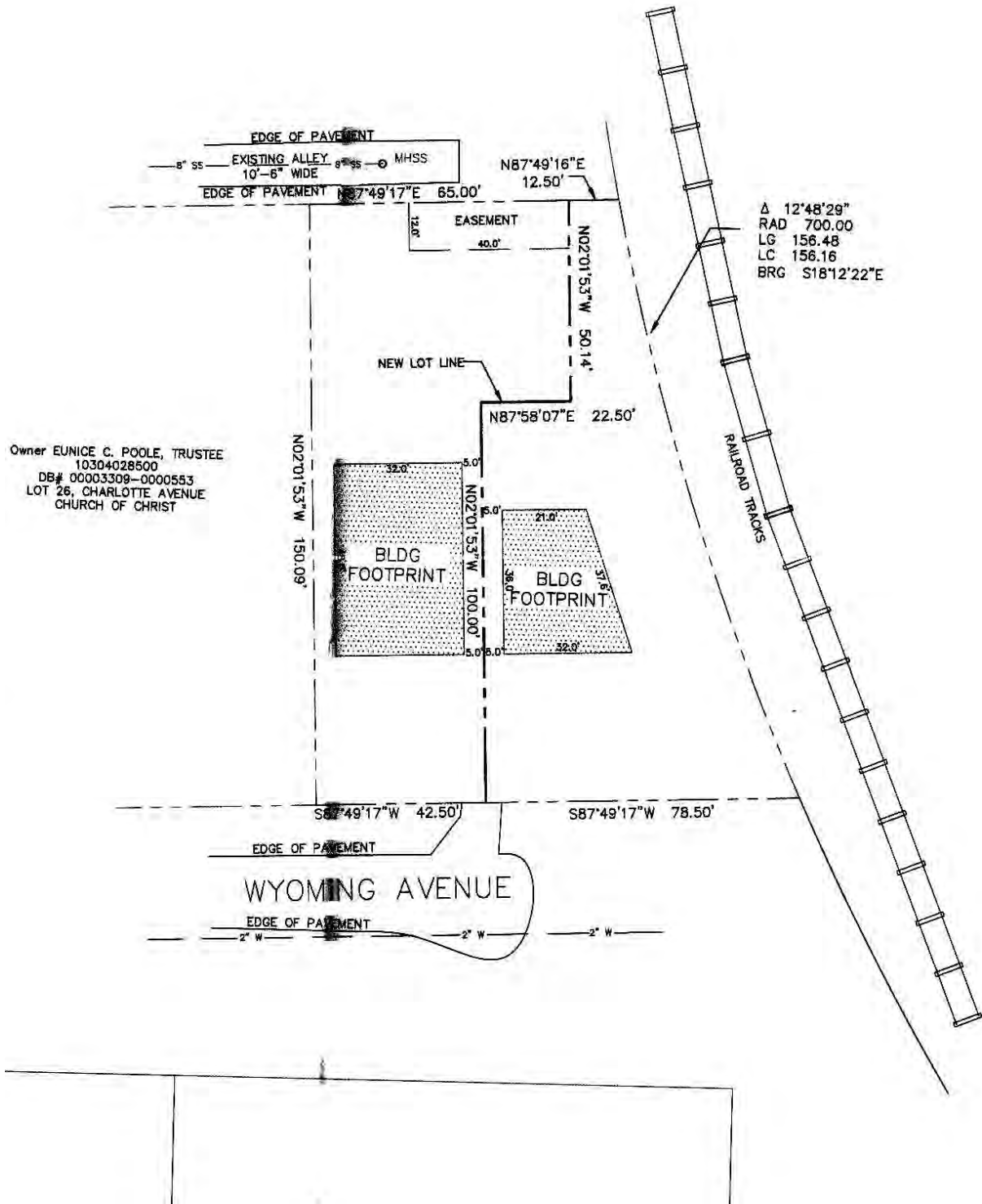
Final plat for a two lot subdivision

Final Plat

A request for final plat approval to create two lots on property located at 4100 Wyoming Avenue, abutting the railroad tracks (.36 acres), zoned Single-Family Residential (RS7.5).

STAFF RECOMMENDATION

Staff recommends indefinite deferral of the request to the August 23, 2012 Planning Commission meeting. The owner of the site has requested indefinite deferral in order to complete a mandatory referral request related to the proposed subdivision.



Proposed Subdivision Plat



Project No.	Text Amendment 2012Z-018TX-001
Project Name	Fee Waiver
Council Bill	BL2012-229
Council District	Countywide
School District	Countywide
Sponsored by	Councilmembers Johnson, Evans, Bedne, Allen
Staff Reviewer	Bernards
Staff Recommendation	<i>Because this ordinance deals with a matter of Council prerogative to set fees for rezonings, staff recommends that the Commission take no official position on the bill</i>

APPLICANT REQUEST

Waive application fees for Councilmembers for certain PUD amendments or cancellations.

Text Amendment

An Ordinance amending Section 17.40.740 of Title 17 of the Metropolitan Code, Zoning Regulations, to provide a waiver of the zoning application fee for applications filed by Members of Council in response to the Planning Commission’s determination that a Planned Unit Development (PUD) district is inactive after conducting a periodic review.

CRITICAL PLANNING GOALS

N/A

PURPOSE OF THE TEXT AMENDMENT

There are certain situations where the fee for a Councilmember to file a rezoning application can be waived. The proposed bill will add another option to this list.

Existing Law

The existing Zoning Code, Section 17.40.740.C provides for the waiver of application fees for rezoning requests by Councilmembers

- C. Any rezoning request initiated by a member or members of council for the purpose of:
 1. Rezoning the property from a greater intensity residential use to a lesser intensity residential use (i.e., an "R" district to an "RS" district);
 2. Rezoning the property from an office, commercial, or industrial district to a residential or residential single-family district;
 3. Rezoning ten or more parcels from a specific plan (SP) district to another base zoning district; or
 4. Applying the urban design overlay district, historic preservation district, neighborhood conservation district, or urban zoning overlay district, as provided in Chapter 17.36.

