Metropolitan Planning Commission

Staff Reports

February 10, 2011

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Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

PREVIOUSLY DEFERRED ITEMS

- **Text Amendment**
- **Zoning Amendment**

NO SKETCH

Metro Planning Commission Meeting of 02/10/2011

Item # 1

Project No. **Project Name**	**Text Amendment 2010Z-022TX-001** **Community Education: Modify Site and Design Requirements**
Council District	Countywide
School District	Countywide
Requested by	Metro Planning Department
Deferral	Deferred from the January 27, 2011 Planning Commission Meeting
Staff Reviewer	Regen
Staff Recommendation	*Defer to February 24, 2011, Planning Commission Meeting*
APPLICANT REQUEST	**Delete and modify community education standards in Zoning Code.**
Text Amendment	**A request to modify the Metro Zoning Code, Section 17.16.040.A (Uses Permitted with Conditions: Educational Uses) by deleting the minimum campus and reduced lot size standards, modifying the setback and street standards, and adding a minimum public street frontage for community education uses (elementary, middle, and high school).**
Deferral	This item was deferred at the request of the Public Works Department in order to provide additional comments.
Critical Planning Goals •Creates a Walkable Neighborhood •Supports a Variety of Transportation Choices	Locating community education uses within neighborhoods increases opportunities for children and their parents to walk/bike to school. Sidewalks can be improved or expanded to meet pedestrian demand. In addition, less space may be needed to park cars and create drop-off/pick-up space due to fewer children using a vehicle to travel to/from school.
•Supports Infill Development	Schools can, and do, serve as community catalysts by bringing people together for a common shared purpose. For families with young children, or those intending to have them in the future, a school represents a critical decision in where to live. Families will invest their life savings into a home to be in the right neighborhood, and have their children attend the best schools.

Moore Planning Commission Meeting of 02/10/2014

Project No.	Text Amendment 2014Z-022TX-001
Project Name	Community Education: Model Site and Design Requirements
Council District	Countywide
School District	Countywide
Requested by	Metro Planning Department
Staff Recommendation	Deferred from the January 27, 2014 Planning Commission Meeting
APPLICABLE REQUEST(S)	Request to modify community education standards in Zoning Code.
Zoning Administrator	A request to modify the Metro Zoning Code, Section 17.16.070.U (Uses Permitted with Conditions and Exceptions) by deleting the minimum campus and required lot size standards, modifying the setback and street standards, and adding a minimum public street frontage for community education uses (elementary, middle, and high schools).
Staff Recommendation	This item was deferred at the request of the Public Works Department in order to provide additional comments.
Staff Analysis Details	
Notices / Mailings Verified	
Supporters / Users of Transportation Options	Locating community education uses within neighborhoods increases opportunities for students and their parents to walk/bike to school. Sidewalks can be improved or expanded to meet pedestrian demand. In addition to less space may be needed to park cars and create drop-off/pick-up space due to fewer children using a vehicle to travel to/from school.
Supporters / Opponents	Schools can, and do, serve as community anchors by bringing people together for a common shared purpose. For families with young children, it does foreshadow to have them in the future. A School represents a critical decision in where to live. Families will have their life savings invested home to be in a strong neighborhood, and have their children attend the best schools

•Promote Compact Building Design
•Preserved Historic Resources

Locating schools in existing neighborhoods usually means a sprawling campus design is unlikely. Lacking large parcels, urban, and even suburban, schools are finding they must build up to provide needed space. By building up, a more compact building design is achieved. In addition, historic buildings can be repurposed for community education uses, thereby strengthening the existing neighborhood fabric.

PURPOSE

This text amendment deletes the minimum campus size requirements for public or private, elementary, middle, and high schools, but would require a minimum public street frontage. The amendment also modifies the building and athletic field setbacks and street standards.

Existing Law and Proposed Bill

Community education uses are permitted with conditions (PC) in the agricultural and residential zoning districts, and permitted by right (P) in various mixed-use, office, commercial, and shopping center districts. The use is prohibited in industrial zoning districts. This staff report addresses only the PC standards for agricultural and residential zoning districts.

Campus Size

Existing: Section 17.16.040.A.1 sets forth minimum site size standards based on a school's total enrollment capacity. These standards are known in education facility planning as the "rule of thumb" approach. Originally developed by The Council of Educational Facility Planners International (CEFPI) as guidelines, they were adopted as standards in many communities, including Nashville. The guidelines were rescinded in 2004 by the Council.

School Type	Minimum Campus Size
Elementary (K—8)	5 acres + 1 acre/100 students
Middle (5—9)	10 acres + 1 acre/100 students
High (7—12)	15 acres + 1 acre/100 students

Proposed: The proposed bill deletes the minimum campus size and reduced lot size requirements from the Zoning Code. These minimum campus size standards bear no relationship to a school site's physical characteristics, programs, activities, competitive sports, or lack thereof. Further, neither federal, state, nor local education

Compatible Building Design
Preserve that Historic Feeling

Locating schools in existing neighborhoods usually means a compatible building design is unlikely. Locating large parcels and even suburban schools are finding they must build up to provide needed space. By building up, a more compact building design is achieved. In addition, historic buildings can be repurposed for community education uses, thereby strengthening the existing neighborhood fabric.

Adaptive Reuse

This institutional design lowers the minimum campus size requirements for public or private, elementary, middle, and high school, but would require a nationwide public entity structure. This amendment also modifies the building and fire codes (cellar) and street standards.

Legislative Intent
Proposed Bill

Community education uses are permitted with conditions (PC) in the residential and residential zoning districts, and permitted by right (P) in various mixed-use, office, commercial and shopping center districts. The use is prohibited in industrial zoning districts. This staff report addresses only the PC standards for agricultural and residential zoning districts.

Zoning Standards

According Section 17.16.010 A.1 are both maximum site standards based on a school's total enrollment capacity. These standards are known as educational facility planning units "rule of thumb" approach. Originally developed by the Council of Educational Facility Planners International (CEFPI) as guidelines, they were adopted as standards in many communities, including Nashville. The guidelines were revisited in 2004 by the Council.

School Type	Minimum Campus Size
Elementary (K—6)	2 acres + 1 acre/100 students
Middle (6—9)	10 acres + 1 acre/100 students
High (9—12)	25 acres + 1 acre/100 students

Proposal: The proposal will delete the minimum campus size and residential lot size requirements from the Zoning Code. These minimum campus size standards have no relationship to a school's site's physical characteristics, programs, activities, or operative plans, or lack thereof. Further, neither federal, state, nor local education

departments stipulate a minimum campus size for elementary, middle, or high schools. In a 2004 publication produced by CEFPI in collaboration with the Environmental Protection Agency (EPA), nearly 50% of all states had no minimum acreage or campus size standards.

Planning staff evaluated Metro Nashville Public School facilities and found that 49 percent of Nashville's public schools could not be built today under the current Metro Zoning Code campus size standards: 39 elementary schools (out of 73), 18 middle schools (out of 37), and 9 high schools (out of 19) comply with said minimum campus site size standards; see charts below for further detail.

Setback

Existing: Section 17.16.040.A.2 requires a minimum 50 foot building setback for elementary and middle schools abutting a zoning district permitting residential use (e.g. R/RS, RM, OR20/OR40, MUL). High schools must provide a 100 foot minimum setback for building and outdoor activity areas. All community education uses must be at least 2,000 feet from any landfill or waste disposal facility.

Proposed: The proposed bill deletes the minimum 50 foot and 100 foot setbacks for community education uses, but retains the setback from a landfill or waste disposal facility.

Street Standard

Existing: Section 17.16.040.A.4 requires community education uses to locate on certain size streets. Elementary schools must access a local street (or minor local if it intersects a collector or arterial in same block); middle schools a collector street; and high schools an arterial street (or at the intersection of two collector streets).

Proposed: The proposed bill deletes the minimum access standards on a local, collector or arterial street. Instead, a community education use shall have a minimum street frontage of 150 feet along the property line of one improved public street. After reviewing all relevant information, including any traffic study required by the Traffic Engineer, the Traffic Engineer shall provide a determination to the Zoning Administrator regarding the proposed community education's access.

Reduced Lot Size	***Existing:*** Section 17.16.040.A.5 permits the Board of Zoning Appeals to approve a smaller campus size provided the community education use has no extracurricular, interscholastic or intramural competitive sports or outdoor physical education facilities (except playgrounds and nature centers). ***Proposed:*** The proposed bill deletes the "reduced lot size" since the minimum campus size standards are proposed for deletion.
ANALYSIS	With changes in education policy over the past 50 years, facility planning has changed too. According to the State of California's Department of Education's *Guide to School Site Analysis and Development (2000 edition,* no longer is total enrollment capacity the school planner's touchstone. Rather, the school's curriculum, number of students per classroom, ancillary facilities (gyms, athletic fields, auditorium, library, technology center, resource centers, labs), transportation and parking for students, teachers, aides, volunteers, administrators ---all are factors in school facility planning, each having their own unique requirements. Hence, the CEFPI rescinded its minimum campus size guidelines, finding them no longer valid for cities and counties with rural, suburban, and urban areas such as Nashville. Nashville's education initiatives will require additional facilities. The proposed bill provides new facility opportunities by allowing the School Board to determine necessary school site size.. If adopted, any future school would comply with the minimum lot area and setback requirements of Table 17.12.020.B of the Zoning Code. The same table used today to determine the minimum lot size for a religious institution or daycare in residential and agricultural zoning districts. To ensure new facilities are located properly in residential neighborhoods, the proposed bill requires a minimum public street frontage of 150 feet. On corner lots, only one frontage shall be used to meet this minimum standard. This minimum public street frontage ensures sufficient frontage for ingress/egress.

Recommendation:

Existing: Section 17.16.040.A specifies the Board of Zoning Appeals to approve a small-scale equipment service provides the community education, recreation, extracurricular, interscholastic, intramural, competitive sports or similar physical education activities (except playground and nursery centers).

Proposed: The proposed bill deletes the "reduced to zero" minimum campus size that is currently proposed for deletion.

