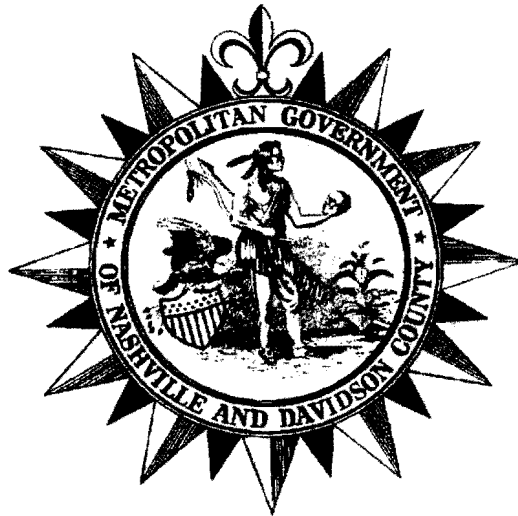


# Metropolitan Planning Commission



## Staff Reports

August 25, 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 ( 4 year Review)**
- **Zone Change**
- **Neighborhood Landmark Overlay**



**2005SP-168U-10**  
**THE MANNING AT BELLE MEADE (4-YEAR REVIEW)**  
 Map 116-03, Parcel(s) 086-091, 111, 138  
 Green Hills - Midtown  
 24 - Jason Holleman





**Project No.** SP District Review 2005SP-168U-10  
**Project Name** The Manning At Belle Meade SP  
**Council District** 24 – Holleman  
**School District** 8 – Hayes  
**Requested by** Metro Planning Department

**Staff Reviewer** Sexton  
**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 (MR) district known as "The Manning at Belle Meade", 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 111, 113, 115 A, 117, 119 and 125 Kenner Avenue and at 110 and 120 B Woodmont Boulevard (3.53 acres), approved for 34 multifamily units and three single-family lots via Council Bill BL2005-908 effective on February 24, 2006, and amended to add 0.23 acres to the approved Specific Plan District via Council Bill BL2007-1339 effective on March 23, 2007, and amended again to add 4 single-family lots to the approved Specific Plan District via Council Bill BL2007-1518 effective on July 17, 2007.

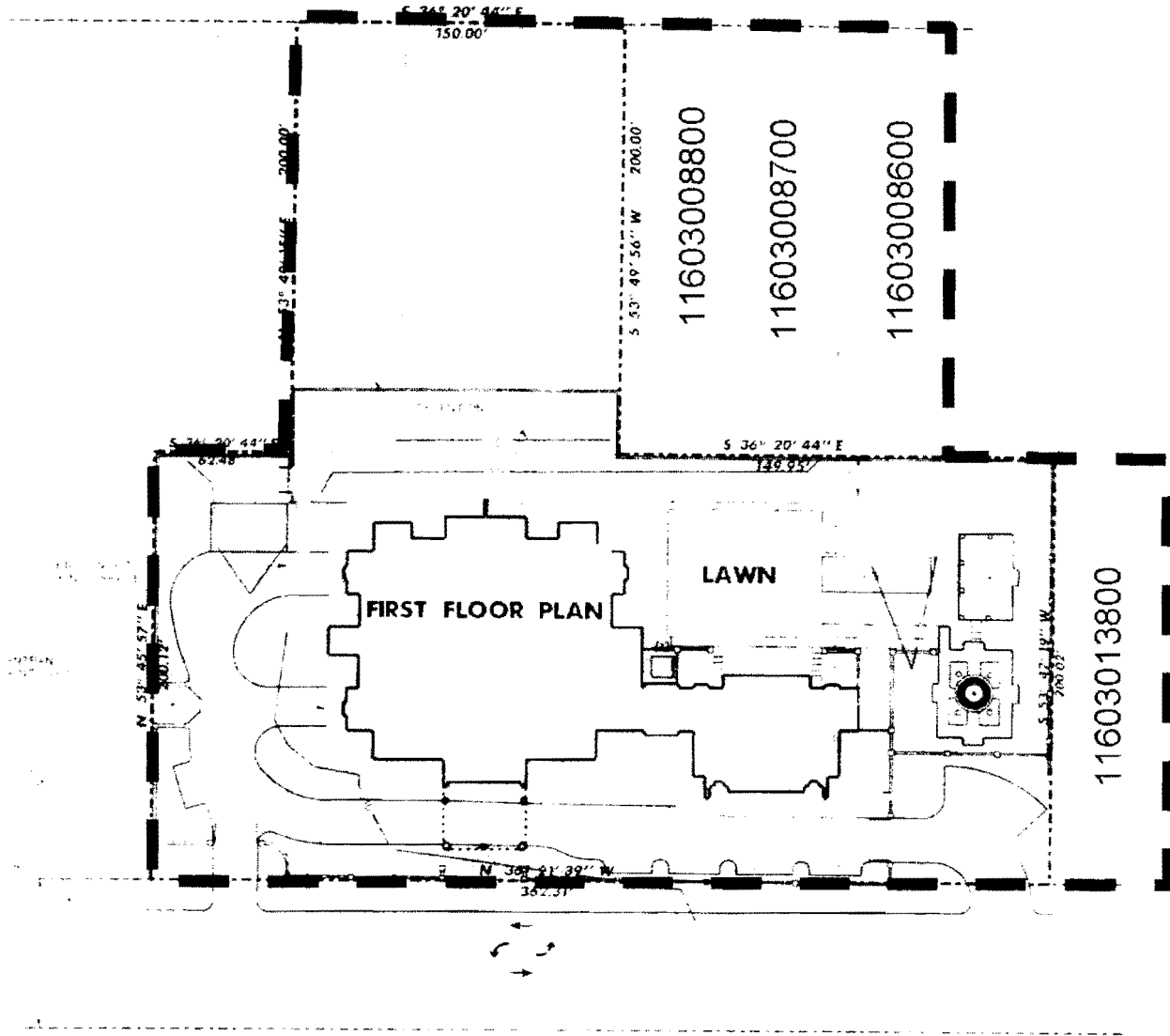
**Zoning Code Requirement**

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 purpose of this SP is to permit 34 multifamily units and seven single-family lots.



## WOODMONT CONDOS AMENDMENT #2

### Intent

This amendment is to add additional properties into the Woodmont Condos SP. Properties to be added include Map and Parcel(s) 11603008800, 11603008700, 11603008600, and 11603013800 (See Figure 1). This amendment does not change the previously approved SP plan for the new construction but will only address existing single-family residential structures which are within the SP district.

This amendment will also ensure that additions and new construction in the instance a single-family home in the district is destroyed will not contrast greatly with the size, scale, or material found with the existing single-family homes or the homes in the surrounding area. Additions and new construction shall meet the following conditions:

## Council Approved Plan



## Metro Planning Commission Meeting of 08/25/2011

### Analysis

Staff visited the site July 2011. The applicant has begun construction on the property. The removal and clearing of previous residences have been completed. Off-site underground storm drainage improvements toward Kenner Avenue have also been performed. Staff recommends that this SP be found active and that it be placed back on the four-year review list. Staff notes that the SP remains appropriate for the Residential Medium and Residential High land use policies of the Green Hills – Midtown Community Plan.

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### **STAFF RECOMMENDATION**

Staff recommends that The Manning at Belle Meade SP be found to be active.





**Project No.** SP District Review 2006SP-161U-09  
**Project Name** The Pinnacle SP  
**Council District** 06 – Jameson  
**School District** 7 – Kindall  
**Requested by** Metro Planning Department

**Staff Reviewer** Bernards  
**Staff Recommendation** Find the SP District complete

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**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

The periodic review of an approved Specific Plan (MNR) district known as "The Pinnacle", 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 150 3rd Avenue South (1.61 acres), approved for a mixed-use, 28 story office/retail building via Council Bill BL2006-1255 effective on January 19, 2007, and amended to modify the number of required parking spaces from 1,189 spaces to that required by the CF Zoning District via Council Bill BL2007-1514 effective on July 17, 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.

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**DETAILS OF THE SP DISTRICT**

The SP was approved for a 28 story office/retail building. Staff visited the site in July 2011. There is a 28 story building on the property.

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**STAFF RECOMMENDATION**

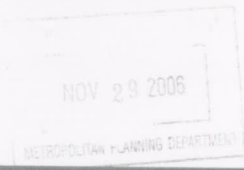
Staff recommends that The Pinnacle SP be found to be complete.





Plan Approved by  
 MPC on 12-14-06. SP ZONING SUBMISSION - NOVEMBER 30, 2006

*Bob Lewis*



**EVERTON OGLESBY** Architects **PICKARD CHILTON** Architects Inc

BASS, BERRY & SIMS  
 BARRY REAL ESTATE COMPANIES

**THE CROWN**  
 NASHVILLE, TENNESSEE

VIEW FROM WEST LOOKING TOWARDS ENTRANCE  
 DS10  
 30 NOVEMBER 2006  
 NTS  
 SCALE

DRAWING TITLE  
 PROJECT NO  
 DATE  
 SCALE



COPYRIGHT 2006

**SEE NEXT PAGE**







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

**SP District Review 2007SP-028U-13**  
**Ralph Mello SP**  
32 – Coleman  
6 – Mayes  
Metro Planning Department

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

Sexton  
*Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.*

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**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

**The periodic review of an approved Specific Plan (MU) district known as "Ralph Mello", 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 5160 and 5166 Hickory Hollow Parkway (3.81 acres), approved for all uses permitted by the MUL Zoning District except for Nursing Homes, Day Care Facilities, Bars and Nightclubs, Car Washes and Convenience Stores via Council Bill BL2007-1525 effective on July 17, 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.

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**DETAILS OF THE SP DISTRICT**

The property is located on Hickory Hollow Parkway, west to the mall. This SP was approved for all uses permitted by the MUL zoning district with the exception of Nursing Homes, Day Care Facilities, Bars, Nightclubs, Car Washes and Convenience Stores.

**Permitted Land Uses:**

All uses allowed in the MUL zoning district except for nursing homes, day care facilities, bars, night clubs, car washes, and convenience stores.

20 ft. Landscaping setback adjacent to residential

**Parking Zone**

- 50 ft. front setback
- 80 ft. side setbacks
- 20 ft. rear setback

**Building Zone**

- 30 ft. front setback
- 20 ft. west side setback
- 10 ft. east side setback
- 20 ft. rear setback

Building envelope shall be constructed along at least 50% of 30 ft. setback line.

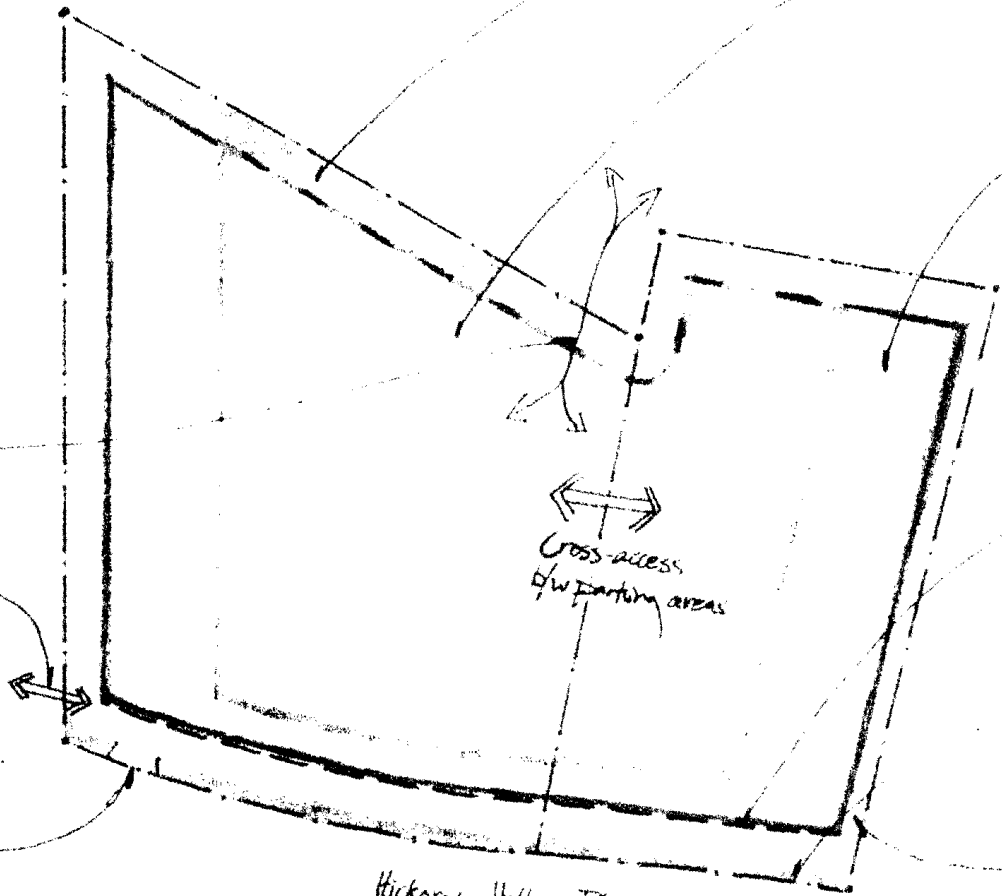
10 ft. Landscaped setback

Min. 5 ft. sidewalk and planter strip along east property line

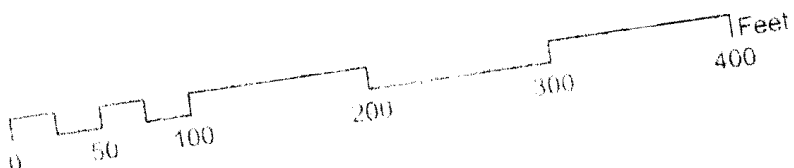
Pedestrian connection to property to the north

Provide cross-access to adjacent property to west

One Vehicular access point along Hickory Hollow Pkwy.