Proposed Bill

The proposed text amendment would add a fifth category where fees could be waived:

- 5. An amendment to or cancellation of a planned unit development (PUD) district after the planning commission has determined the PUD to be inactive in accordance with section 17.40.120.H.



Metro Planning Commission Meeting of 08/23/2012

ANALYSIS

While this text amendment would waive the application fees, the public hearing signs and notices would need to be prepared by the applicant. All submittal checklist requirements for a complete application will also need to be fulfilled by the applicant. Any amendments to a PUD that require site plan revisions would require the applicant to submit copies of the amended site plan.

STAFF RECOMMENDATION

Staff recommends that the Commission neither vote to approve or disapprove this proposed ordinance. Fees that are paid for zoning applications are deposited into the Metro General Fund and are not earmarked for Planning Department functions. Whether the Council is subject to the fees, and/or the mechanism for that body to determine when the fees will or will not be paid, is an issue that should be determined by the Metro Council.

ORDINANCE NO. BL2012-229

An Ordinance amending Section 17.40.740 of Title 17 of the Metropolitan Code, Zoning Regulations, to provide a waiver of the zoning application fee for applications filed by Members of Council in response to the Planning Commission's determination that a Planned Unit Development (PUD) district is inactive after conducting a periodic review, all of which is more specifically described herein (Proposal No. 2012Z-018TX-001).

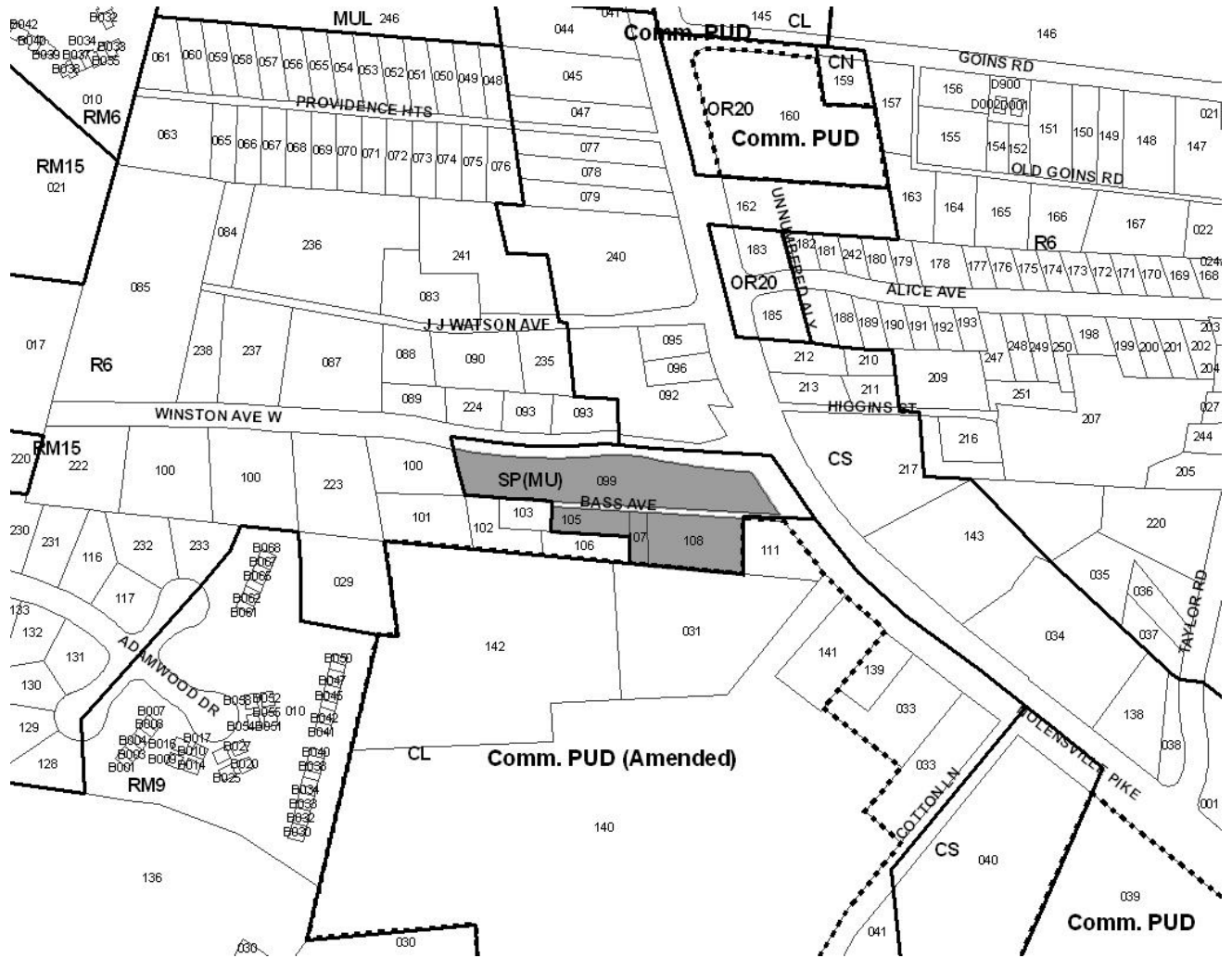
BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the codification of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.40.740 by adding the following provision at the end of subsection C.:

“5. An amendment to or cancellation of a planned unit development (PUD) district after the planning commission has determined the PUD to be inactive in accordance with section 17.40.120.H.”

