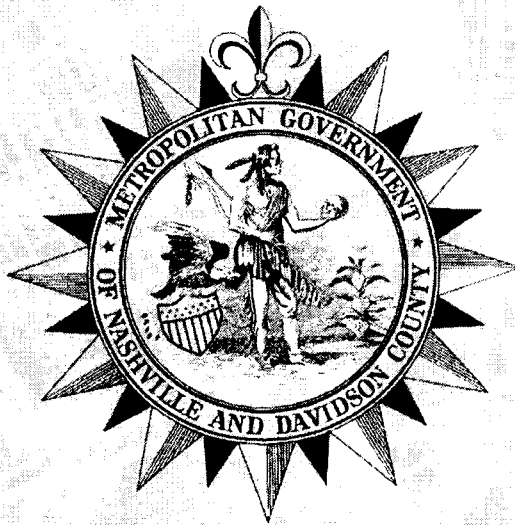


# Metropolitan Planning Commission



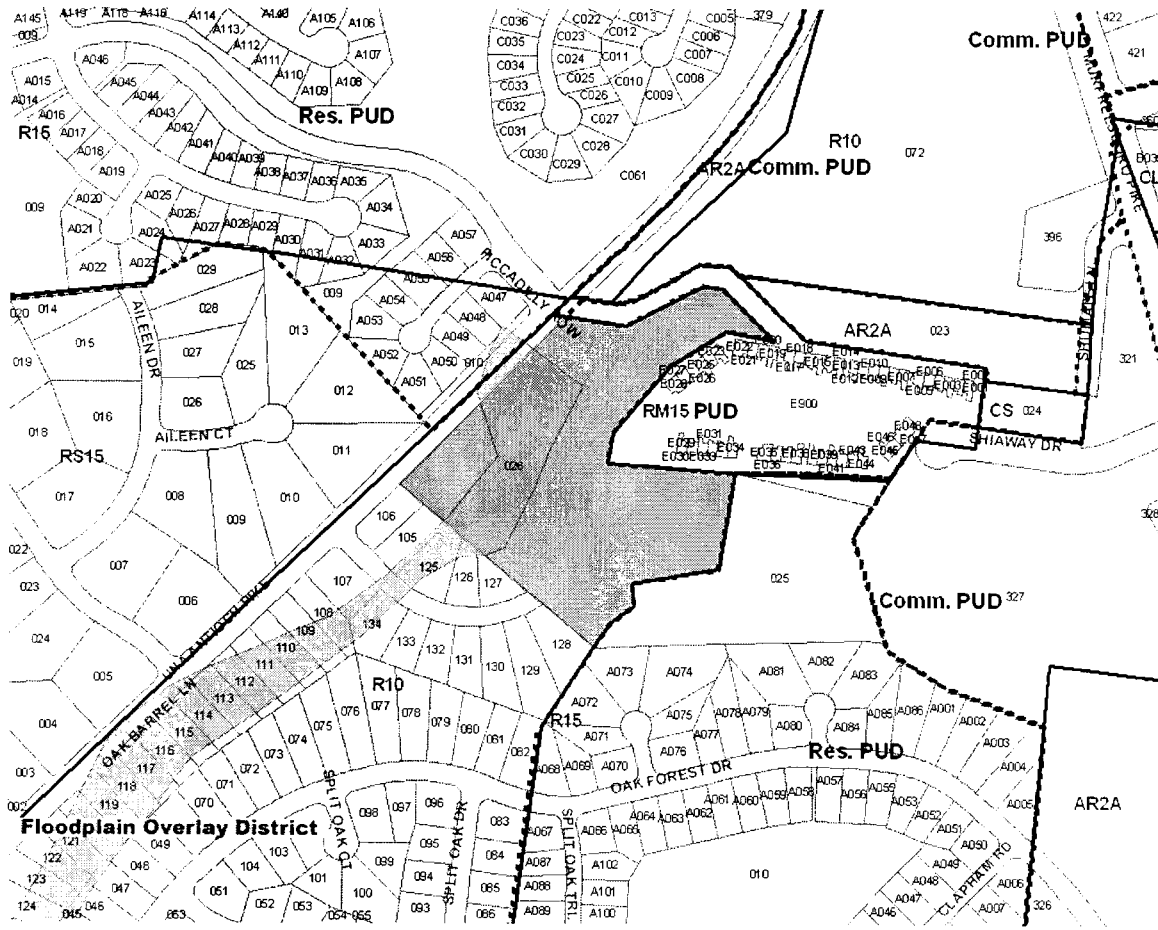
Staff Reports

January 12, 2012

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

## **PREVIOUSLY DEFERRED ITEMS**

- **Community Plan Amendments**
- **Specific Plan**
- **PUD (Review)**
- **Subdivision (Final)**



**2011CP-013-004**  
**ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE**

Map 149, Parcel(s) 026  
 Antioch-Priest Lake: 2003 Update  
 28 - Duane A. Dominy



**Project No.** Community Plan 2011CP-013-004  
**Project Name** Amend the *Antioch – Priest Lake Community Plan: 2003 Update*  
**Associated Case** 2011SP-024-001  
**Council District** 28 – Dominy  
**School Districts** 6 – Mayes  
**Requested by** Anderson, Delk, Epps and Associates, Inc., applicant, Pamela Meadows, owner  
**Deferral** This item was deferred from the November 10, 2011, and December 8, 2011 Planning Commission meetings.  
**Staff Reviewer** Capehart  
**Staff Recommendation** *Defer to the January 26, 2012 Planning Commission meeting*