Hickory Hollow Pkwy.



2007SP-02811-13



## Metro Planning Commission Meeting of 08/25/2011

The SP plan identifies the building zone, setbacks and landscape buffer yards. Buildings will be required to be constructed along a minimum of 50 percent of the front setback line. The SP consists of two lots with a cross access easement provided.

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### **SPECIFIC PLAN REVIEW**

Staff conducted a site visit on 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.

The owner did not respond to the letter. As no documentation of activity was submitted, the staff preliminary assessment of inactivity remains in place.

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### **FINDING OF INACTIVITY**

When the assessment of an SP is that it is inactive, staff is required to prepare a report for the Planning Commission with recommendations for Council Action including:

1. An analysis of the SP district's consistency with the General Plan and compatibility with the existing character of the community and whether the SP should remain on the property, or
2. Whether any amendments to the approved SP district are necessary, or
3. To what other type of district the property should be rezoned.

If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council with a recommendation on the following:

1. The appropriateness of the continued implementation of the development plan or phase(s) as adopted, based on current conditions and circumstances; and
2. Any recommendation to amend the development plan or individual phase(s) to properly reflect existing conditions and circumstances, and the appropriate base zoning classification(s) should the SP district be removed, in whole or in part, from the property.

End of Council Term

As the Council term has ended the written report will be forwarded to the Council staff. Once the new term has begun, the report will be forwarded to the new Councilmember for District 32.

Permits on Hold

Section 17.40.106.I.1 of the Zoning Code requires that once the review of an SP with a preliminary assessment of inactivity is initiated, no new permits, grading or building,



## Metro Planning Commission Meeting of 08/25/2011

are to be issued during the course of the review. For purposes of satisfying this requirement, a hold shall be placed on all properties within the SP on the date the staff recommendation is mailed to the Planning Commission so that no new permits will be issued during the review.

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### ANALYSIS

#### Consistency with the General Plan

This property is within the Antioch – Priest Lake Community Plan. The land use policy in place is Regional Activity Center (RAC) which is intended for uses such as retail, office and residential. The SP is consistent with this policy.

#### Amendments/Rezoning

As the SP is consistent with the RAC policy of the Antioch – Priest Lake Community Plan, at this time the SP remains appropriate for the site and area. There are no amendments to the plan proposed and no new zoning district is proposed for the property.

#### Recommendation to Council

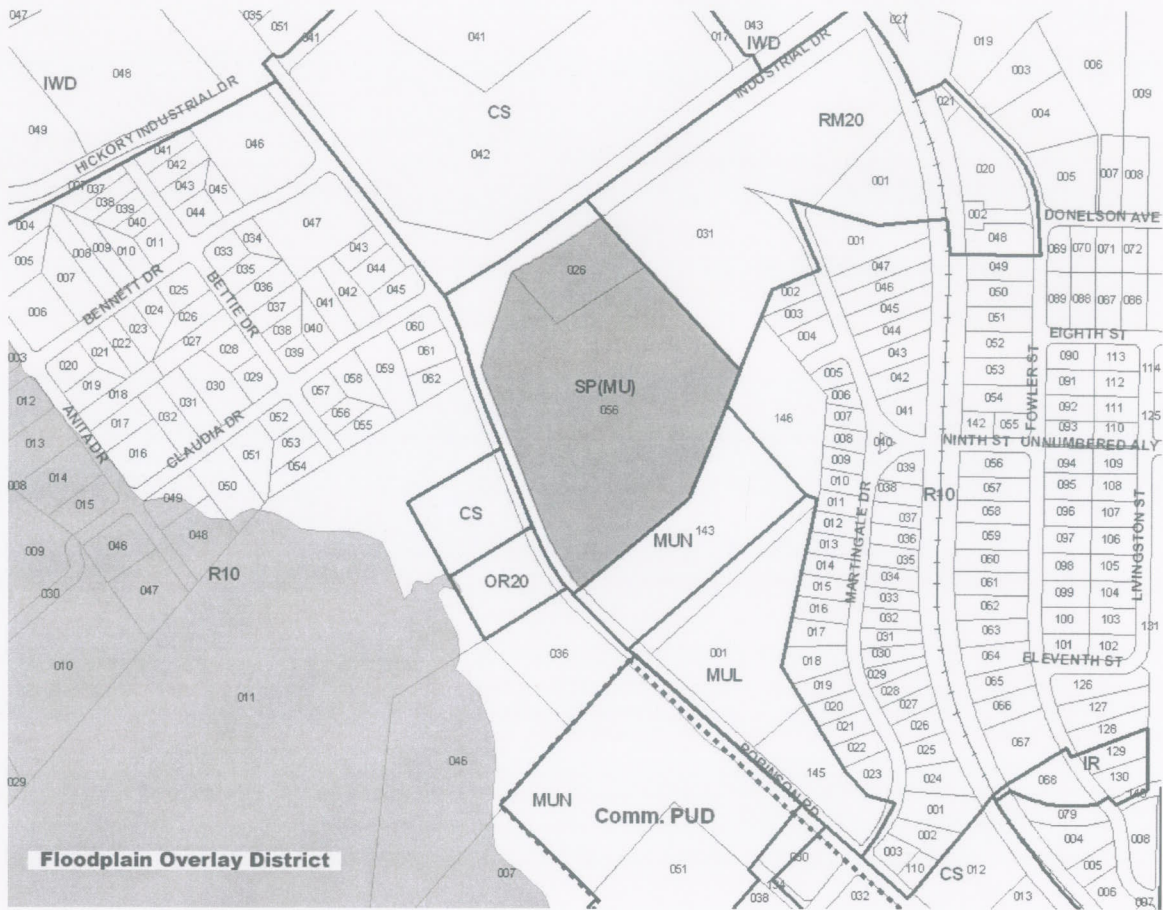
If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council to continue the implementation of the development plan as adopted and that no rezoning is required on this property.

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### STAFF RECOMMENDATION

Staff recommends that the Ralph Mello SP be found to be inactive and that the Planning Commission direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

**SEE NEXT PAGE**



**2007SP-074G-14**  
 THE CORNER OF OLD HICKORY (4-YEAR REVIEW)  
 Map 044, Parcel(s) 026, 056  
 Donelson - Hermitage  
 11 - Darren Jernigan



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

**SP District Review 2007SP-074G-14**  
**The Corner of Old Hickory SP**  
11 – Jernigan  
4 – Shepherd  
Metro Planning Department

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

Sexton  
*Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.*

**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

**The periodic review of an approved Specific Plan (MU) district known as "The Corner of Old Hickory", 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 Robinson Road (unnumbered) (15.99 acres), approved for 71,750 square feet of office/retail space and 165 multifamily units via Council Bill BL2007-1511 effective on July 17, 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 is approved for 71,750 square feet of office and retail space and 165 multifamily units. Two large mixed-use structures will wrap the southeast corner of the intersection of Robinson Road and Industrial Drive. Both structures will include a vertical mix of office, retail and residential uses. A total of 76 residential units will be included in the mixed-use buildings. The remaining residential units will be located behind the mixed use









## Metro Planning Commission Meeting of 08/25/2011

buildings, with the exception of five town homes located along Industrial Drive.

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### **SPECIFIC PLAN REVIEW**

Staff conducted a site visit on 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.

The owner did not respond to the letter. As no documentation of activity was submitted, the staff preliminary assessment of inactivity remains in place.

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### **FINDING OF INACTIVITY**

When the assessment of an SP is that it is inactive, staff is required to prepare a report for the Planning Commission with recommendations for Council Action including:

1. An analysis of the SP district's consistency with the General Plan and compatibility with the existing character of the community and whether the SP should remain on the property, or
2. Whether any amendments to the approved SP district are necessary, or
3. To what other type of district the property should be rezoned.

If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council with a recommendation on the following:

1. The appropriateness of the continued implementation of the development plan or phase(s) as adopted, based on current conditions and circumstances; and
2. Any recommendation to amend the development plan or individual phase(s) to properly reflect existing conditions and circumstances, and the appropriate base zoning classification(s) should the SP district be removed, in whole or in part, from the property.

End of Council Term

As the Council term has ended the written report will be forwarded to the Council staff. Once the new term has begun, the report will be forwarded to the Councilmember for District 11.

Permits on Hold

Section 17.40.106.I.1 of the Zoning Code requires that once the review of an SP with a preliminary assessment of inactivity is initiated, no new permits, grading or building, are to be issued during the course of the review. For purposes of satisfying this requirement, a hold shall be placed on all properties within the SP on the date the staff



## Metro Planning Commission Meeting of 08/25/2011

recommendation is mailed to the Planning Commission so that no new permits will be issued during the review.

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### ANALYSIS

Consistency with the General Plan

This property is within the Donelson - Hermitage Community Plan. The land use policy in place is Mixed Use in Community Center (MxU in CC) which is intended to accommodate a variety of uses such as residential, retail and office in a layout that is pedestrian friendly. The SP is consistent with this policy.

Amendments/Rezoning

As the SP is consistent with the MxU in CC policy of the Donelson - Hermitage Community Plan, at this time the SP remains appropriate for the site and area. There are no amendments to the plan proposed and no new zoning district is proposed for the property.

Recommendation to Council

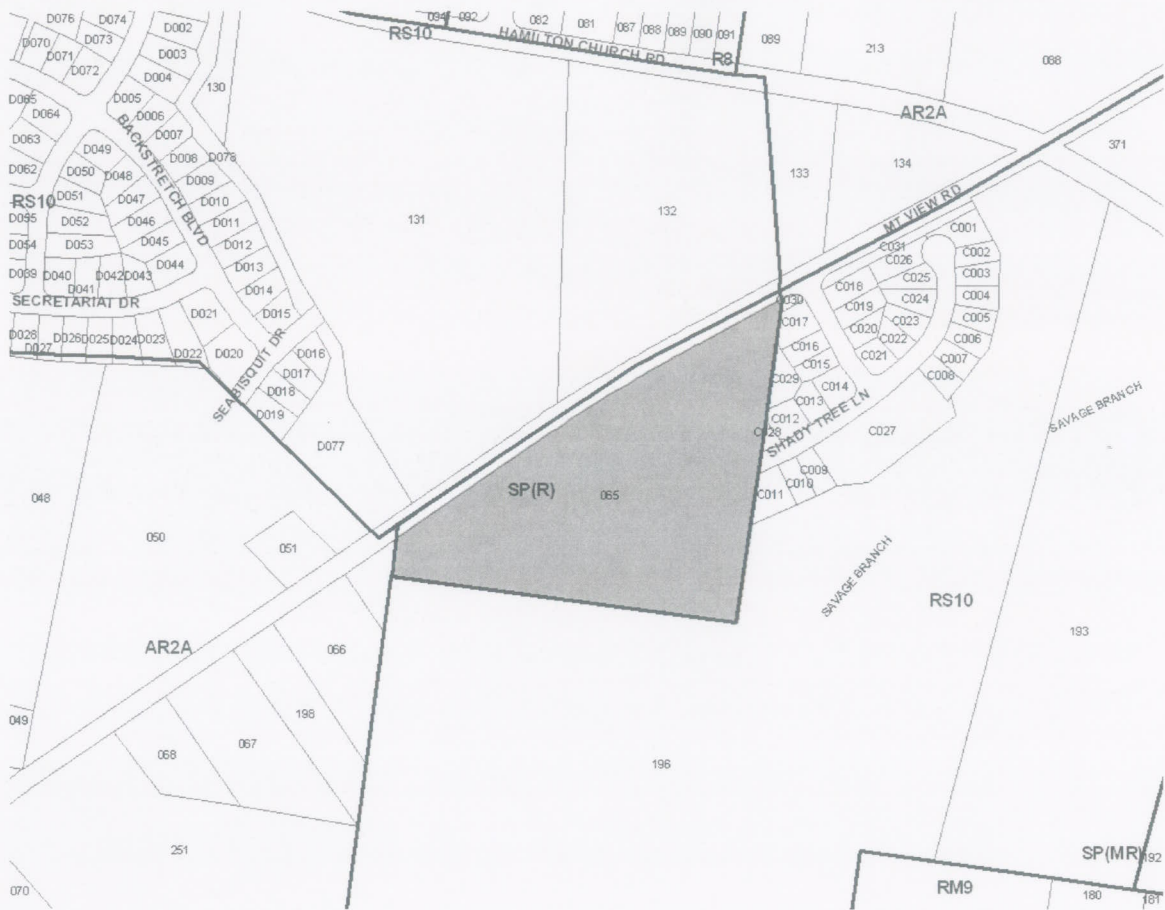
If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council to continue the implementation of the development plan as adopted and that no rezoning is required on this property.