Section 2. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Karen Johnson, Emily Evans, Fabian Bedne, Burkley Allen



2008SP-012U-12
 LAKE PROVIDENCE (4-YEAR REVIEW)
 Map 147-07, Parcel(s) 099, 105, 107-108
 Southeast
 27 – Blalock



Project Number SP District Review 2008SP-012U-12
Project Name Lake Providence SP
Council District 27 – Blalock
School District 2 – Brannon
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 (MU) district known as "Lake Providence", 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 4412, 4416 and 4424 Bass Avenue and at Nolensville Pike (unnumbered), (2.01 acres), approved for a 5,300 square foot building for auto repair and auto sales(used) in Phase I and a 3,200 square foot building for office, auto sales (used) and auto repair, and three single-family lots and one duplex lot in Phase II via Council Bill BL2008-235 approved on July 15, 2008

Zoning Code Requirement

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

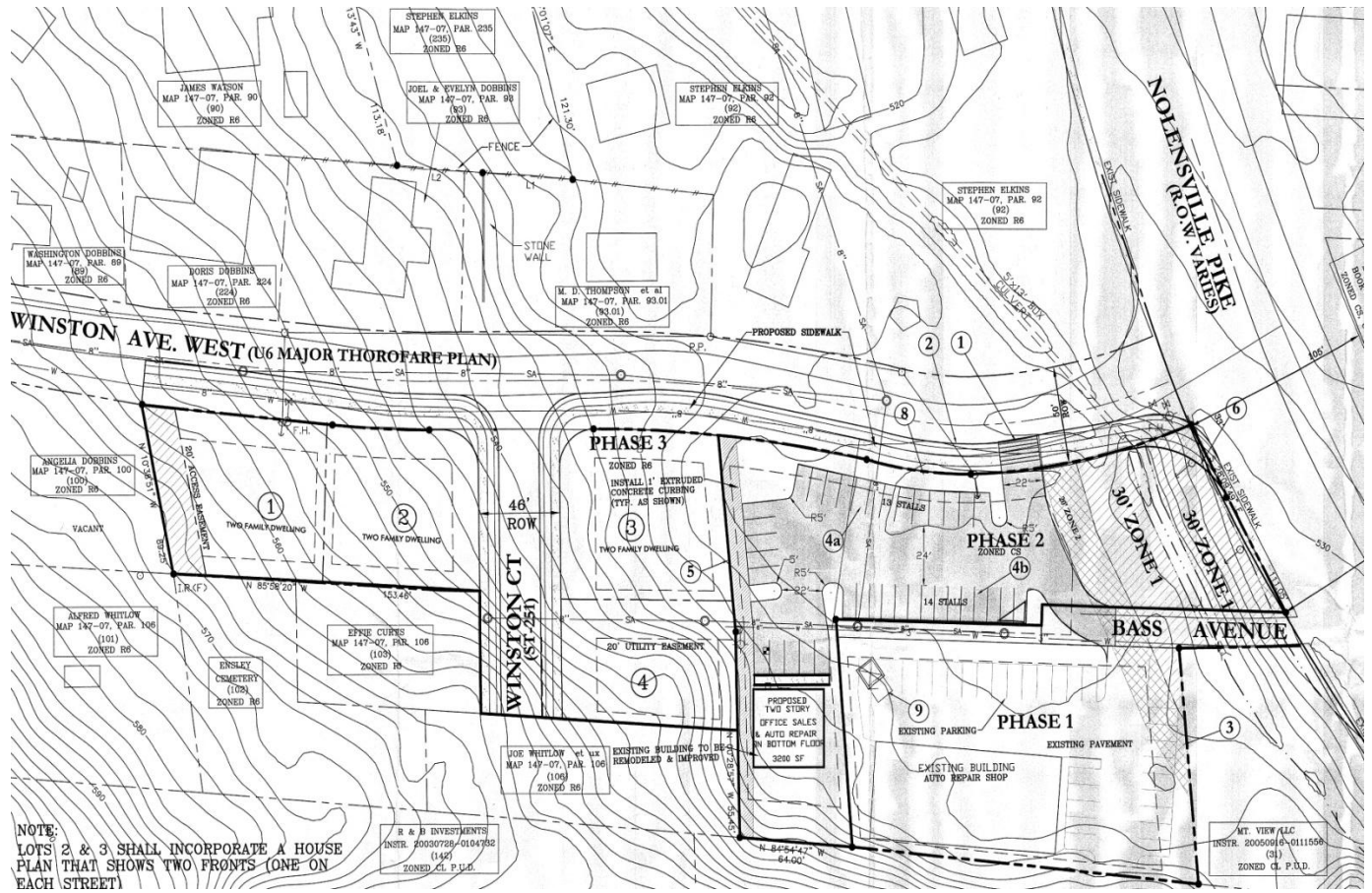
Development within each SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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 Lake Providence SP was approved in May 2008 for auto uses along Nolensville Road and residential units along Winston Avenue. Phase I, a 5,300 square foot auto facility was approved in October 2008. Staff visited the site in July 2012. There is an auto facility in operation at this location.

STAFF RECOMMENDATION

Because Phase I of the Lake Providence SP is in operation, staff recommends that this SP be found to be active.



Approved Site Plan



2012Z-18PR-001
 24 LINCOLN STREET
 Map 105-04, Parcel 009
 South Nashville
 17 – Moore



Project No.	Zone Change 2012Z-018PR-001
Council District	17 – Moore
School District	5 – Porter
Requested by	Lafayette Market Inc., owner
Staff Reviewer	Johnson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from SP-R to RM20-A

Zone Change

A request to rezone from Specific Plan – Residential (SP-R) to Multi-Family-Alternative (RM20-A) zoning for property located at 24 Lincoln Street, at the northwest corner of Lincoln Street and Perkins Street (0.26 acres).