---

**APPLICANT REQUEST**

**Amend land use policy from Residential Low Medium Density to T3 Suburban Neighborhood Evolving and Conservation.**

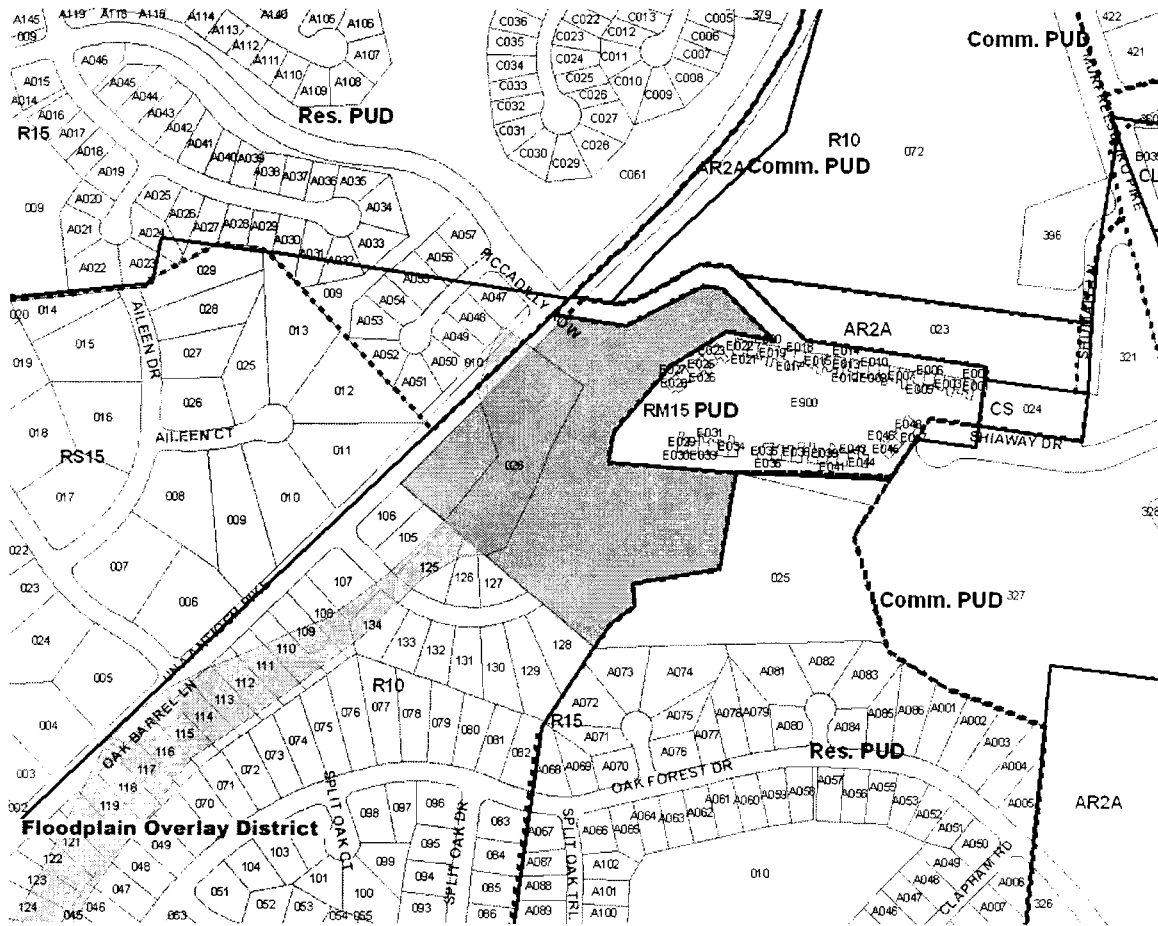
**Amend the Community Plan**

**A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Residential Low Medium Density (RLM) to T3 Suburban Neighborhood Evolving (T3 NE) and Conservation (CO) for property located at 2158 Una Antioch Pike.**

---

**STAFF RECOMMENDATION**

The applicant submitted a request in writing to defer this application to the January 26, 2012, Planning Commission meeting in order to revise the community plan and associated SP proposals.



**2011SP-024-001**  
**MEADOWS DOWNS**  
 Map 149, Parcel(s) 026  
 Antioch - Priest Lake  
 28 - Duane A. Dominy



**Project No.** Zone Change 2011SP-024-001  
**Project Name** Meadows Downs  
**Associated Case** 2011CP-013-004  
**Council District** 28 – Dominy  
**School Districts** 6 – Mayes  
**Requested by** Anderson, Delk, Epps and Associates, Inc., applicant,  
Pamela Meadows, owner  
**Deferral** This item was deferred from the November 10, 2011 and  
December 8, 2011 Planning Commission meetings.  
**Staff Reviewer** Johnson  
**Staff Recommendation** *Defer to the January 26, 2012, Planning Commission  
meeting*