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### STAFF RECOMMENDATION

Staff recommends that the Corner of Old Hickory SP be found to be inactive and that the Planning Commission direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

**SEE NEXT PAGE**



**2007SP-079U-13**  
 CAMPBELL CROSSING (4-YEAR REVIEW)  
 Map 164, Parcel(s) 065  
 Antioch - Priest Lake  
 33 - Robert Duvall



**Project No.** SP District Review 2007SP-079U-13  
**Project Name** Campbell Crossing SP  
**Council District** 33 – Duvall  
**School District** 6 – Mayes  
**Requested by** Metro Planning Department

**Staff Reviewer** Bernards  
**Staff Recommendation** Find the SP District active

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**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

**The periodic review of an approved Specific Plan (R) district known as "Campbell Crossing", 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 6018 Mt. View Road (9.95 acres), approved for 62 townhomes via Council Bill BL2007-1500 effective on July 17, 2007.**

**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.

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**DETAILS OF THE SP DISTRICT**

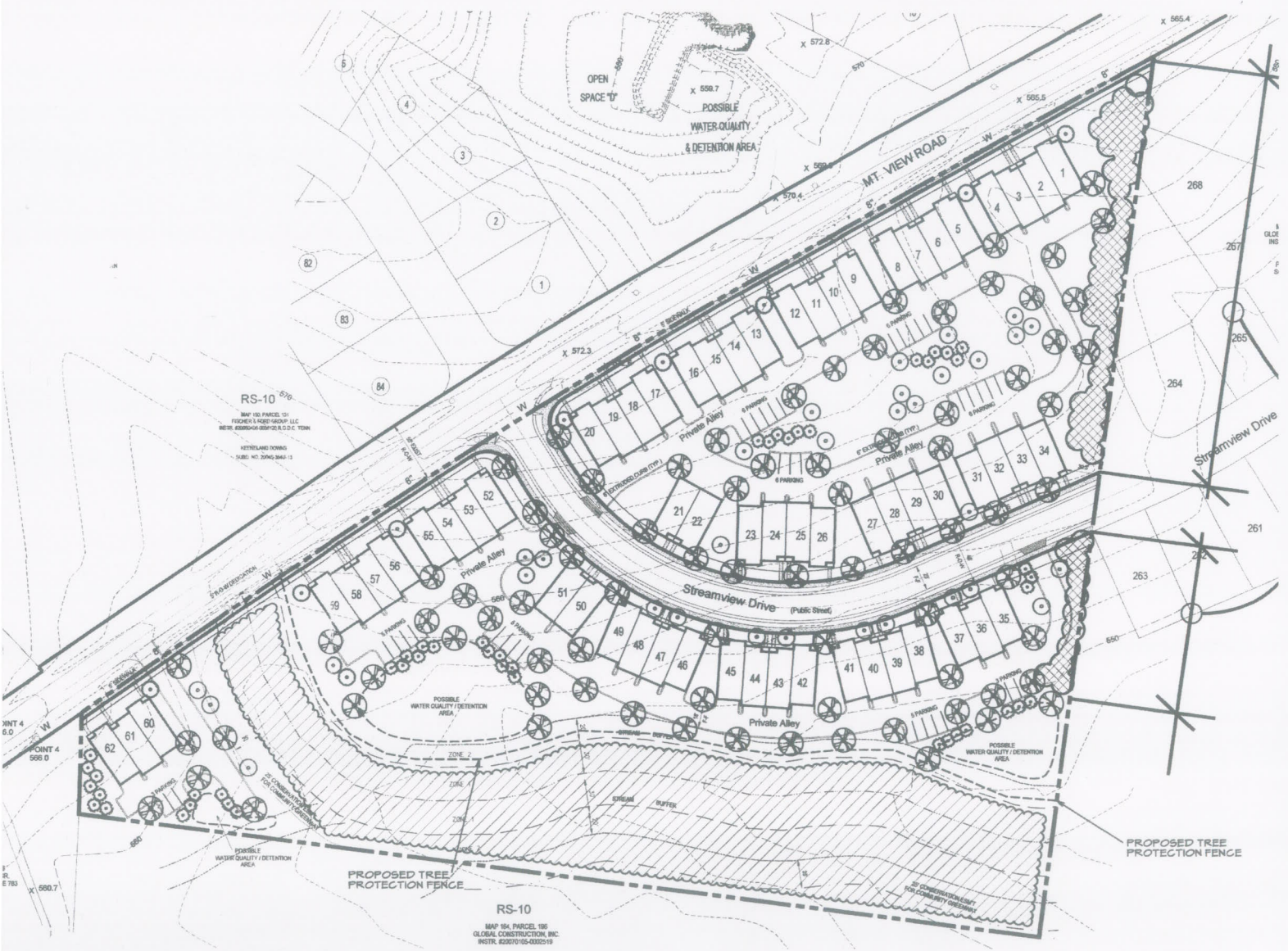
The purpose of the Campbell Crossing SP is to allow for 62 townhouse units.

**Owner's Response**

Staff visited the site in July 2011. There did not appear to be any activity on the site. In response to the 90-day letter sent in April 2011, the property owner contacted staff with the following documentation of activity:

*"Campbell Crossing Development Activity:*

- 1. Owner obtained a demolition permit and demolished the dilapidated farmhouse on the property. Owner then removed the debris from the property.*



RS-10  
 MAP 104 PARCEL 151  
 FISHER & ROSE GROUP, LLC  
 INSTR. 20070105-000219

RS-10  
 MAP 104 PARCEL 105  
 GLOBAL CONSTRUCTION, INC.  
 INSTR. 20070105-000219

POINT 4  
 906 D  
 560.7

PROPOSED TREE PROTECTION FENCE





## Metro Planning Commission Meeting of 08/25/2011

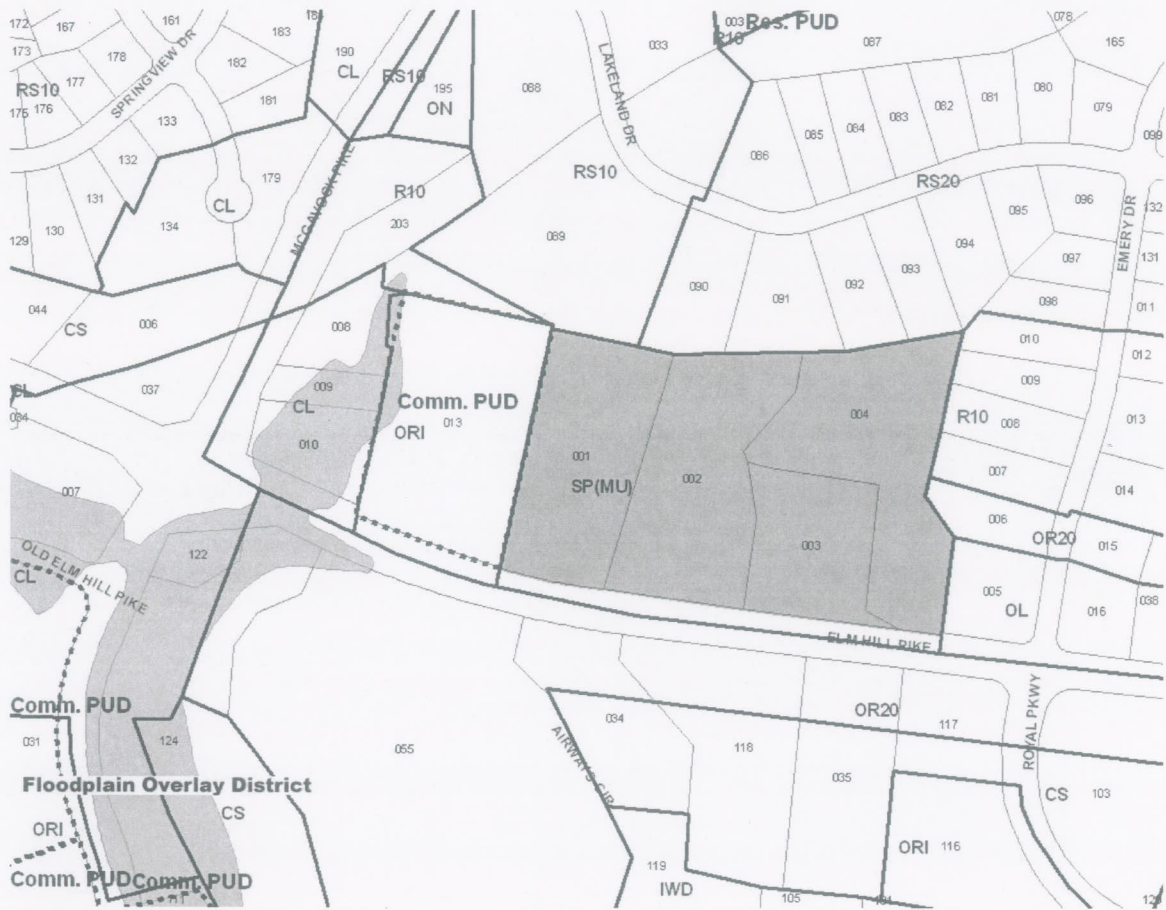
2. *Owner has obtained and paid for sufficient water and sewer capacity rights to support the planned development of 62 town homes.*
3. *Architect, Joe Epps, completed the development's preliminary site plan, and town homes floor plans have been prepared.*
4. *Owner met with Nashville Electric Service and electrical lines and poles were installed along the road frontage of the property.*
5. *Sewer easements for Campbell Crossing were obtained and recorded with Metro Nashville Register of Deeds.*
6. *Owner has met with Councilman Duvall, Architect Joe Epps, Mike Morris and the staff of Metro Water Department, and Attorney Tom White concerning the development of the property.*

*Based on the economic down turn in the area housing market, the owner has not started building the proposed town home units. Per discussion with Councilman Duvall, the area has been inundated with foreclosed homes and abandoned developments. The owner of Campbell Crossing, Ms. Driver, did not want to contribute to the excess inventory of homes and decided to postpone building the town home units until the local housing market recovered. Ms. Driver's decision to postpone building the town homes during the initial four year period has proven to be a prudent one due to the fact that the majority of the development properties surrounding Campbell Crossing were foreclosed and are littered with abandoned buildings. Per numerous local media reports, the abandoned properties have suffered from excessive vandalism and have been a burden to the Metro Nashville Government."*

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### **STAFF RECOMMENDATION**

Staff recommends that the Campbell Crossing SP be found to be active. Staff notes that the SP remains appropriate for Neighborhood General land use policy of the Antioch/Priest Lake Community Plan.







**Project No.** SP District Review 2007SP-092U-14  
**Project Name** Elm Hill 2500 Block SP  
**Council District** 15 – Claiborne  
**School District** 4 – Shepherd  
**Requested by** Metro Planning Department

**Staff Reviewer** Sexton  
**Staff Recommendation** *Find the SP District Inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.*

**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

The periodic review of an approved Specific Plan (MU) district known as "Elm Hill 2500 Block", 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 2514, 2518 and 2522 Elm Hill Pike (12.33 acres), approved for development according to the applicable standards and land uses permitted in the ORI District, but excluding multi-family residential uses via Council Bill BL2007-1541 effective on July 17, 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**

While a final site plan was not approved with this SP, a development plan was approved that permits development according to the standards and land uses permitted in the ORI District. This SP excludes multi-family residential uses.

**ELM HILL 2500 BLOCK SP  
DEVELOPMENT PLAN**

June 29, 2007

**Substitute Ordinance No. BL2007-1541**

Proposal No. ~~2007SP-0920-14~~ 2007SP-0920-14

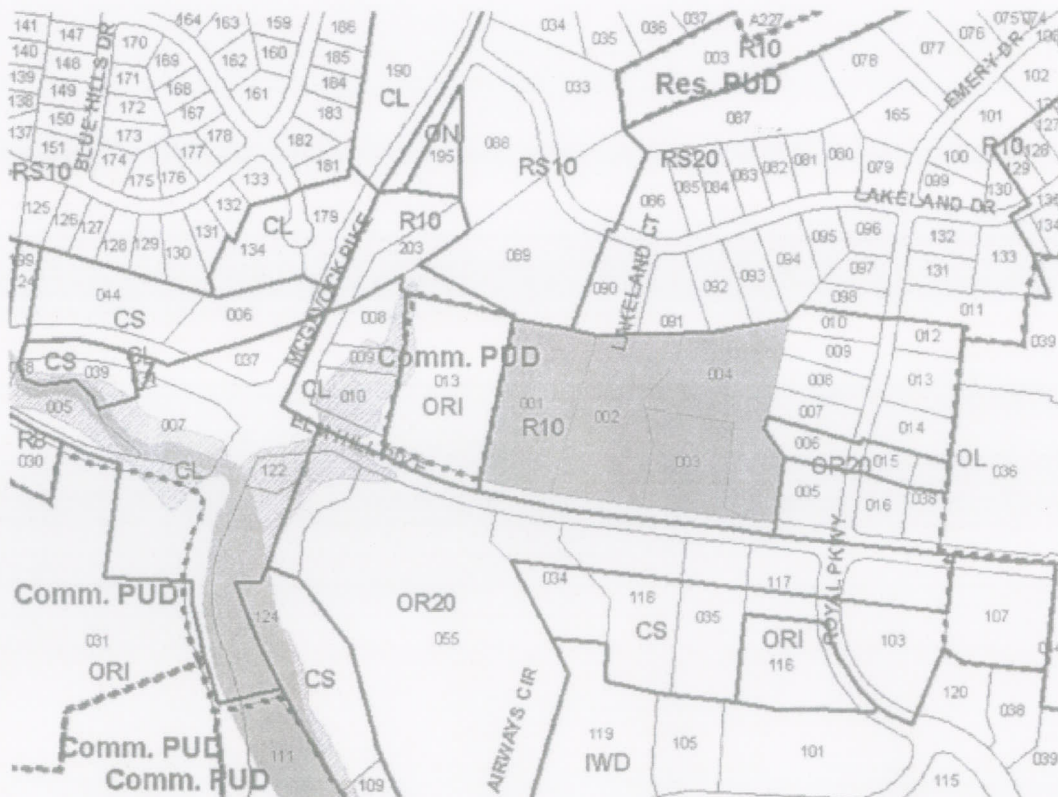
Change in zoning district from R10 to SP for properties located at 2514, 2518, 2522 Elm Hill Pike (12.33 acres), Map 095-16, Parcels 001, 002, 003, 004 (highlighted on the map, below)

**Existing Conditions  
and Plan Consistency**

- Existing zoning is R10.
- Existing land use is single family residential (3 parcels) and vacant (1 parcel).
- Land Use Policy is Office Concentration, intended for existing and future large concentrations of office development, and certain types of commercial uses that cater to office workers.
- Requested zoning is SP (Specific Plan).
- Permitted uses in SP: all uses allowed in the ORI zoning district except multi-family residential uses, which are prohibited.
- Development standards: the development standards for uses in the ORI zoning district shall apply.
- Development phasing and construction schedule: waived.