Existing Zoning

Specific Plan – Residential (SP-R) 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 only one residential building type. The existing SP required the reuse of a residential building that has been demolished. A change in zoning is needed to permit development rights on the property.

Proposed Zoning

RM20-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. RM20-A would permit a maximum of five dwelling units on this property.

CRITICAL PLANNING GOALS

Supports Infill Development
Creates Walkable Neighborhoods

The proposed RM20-A zoning district will allow for residential development that meets the residential context of the surrounding area while requiring appropriate building and parking placement. The site is adjacent to modestly-scaled commercial land uses and to an existing transit line. The proximity of these related land uses combined with existing sidewalk infrastructure will help to promote a walkable neighborhood.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood General (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.

Consistent with Policy?

Yes, the proposed RM20-A district is consistent with the density supported by the Neighborhood General policy. The form of development emphasized by the district, with relatively shallow



Metro Planning Commission Meeting of 08/23/2012

building setbacks from surrounding streets and parking placement away from street frontages, is consistent with the design principles of the NG policy.

REQUEST DETAILS

In 2010, an SP zoning district was approved for this site to use an existing residential building for five multi-family dwellings. The SP required the reuse of that building. When the building was demolished by the property owner earlier this year for safety reasons, the development rights permitted under the SP were nullified. The property owner has requested the RM20-A zoning district as it will permit five units, the same number of units that were permitted under the SP. Additionally, the alternative multi-family zoning district will require a similar building placement provided by the previous building that required parking be located away from street frontages.

PUBLIC WORKS RECOMMENDATION

No exception taken

Maximum Uses in Existing 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
Multi-Family Residential (220)	0.26	-	5 U	34	3	4

Maximum Uses in Proposed Zoning District: **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.26	20 D	5 U	34	3	4

Traffic changes between maximum: **SP-R** and proposed **RM20-A**

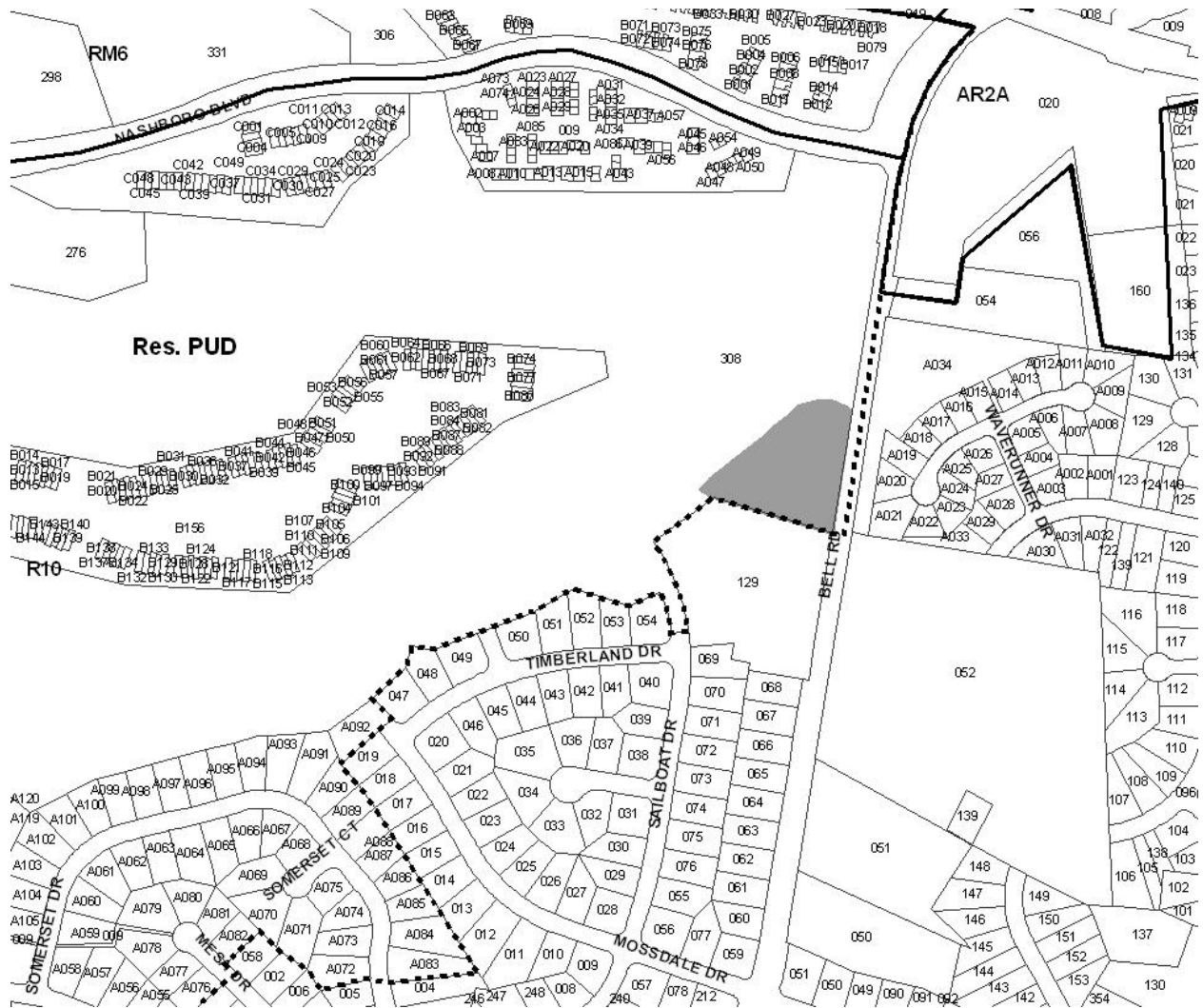
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	0	0	0

SCHOOL BOARD REPORT

Because the proposed RM20-A zoning district would permit the same number of dwelling units permitted under the current SP, a school board report was not generated.