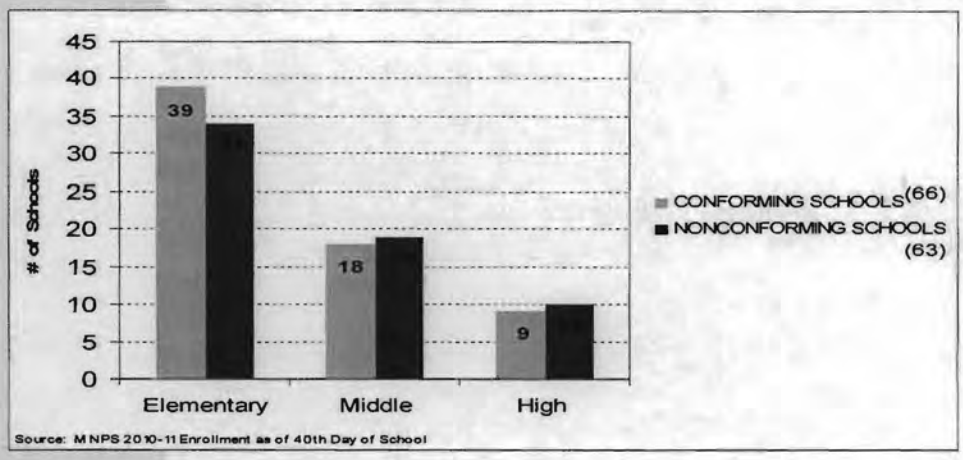
ANALYSIS:

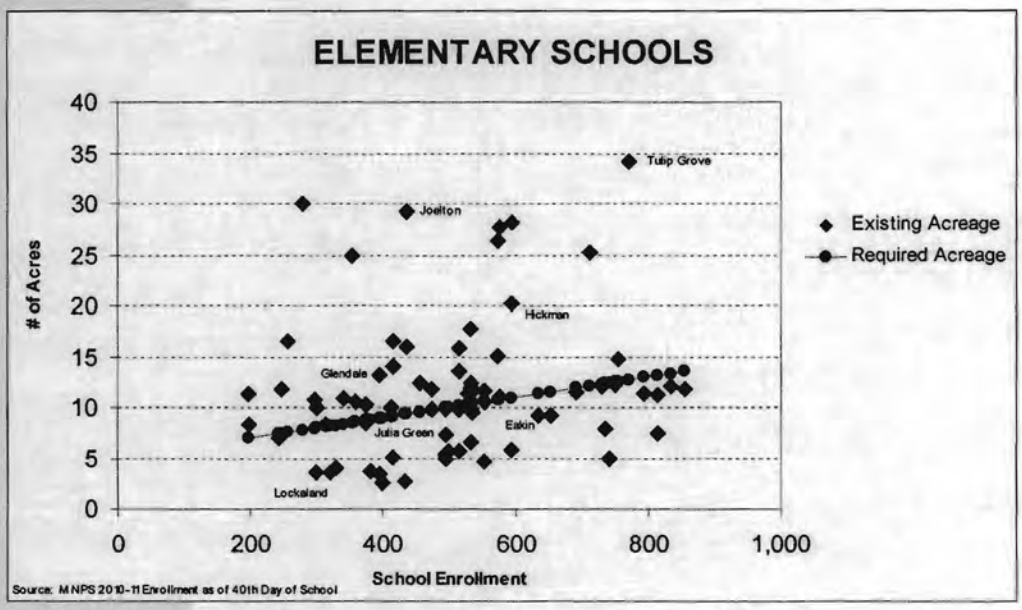
With changes in education policy and the past 50 years, facility planning has changed too. According to the state of California's Department of Education's Guide to School Site Planning and Development, a school's size is based on the school's capacity, the school's curriculum, the school's enrollment, the school's curriculum, number of students per classroom, ancillary facilities (gyms, auditorium fields, auditorium library, technology center, resource centers, labs), orientation and parking, for various services, aides, volunteers, administrators —all are factors in school facility planning, each having their own unique requirements. Hence, the BZAP recommends a minimum campus size guideline, finding that no one size fits all for cities and counties with rural, suburban, and urban areas such as Nashville.

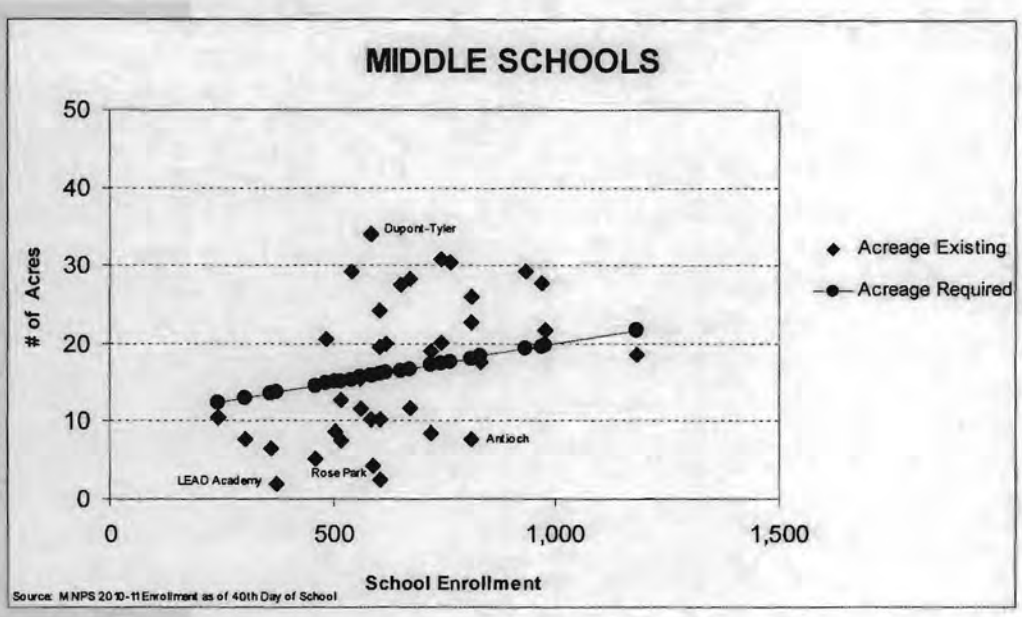
Nashville's education unit drives will require additional facilities. This proposed bill provides new facility opportunities by allowing the School Board to determine necessary site and size. In addition, any future school would comply with the minimum lot area and setback requirements of Table 17.16.020.B of the Zoning Code. The usage table used today to determine the minimum lot size for a religious institution or daycare in residential and institutional zoning districts.

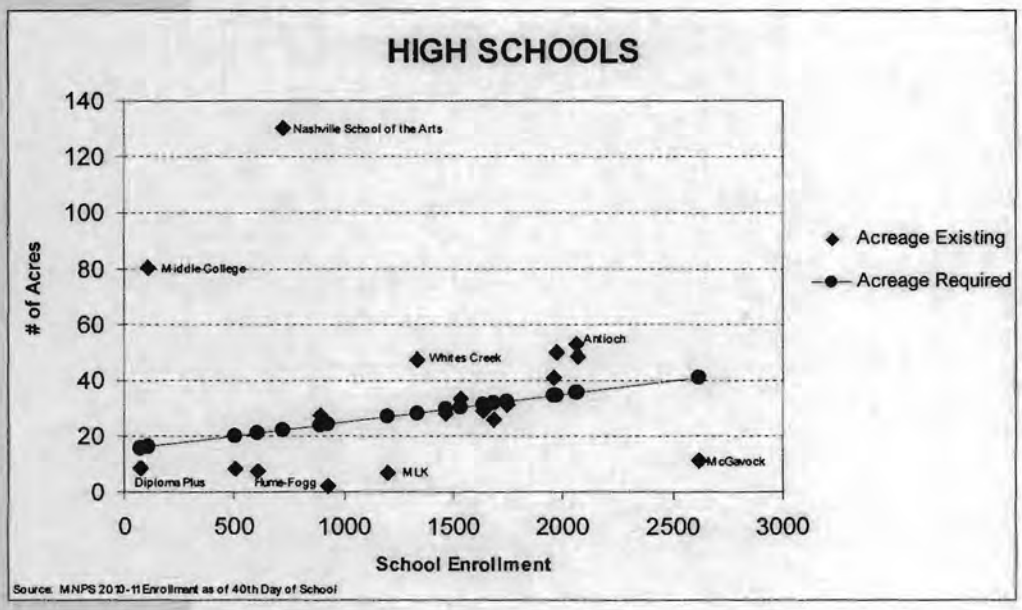
To ensure new facilities are located properly in residential neighborhoods, the proposed bill requires a minimum public street frontage of 150 feet. On corner lots, only one frontage shall be needed meet this width requirement. This minimum public street frontage ensures sufficient storage for drop-off/pick-up.

Metro Planning Commission Meeting of 02/10/2011









METRO NASHVILLE PUBLIC SCHOOLS

Metro Schools supports this text amendment. Since the adoption of these minimum site size standards in the Zoning Code more than a decade ago, Metro Schools has been stymied in locating new schools in urban areas. The adoption of this bill will enable both public and private schools to be more ideally situated in the future– that is, closer to the students they serve.

PUBLIC WORKS RECOMMENDATION	The Planning Department and Public Works are still reviewing the proposed amendment. Therefore, Planning staff recommends deferral of this item to the February 24, 2011, meeting.
STAFF RECOMMENDATION	Staff recommends deferral for one meeting in order to provide additional time for Public Works and Planning staff to review this proposed amendment.

PUBLIC WORKS BACKGROUND/ATTACH	The Planning Department and Public Works are still reviewing the proposed amendment. Therefore, Planning staff recommends deferral of this item to the February 24, 2017, meeting.
STAFF RECOMMENDATION	Staff recommends deferral for one meeting in order to provide additional time for Public Works and Planning staff to review this proposed amendment.

Metro Planning Commission Meeting of 02/10/2011

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County relative to "Community Education" in Nashville and Davidson County (Proposal No. 2010Z-022TX-001), all of which is more particularly described herein.

WHEREAS, "Community Education" is defined in Section 17.04.060 of the Metro Zoning Code as elementary, middle, or high school instruction, as approved under state regulations;

WHEREAS, "Community Education" uses are required to have a minimum campus size based on total enrollment capacity and to locate on certain streets per Section 17.16.140 of the Metro Zoning Code;

WHEREAS, the minimum campus size bears no relationship to a school site's physical characteristics, programs, activities, competitive sports, or lack thereof;

WHEREAS, the federal, state and local education departments do not stipulate a minimum lot size for elementary, middle, or high schools;

WHEREAS, an evaluation of Metro Nashville Public School facilities revealed that 49% of Nashville's public schools could not be built today under the current Metro Zoning Code campus size standards: 39 elementary schools (out of 73) , 18 middle schools (out of 37), and 9 high schools (out of 19) comply with said minimum campus site size standards;

WHEREAS, with limited acreage available in the urban and suburban areas, and restricted funding, the minimum campus size, setback, and street standards are a barrier to developing new public schools as well as private schools;

WHEREAS, there is no credible evidence to indicate or suggest a correlation between school acreage and student academic performance;

WHEREAS, the Metropolitan Nashville Public School endorses amending the Zoning Code to delete the minimum campus size, setback, and street standards;

WHEREAS, it is fitting and proper to modify the Metro Zoning Code standards by deleting the minimum campus size, setback, and street standards.

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

Section 1: Modify Section 17.16.040.A (Uses Permitted with Conditions: Educational Uses) by **deleting** "1. Campus Size" in its entirety and **inserting** in its place "1. Minimum Street Frontage" and "1a. Measurement of Minimum Street Frontage" as follows:

1. <u>Minimum Street Frontage</u>. A community education use shall have a minimum street frontage of 150 feet along the property line of one improved public street.

Miami Planning Commission Meeting of 02/18/2014

ORDINANCE NO. _____

An ordinance [illegible] of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, relating to "Adequate Facilities Tax" in Nashville and Davidson County (Proposal No. 2014Z-002TX-001), [illegible] as hereinafter specifically described herein.