---

**APPLICANT REQUEST**

**100 dwelling units within multi-family and assisted-living land uses**

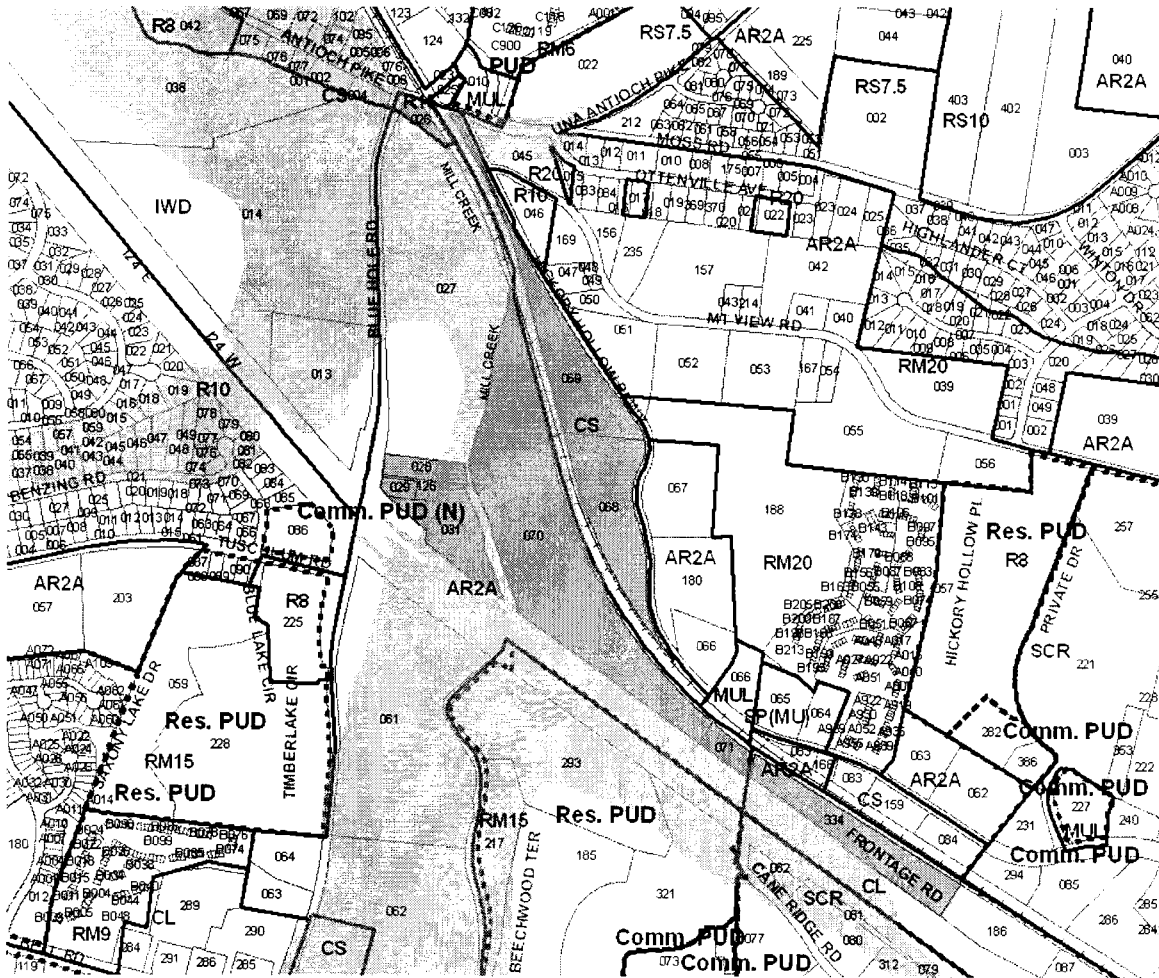
**Preliminary SP**

**A request to rezone from One and Two Family (R10) to Specific Plan – Mixed Residential (SP-MR) zoning property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and within the Floodplain Overlay District, to permit a maximum of 100 dwelling units within an assisted living and/or nursing facility.**

---

**STAFF RECOMMENDATION**

The applicant submitted a request in writing to defer this application to the January 26, 2012, Planning Commission meeting in order to revise the SP and associated community plan proposals.



**2011CP-013-005**  
**ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT**  
 Map 162, Parcel(s) 026, 028, 029, 031, 126  
 Map 163, Parcel(s) 068-071, 334  
 Antioch - Priest Lake  
 32 - Jacobia Dowell





**Project No.**  
**Project Name**

**Housekeeping Amendment 2011CP-013-005**  
**Amend the *Antioch-Priest Lake Community Plan: 2003 Update***

**Council District**  
**School District**  
**Requested by**  
**Deferral**

32 – Dowell  
6 – Mayes  
Metropolitan Planning Department  
Deferred from the December 8, 2011, Planning Commission meeting

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

Wood  
*Approve*

---

**APPLICANT REQUEST**

**Amend the land use policy from Industrial and Distribution to Natural Conservation and Residential Low-Medium Density.**

**Housekeeping Plan Amendment**

**A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Industrial and Distribution (IN) to Natural Conservation (NCO) and Residential Low-Medium (RLM) for various properties located along Antioch Pike, Blue Hole Road and Hickory Hollow Parkway.**