STAFF RECOMMENDATION

Staff recommends approval of the RM20-A zoning district. This zoning district meets the density and design intent of the Neighborhood General land use policy.



74-79P-008
 NASHBORO VILLAGE, SITE 25
 Map 135, Part of Parcel(s) 308
 Antioch-Priest Lake
 29 - Johnson



Project No.	Planned Unit Development 74-79P-007
Project Name	Nashboro Village PUD Site 25
Council Bill	BL2012-212
Council District	29 – Johnson
School District	6 – Mayes
Requested by	Councilmember Johnson and the Planning Department, applicants; Nashboro Golf Course LLC, owner
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Amend Site 25 of the Nashboro Village PUD

PUD Amendment

A request to amend a portion of the Nashboro Village Planned Unit Development Overlay District for a portion of property located at 171 Bell Road, approximately 1,000 feet south of Nashboro Boulevard, zoned R10 (1.2 acres), to permit residential uses, not to exceed 100 units, consistent with the scale of development along Bell Road where a 100 unit, five story building was previously approved.

Existing Zoning

Site 25 is zoned R10 with a PUD overlay District. This portion of the PUD overlay allows 100 multi-family units in a five-story building.

Proposed Zoning

With the amendment to the PUD, residential uses will be required to be consistent with the scale of development along Bell Road.

CRITICAL PLANNING GOALS

N/A

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

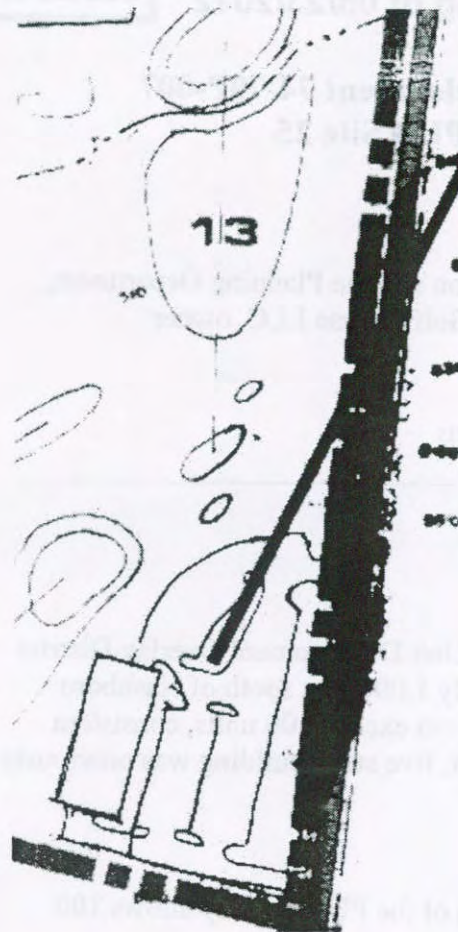
Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Consistency with Policy

The land use policy for the entire Nashboro Village PUD is RM. The PUD covers approximately 393 acres with 2,475 residential units for an overall density of 6.3 units per acre. There are a variety of housing types including single-family detached units, town-homes, and apartments. The density of the overall PUD fits within the RM policy.

BACKGROUND

Site 25, approved for 100 residential units in a five-story building, is part of the Nashboro Village PUD which is located between Murfreesboro Pike and Bell Road south of Smith Springs Road in



SITE 75 - 1.20 AC.
 PROPOSED MID-RISE (5 FL.)
 72 UNITS · 108 PARKING SP.
 P.R. = 1.5

Approved Site Plan

The land use policy for the main shopping village (L1) in the...
 The site is located in a...
 The site is located in a...



Metro Planning Commission Meeting of 08/23/2012

the Antioch area of Davidson County. The PUD was originally approved by the Metro Council in 1979 for a range of housing types, commercial uses, recreational facilities and a day care center. The PUD is divided into 28 development sites and these have been developed in phases over time. Portions of the PUD have been revised and the master plan updated a number of times. The main recreational facilities include a golf course, which is the central feature of the PUD, and a tennis facility. There are four sites, including this site, that remain undeveloped.

In March 2012, the Councilmember initiated a PUD review of these sites. All four were found to be inactive. The Planning Commission recommended that Sites 14, 15 and 27 remain as approved and that Site 25 be amended to remove the five-story building and add a note that residential uses, not to exceed 100 units, consistent with the scale of development along Bell Road within this PUD could be considered as a future revision.

PROPOSED AMENDMENT

Site 25 is on the same parcel of land as much of the golf course. At this time, there is a maintenance facility for the golf course in this location. Permit records show that this building was constructed in 1974. According the website, the Nashboro Village Golf Course opened in July 1975. The Nashboro Village PUD was approved in 1979 with a 100 unit multi-family building on this site.

While the RM policy supports the multi-family use when the entire PUD is considered, this particular location does not appear to be appropriate for a five-story structure. This site is isolated from the remaining development in the PUD and a five-story structure is inconsistent with the development pattern along this portion of Bell Road. When the maintenance facility is no longer located on this site, this portion of the PUD is appropriate for a residential use but at a scale consistent with the development pattern along Bell Road.