WHEREAS: "Adequate Facilities Tax" is defined in Section 17.04.060 of the Metro Zoning Code as [illegible] or high school expansion, as approved under item [illegible];

WHEREAS: "Capacity Enhancements" are required to have a minimum capacity size based on [illegible] capacity [illegible] on certain streets per Section 17.28.040 of the Metro Zoning Code;

WHEREAS: the minimum campus size [illegible] relating to a school site, physical education fields, playgrounds, athletic, competitive sports, or lack thereof;

WHEREAS: the [illegible] educational/operational do not stipulate a minimum lot size for elementary, middle, or [illegible] schools;

WHEREAS: as of [illegible] Public School facilities revealed that 49% of [illegible] school facilities [illegible] under the current Zoning Code campus size standards, 17 elementary schools (out of 23), 18 middle schools (out of 27), and 9 high schools (out of 11) comply with said minimum campus size standards;

WHEREAS: [illegible] in the urban and suburban areas, and [illegible] land in the urban [illegible], and [illegible] are a barrier to developing new public schools or [illegible] schools;

WHEREAS: [illegible] to indicate or suggest a correlation between [illegible] [illegible] performance;

WHEREAS: [illegible] Public School conditions including the Zoning Code as [illegible] campus size, setbacks, and street standards;

WHEREAS: [illegible] and purpose to modify the Metro Zoning Code standards by updating the minimum campus size, setbacks, and street standards.

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

Section 1. Section 17.28.040 (Lot Formulas with Conditions, Additional Uses) by [illegible] 1. Duration [illegible] and inserting in its place "1. Minimum Street Frontage [illegible] Minimum Street Frontage" as follows:

1. Minimum Street Frontage. A community education use shall have a minimum street frontage of 150 feet along the property line of an improved public street.

a. Measurement of Minimum Street Frontage.. The minimum street frontage shall be calculated by adding the horizontal distance between the side property lines, including those of abutting parcel(s). In no case, however, shall multiple street frontages be included in the calculation for a corner, double-frontage, or multiple-street frontage parcel. Where the use is proposed on a cul-de-sac, the minimum street frontage shall be calculated at the front building setback line.

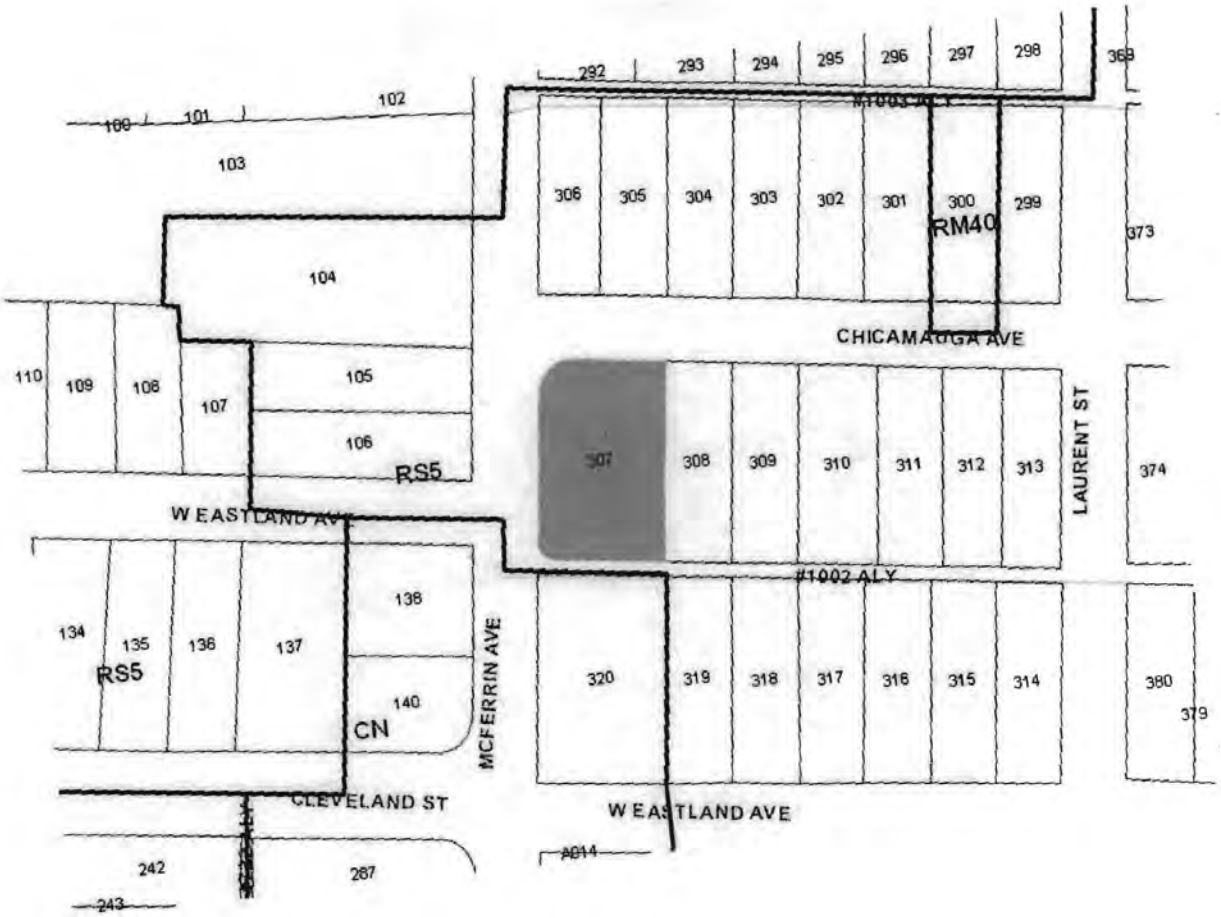
Section 2: Modify Section 17.16.040.A.2 (Setback) by **deleting** the first two sentences of the paragraph.

Section 3. Modify Section 17.16.040.A.4 (Street Standard) by **deleting** the text in its entirety and **inserting** the following in its place:

4. Street Standard. Community education uses shall provide principal driveway access via any improved public street as determined by the Traffic Engineer. In making a determination, the Traffic Engineer may require the applicant to submit a Traffic Study. Where a Traffic Study is required, at a minimum, the study shall provide whether the projected volume of traffic to be generated by the community education use can be safely and efficiently accommodated by the existing street network without adversely impacting the surrounding neighborhood and/or businesses. After reviewing all relevant information, including any required Traffic Study, the Traffic Engineer shall provide a determination to the Zoning Administrator regarding the proposed community education's access.

Section 4. Modify Section 17.16.040 (Uses Permitted with Conditions: Educational Uses) by **deleting** "5. Reduced Lot Size".

Section 5. That this Ordinance shall take effect immediately 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.



2010Z-033PR-001
731 MCFERRIN AVENUE
Map 082-08, Parcel(s) 307
East Nashville
05 - Jamie Hollin

2010Z-023PR-001
731 MCFERRIN AVENUE
Map 082-05, Parcel(s) 307
East Nashville
05 - Janis Tollett

Metro Planning Commission Meeting of 02/10/2011

Item # 2

Project No.	**Zone Change 2010Z-033PR-001**
Council Bill	BL2011-854
Council District	5 – Hollin
School District	5 – Porter
Requested by	Design House 1411 LLC, applicant, Brinkman Holding LLC, owner
Deferral	Deferred from the January 27, 2011, Planning Commission Meeting
Staff Reviewer	Bernards
Staff Recommendation	*Disapprove*

APPLICANT REQUEST	**Rezone from RS5 to MUN.**
Zone Change	**A request to rezone from Single-Family Residential (RS5) to Mixed-Use Neighborhood (MUN) zoning for property located at 731 McFerrin Avenue, at the southeast corner of McFerrin Avenue and Chicamauga Avenue within the Greenland Neighborhood Conservation Overlay (0.32 acres)**
Deferral	This item was deferred from the January 27, 2011, Planning Commission at the request of the applicant. The applicant met with the District Councilmember and community members on January 26, 2011. The community requested additional information concerning parking, buffering and access. A second meeting was set for February 8, 2011, for the applicant to address these concerns.
Existing Zoning **RS5 District**	RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.
Proposed Zoning **MUN District**	Mixed Use Neighborhood is intended for a low intensity mixture of residential, retail, and office uses.

CRITICAL PLANNING GOALS	N/A

EAST NASHVILLE COMMUNITY PLAN	
Mixed Housing (MH)	Mixed Housing is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be

Metro Planning Commission Meeting of 02/10/2011

Project No.	**Zone Change 2010Z-053PR-001**
Council District	01[2011-151]
Council Member	5 – Hollin
School District	5 – Porter
Requested by	Design Flow 3411 LLC, applicant; Bridgeman Holding LLC, owner.
Staff Reviewer	Deferred from the January 27, 2011, Planning Commission Meeting
Staff Recommendation	Disapprove
APPLICANT REQUEST	Rezoning from RS5 to RT(CN).
Zone Change	A request to rezone from Single-Family Residential (RS5) to Urban Design Neighborhood (UDN), zoning for property located at 701 McFerrin Avenue, at the southeast corner of McFerrin Avenue and Chesapeake Avenue within the Cleveland Neighborhood Conservation Overlay (0.32 acres).
Deferral	This item was deferred from the January 27, 2011, Planning Commission at the request of the applicant. The applicant met with the District Councilmember and community members on January 26, 2011. The community requested additional information concerning parking, traffic, and access. A second meeting was set for February 8, 2011, for the applicant to address these concerns.
Existing Zoning RS5 District	RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.
Urban Design Overlay UDN District	Mixed Use Neighborhood is intended for a low intensity mixture of residential, retail, and office uses.
CONFORMANCE TO ADOPTED GOALS	N/A
CONSISTENT WITH COMMUNITY PLAN	
Mixed Housing (MH)	Mixed Housing is intended for single family, and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but must be oriented to the traditional street. Generally, the character should be

compatible to the existing character of the majority of the street.

Neighborhood General (NG)

Neighborhood General 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?

No. The proposed MUN zoning district is inconsistent with the MH in NG policy, which does not allow for commercial or office uses. The portion of the property fronting on Chicamauga Avenue is oriented towards the existing residential neighborhood. There is an existing building on the southern end of the property, oriented towards McFerrin Avenue, which has been used as a daycare center since 1995. A daycare center is a permitted use in the RS5 zoning district.

PUBLIC WORKS RECOMMENDATION

Parking per Metro code will be required at redevelopment.

Typical Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Residential (210)	0.32	7.41 D	2 L	20	2	3

Typical Uses in Proposed Zoning District: **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	0.32	0.431	6,007 SF	295	12	36

Traffic changes between typical: **RS5**and proposed **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+275	+10	+33

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Residential (210)	0.32	7.41 D	2 L	20	2	3

Metro Planning Commission Meeting of 02/10/2011

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	0.32	0.6	8,363 SF	396	14	42

Traffic changes between maximum: **RS5** and proposed **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+376	+12	+39

METRO SCHOOL BOARD REPORT

Projected student generation **1 Elementary** **1 Middle** **1High**

Schools Over/Under Capacity Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, or Maplewood High School. None of these schools has been identified as being overcrowded by the Metro School Board. This information is based upon data from the school board last updated October 2010.