**Plan Notes**

- Permitted uses are those listed as allowable in the ORI zoning district, according to the Zoning District Land Use Table of Title 17, Section 17.08.030, excepting multi-family residential uses, which are prohibited.
- Development standards applicable to the permitted ORI uses shall apply.





## Metro Planning Commission Meeting of 08/25/2011

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### **SPECIFIC PLAN REVIEW**

Staff conducted a site visit on 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.

The owners responded to the letter and confirmed that the properties are still undeveloped. As no documentation of activity was submitted, the staff preliminary assessment of inactivity remains in place.

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### **FINDING OF INACTIVITY**

When the assessment of an SP is that it is inactive, staff is required to prepare a report for the Planning Commission with recommendations for Council Action including:

1. An analysis of the SP district's consistency with the General Plan and compatibility with the existing character of the community and whether the SP should remain on the property, or
2. Whether any amendments to the approved SP district are necessary, or
3. To what other type of district the property should be rezoned.

If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council with a recommendation on the following:

1. The appropriateness of the continued implementation of the development plan or phase(s) as adopted, based on current conditions and circumstances; and
2. Any recommendation to amend the development plan or individual phase(s) to properly reflect existing conditions and circumstances, and the appropriate base zoning classification(s) should the SP district be removed, in whole or in part, from the property.

End of Council Term

As the Council term has ended the written report will be forwarded to the Council staff. Once the new term has begun, the report will be forwarded to the Councilmember for District 15.

Permits on Hold

Section 17.40.106.I.1 of the Zoning Code requires that once the review of an SP with a preliminary assessment of inactivity is initiated, no new permits, grading or building, are to be issued during the course of the review.



## Metro Planning Commission Meeting of 08/25/2011

For purposes of satisfying this requirement, a hold shall be placed on all properties within the SP on the date the staff recommendation is mailed to the Planning Commission so that no new permits will be issued during the review.

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### ANALYSIS

#### Consistency with the General Plan

This property is within the Donelson - Hermitage Community Plan. The land use policy in place is Office Concentration (OC) which is intended to accommodate existing and future large concentrations of office development. The SP is consistent with this policy.

#### Amendments/Rezoning

As the SP is consistent with the OC policy of the Donelson - Hermitage Community Plan, at this time the SP remains appropriate for the site and area. There are no amendments to the plan proposed and no new zoning district is proposed for the property.

#### Recommendation to Council

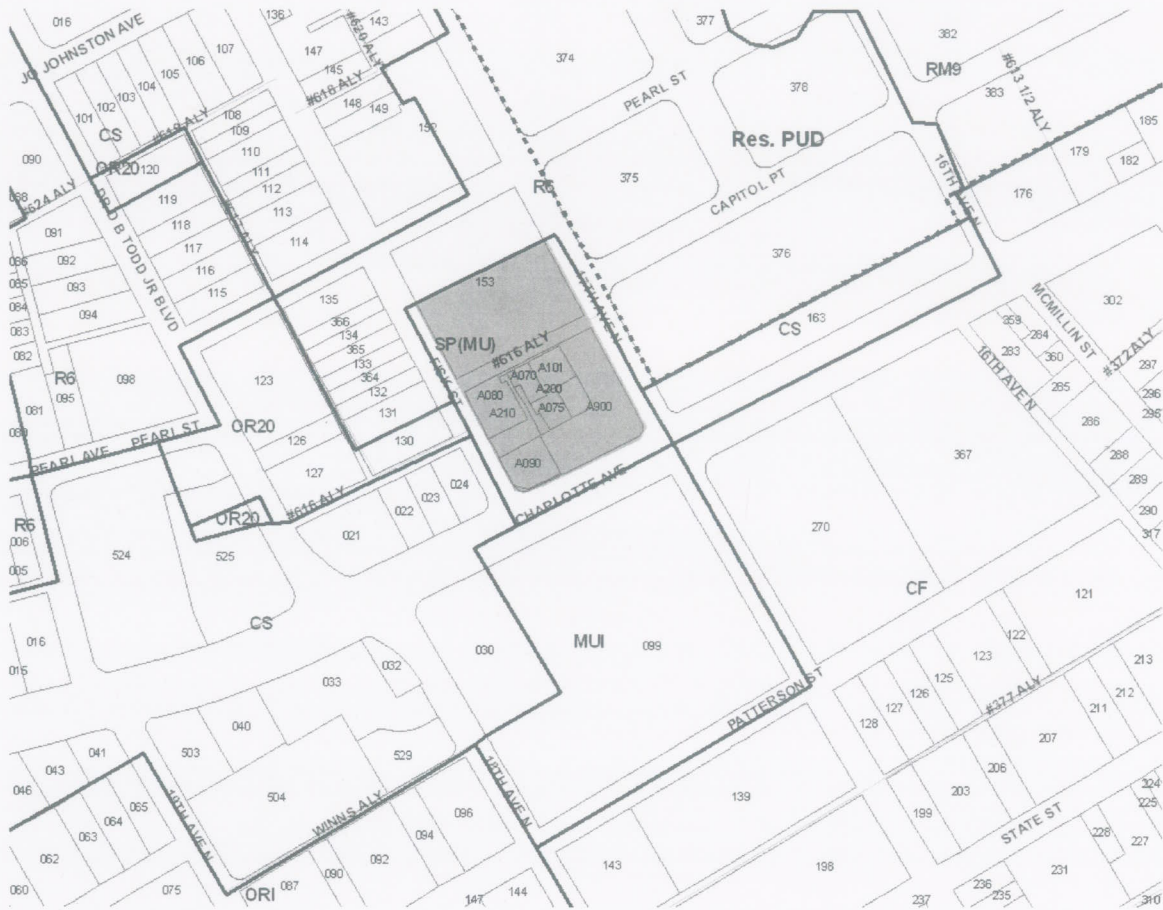
If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council to continue the implementation of the development plan as adopted and that no rezoning is required on this property.

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### STAFF RECOMMENDATION

Staff recommends that the Elm Hill 2500 Block SP be found to be inactive and that the Planning Commission direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.

**SEE NEXT PAGE**



**2007SP-099U-08**  
 1702 CHARLOTTE AVENUE (4-YEAR REVIEW)  
 Map 092-08, Parcel(s) 153  
 Map 092-08-0-A, Parcel(s) 070, 075, 080, 101, 200, 210, 900  
 North Nashville  
 19 - Erica S. Gilmore



**Project No.** SP District Review 2007SP-099U-08  
**Project Name** 1702 Charlotte Avenue  
**Council District** 19 – Gilmore  
**School District** 7 – Kindall  
**Requested by** Metro Planning Department

**Staff Reviewer** Bernards  
**Staff Recommendation** Find the SP District complete

**APPLICANT REQUEST**

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

**SP Review**

**The periodic review of an approved Specific Plan (MU) district known as "1702 Charlotte Avenue", 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 1700 B and 1704 Charlotte Avenue and at 1709 Pearl Street (2.58 acres), approved for a hotel/motel with a maximum of 10 beds in one structure, a 1,500 square foot outpatient clinic and a 49,000 square foot office use for a total of 54,500 square feet via Council Bill BL2007-1528 effective on July 17, 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.

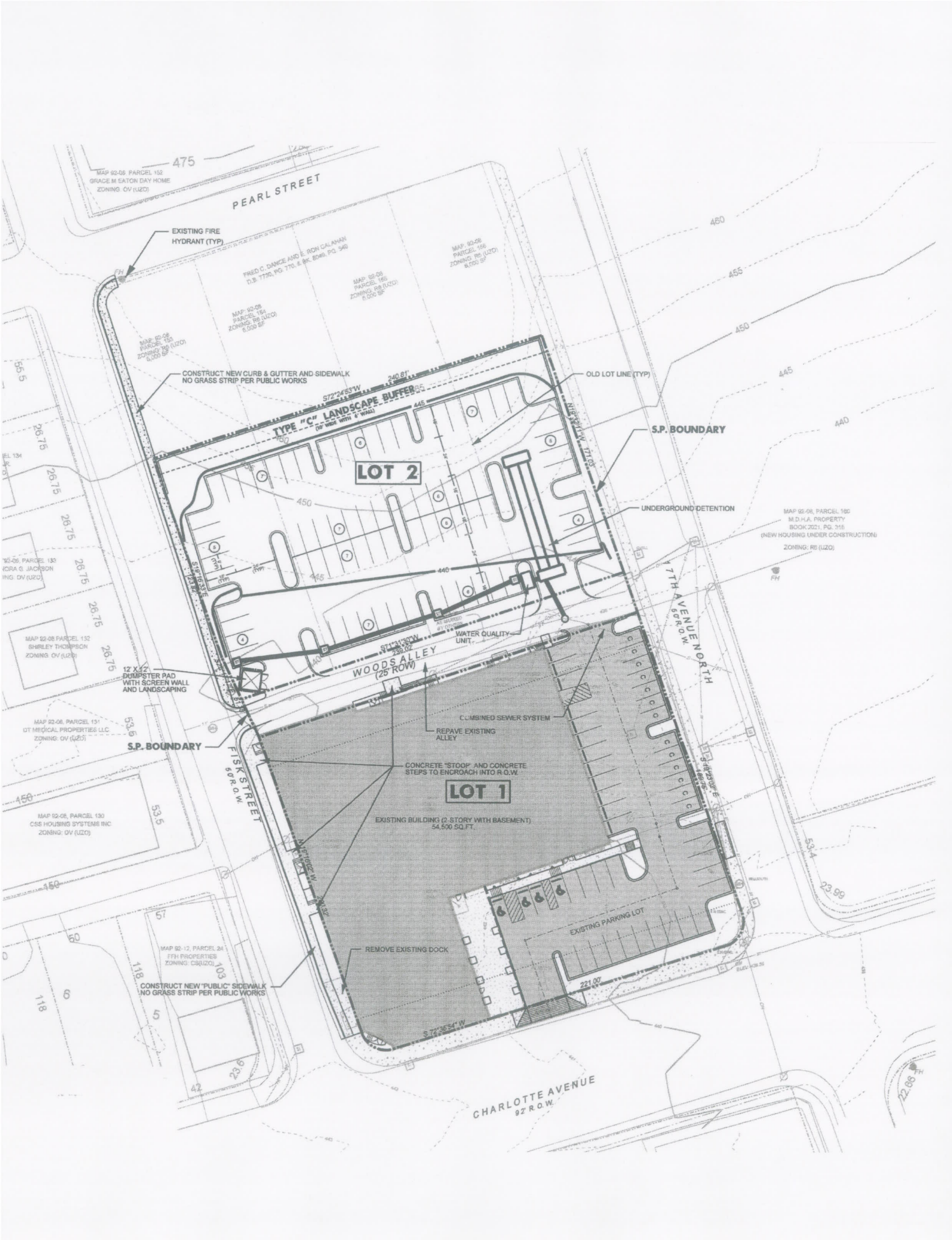
**DETAILS OF THE SP DISTRICT**

The SP was approved for a mix of uses within an existing building. Staff visited the site in July 2011. The renovations to the building have been completed and the building is occupied.

**STAFF RECOMMENDATION**

Staff recommends that 1702 Charlotte Avenue SP be found to be complete.