The proposed amendment will remove the five-story building and add a condition for Site 25 that residential uses, not to exceed 100 units, consistent with the scale of development along Bell Road within this PUD could be considered as a future PUD revision.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

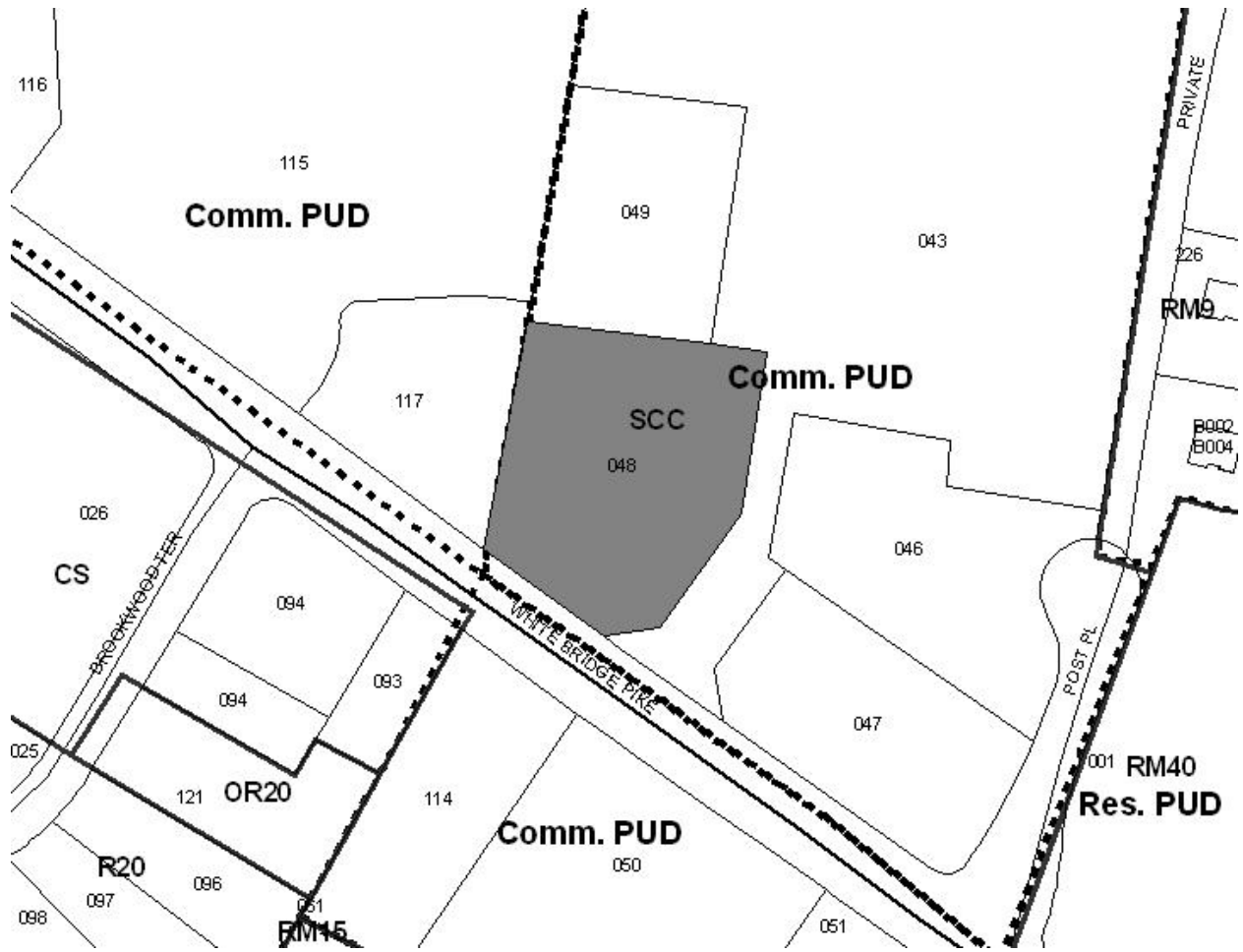
CONDITIONS

1. The final site plan for Site 25 shall include residential uses not to exceed 100 units, consistent with the scale of development along Bell Road.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy



Metro Planning Commission Meeting of 08/23/2012

of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.



78-74P-002
LIONS HEAD VILLAGE
Map 103-15, Parcel(s) 048
West Nashville
24 – Holleman



Project No. **Planned Unit Development 78-74P-002**
Project Name **Lions Head Village**
Council District 24 – Holleman
School District 9 – Simmons
Requested by Development Management Group, LLC, applicant, for White Bridge Partners, LLC, owner

Staff Reviewer Swaggart
Staff Recommendation *Defer if the requirements of the Stormwater Division are not met prior to the August 23, 2012, Planning Commission meeting. Approve with conditions if Stormwater requirements are met.*

APPLICANT REQUEST

Revise a portion of a Planned Unit Development

Revise preliminary and final site plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Lions Head Village Planned Unit Development Overlay District on property located at 40 White Bridge Pike, approximately 2,195 feet north of Harding Pike, zoned Shopping Center Commercial (SCC) (1.59 acres), to permit a 12,693 square foot multi-tenant building, replacing 6,500 square foot restaurant bringing the total floor area within the PUD to 127,567 square feet.