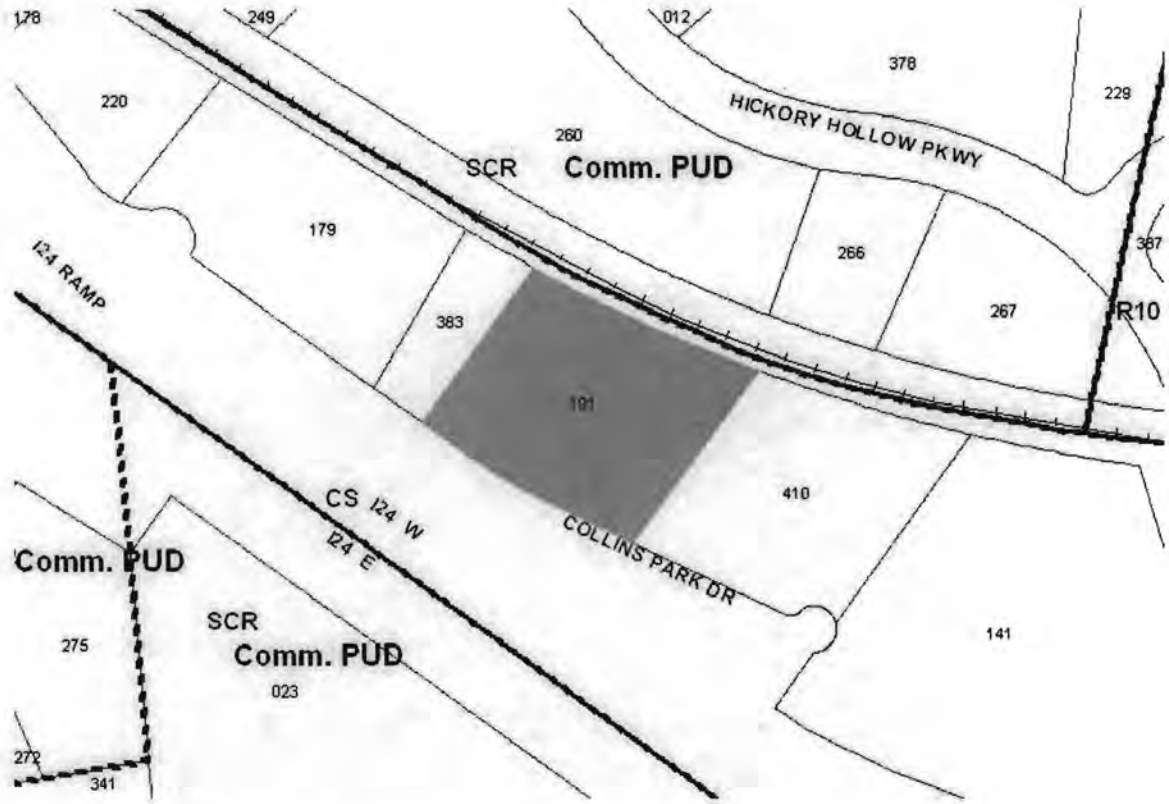
STAFF RECOMMENDATION

Staff recommends disapproval of the requested zone change as the MUN zoning district is inconsistent with the MH in NG land use policy.

SEE NEXT PAGE

RECOMMENDATIONS TO THE METRO COUNCIL

- **Specific Plan**



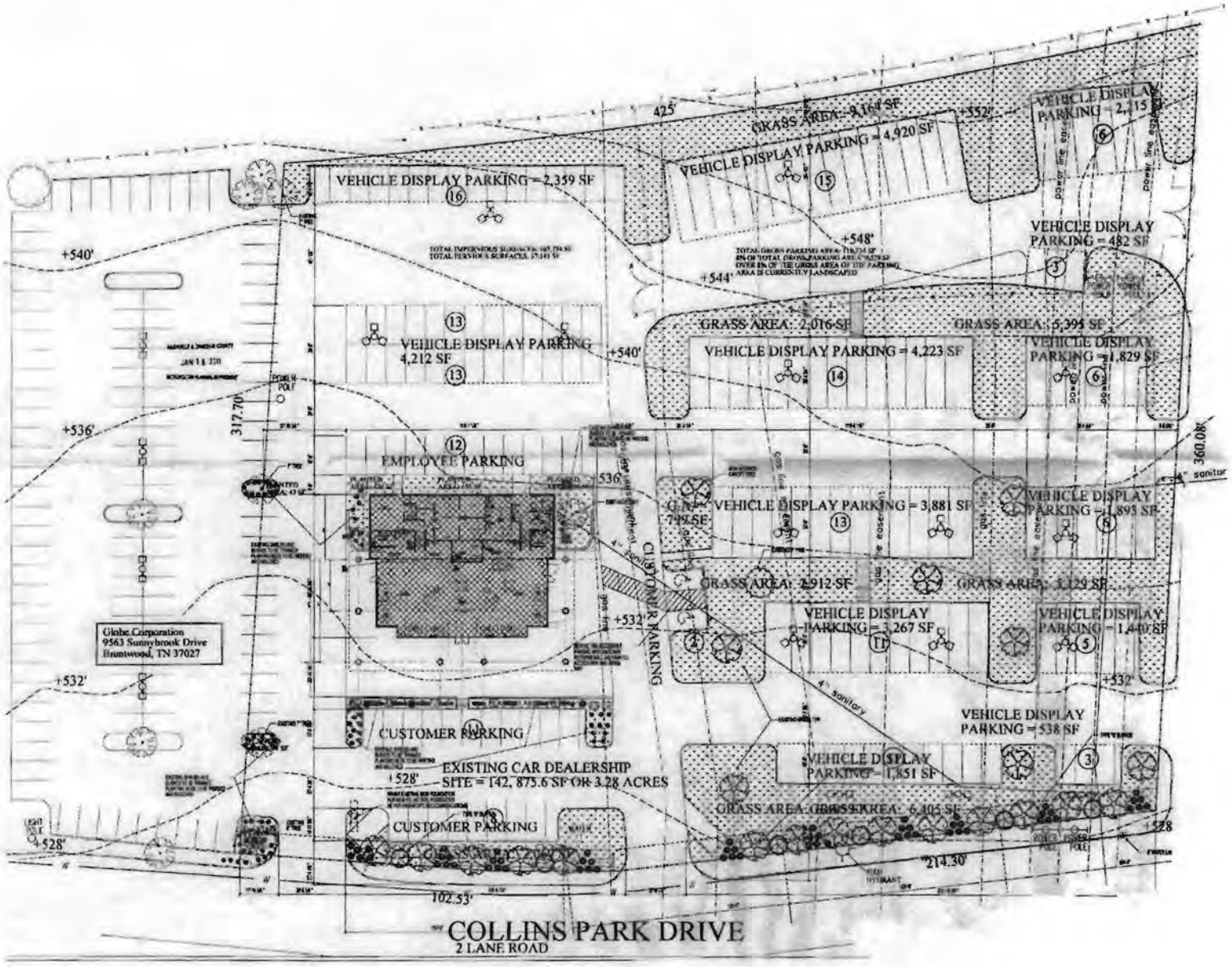
2010SP-023-001
DRIVE TIME CAR DEALERSHIP (PRELIM. & FINAL)
Map 163, Parcel(s) 191
Antioch - Priest Lake
32 - Sam Coleman

Metro Planning Commission Meeting of 02/10/2011

Item # 3

Project No.	**Zone Change 2010SP-023-001**
Project Name	**Drivetime Car Dealership**
Council District	32 – Coleman
School District	6 – Mayes
Requested by	Anderson Architects, applicant, Richland South LLC, owner
Staff Reviewer	Swaggart
Staff Recommendation	*Approve with conditions*

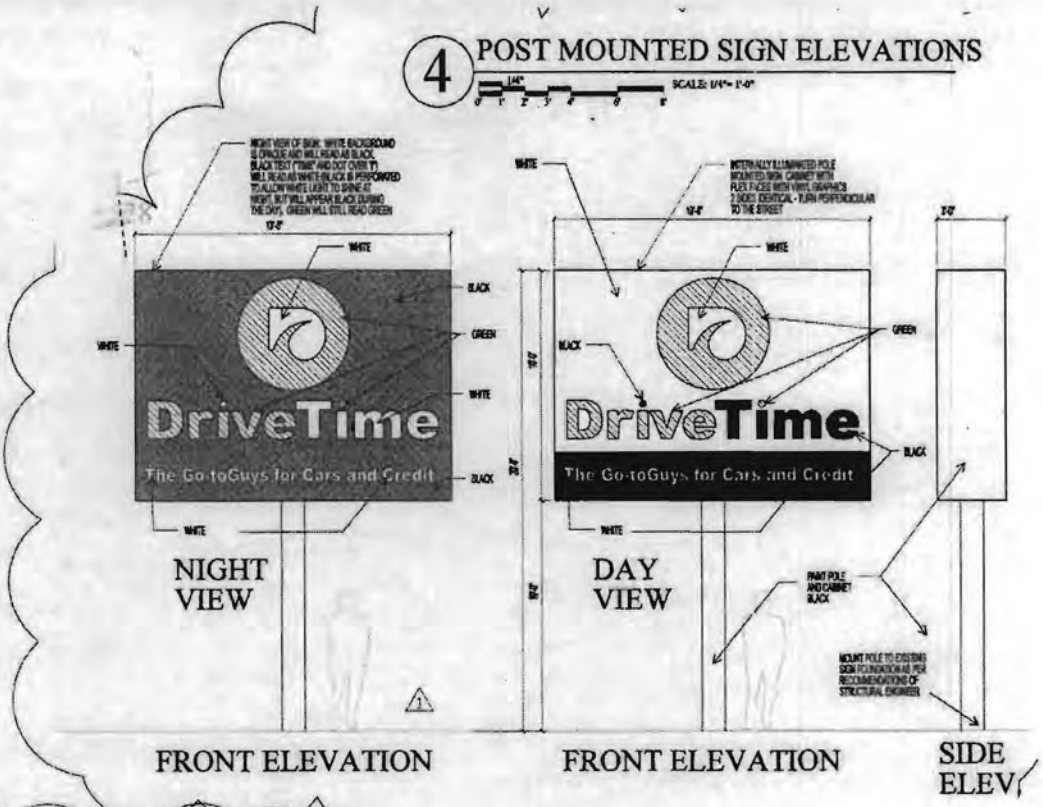
APPLICANT REQUEST	**Rezone to permit auto sales (new and used) and auto service and final site plan approval.**
Preliminary SP	**A request to rezone from Commercial Services (CS) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for property located at 520 Collins Park Drive, approximately 1,300 feet east of Bell Road (3.28 acres), to permit auto sales (new and used) and automobile service, within an existing 5,288 square foot facility.**
Existing Zoning CS District	Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.
Proposed Zoning SP-A District	Specific Plan-Auto 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 automobile uses.
CRITICAL PLANNING GOALS	N/A
ANTIOCH/PRIEST LAKE COMMUNITY PLAN	
Regional Activity Center (RAC)	RAC policy is intended for concentrated mixed-use areas anchored by a regional mall. Other uses common in RAC policy are all types of retail activities, offices, public uses, and higher density residential areas. 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.