---

**CRITICAL PLANNING GOALS**

N/A

---

**ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

**Existing Land Use Policy**  
Industrial and Distribution (IN)

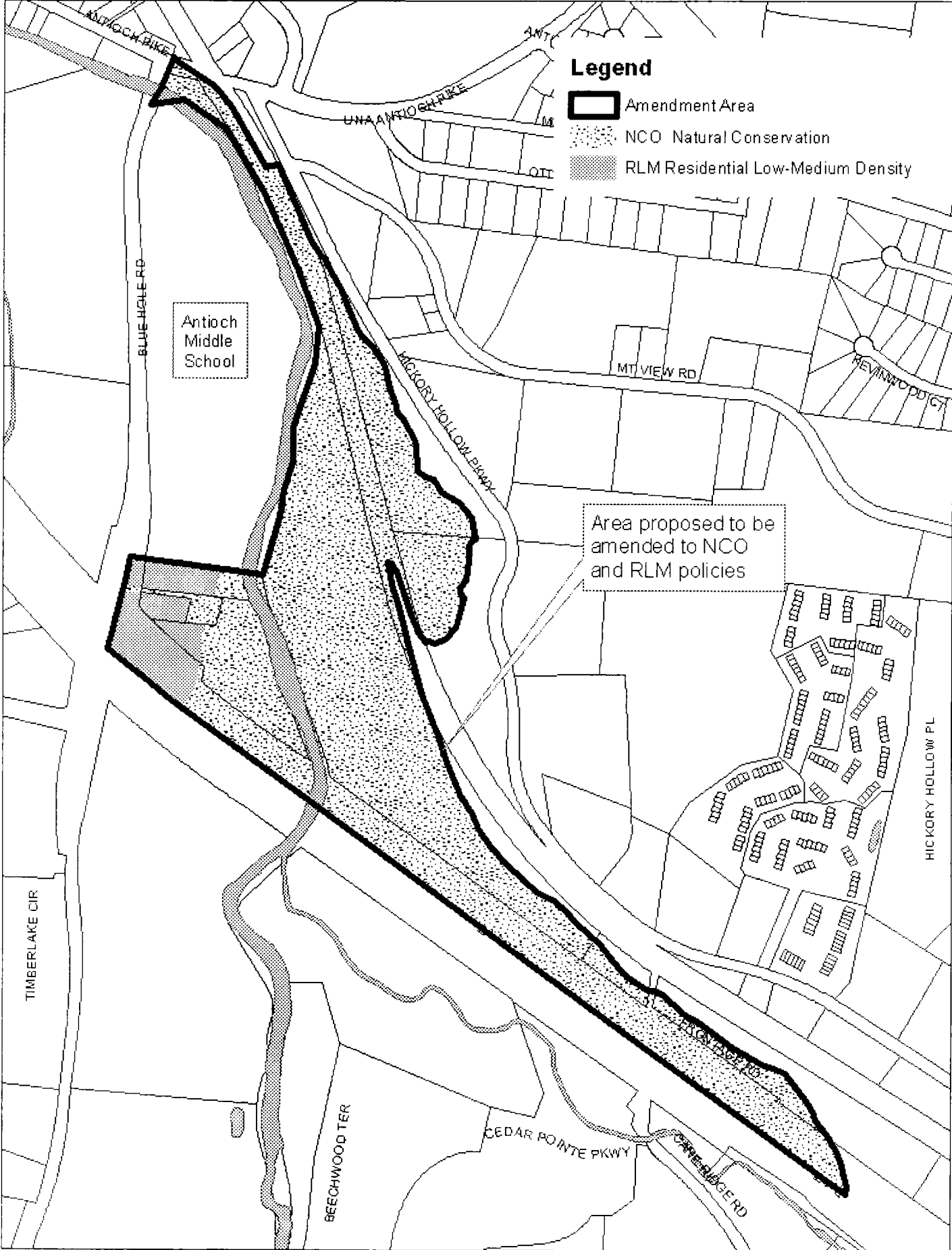
IN policy is for areas that are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.