Existing Zoning

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

CRITICAL PLANNING GOALS

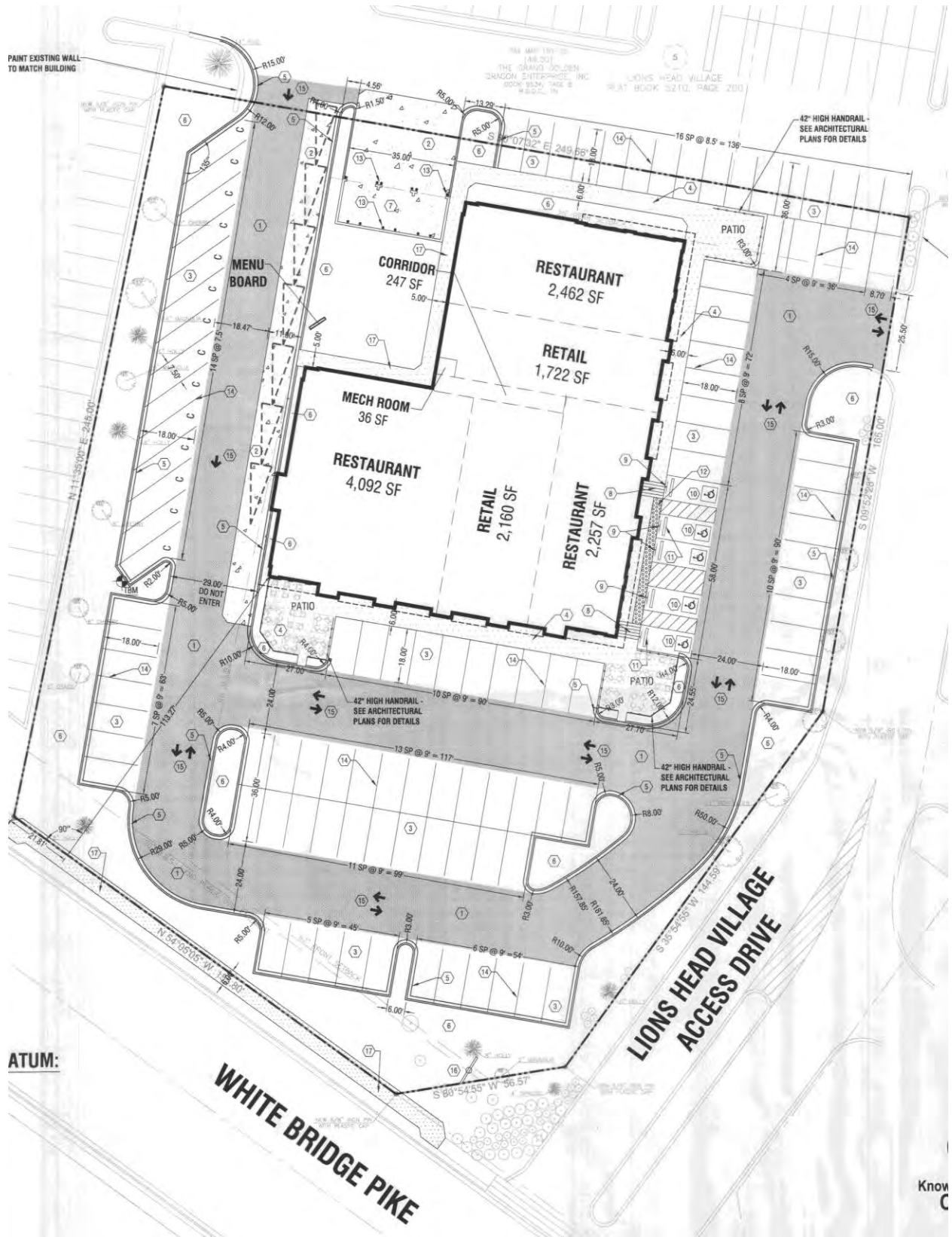
- Supports Infill Development

The proposed request supports infill development by increasing the overall intensity of development on the site which is located in a developed area where infrastructure is in place.

PLAN DETAILS

The purpose of this request is to revise a portion of the Lions Head Planned Unit Development (PUD) to permit a 12,693 square foot multi-use building. The subject site is an individual parcel and was last approved for a 6,500 square foot restaurant (Calhoun's).

The Lions Head PUD was originally approved by Council in 1974, and has been revised numerous times since the original approval. In 1976, Council approved an amendment to the plan for 144,900 square feet of various commercial uses. The existing floor area today is 121,374 square feet. With the current proposal the total floor area within the PUD will be 127,567 square feet and is within the floor area approved by Council. Section 17.40.120.G permits the Planning Commission to approve revisions under certain conditions.



ATUM:

Proposed Plan



Metro Planning Commission Meeting of 08/23/2012

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail,



Metro Planning Commission Meeting of 08/23/2012

commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

Staff finds that the request meets all of the conditions and that the Planning Commission has the authority to approve the proposed revision.

Site Plan

The plan calls for a 12,693 square foot multi-use building. The building will contain five separate units providing space for retail and restaurants. Access to the site is from the existing access points onto Lions Head Village Access Drive to the east and to the adjacent parcel to the north which is also within the overlay. Parking is provided on site, adjacent to the building, but the site will also utilize existing parking on adjacent properties through a shared parking agreement that is part of the PUD. The plan calls for the existing sidewalk along White Bridge Pike to be widened.

STAFF ANALYSIS

As proposed, staff has no issues with the request. The proposed revision to the plan does not alter the basic concept of the last Council approved plan and meets all zoning requirements. Since this request can be approved by the Planning Commission as specified in Section 17.40.120.G, as a revision, then public hearing notices and signs are not required for this request; however, the Councilmember was sent information about this request.

STORMWATER RECOMMENDATION

A technical review has not been completed at this time.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STAFF RECOMMENDATION

Staff recommends that the request be deferred until Stormwater has completed its technical review of the construction plans. If Stormwater completes its review prior to the meeting the staff will update the recommendation to reflect Stormwater's review.

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.



Metro Planning Commission Meeting of 08/23/2012

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. 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.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
6. 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.



2012S-105-001
WESTMORELAND PLACE, RESUB LOTS 54 and 55
Map 104-14, Parcel(s) 072-073
Green Hills-Midtown
18 – Allen



Project No.	Subdivision 2012S-105-001
Project Name	Westmoreland Place, Resub. Lots 54 and 55
Council District	18 – Allen
School District	8 – Hayes
Requested by	Dennis and Delia Corrieri, owners, Smith Land Surveying, surveyor
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Final plat to create three single-family lots

Final Plat

A request for final plat approval to create three lots on properties located at 2902 and 2904 W. Linden Avenue, approximately 550 feet west of Natchez Trace, zoned RS7.5 (0.7 acres).