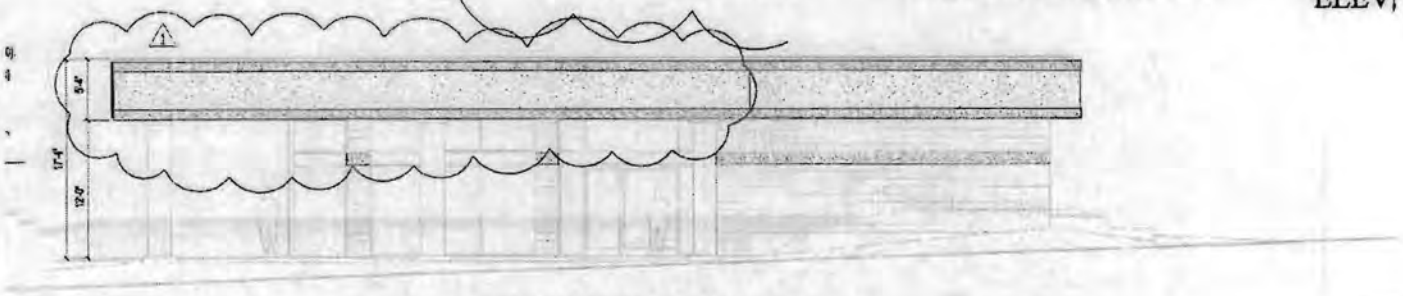

VEHICLE DISPLAY PARKING = 2,359 SF
GRASS AREA: 9,164 SF
VEHICLE DISPLAY PARKING = 4,920 SF
VEHICLE DISPLAY PARKING = 2,115
VEHICLE DISPLAY PARKING = 482 SF
GRASS AREA: 2,016 SF
GRASS AREA: 5,395 SF
VEHICLE DISPLAY PARKING = 4,223 SF
VEHICLE DISPLAY PARKING = 1,829 SF
VEHICLE DISPLAY PARKING 4,212 SF
EMPLOYEE PARKING
VEHICLE DISPLAY PARKING = 3,881 SF
VEHICLE DISPLAY PARKING = 1,893 SF
GRASS AREA: 2,912 SF
GRASS AREA: 3,129 SF
VEHICLE DISPLAY PARKING = 3,267 SF
VEHICLE DISPLAY PARKING = 1,410 SF
CUSTOMER PARKING
VEHICLE DISPLAY PARKING = 538 SF
VEHICLE DISPLAY PARKING = 1,851 SF
GRASS AREA (BUSSE AREA): 6,405 SF
CUSTOMER PARKING
EXISTING CAR DEALERSHIP
SITE = 142,873.6 SF OR 3.28 ACRES
Ginbe Corporation
9563 Sunnybrook Drive
Brentwood, TN 37027
COLLINS PARK DRIVE
2 LANE ROAD
425'
+552'
+548'
+544'
+540'
+536'
+532'
+528'
317.70'
360.08'
102.53'
214.30'
4" sanitary

Consistent with Policy?	Yes, the proposed auto related uses are consistent with uses found in and contemplated within the RAC land use policy.
REQUEST DETAILS	This is a request to rezone approximately 3.28 acres from CS to SP-A to permit auto sales new and used and auto services. The site is located at 520 Collins Park Drive, which is a dead end street off Bell Road between I-24 and a railroad line. The property is currently developed and was previously used for a truck dealership. The property consists of one structure and a large parking area. The request does not propose any expansion to the existing 5,288 square foot building. SP is required for used auto sales and auto services. Because the site is located on a dead end street within an area that is cut off from the surrounding area by the interstate and railroad, staff is not recommending construction of a knee wall along Collins Park Drive. A knee wall is typically required with a request for used car lots within the Urban Services District, which is intended to enhance the street side appearance of the auto-oriented use. Due to the site's location it is not appropriate to require a knee wall. Instead, the plan provides perimeter landscaping along Collins Park Drive consistent with Zoning Code requirements. The plan also meets the interior landscaping requirements of the Zoning Code. Consistent with a recently adopted policy, sidewalks are not being required. The policy does not require sidewalks to be constructed for SP zonings when existing structures are to be utilized and there are no proposed major expansions to the existing structures.
Staff Analysis	As proposed there are no issues with the request. The site was previously used for auto sales and the proposed use is consistent with the sites Regional Activity Center policy.
STORMWATER RECOMMENDATION	Approved
PUBLIC WORKS RECOMMENDATION	No Exceptions Taken
STAFF RECOMMENDATION	Staff recommends that the request be approved with conditions. As proposed, the request is consistent with the Regional Activity Center land use policy that applies to this property.

4 POST MOUNTED SIGN ELEVATIONS

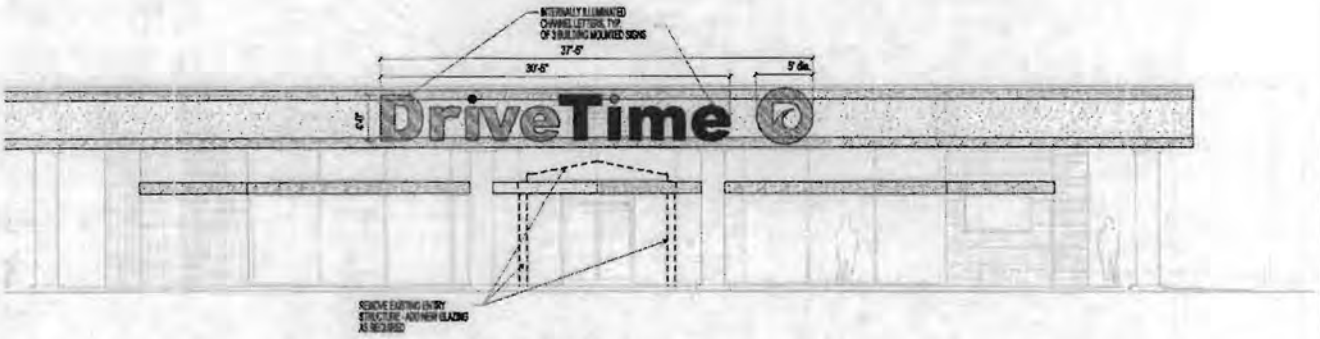
SCALE: 1/4"= 1'-0"





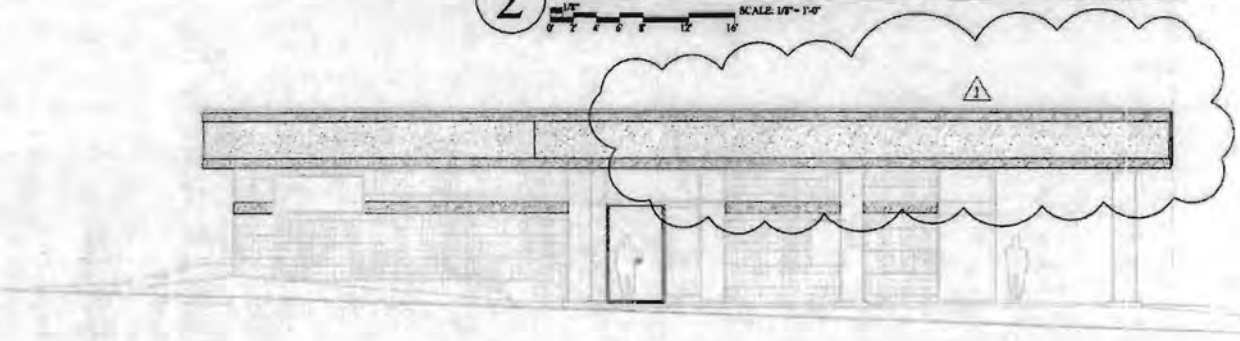
3 EAST ELEVATION

SCALE: 1/8"= 1'-0"



2 NORTH ELEVATION

SCALE: 1/8"= 1'-0"



1 WEST ELEVATION

SCALE: 1/8"= 1'-0"

CONDITIONS

1. Permitted uses include auto sales new, auto sales used and auto service.

2. Signs shall be spotlighted or back lit with a diffused light source. Back-lighting shall illuminate only the letter, characters, or graphics, but not the background. Billboards and Changeable LED, video signs or similar signs allowing automatic changeable messages, shall be prohibited.

3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district as of the date of the applicable request or application.

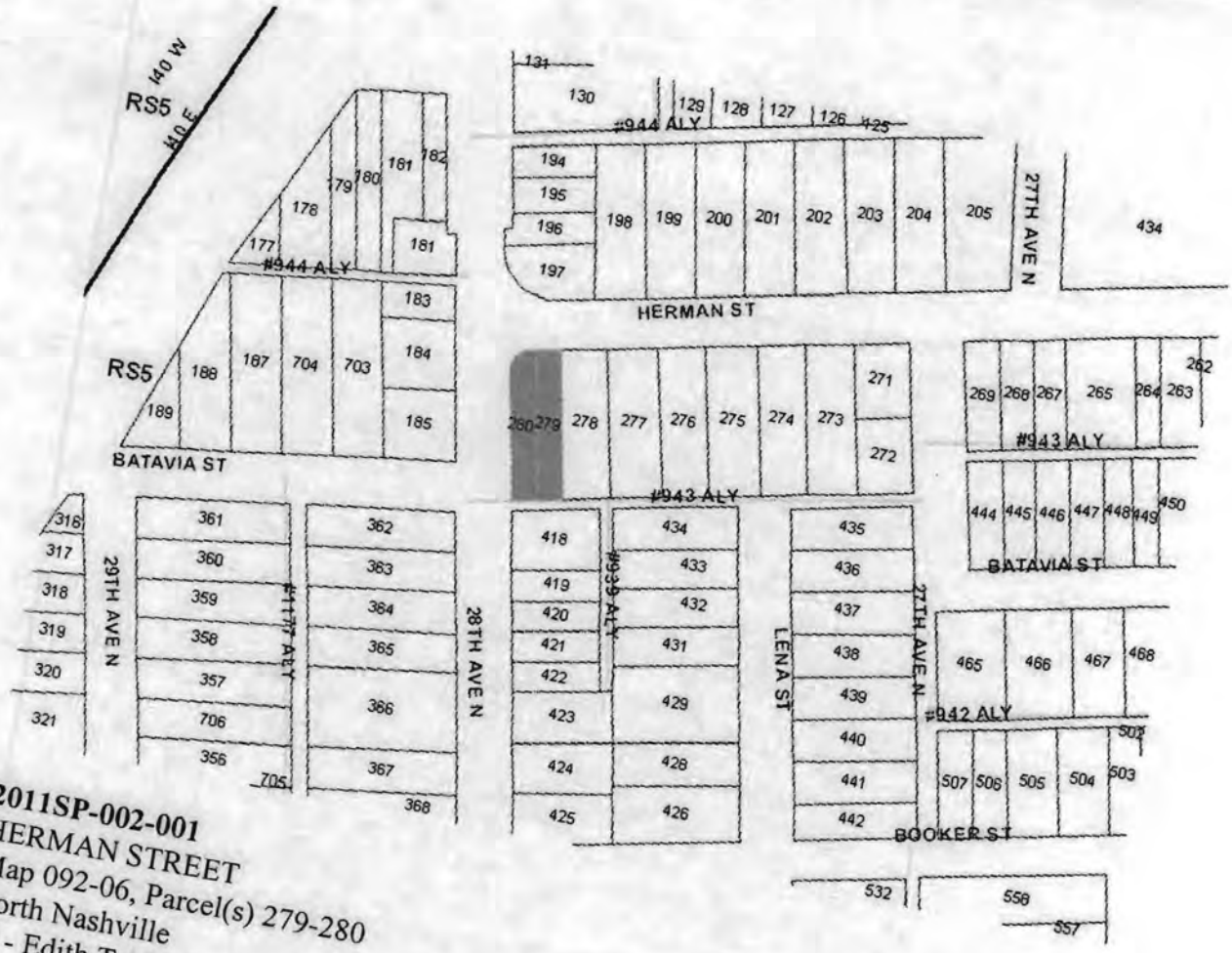
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted,

eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

6. 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.