475

PEARL STREET

MAP 92-08, PARCEL 152  
GRACE M EATON DAY HOME  
ZONING: OV (L2C)

FRED C. DANCE AND E. RON CALAHAN  
D.B. 7730, PG. 770, & 8K, 8048, PG. 540

MAP 92-08  
PARCEL 156  
ZONING: RB (L2D)  
8,000 SF

MAP 92-08  
PARCEL 154  
ZONING: RB (L2D)  
6,000 SF

MAP 92-08  
PARCEL 155  
ZONING: RB (L2D)  
6,000 SF

CONSTRUCT NEW CURB & GUTTER AND SIDEWALK  
NO GRASS STRIP PER PUBLIC WORKS

572°24'53"W  
240.61'

TYPE "C" LANDSCAPE BUFFER  
(OF WIDTH WITH 6' WALL)

LOT 2

S.P. BOUNDARY

UNDERGROUND DETENTION

WOODS ALLEY  
(25' R.O.W.)

COMBINED SEWER SYSTEM

REPAVE EXISTING ALLEY

CONCRETE "STOOP" AND CONCRETE  
STEPS TO ENDOACH INTO R.O.W.

LOT 1

EXISTING BUILDING (2-STORY WITH BASEMENT)  
54,500 SQ. FT.

EXISTING PARKING LOT

12' X 12'  
DUMPSTER PAD  
WITH SCREEN WALL  
AND LANDSCAPING

S.P. BOUNDARY

FISK STREET  
50' R.O.W.

17TH AVENUE NORTH  
50' R.O.W.

CHARLOTTE AVENUE  
92' R.O.W.

CONSTRUCT NEW "PUBLIC" SIDEWALK  
NO GRASS STRIP PER PUBLIC WORKS

REMOVE EXISTING DOCK

MAP 92-12, PARCEL 24  
FTH PROPERTIES  
ZONING: CS(12C)

MAP 92-08, PARCEL 130  
CSS HOUSING SYSTEMS INC  
ZONING: OV (L2C)

MAP 92-08, PARCEL 131  
DT MEDICAL PROPERTIES LLC  
ZONING: OV (L2C)

MAP 92-08, PARCEL 132  
SHIRLEY THOMPSON  
ZONING: OV (L2C)

MAP 92-06, PARCEL 133  
KORA G. JACKSON  
INC. (L2C)

MAP 92-06, PARCEL 134  
KORA G. JACKSON  
INC. (L2C)

MAP 92-06, PARCEL 135  
KORA G. JACKSON  
INC. (L2C)

MAP 92-06, PARCEL 136  
KORA G. JACKSON  
INC. (L2C)

MAP 92-06, PARCEL 137  
KORA G. JACKSON  
INC. (L2C)

MAP 92-08, PARCEL 180  
M.D.H.A. PROPERTY  
BOOK 2021, PG. 316  
(NEW HOUSING UNDER CONSTRUCTION)  
ZONING: RB (L2D)

22.88'



**SEE NEXT PAGE**



**2007SP-114U-10**  
 4000 WAYLAND DRIVE (4-YEAR REVIEW)  
 Map 130-11-0-B, Parcel(s) 001-003  
 Green Hills - Midtown  
 34 - Carter Todd



**Project No.** SP District Review 2007SP-114U-10  
**Project Name** 4000 Wayland Drive SP  
**Council District** 34 – Todd  
**School District** 8 – Hayes  
**Requested by** Metro Planning Department

**Staff Reviewer** Sexton  
**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 "4000 Wayland Drive", 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 4000 and 4000 B Wayland Drive and at 4408 Beacon Drive (1.25 acres), approved for two detached single-family units via Council Bill BL2007-1509 effective on July 17, 2007.**

**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.

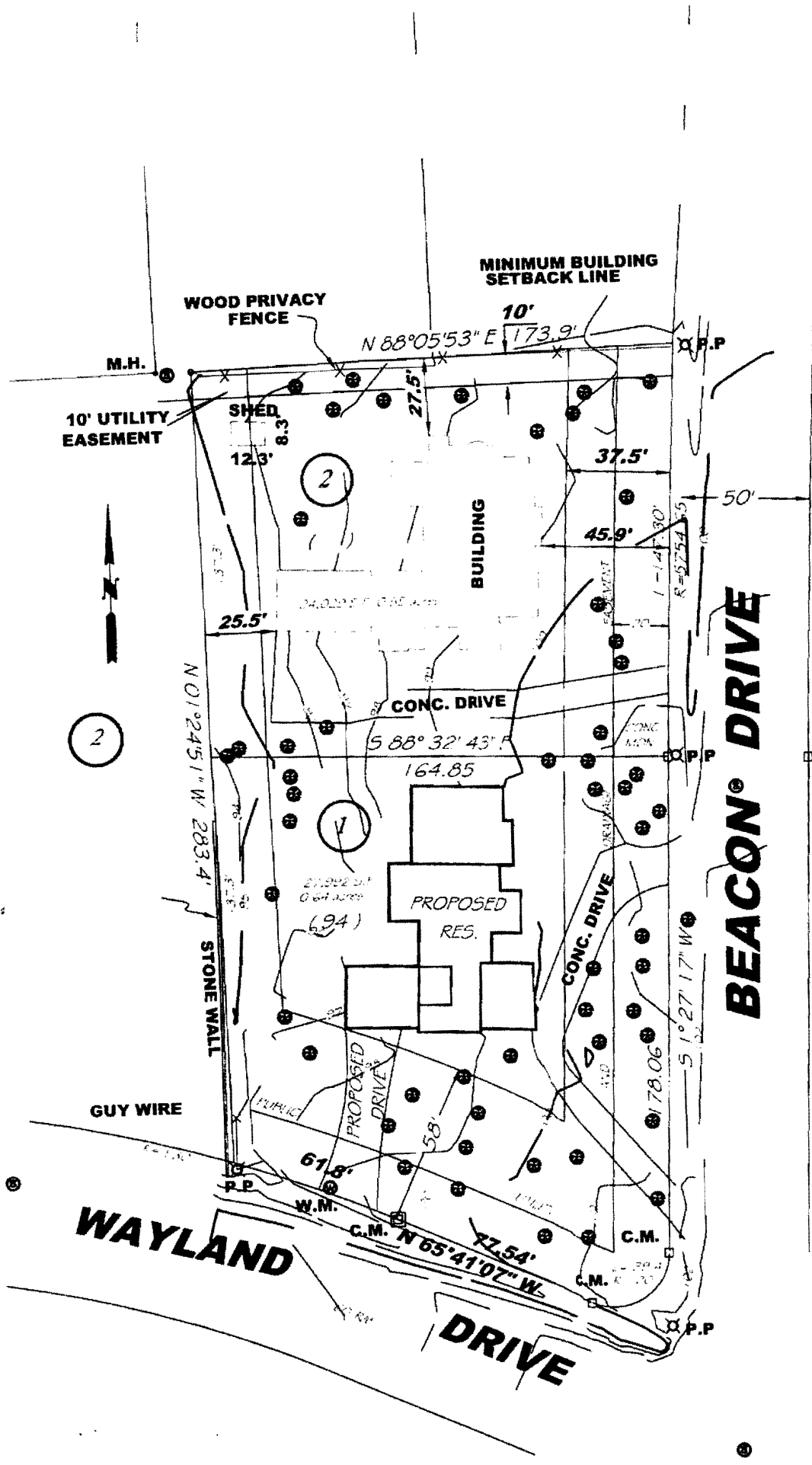
Development within each SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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 purpose of this SP is to permit two detached single-family units.

**Analysis**

Staff visited the site July 2011. There is one single-family residence on the north portion of the property. The second single family residence to the south has not been constructed. Staff recommends that this SP be found active and that it be placed back on the four-year review list. Staff notes that the SP remains appropriate for the Residential Low density land use policy of the Green Hills – Midtown Community Plan.



2.11.94

2

2

1

WAYLAND

DRIVE

BEACON DRIVE

WOOD PRIVACY FENCE

MINIMUM BUILDING SETBACK LINE

10' UTILITY EASEMENT

SHED

BUILDING

CONC. DRIVE

PROPOSED RES.

CONC. DRIVE

GUY WIRE

STONE WALL

C.M.

C.M.

C.M.

N 88°05'53" E 173.9'

N 01°24'51" W 283.4'

S 88°32'43" E 164.85'

S 1°27'17" W 178.06'

N 65°41'07" W 72.54'

L-147.80' R=5254.55'

25.5'

37.5'

45.9'

50'

12.3'

8.3'

27.5'

10'

61.8'

58'

M.H.

X P.P

O P.P

X P.P

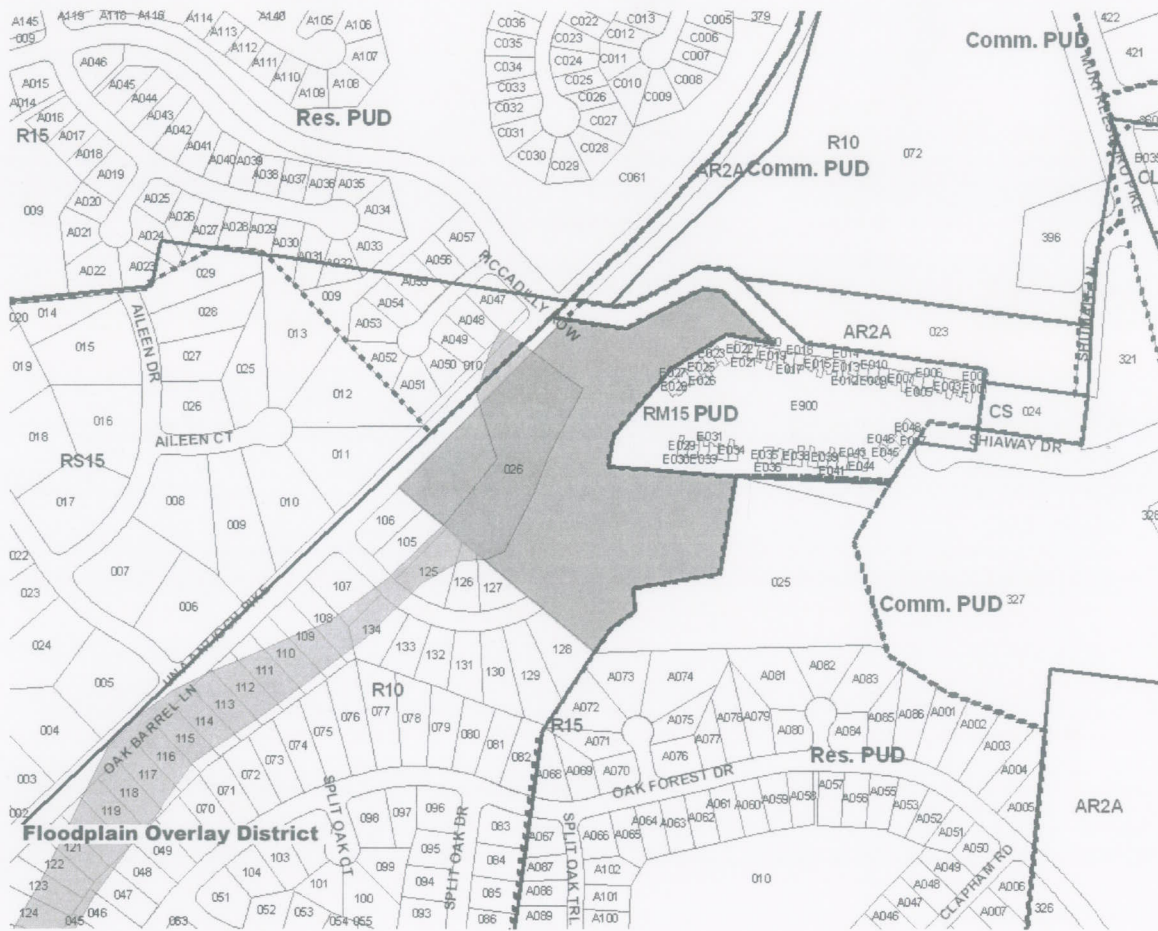


## Metro Planning Commission Meeting of 08/25/2011

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**STAFF RECOMMENDATION**

Staff recommends that 4000 Wayland Drive SP be found to be active.



**2011Z-017PR-001**  
 2158 UNA ANTIOCH PIKE  
 Map 149, Parcel(s) 026  
 Antioch - Priest Lake  
 28 - Duane Dominy





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

**Zone Change 2011Z-017PR-001**  
28 – Dominy  
6 – Mayes  
Pamela E. Meadows, owner

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

Johnson  
*Defer to October 13, 2011 Planning Commission Meeting*

---

**APPLICANT REQUEST**

**Zone change from One and Two Family Residential to Multi-Family Residential**

**Zone Change**

**A request to rezone from the One and Two Family Residential (R10) to Multi-Family Residential (RM20) district property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and partially located within the Floodplain Overlay District.**

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**STAFF RECOMMENDATION**

Staff recommends deferral of the request to the October 13, 2011 Planning Commission hearing. The applicant has requested deferral in order to pursue a policy amendment.