**Proposed Land Use Policies**  
Natural Conservation (NCO)

NCO policy is for mostly undeveloped areas characterized by the widespread presence of steeply sloping terrain, unstable soils, floodplains or other environmental features that are constraints to development at urban or suburban intensities. NCO areas are intended to be rural in character, with very low intensity development.

Residential Low-Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development





## Metro Planning Commission Meeting of 01/12/2012

type is single-family homes, although some town-homes and other forms of attached housing may be appropriate.

---

### **BACKGROUND**

While responding to a customer inquiry, staff discovered that this 47-acre area of largely vacant floodplain with three homes and a small cemetery was within Industrial and Distribution policy. This was immediately identified as a potential mapping error because of the agricultural zoning that covers most of the area, the undeveloped floodplain, the lack of any industrial uses, and the constrained access of the area. Subsequent analysis of the GIS records from the 2003 Antioch-Priest Lake community plan update process confirmed that this indeed appeared to be the case, particularly given that there was no supporting record of a change from the Natural Conservation policy that had applied to the property prior to the 2003 update.

A small portion (6 acres of 47 total acres) of the area that is between Hickory Hollow Parkway and I-24 is zoned CS, a zoning district not considered appropriate to implement NCO policy. The CS zoning should not be expanded in the future to apply to any additional NCO land.