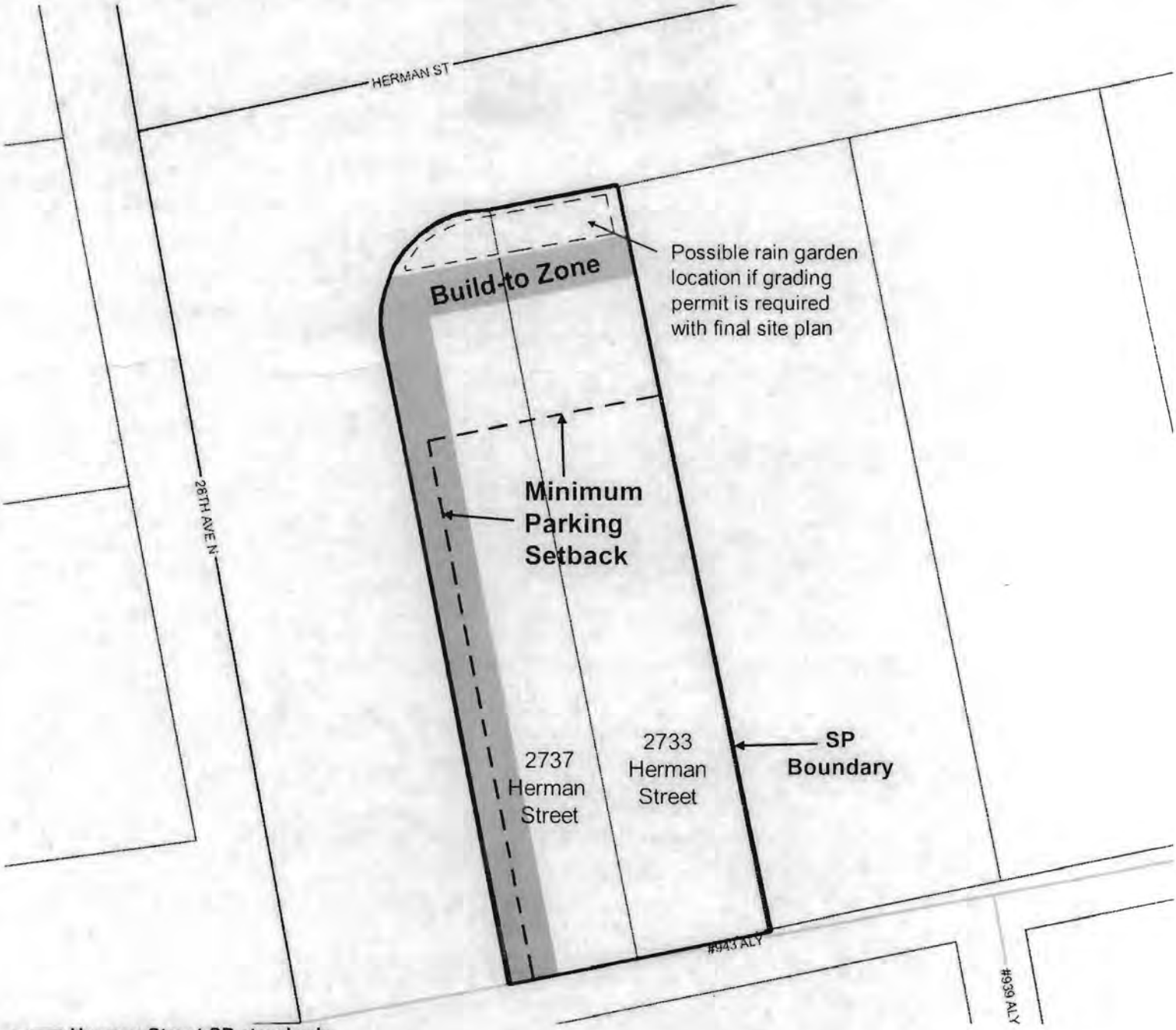
SEE NEXT PAGE



2011SP-002-001
HERMAN STREET
Map 092-06, Parcel(s) 279-280
North Nashville
21 - Edith Taylor Langster

Project No.	**Zone Change 2011SP-002-001 (formerly 2010Z-015PR-001)**
Project Name	**Herman Street SP**
Council Bill	BL2011-844
Council District	21 – Langster
School District	7 – Kindall
Requested by	Renita Anthony, applicant, Porter Maples, owner
Staff Reviewer	Johnson
Staff Recommendation	*Approve with conditions*

APPLICANT REQUEST	**Rezone to permit mixed use development**
Preliminary SP	**A request to rezone from Single-Family Residential (RS5) to Specific Plan - Mixed Use (SP-MU) zoning for properties located at 2733 and 2737 Herman Street, at the southeast corner of Herman Street and 28th Avenue North (0.19 acres), to permit a mixed-use development consistent with land use standards of the Mixed Use Neighborhood (MUN) zoning district. (Formerly Zone Change Case # 2010Z-015PR-001).**
Existing Zoning RS5 District	RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.
Proposed Zoning SP-MU District	Specific Plan-Mixed Use is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.
CRITICAL PLANNING GOALS •Creates Walkable Neighborhoods •Provides a Range of Housing Choices •Supports Infill Development	The Herman Street SP promotes mixed use development along 28th Avenue, which is an important arterial road within North Nashville. Development consistent with the SP will strengthen the walkability of the surrounding streets through building placement next to sidewalks and prominent front doors. Multi-family residential allowed within the SP will provide housing diversity within the surrounding single-family residential neighborhood. Located on a previously-developed property, the SP promotes infill development using existing infrastructure within a developed community.



Herman Street SP standards

Development within this SP shall follow the standards of the MUN zoning district unless alternate standards are provided below.

1. Buildings containing primary uses shall be constructed between 10 feet and 20 feet from the Herman Street property line and/or 0 feet and 10 feet for the 28th Avenue North property line. This zone is the required "build-to zone."
2. Vehicular access to the site shall not be permitted from Herman Street unless required by Metro Public Works.
3. Parking areas and associated driveways shall have a minimum 5 foot setback from the 28th Avenue North property line and a minimum 50 foot setback from the Herman Street property line.
4. Building height within this SP is limited to a maximum of two-stories and 30 feet.
5. Each building constructed within the build-to zone shall provide a pedestrian entrance that faces the adjacent public street.
6. Where a parking area or internal driveway is located within 10 feet of the east property line, the standards of the Zoning Code for a Type "A" landscape buffer shall apply.
7. Overhead doors (garage doors) shall not face 28th Avenue or Herman Street. They are permitted to face the rear and interior side propertty lines.
8. Ground signage is prohibited.
9. Any development of this property shall consist of a residential use consistent with MUN zoning and may include non-residential uses permitted by the MUN zoning district.
10. Water quality ponds are not permitted within the SP.

NORTH NASHVILLE COMMUNITY PLAN	
T4 Urban Residential Corridor	T4 RC policy is intended to preserve, enhance and create urban residential corridors that support predominately residential land uses; are compatible with the general character of urban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.
Consistent with Policy?	Yes. The proposed mixed use SP is consistent with the intent of the land use policy to promote a residential corridor. The specific policy within the North Nashville Community Plan, 08-T4-RC-01, allows for residential development that is accompanied by low-intensity office and retail land uses in the form of live-work development.
PLAN DETAILS	The proposed preliminary SP is a standards-based SP that anticipates mixed-use development on the project site at the intersection of Herman Street and 28th Avenue North. The SP proposes to use the standards of the MUN zoning district with additional form-based standards that are intended to implement the design principles of the T4 Residential Corridor policy and the special policy of the North Nashville Community Plan. These principles are intended to promote a strong pedestrian environment and quality building design along the property frontage.
Building Setbacks and Design	Along Herman Street and 28th Avenue North street frontages, a build-to zone is proposed to promote building placement consistent with development on surrounding properties. Any building constructed within the site must be set within the build-to zone. Façade design standards included in the SP are intended to emphasize the relationship between development and public space along the two street frontages. These include requirements intended to strengthen the public streetscape through prominent pedestrian entrances and inconspicuous vehicular entrances.
Parking Standards and Access	Setback standards for parking are proposed. Similar to the build-to zone, the parking setback standards are intended to promote development that is consistent with

surrounding development and to separate parking from the streetscape.

Specific access points are not proposed within the SP. Appropriate access to the site will be determined by Metro Public Works. A requirement within the SP prohibits vehicular access to the site from the Herman Street frontage.

Landscaping and Signage

The proposed SP includes standards for landscaping buffers along adjacent residential properties and stormwater detention on-site. A landscaping buffer may be required with construction of parking. Standards for stormwater detention may be applied if a grading plan is required at development.

Signage must follow the standards of the MUN zoning district. Ground signage is specifically prohibited by the SP.

STORMWATER RECOMMENDATION

Approved with conditions:
Add 78-840 note to plan:

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.

Add Preliminary note to plan:

- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

PUBLIC WORKS RECOMMENDATION

- Dedicate 30 feet of right-of-way from the centerline of both collector streets 28th Ave and Herman St as per the Major Street Plan.
- Dedicate 10 feet of right-of-way from the centerline of the alley.
- An access study may be required prior to final SP.

Typical Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.17	7.41 D	1	10	1	2

Typical Uses in Proposed Zoning District: **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office Building Low-Rise (710)	0.17	0.444 F	3,287 SF	97	13	13

Traffic changes between typical: **RS5** and proposed **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+87	+12	+11

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.17	7.41 D	1	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office Building Low-Rise (710)	0.17	0.6 F	4,443 SF	122	16	16

Traffic changes between maximum: **RS5** and proposed **MUN**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+112	+15	+14

METRO SCHOOL BOARD REPORT

Projected student generation **1 Elementary** **1 Middle** **0 High**

Schools Over/Under Capacity

Students would attend Park Avenue Elementary School, Bass Middle School, and Pearl-Cohn High School. Park Avenue Elementary School and Pearl-Cohn High School are under capacity. Bass Middle School has been identified as being over capacity by the Metro School Board. There is capacity within the cluster for middle school students. This information is based upon data from the school board last updated October 2010.

STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed design standards and the MUN development standards ensure consistency with land use policy in terms of proposed uses and design.

CONDITIONS

1. Depending on the form of future development, a consolidation plat may be required to consolidate the existing lots.
2. Prior to the issuance of any permits, public right-of-way dedication and reservation, as defined by the Major and Collector Street Plan that is in effect at the time of final site plan approval, must be met by proposed development.