**2011NL-002-001**  
209 DANYACREST (PRELIM. & FINAL)  
Map 085-11, Parcel(s) 005  
Donelson - Hermitage  
14 - James Bruce Stanley



**Project No.** Neighborhood Landmark 2011NL-002-001  
**Project Name** 209 Danyacrest Drive  
**Council District** 14 – Stanley  
**School District** 4 – Shepherd  
**Requested by** Dale and Associates, applicant for Don and Christi McEachern, owners

**Staff Reviewer** Swaggart  
**Staff Recommendation** Approve Neighborhood Landmark District  
 Approve with conditions the Neighborhood Landmark Development Plan

**APPLICANT REQUEST**

**Apply a Neighborhood Landmark District and approve development plan**

**Apply NLO & NLO Development Plan**

**A request to establish a Neighborhood Landmark Overlay District (NLOD) and for approval of the Neighborhood Landmark Development Plan for property located at 209 Danyacrest Drive, at the northeast corner of Danyacrest Drive and Jenry Drive (2.78 acres), zoned Single-Family Residential (RS15), to permit general office (marketing and consulting) use within an existing 4,800 square foot structure.**

**Existing Zoning**  
RS15 District

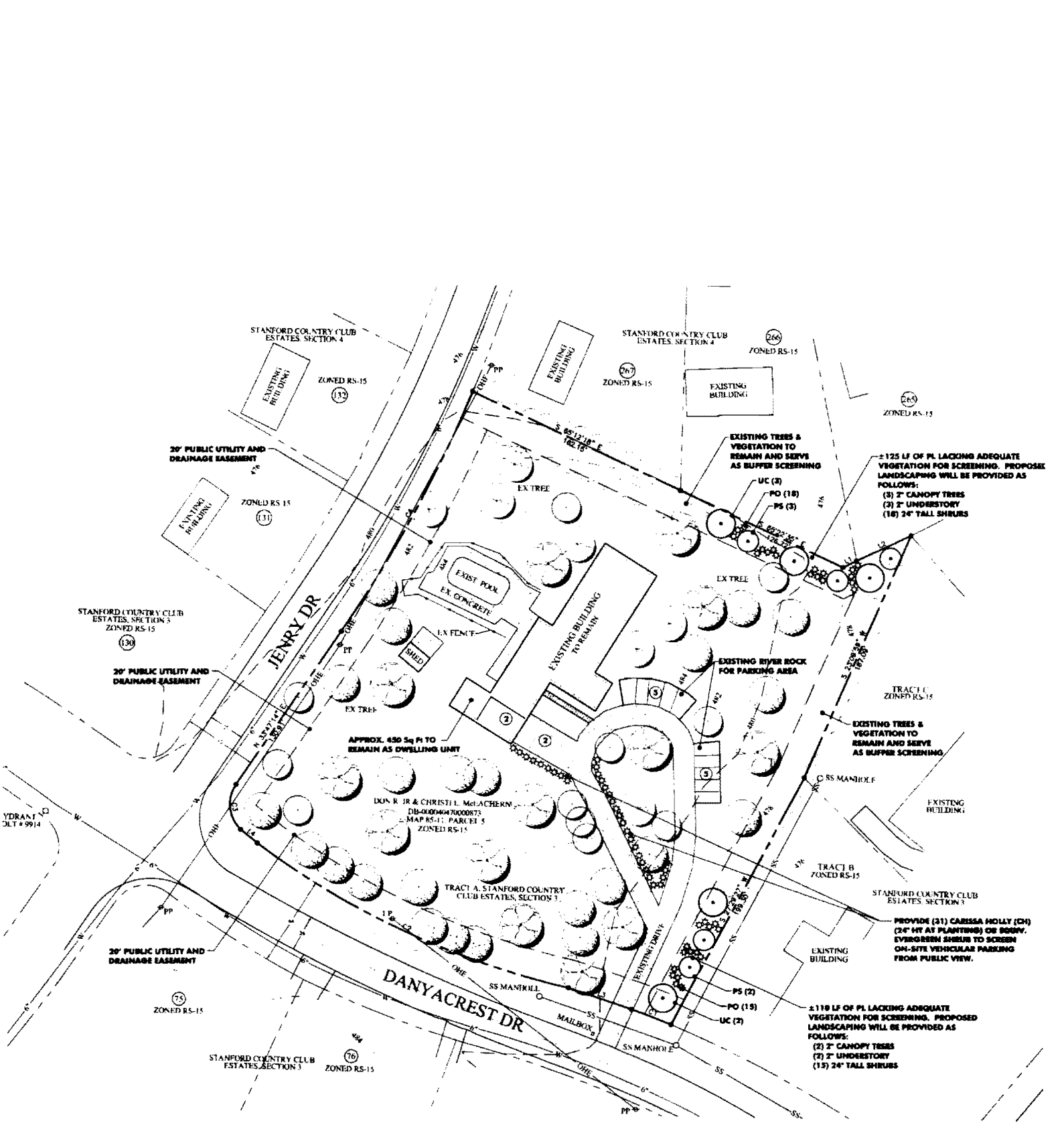
RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *The RS15 zoning would permit approximately seven lots on 2.78 acres.*

**Proposed Zoning**  
Neighborhood Landmark Overlay District (NLOD)

The NLOD is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

Under the 17.36.420 of the Zoning Code, a neighborhood landmark is defined as a feature that “has historical, cultural, architectural, civic, neighborhood, or archaeological value and/or importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of a neighborhood.” To be eligible for application of the Neighborhood Landmark Overlay District, a property must meet one or more of the criteria set out in 17.36.420, which are as follows:

1. It is recognized as a significant element in the neighborhood and/or community;



STANFORD COUNTRY CLUB  
ESTATES SECTION 4

STANFORD COUNTRY CLUB  
ESTATES SECTION 4

STANFORD COUNTRY CLUB  
ESTATES SECTION 3

TRACT A, STANFORD COUNTRY  
CLUB ESTATES, SECTION 3

TRACT C  
ZONED RS-15

STANFORD COUNTRY CLUB  
ESTATES SECTION 3

STANFORD COUNTRY CLUB  
ESTATES SECTION 3

20' PUBLIC UTILITY AND  
DRAINAGE EASEMENT

20' PUBLIC UTILITY AND  
DRAINAGE EASEMENT

20' PUBLIC UTILITY AND  
DRAINAGE EASEMENT

EXISTING TREES &  
VEGETATION TO  
REMAIN AND SERVE  
AS BUFFER SCREENING

± 125 LF OF PL. LACKING ADEQUATE  
VEGETATION FOR SCREENING. PROPOSED  
LANDSCAPING WILL BE PROVIDED AS  
FOLLOWS:  
(3) 2" CANOPY TREES  
(3) 2" UNDERSTORY  
(16) 24" TALL SHRUBS

EXISTING TREES &  
VEGETATION TO  
REMAIN AND SERVE  
AS BUFFER SCREENING

PROVIDE (21) CARESSA HOLLY (24")  
(24" HT AT PLANTING) OR BERRY  
EVERGREEN SHRUBS TO SCREEN  
ON-SITE VEHICULAR PARKING  
FROM PUBLIC VIEW.

± 119 LF OF PL. LACKING ADEQUATE  
VEGETATION FOR SCREENING. PROPOSED  
LANDSCAPING WILL BE PROVIDED AS  
FOLLOWS:  
(2) 2" CANOPY TREES  
(2) 2" UNDERSTORY  
(13) 24" TALL SHRUBS

APPROX. 480 Sq Ft TO  
REMAIN AS DWELLING UNIT

DON R. JR. & CHRISTEL L. McLAChERN  
DB-0000647000873  
MAP RS-11 PARCEL 5  
ZONED RS-15

DANYACREST DR

JENNY DR

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING  
TO REMAIN

EXISTING RIVER ROCK  
FOR PARKING AREA

EXIST POOL  
EX CONCRETE

LA FENCE

SHED

EX TREE

EX TREE

EX TREE

EXISTING BUILDING

EXISTING BUILDING

PS (2)

PO (15)

UC (7)

UC (3)

PO (18)

PS (3)

UC (3)

PO (18)

PS (3)

UC (3)

PO (18)

PS (3)

UC (3)

PO (18)

PS (3)

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PS (3)

UC (3)

PO (18)

PS (3)

HYDRANT  
CLT # 9914

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## Metro Planning Commission Meeting of 08/25/2011

2. It embodies characteristics that distinguish it from other features in the neighborhood and/or community.
3. Rezoning the property on which the feature exists to a general zoning district inconsistent with surrounding or adjacent properties such as, office, commercial, mixed-use, shopping center, or industrial zoning district would significantly impact the neighborhood and/or community;
4. Retaining the feature is important in maintaining the cohesive and traditional neighborhood fabric;
5. Retaining the feature will help to preserve the variety of buildings and structures historically present within the neighborhood recognizing such features may be differentiated by age, function and architectural style in the neighborhood and/or community;
6. Retaining the feature will help to reinforce the neighborhood and/or community's traditional and unique character.

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<b>CRITICAL PLANNING GOALS</b>	N/A
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<b>CRITERIA FOR CONSIDERATION</b>	Section 17.40.160 of the Zoning Code requires that NLOD meet the following six criteria:
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- |  |  |
|--|--|
|  | Section 17.40.160 of the Zoning Code requires that NLOD meet the following six criteria: |
|--|--|
1. The feature is a critical component of the neighborhood context and structure.
  2. Retention of the feature is necessary to preserve and enhance the character of the neighborhood.
  3. The only reason to consider the application of the NLOD is to protect and preserve the identified feature.
  4. There is acknowledgement on the part of the property owner that absent the retention of the feature, the base zoning district is proper and appropriate and destruction or removal of the feature is justification for and will remove the NLOD designation and return the district to the base zoning district prior to the application of the district.
  5. It is in the community's and neighborhood's best interest to allow the consideration of an appropriate



## Metro Planning Commission Meeting of 08/25/2011

NLOD Plan as a means of preserving the designated feature.

6. All other provisions of this section have been followed.

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### ANALYSIS

The purpose of this NLOD is to preserve and protect neighborhood features that are important to maintain and enhance the neighborhood character. According to Historical Commission staff, the property proposed for the NLOD contains a ranch style home built circa 1950 as the home of A.F. Stanford, a member of the locally significant Stanford family. The home is a good example of the early ranch style, and would be a contributing property in the National Register-eligible Millionaire Row historic district fronting Lebanon Road in Donelson. Millionaire Row has been considered potentially eligible for the National Register for its architectural and historic significance in the Donelson community, and the period of significance would be circa 1900-1960.

Given the findings of the Historical Commission, staff finds that the proposed NLOD meets all criteria for consideration of establishment of a NLOD district.

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### PLAN DETAILS

The establishment of the Neighborhood Landmark District requires the approval of Council. *The development plan which implements the District requires the approval of the Planning Commission only.* The applicant has requested concurrent approval of the overlay and the implementing development plan.

#### Development Plan

The development plan calls for the existing home to remain. Proposed uses include single-family residential and general office. The type of office use is limited to marketing and consulting. The plan restricts the number of employees to twelve (8 full time and 4 part time), and it also prohibits office visits (“Onsite client visits shall be restricted”).

No improvements are proposed for the existing home. Minor site improvements include the addition of ten formal parking spaces and additional landscaping. The proposed parking spaces will be located on the eastern side of the lot behind the home. Access to the property will remain from the existing driveway on Danyacrest. No signage is proposed for the site.





## Metro Planning Commission Meeting of 08/25/2011

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**STORMWATER****RECOMMENDATION**

Not Applicable

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**PUBLIC WORKS****RECOMMENDATION**

No Exceptions Taken

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**STAFF RECOMMENDATION**

Staff recommends that the Neighborhood Landmark District be approved. The proposed District meets the criteria for consideration found in the Zoning Code.

Staff recommends approval with conditions of the development plan. It implements the proposed Neighborhood Landmark District, and is consistent with all code requirements.

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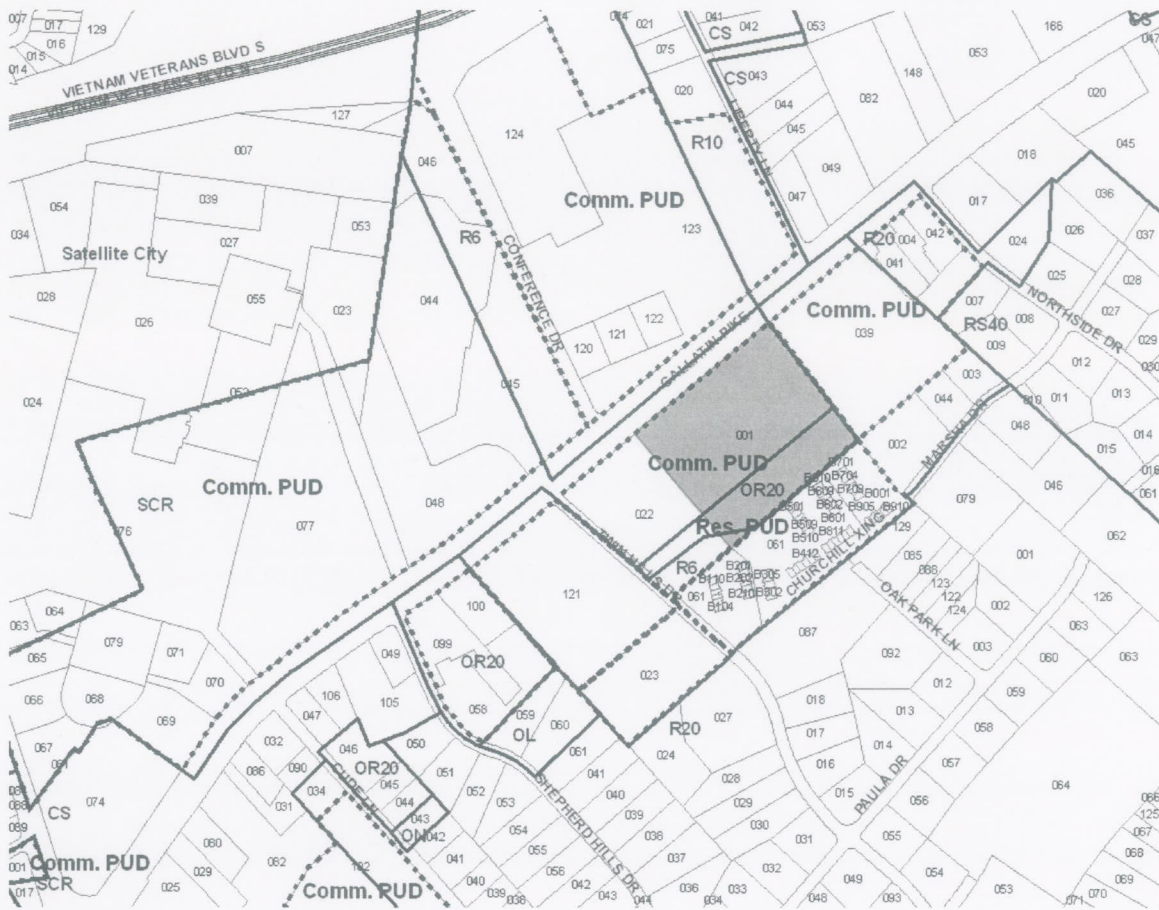
**CONDITIONS (development plan)**

1. Planning Commission approval of the development plan is conditioned upon Council approval of the Neighborhood Landmark Overlay District.
2. The Planning Commission shall approve any changes to the development plan which shall include but not be limited to uses and any exterior alterations to the structure.
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.