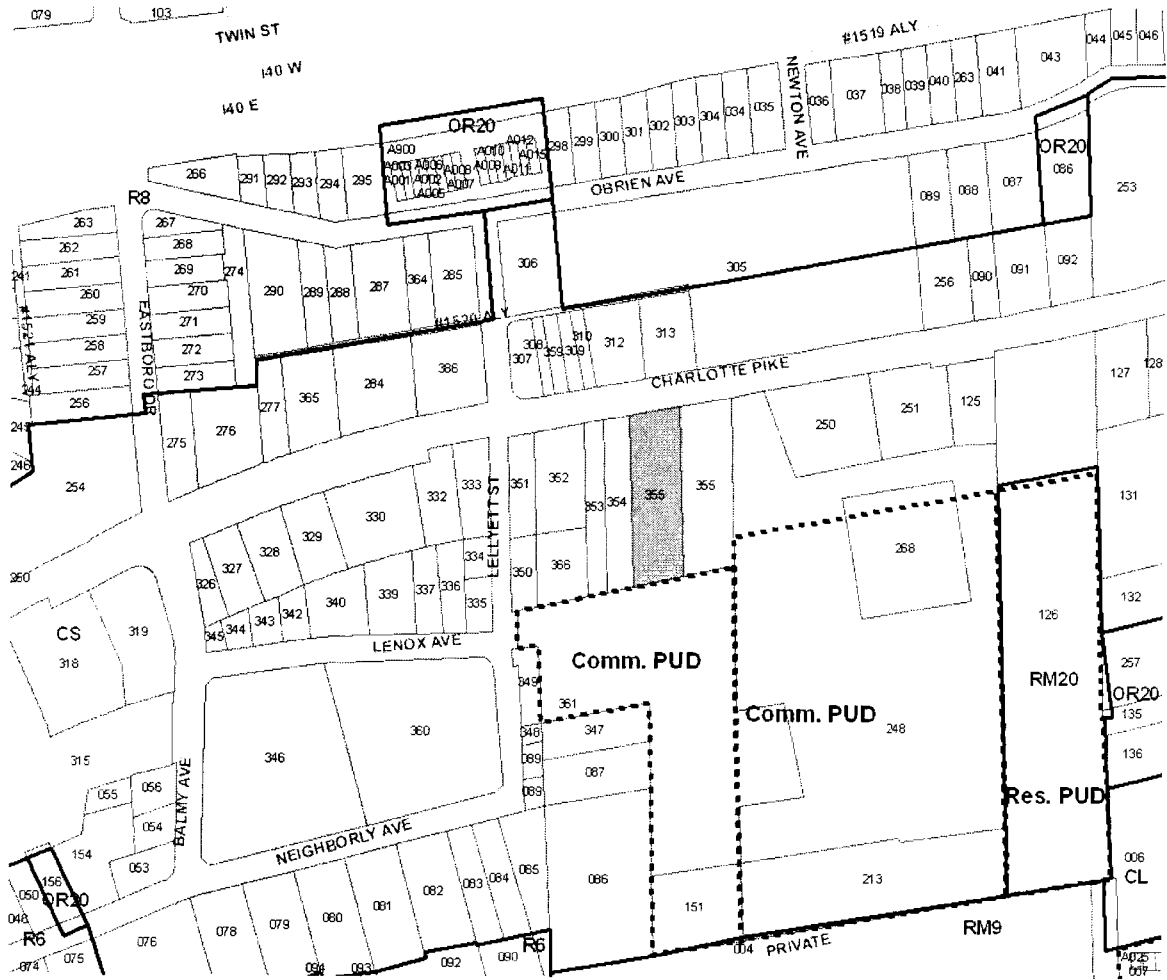
### **Analysis**

The proposed request will make the application of NCO policy to the vacant floodplain land and cemetery and of RLM policy to the land containing the houses consistent with the application of such policy in the rest of the county. In addition to the existing environmentally sensitive features, this area is adjacent to both the Antioch Middle School and Antioch Community Center and Mill Creek Greenway. For all these reasons, Industrial use of this area would not be appropriate. The application of NCO and RLM policy is appropriate.

---

### **STAFF RECOMMENDATION**

Staff recommends approval.



**2011SP-028-001**  
 TOWNS AUTO SALES (PRELIM & FINAL)  
 Map 091-13, Parcel(s) 355  
 West Nashville  
 20 - Buddy Baker



**Project No.** Zone Change 2011SP-028-001  
**Project Name** Towns Auto Sales  
**Council Bill** BL2011-71  
**Council District** 20 – Baker  
**School District** 9 – Simmons  
**Requested by** Hamid Rabiee, applicant, Carl and Denise Guye, owners  
**Deferral** This item was deferred from the December 8, 2011 Planning Commission meeting.

**Staff Reviewer** Johnson  
**Staff Recommendation** *Defer to the January 26, 2012 Planning Commission meeting. Disapprove preliminary and final SP if the item is not deferred.*

---