3. The following notes shall apply to preliminary construction plans:
   - Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
   - This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district.

5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. 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

- **Subdivision Final**
- **Subdivision Amendment**

2010S-121-001
1603 GLEN ECHO ROAD
Map 117-16, Parcel(s) 008
Green Hills - Midtown
25 - Sean McGuire

Project No.	**Subdivision 2010S-121-001**
Project Name	**1603 Glen Echo Road**
Council District	25 – McGuire
School District	8 – Hayes
Requested by	Scott D. Knapp, owner, Dale & Associates, surveyor
Staff Reviewer	Bernards
Staff Recommendation	*Approve, including an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability.*

APPLICANT REQUEST

Final plat to create two lots

Final Plat

A request for final plat approval to create two lots on property located at 1603 Glen Echo Road, at the southwest corner of Glen Echo Road and Belmont Boulevard (0.57 acres), zoned One and Two-Family Residential (R10).

CRITICAL PLANNING GOALS

•Supports Infill Development

This subdivision is on a previously-developed property. Where there were two residential units, there will be four units using the existing infrastructure.

PLAN DETAILS

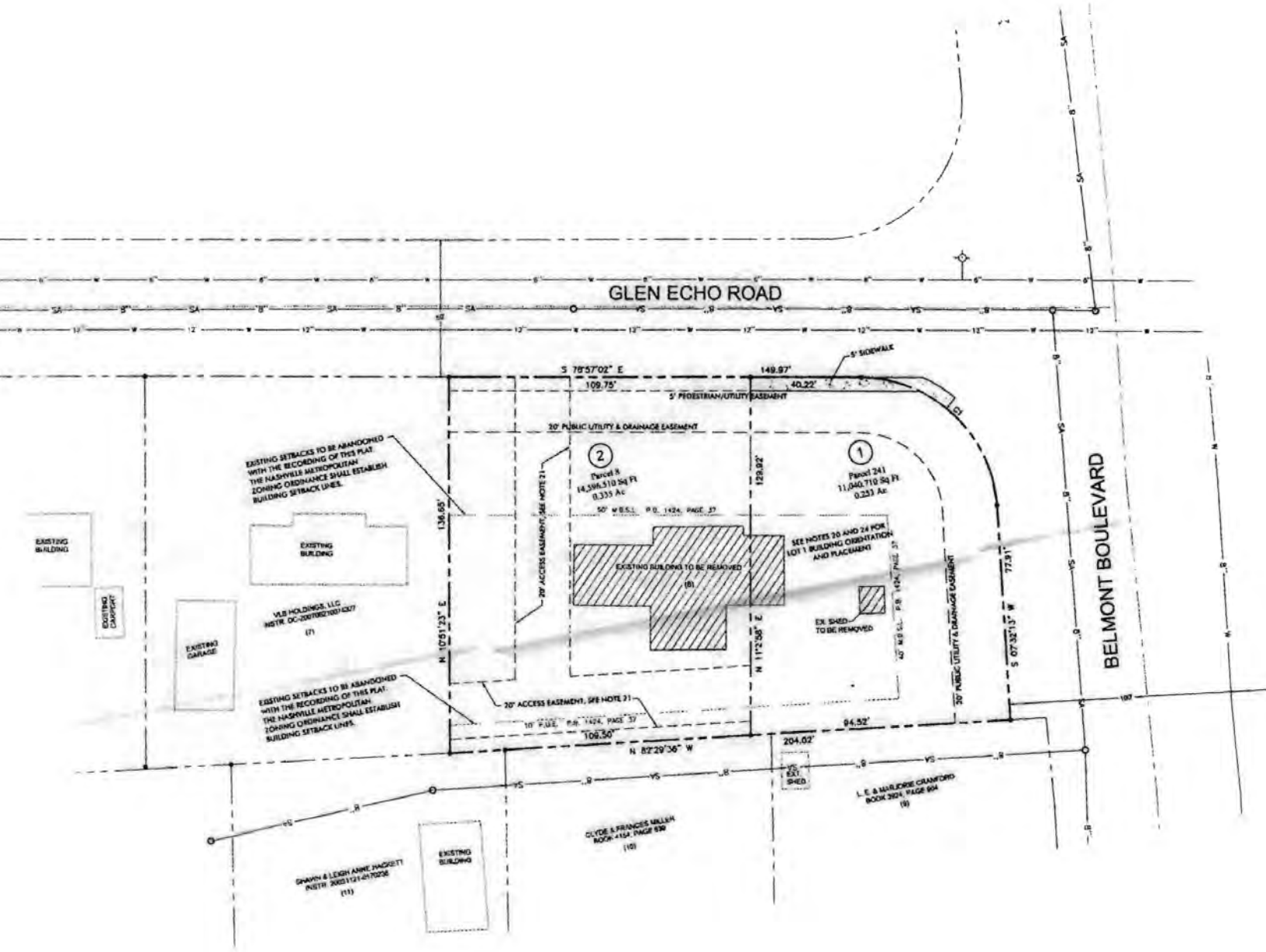
Final Plat

The applicant requests final plat approval for a two lot subdivision at the southwest corner of Glen Echo Road and Belmont Boulevard.

Sidewalks are required on one of the lots. The applicant had originally shown the sidewalk on Lot 2. At the request of the Public Works Department, the sidewalk was moved to the Glen Echo Road frontage of Lot 1. Sidewalks are being added to the south side of Glen Echo Road as property is redeveloping. Glen Echo ends at Belmont Boulevard. Placing the sidewalk at the terminus of the street will better position the Public Works Department to complete the sidewalk network in the future.

Lot Comparability

Lot 1 does not meet the lot comparability requirements of the Subdivision Regulations for both area and for frontage on Glen Echo Road. Section 3-5 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots.


GLEN ECHO ROAD
BELMONT BOULEVARD
S 78°57'02" E
149.97'
109.75'
40.22'
5' SIDEWALK
5' PEDESTRIAN/UTILITY EASEMENT
20' PUBLIC UTILITY & DRAINAGE EASEMENT
EXISTING SETBACKS TO BE ABANDONED WITH THE RECORDING OF THIS PLAT. THE NASHVILLE METROPOLITAN ZONING ORDINANCE SHALL ESTABLISH BUILDING SETBACK LINES.
2
Parcel B
14,596,510 Sq Ft
0.335 Ac
50' W.B.S.L. P.B. 1424, PAGE 37
1
Parcel 241
11,040,710 Sq Ft
0.253 Ac
129.92'
136.65'
20' ACCESS EASEMENT, SEE NOTE 21
EXISTING BUILDING
EXISTING BUILDING
EXISTING CARPORT
EXISTING GARAGE
VLB HOLDINGS, LLC
INSTR. DC-20070821-0071277
(7)
EXISTING BUILDINGS TO BE REMOVED
(8)
SEE NOTES 20 AND 24 FOR LOT 1 BUILDING ORIENTATION AND PLACEMENT
EX. SHED TO BE REMOVED
N 10°51'23" E
N 11°2'58" E
S 07°32'13" W
77.91'
20' PUBLIC UTILITY & DRAINAGE EASEMENT
EXISTING SETBACKS TO BE ABANDONED WITH THE RECORDING OF THIS PLAT. THE NASHVILLE METROPOLITAN ZONING ORDINANCE SHALL ESTABLISH BUILDING SETBACK LINES.
20' ACCESS EASEMENT, SEE NOTE 21
10' P.U.E. P.B. 1424, PAGE 37
109.50'
N 82°29'36" W
94.52'
204.02'
EX. EXT. SHED
L. E. & MARJORIE CRAWFORD
BOOK 3924, PAGE 904
(9)
CLYDE & FRANCES MILLER
BOOK 4154, PAGE 530
(10)
SHAWN & LEIGH ANNE HADGETT
INSTR. 20031121-0170258
(11)
EXISTING BUILDING

Lot comparability analyses were performed for both the Glen Echo Road frontage and Belmont Boulevard frontage and yielded the following information:

Lot Comparability Analyses		
Street	Requirements	
	Minimum Lot Area (sq. ft.)	Minimum Lot Frontage (linear ft.)
Glen Echo Road	14,468	97
Belmont Boulevard	16,140	128

Lot 1, with frontages on both streets, would need to meet the requirements for both. Lot 2 only needs to meet the requirements for Glen Echo Road. The proposed lots have the following areas and frontage lengths:

- Lot 1: 11,040.7 square feet, 94.5 feet of frontage on Glen Echo Road and 129.9 on Belmont Boulevard.
- Lot 2: 14,596.5 square feet, 109.7 feet of frontage

Lot Comparability Exception

An exception to lot comparability may be granted when a proposed lot does not meet the minimum requirements of the lot comparability analysis (is smaller in lot frontage and/or size) if the new lots would be consistent with the General Plan. The Planning Commission has discretion whether or not to grant a lot comparability exception.

The proposed lots meet **one** of the qualifying criteria for the exception to lot comparability:

"Where the proposed lot sizes are consistent with the adopted land use policy that applies to the property."

The land use policy is Residential Medium (RM) which is intended to accommodate residential development within a density range of four to nine dwelling units per acre. The lot is .57 acres in size and two units are currently permitted for a density of approximately 3.5 units per acre which does not meet the RM policy. The density of the subdivided property would be approximately 7 units per acre. The subdivision is consistent with the RM policy.

Lot compatibility analysis were performed for both the Glen Echo Road frontage and Belmont Park frontage and yielded the following information:

Lot Compatibility Analysis		
Street	Requirements	
	Minimum Lot Area (sq. ft.)	Minimum Lot Frontage (linear ft.)
Glen Echo Road	14,468	97
Belmont Boulevard	10,140	128

Lot 1, with frontages on both streets, would need to meet the requirements for both. Lots 2 and 3 only needs to meet the requirements for Glen Echo Road. The proposed lots have the following area and frontage lengths:

- Lot 1: 17,040.7 square feet, 94.5 feet of frontage on Glen Echo Road and 129.0 on Belmont Boulevard.
- Lot 2: 14,596.5 square feet, 109.7 feet of frontage

An exception to lot compatibility may be granted when a proposed lot does not meet the minimum requirements of the lot compatibility analysis (is smaller in lot frontage and/or area) if the new lots would be consistent with the General Plan. The Planning Commission has discretion whether or not to grant a lot compatibility exception.