**SEE NEXT PAGE**

# **PLANNING COMMISSION ACTIONS**

- **PUD (Final)**
- **Subdivision (Concept)**



**165-79P-001**  
**RIVERGATE MARKETPLACE (PANDA EXPRESS)**  
 Map 026-15, Parcel(s) 001  
 Madison  
 10 - I. C. "Rip" Ryman



**Project No.** **Planned Unit Development 165-79P-001**  
**Project Name** **Rivergate Marketplace (Panda Express)**  
**Council District** 10 – Ryman  
**School Board District** 3 – North  
**Requested By** Interplan, LLC, applicant for Price Tennessee Properties, L.P. owner

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Disapprove. If Metro Stormwater approves plans prior to the meeting then staff recommends approval with conditions.*

**APPLICANT REQUEST**

**Revise preliminary plan and final to permit a fast food restaurant**

**Revise Preliminary Plan and final site plan approval**

**A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Marketplace Commercial Planned Unit Development Overlay located at 2125 Gallatin Pike, approximately 450 feet north of Twin Hills Drive, zoned Shopping Center Regional (SCR) and Office/Residential (OR20), to permit the development of a 2,448 square foot fast food restaurant with one drive-thru lane.**

**Existing Zoning**  
SCR District

Shopping Center Regional is intended for high intensity retail, office, and consumer service uses for a regional market area.

OR20 District

Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

**CRITICAL PLANNING GOALS**

N/A

**REQUEST DETAILS**

The Rivergate Marketplace Planned Unit Development (PUD) is located in Madison on the east side of Gallatin Pike just south of the county line. The existing shopping center on the site consists of approximately 168,036 square feet of floor area. The PUD was originally approved in 1979, and has been revised numerous times in the past.

This request is to permit the addition of a 2,448 square foot fast food restaurant within the existing parking lot. The request will also permit a drive thru window for take-out orders. The request does not propose a new out parcel. To accommodate the new use, the parking lot within the project area will need to be modified. As proposed, the







## Metro Planning Commission Meeting of 08/25/2011

total floor area will be increased to 170,484 square feet which is less than ten percent of the floor area last approved by Council.

### Parking

A total of 67 existing parking spaces will be removed in order to accommodate the project. Seventeen new spaces will be constructed with the project resulting in a net loss of 50 spaces. Currently the development does not contain the required 962 parking spaces specified by the Metro Zoning Code. There are currently only 710 parking spaces. The Code permits fewer spaces for shared parking when a shared parking study indicates that there is adequate parking. Any parking study must be approved by the metropolitan traffic engineer. A shared parking study was conducted and indicated that, due to the nature of existing uses, the actual parking demand is lower than the number of spaces required by the Code. According to the study, which has been approved by the metro traffic engineer, the actual parking demand is 502 spaces, and therefore, the provided 710 spaces are adequate. It is important to note that any future changes in use within the development may require a new parking study and may not be permitted if sufficient parking cannot be documented.

### Analysis

The proposed request is within the limits of a revision, and it does not require Council approval. While the proposal does not provide the minimum number of parking spaces required for the various uses in the development, a parking study approved by the Metro traffic engineer indicates that sufficient parking is being provided. As proposed the request meets all zoning requirements and staff recommends that the request be approved with conditions.

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### **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.

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### **STORMWATER RECOMMENDATION**

Not Approved

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### **STAFF RECOMMENDATION**

Staff recommends that the request be disapproved because the plans have not been approved by Metro Stormwater. If Metro Stormwater approves plans prior to the meeting then staff recommends approval with conditions including



## Metro Planning Commission Meeting of 08/25/2011

any additional Stormwater conditions as the proposed request meets all zoning requirements.

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### CONDITIONS

1. A revised shared parking study may be required with any change of use within the shopping center. Use changes may not be permitted if sufficient parking cannot be provided.
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. 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.

**SEE NEXT PAGE**



**2003P-010-001**  
 JARDIN DE BELLE (REV. LOTS 18, 19, 27, 28 & 29)  
 Map 130-13-0-A, Parcel(s) 026-028, 034-035  
 West Nashville  
 34 - Carter Todd



<b>Project No.</b>	<b>Planned Unit Development 2003P-010-001</b>
<b>Project Name</b>	<b>Jardin de Belle</b>
<b>Council District</b>	34 – Todd
<b>School District</b>	8 – Hayes
<b>Requested by</b>	Jesse Walker Engineering, applicant, for W. Hugh Nelson Builders, LLC, Kenneth and Gail Berry, and Benjamin and Mary Joan Rechter, owners
<b>Staff Reviewer</b>	Johnson
<b>Staff Recommendation</b>	<i>Approve with conditions</i>

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**APPLICANT REQUEST**

**Reduce overall number of lots from 30 to 28**

**Revise Preliminary PUD and Final Site Plan**

A request to revise the preliminary plan and for final site plan approval for a portion of the Jardin de Belle Planned Unit Development Overlay District on properties located at 601, 605, 609, 649 and 665 Belle Park Circle, on the north side of Forrest Park Drive, zoned One and Two Family Residential (R8) (0.61 acres), to consolidate Lots 18 and 19 into one lot and to consolidate Lots 27, 28 and 29 into two lots, reducing the overall number of lots in the development from 30 to 28.

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**CRITICAL PLANNING GOALS**

N/A

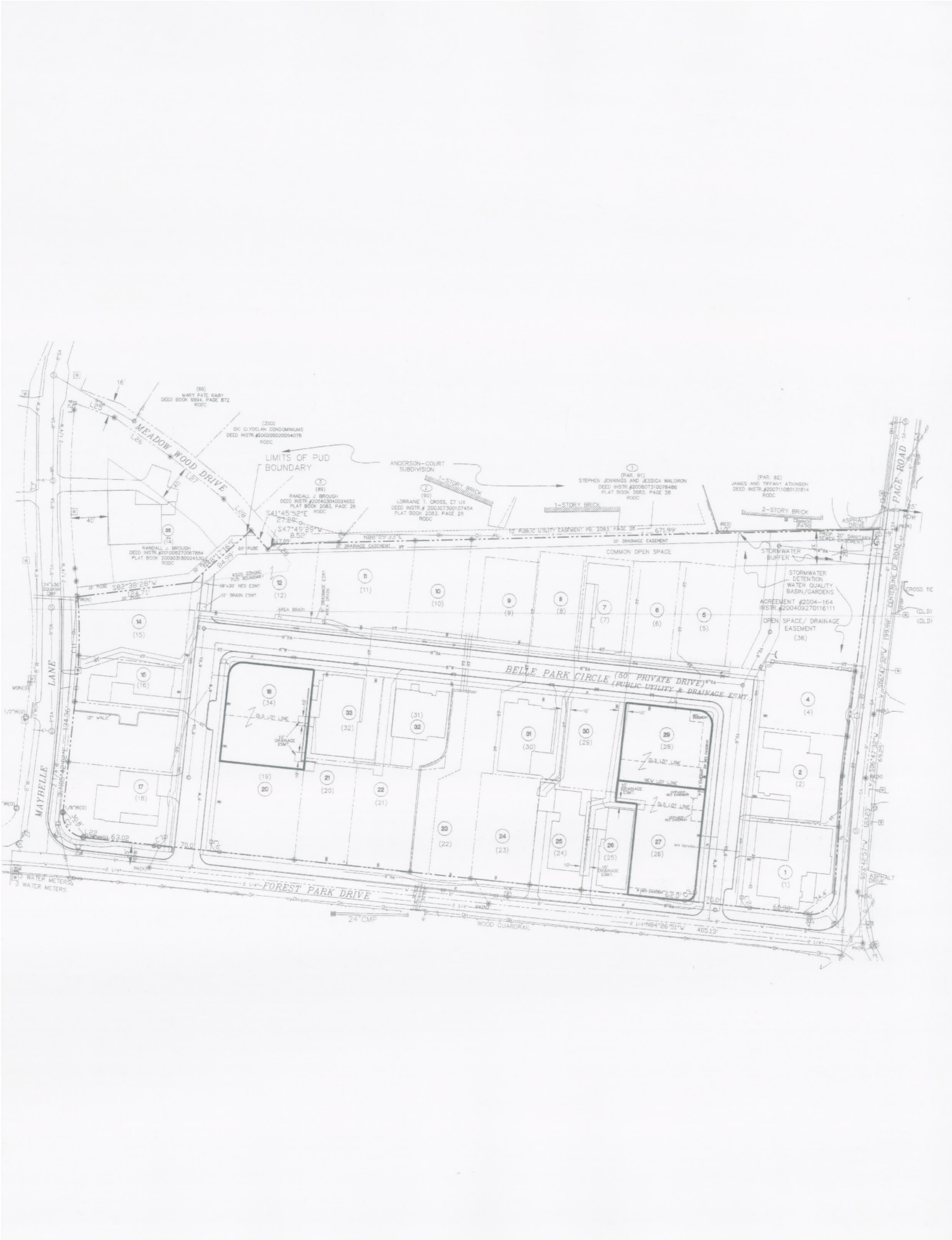
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**PLAN DETAILS**

The Jardin de Belle PUD is located off Page Road adjacent to Warner Park. It was approved originally in 2003 for 34 single-family lots. Several lots were previously consolidated and the PUD currently includes 30 lots.

This preliminary PUD revision proposes to consolidate five existing lots into three lots. Lots 27 through 29 along the eastern end of the interior block would become two lots and lots 18 and 19 on the western end of the interior block would become a single lot.

Consolidation of these lots will not impact conditions of approval of the original PUD approval or the variances granted by the Board of Zoning Appeals for building setbacks, lot size, building coverage, and buffer yard requirements. Each individual building permit plan will still need to meet the original requirements of the PUD approved by the Metro Council, which was intended for a "Charleston Style" appearance.



(88) MARY PAT RABY  
DEED BOOK 5984 PAGE 872  
ROCC

(3100) DE. C. TOSLAN CONDOMINIUMS  
DEED INSTR #20005520054378  
ROCC

LIMITS OF PUD  
BOUNDARY

(89) RANCIALL J. BROUGH  
DEED INSTR #20040304021652  
PLAT BOOK 2068, PAGE 28  
S41°45'42"E 80.00'  
27.28'-0.00'  
S47°49'25"W  
87.00'

ANDERSON-COURT  
SUBDIVISION

(92) LORRANE T. CROSS, ET UX  
DEED INSTR # 200307300107454  
PLAT BOOK 2063, PAGE 28  
ROCC

(91) STEPHEN JENNINGS AND JESSICA WALDRON  
DEED INSTR #200607310578486  
PLAT BOOK 2063, PAGE 28  
ROCC

(PAR. 82) JAMES AND TIFFANY ATKINSON  
DEED INSTR #200711080131614  
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(14) RANDALL J. BROUGH  
DEED INSTR #01002570087884  
PLAT BOOK 200003180245330  
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## Metro Planning Commission Meeting of 8/25/2011

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### **PUBLIC WORKS**

#### **RECOMMENDATION**

No exception taken

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### **STORMWATER**

#### **RECOMMENDATION**

Final site plan approved

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### **STAFF RECOMMENDATION**

Staff recommends approval with conditions. The proposed changes are consistent with the approved PUD plan.