Existing Zoning

RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

Final Plat

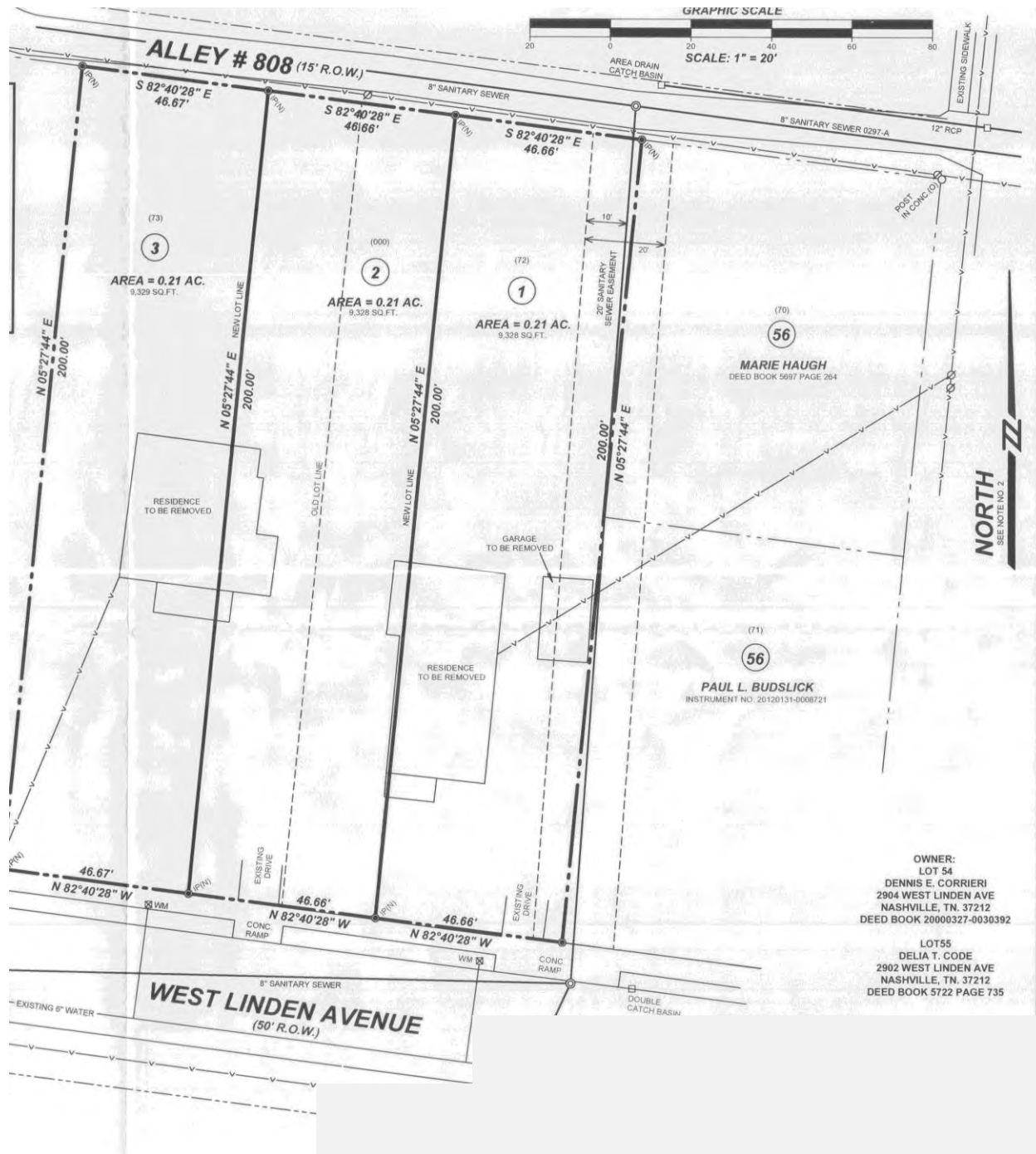
The applicant is requesting final plat approval for a three lot subdivision. Subdivisions of three or more lots must be approved by the Metro Planning Commission. While the purpose of the proposed final plat is to create three lots there will only be one new development right as the subject site currently consist of two lots.

The properties are a little under three quarters of an acre in size (0.70) and are located on the north side of West Linden Avenue between 29th Avenue South and 30th Avenue South. West Linden Avenue terminates at I-440 approximately 300 feet west of the site. The property is within the I-440 Impact Overlay District and within the Urban Service District. The property is not within the Hillsboro-West End Neighborhood Conservation Overlay District, but is adjacent to properties that are within the conservation overlay.

The request calls for the two lots to be resubdivided into three. The proposed lots will have the following areas and frontages:

- Lot 1: 0.21 Acres (9,328 SF); ~46 FT of frontage;
- Lot 2: 0.21 Acres (9,328 SF); ~46 FT of frontage;
- Lot 3: 0.21 Acres (9,329 SF); ~46 FT of frontage.

As proposed each lot meets minimum lot requirements for the properties RS7.5 zoning district which requires a minimum 7,500 square foot lot. Since the proposed lots will have frontages less than 50 feet, then the Subdivision Regulations require that access be limited to the rear alley and



Proposed Subdivision Plat



Metro Planning Commission Meeting of 08/23/2012

that no access be permitted onto West Linden Avenue. The plat adequately addresses this requirement. Sidewalks would be required; however, sidewalks currently exist along West Linden Avenue so no new sidewalks are required with this request.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STAFF RECOMMENDATION

Staff recommends that the request be approved. As proposed the subdivision meets all zoning and subdivision requirements.