**APPLICANT REQUEST**

Permit vehicle sales and repair uses and all other uses permitted by CS district.

**Preliminary and final SP**

A request to rezone from Commercial-Service (CS) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for property located at 5909 Charlotte Pike, approximately 1,235 feet west of Ocoala Avenue (0.75 acres), to permit auto repair, auto sales, used, and all other uses permitted by the CS District.

---

**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

---

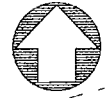
**WEST NASHVILLE  
COMMUNITY PLAN**

**Existing Policy**

T4 Urban Mixed Use Neighborhood (T4 MU)

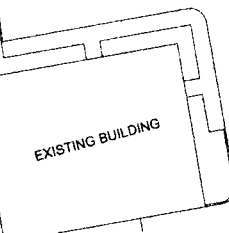
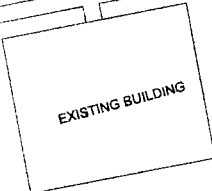
T4 MU policy is intended to preserve, enhance, and create urban mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4

NORTH



CHARLOTTE PIKE

PROPOSED SIDEWALK  
 N75°45'E 101.15'  
 NEW DECORATIVE FENCE (MATCH EXISTING)  
 PROPOSED ASPHALT PARKING AREA  
 EXISTING SIDEWALK  
 N75°45'E 101.15'  
 EXISTING DECORATIVE FENCE



EXIST. ACCESS ROAD

N06°12'W 745.57'

N18°30'E 748.57'

N06°12'W 745.57'

N01°50'W 94.00'

DEED BK. 5470  
 PG. 455  
 MAP 91 PC. 13  
 Parcel ID #  
 09113035500

DEED BK. 5472  
 PG. 631-633  
 MAP 91 PC. 13

Parcel ID #  
 09113035401

S75°19'11"W 99.39'