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### **CONDITIONS**

1. Prior to any additional development applications for this property, and in no event later than 120 days after the date of conditional approval by the Planning Commission, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. Failure to submit a corrected copy of the preliminary PUD within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.
2. 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.
3. 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.
4. 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.
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. 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



## Metro Planning Commission Meeting of 8/25/2011

issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

7. This PUD revision shall comply with all conditions of Metro Council bill: BL2003-91.

**SEE NEXT PAGE**





<b>Project No.</b>	<b>Subdivision 2004S-158G-12</b>
<b>Project Name</b>	<b>Waterford Estates</b>
<b>Council District</b>	32 – Coleman
<b>School Board District</b>	2 – Brannon
<b>Requested By</b>	Pinnacle National Bank, owner, Dale & Associates, surveyor.
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	<i>Approve and grant a variance to Section 1-9.2 of the Subdivision Regulations to allow the plat extension</i>

**APPLICANT REQUEST**

**Extend Preliminary Plat Approval**

**Preliminary Plat Extension**

**A request to extend preliminary approval to August 11, 2012, for Waterford Estates Subdivision, approved for 75 single-family residential cluster lots on property located at 5722 Cane Ridge Road, and a request for a variance from Section 1-9.2 of the Subdivision Regulations.**

**Zoning**

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.

**SUBDIVISION DETAILS**

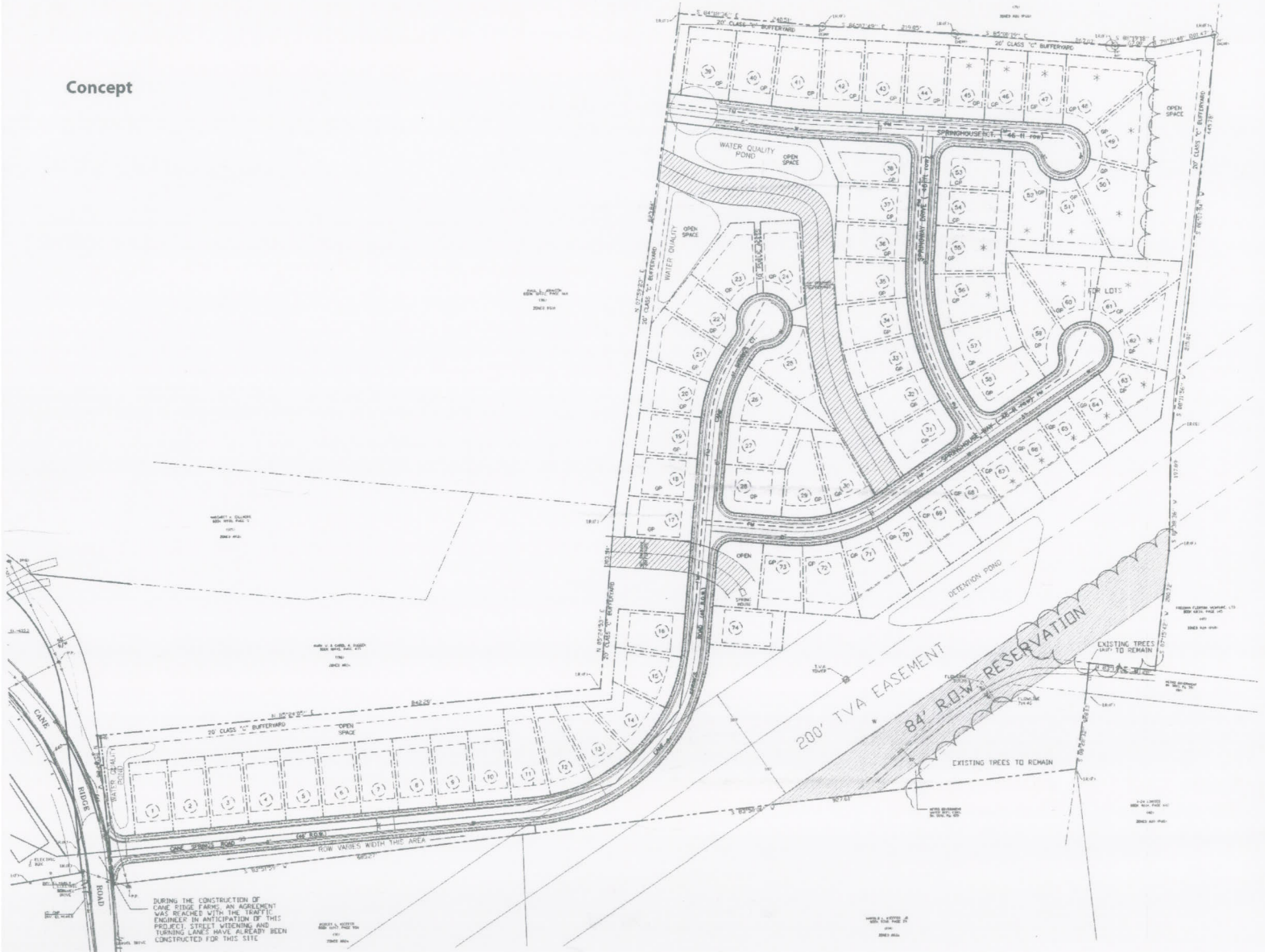
The preliminary plat for the Waterford Estates subdivision was originally approved by the Planning Commission in August 2002, for 68 lots under the name Cane Ridge Estates. The number of lots was increased to 74 and the subdivision renamed to Waterford Estates in June 2004. In May 2005, a condition of approval regarding grading was removed. The final plat was approved in August 2005 but never recorded.

**Extension Request**

The applicant is requesting an extension of the approval of the preliminary plat to August 11, 2012 to complete the installation of the infrastructure. The majority of the infrastructure is currently in place including roads, domestic water, sanitary sewer, storm water, street signs, street lights and electric.

The preliminary plat was approved under the previous Subdivision Regulations. But expired in May 2007. The applicant could have requested an additional year extension as progress in the form of installation of infrastructure had been made. The current subdivision regulations were adopted in March 2006. Section 1-9.2 of the Subdivision Regulations prohibits the extension of a

Concept







## Metro Planning Commission Meeting of 8/25/2011

preliminary plat approved under the old Subdivision Regulations adopted March 21, 1991.

2. *Subdivisions Submitted or Approved Prior to the Effective Date.* Any subdivision submitted as a complete application or approved in preliminary or final form, but not yet expired, prior to the effective date may, at the discretion of the applicant, continue under the subdivision regulations adopted March 21, 1991, as amended, but no extensions shall be granted for these subdivisions.

### Variance Request

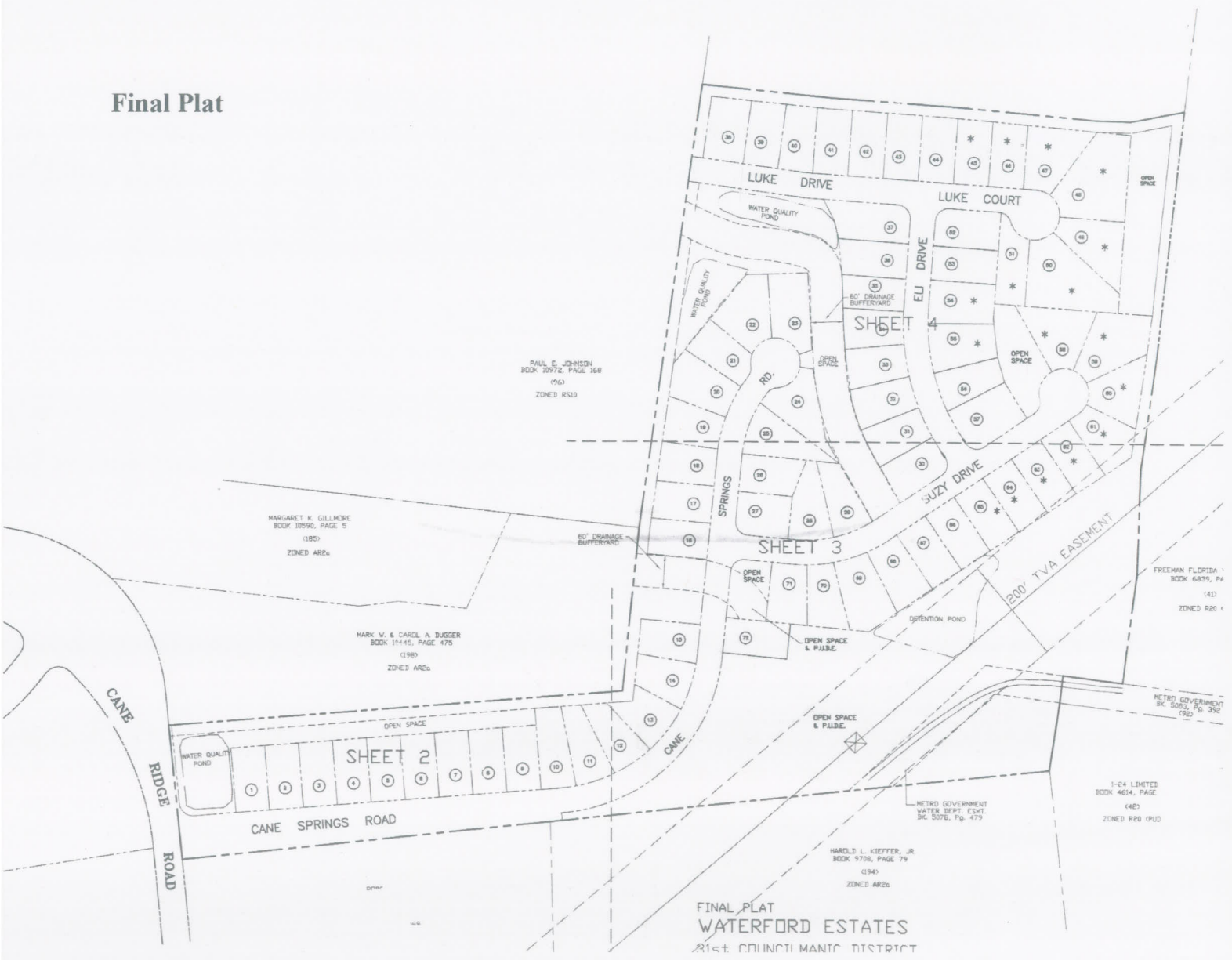
The applicant has requested a variance to this section of the Subdivision Regulations. Section 1-11 permits the Planning Commission to grant variances if it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations provided that such variance does not have the effect of nullifying the intent and purpose of these regulations.

The findings are based on a number of criteria. These include conditions unique to the property that are not applicable generally to other property and the particular physical conditions of the property involved. The physical conditions must cause a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.

Construction approval was granted by Water Services, Stormwater and Public works in 2005. The Fire Marshal also approved the final plat. Approximately 90 percent of the infrastructure work has been completed. Due to the length of time that no work has been conducted on this property, the Metro agencies have raised concerns with the deterioration of the infrastructure. The applicant has been working with the agencies to address these concerns.

In summary, this plat had received final approval and the installation of the infrastructure is nearing completion. Due to the delay, the infrastructure has deteriorated and has become a health and safety concern. Extending the preliminary plat approval for one year will provide sufficient time for the application to address these issues and submit a final plat for recording.

# Final Plat



FINAL PLAT  
 WATERFORD ESTATES  
 1st COUNCILMATIC DISTRICT



## Metro Planning Commission Meeting of 8/25/2011

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### **STAFF RECOMMENDATION**

Staff recommends that preliminary plat be extended to August 11, 2012 and that the Planning Commission grant a variance to Section 1-9.2 of the Subdivision Regulations.



**2008S-079U-07**  
**WESTPORT BUSINESS PARK (CONCEPT PLAN EXTENSION)**  
 Map 079, Parcel(s) 050, 097  
 West Nashville  
 20 - Buddy Baker



<b>Project No.</b>	<b>Subdivision 2008S-079U-07</b>
<b>Project Name</b>	<b>Westport Business Park</b>
<b>Council District</b>	20 – Baker
<b>School Board District</b>	1 – Gentry
<b>Requested By</b>	Cline Development, applicant
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	<i>Approve</i>

**APPLICANT REQUEST**

**Extend Concept Plan Approval**

**Concept Plan Extension**

**A request to permit the extension of an approved concept plan for one year until August 25, 2012, for the Westport Business Park for 14 lots located at 7273 Centennial Boulevard and Centennial Boulevard (unnumbered), zoned IR (28.24 acres).**

**Zoning**

IR District

Industrial Restrictive is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

**SUBDIVISION DETAILS**

The concept plan for the Westport Business Park subdivision was approved by the Planning Commission in April 2008 for 14 industrial lots. The Development Plan for Phase I was approved in December 2008. A final plat was submitted for Phase I which included five lots served by a cul-de-sac from Centennial Boulevard. Approvals were received from Public Works and the Fire Marshal and conditional approval from Stormwater Management and Water Services.

**Extension Request**

The applicant is requesting an extension of the approval of the concept plan to August 25, 2012 to complete the preparation of the property and to bond the required infrastructure. Had this subdivision been approved under the recently amended regulations, which lengthened the term of the concept plan to four years, the request for an extension would not be necessary.

The applicant has been actively preparing the site for development since receiving concept plan approval. Site preparation has involved filling the site with rock dirt and clay from other building sites. With the reduction in building throughout the region, the amount of available fill material has been greatly reduced, slowing the progress of site preparation.







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### **STAFF RECOMMENDATION**

Staff recommends approval of the request to extend the approval of the concept plan to August 25, 2012.

# Final Phase 1