The proposed lots meet one of the qualifying criteria for the exception to lot compatibility:

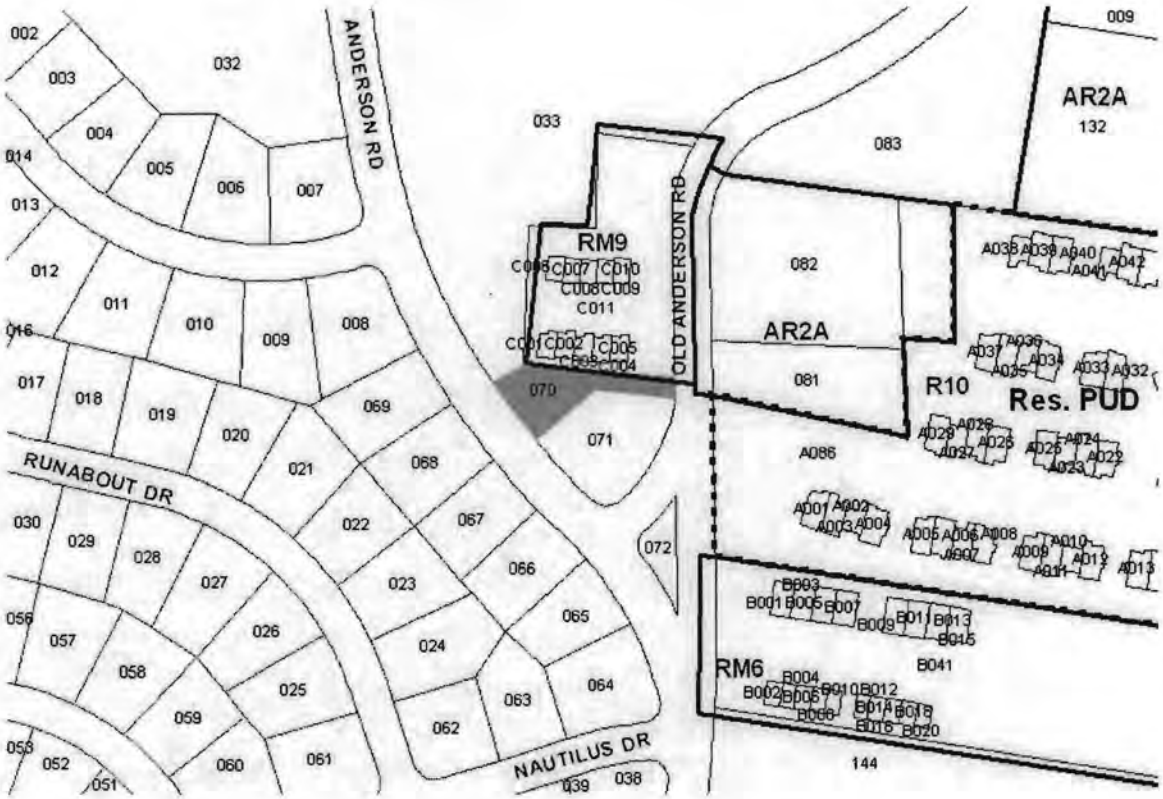
"Where the proposed lot sizes are consistent with the adopted land use policy that applies to the property."

The land use policy is Residential Medium (RM) which is intended to accommodate residential development within a density range of four to nine dwelling units per acre. The lot is 37 acres in size and therefore are currently permitted for a density of approximately 1.5 units per acre which does not meet the RM policy. The density of the subdivided property would be approximately 2 units per acre. The subdivision is consistent with the RM policy.

STAFF RECOMMENDATION

Staff recommends approval with an exception to Section 3.5 of the Subdivision Regulations for Lot Comparability. The subdivision will bring this property into compliance with the RM policy.

SEE NEXT PAGE



2010S-123A-001
HARBOURTOWN VILLAGE, SEC 2, RESERVE PARCEL
Map 136-15, Parcel(s) 070
Antioch - Priest Lake
29 - Vivian Wilhoite

2010S-122A-001
HARBOURTOWN VILLAGE, SEC 2, RESERVE PARCEL
Map 150-15, Parcel(s) 070
Antioch - Priest Lake
29 - Vivian Wilkins

Metro Planning Commission Meeting of 02/10/2011

Item # 6

Project No.	**Subdivision 2010S-123A-001**
Project Name	**Harbourtown Village Sec. 2 Reserve Parcel**
Council District	29 – Wilhoite
School Board District	6 – Mayes
Requested By	David Taylor, applicant for owner R.J. York Homes, LLC, owner
Staff Reviewer	Swaggart
Staff Recommendation	*Approve*

APPLICANT REQUEST

Amend plat to remove reserve status.

Final Plat Approval

A request to amend a previously recorded plat to remove the reserve status for property located at 3545 Anderson Road, approximately 450 feet north of Nautilus Drive (0.28 acres), zoned Single and Two-Family Residential (R10).

Zoning
R10 District

R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

SUBDIVISION DETAILS

This is a request to amend a previously approved plat to remove the reserve status from a parcel. The parcel is located along Anderson Road south of Smith Springs Road. The plat creating the parcel was approved and recorded in 1974. Since the parcel is reserved, it is not a buildable lot. With the removal of the reserve status, the lot will become buildable. The plat contains several reserve parcels including this lot, and it does not state why the lots were placed in a reserve status. Since the parcel was not explicitly reserved pending action by a public utility to provide a required service, then the removal of the reserve status must be approved by the Planning Commission (Subdivision Regulations, Section 2-9, Miscellaneous Platting Situations).

There are no issues with the request. While all the lot lines are not radial to the street and it has frontage on both Anderson Road and Old Anderson Road is not being created but already exists. The parcel is approximately 12,196 square feet in size and is consistent with the minimum lot size requirement for the R10 zoning district (10,000 square feet). While the property is zoned for two-family residential (R10) a duplex will not be permitted because the property is not a lot of record.

Project No. Subdivision 2010S-123A-001
Project Name Harbortown Village Sec. 2 Reserve Parcel
Council District 29 - Wilhoite
School District 8 - Mayes
Requested by Jared Taylor, applicant for owner TLL Xmas Homes, LLC, owner.

Staff Reviewer Swaggart
Staff Recommendation Approve

APPLICANT REQUEST

Final Plat Approval

Amend plat to remove reserve status.

A request to amend a previously recorded plat to remove the reserve status for property located at 2545 Andersons Trail, approximately 660 feet north of Nashboro Blvd, zoned Single and Two-Family Residential (SP).

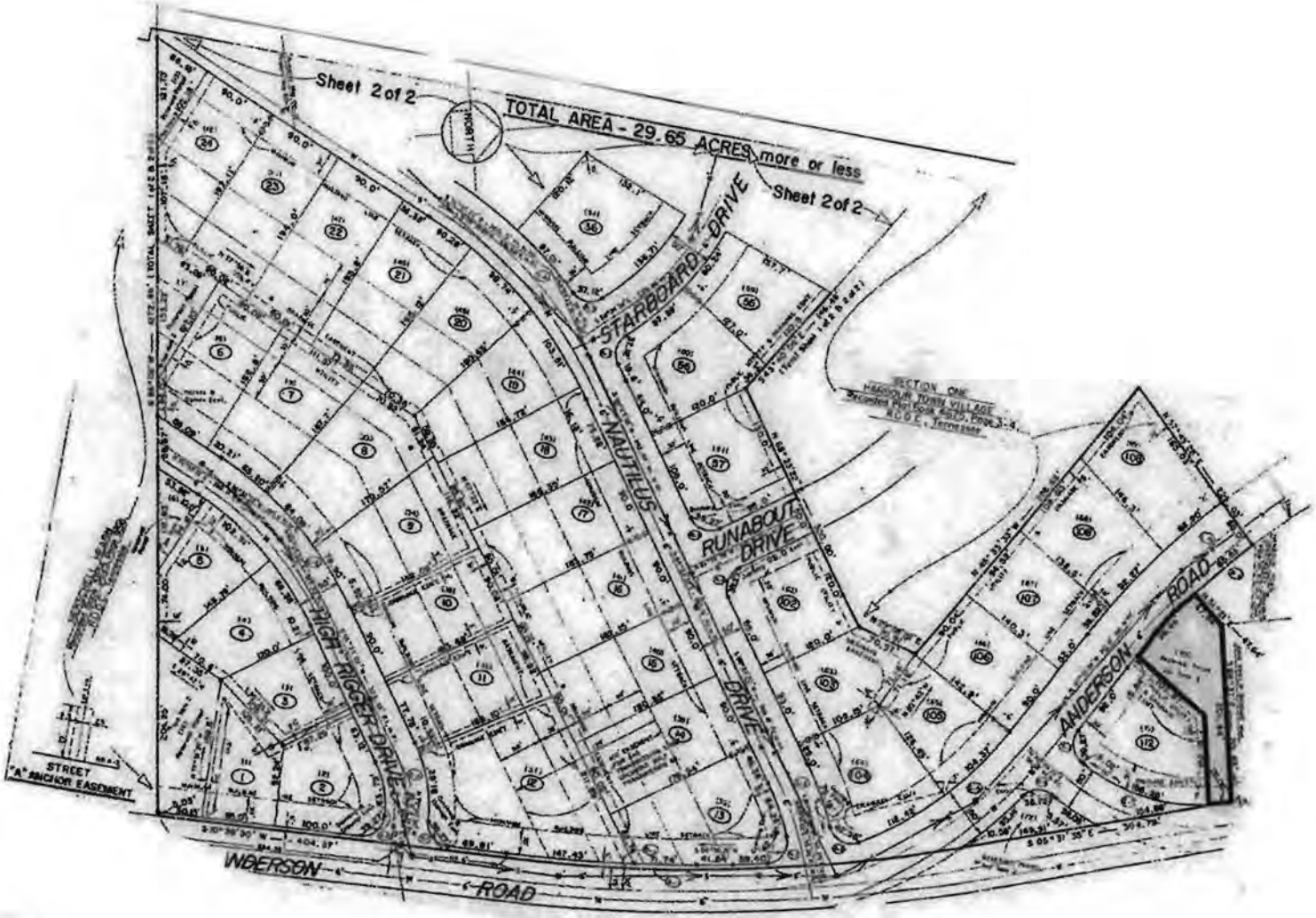
Zoning
RS10 District

R10 requires a minimum 10,000 square feet lot and is intended for single-family dwellings and duplexes at an overall density of 4.02 dwelling units per acre including 25% duplex lots.

STORMWATER RECOMMENDATION

This is a request to amend a previously approved plat to remove the reserve status from a parcel. The parcel is located along Andersons Road south of Smith Springs Road. The plat creating the parcel was approved and recorded in 1994. Since the parcel is reserved, it is not a buildable lot. With the removal of the reserve status, the lot will become buildable. The plat contains several reserve parcels including this lot, and it does not state why the lots were placed in a reserve status. Since the parcel was not originally reserved pending action by a public utility to provide a required service, the removal of the reserve status must be approved by the Planning Commission (Subdivision Regulations, Section 2-9, Minor Amendments Plating, Stipulations).

There are no issues with the request. While all the lot lines are not radial to the street, the lot is frontage on both Andersons Road and Old Hickory Road is not being altered by the reserve status. The parcel is approximately 32,140 square feet in size and is consistent with the minimum lot size requirement (RS10 zoning district 10,000 square feet). Variable width drainage is noted for the rear residential (RS10) zoned lots, and not proposed to be disturbed by the development.


Sheet 2 of 2
TOTAL AREA - 29.65 ACRES more or less
Sheet 2 of 2
NORTH
STARBOARD DRIVE
NAUTILUS DRIVE
RUNABOUT DRIVE
HIGH RIGGER DRIVE
ANDERSON ROAD
ANDERSON ROAD
STREET
"A" ANCHOR EASEMENT

STORMWATER RECOMMENDATION	Approved
PUBLIC WORKS RECOMMENDATION	No Exceptions Taken
STAFF RECOMMENDATION	Staff recommends that the request to remove the reserve status be approved. The parcel meets the minimum zoning requirements.