S75°19'11"W 99.39'



## Metro Planning Commission Meeting of 01/12/2012

MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

### Consistent with Policy?

The T4 Urban Mixed Use Neighborhood (T4 MU) policy promotes a combination of residential and non-residential development and would permit an expansion of auto-related land uses on the subject site, subject to the design intent of the land use policy. The T4 MU policy promotes walkable neighborhoods with buildings placed close to the street and with land uses that are appropriate within mixed use neighborhoods. Because of this intent, Planning staff recommends the MUL-A zoning district for future development on the site. Instead of requesting all uses of the CS district, the request should be amended to all uses of the MUL-A district. MUL-A is more consistent with the recommended land uses and building form of the T4 MU policy than the CS zoning district.

---

### PLAN DETAILS

In 2006, a Council bill removed most automobile-related uses from the list of uses permitted under the CS zoning classification. This SP request proposes to have auto rental and leasing uses added back to the uses permitted for the subject property.

### Site plan and deferral request

The applicant operates an auto sales use on the property adjacent to the proposed SP site; and requests the SP in order to expand the existing business. The applicant's original submittal included a site diagram for the SP showing the basic intent for the layout of the site, but lacking sufficient information for Metro departments to review and to illustrate compliance with the Zoning Code. The applicant has since submitted a revised and improved site plan. However, the site plan still does not include all of the site details necessary for a complete SP review.

The applicant has requested deferral to the January 26, 2012 Planning Commission meeting in order to revise the site plan to add the following information:

- A detailed layout of driveways and parking spaces
- The proposed use for the existing building on the site
- A layout of the car parking (storage) area proposed for the area behind the existing building.
- A signage plan showing monument style ground signs.



## Metro Planning Commission Meeting of 01/12/2012

### Future Development

As stated in the policy section, the land use policy in this location allows for a variety of land uses, but envisions a mixed-use neighborhood with a high level of walkability in this location. An auto-related use is appropriate within this policy. However, future redevelopment of the site should be required to meet the form-based intent of the land use policy. Because of this, a condition of approval has been added to include a fall-back zoning district of MUL-A for the current use and a future zoning district of MUL-A. The future zoning district will be in-place when the site redevelops or development within the site expands beyond a certain point as specified in the Zoning Code.

---

### **PUBLIC WORKS RECOMMENDATION**

- The site plan is inadequate to review for access and parking for SP approval.
- 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.
- If this project is associated with the adjacent car sales land use, cross access shall be provided.

---

### **STAFF RECOMMENDATION**

Staff recommends deferral of the SP to the January 26, 2012 Planning Commission meeting to allow more time for the applicant to submit a detailed site plan.

Staff recommends disapproval if the case is not deferred by the Planning Commission. The applicant has not yet submitted a site plan that adequately shows compliance with the requirements of the Zoning Code or the street frontage improvements normally associated with auto-related SP zoning districts.

---

### **CONDITIONS (if approved)**

1. The applicant shall submit a scaled site plan for the site that shows compliance with the requirements of the Zoning Code.
2. The preliminary PUD shall comply with conditions of approval from Metro Public Works.
3. Ground signage on the SP site shall be limited to one monument sign with a maximum height of 6 feet and a maximum display area of 32 square feet.





## Metro Planning Commission Meeting of 01/12/2012

4. This SP shall permit vehicular sales and repair in addition to all uses permitted by the MUL-A zoning district.
5. The following note shall be added to the site plan:  
Auto related uses shall be consistent with the approved site plan. Minor modifications to the site plan may be approved by the Planning Commission including changes in use but shall be subject to the standards, regulations and requirements of the MUL-A zoning district. Expansions of 25 percent of the total floor area of the originally approved final site plan or total redevelopment shall meet the standards, regulations and requirements for the MUL-A zoning district. Minor modifications may require a new final site plans and expansions of 25 percent of the total floor area of the approved site plan or total redevelopment shall require that a final site plan be approved by the Planning Commission.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted,

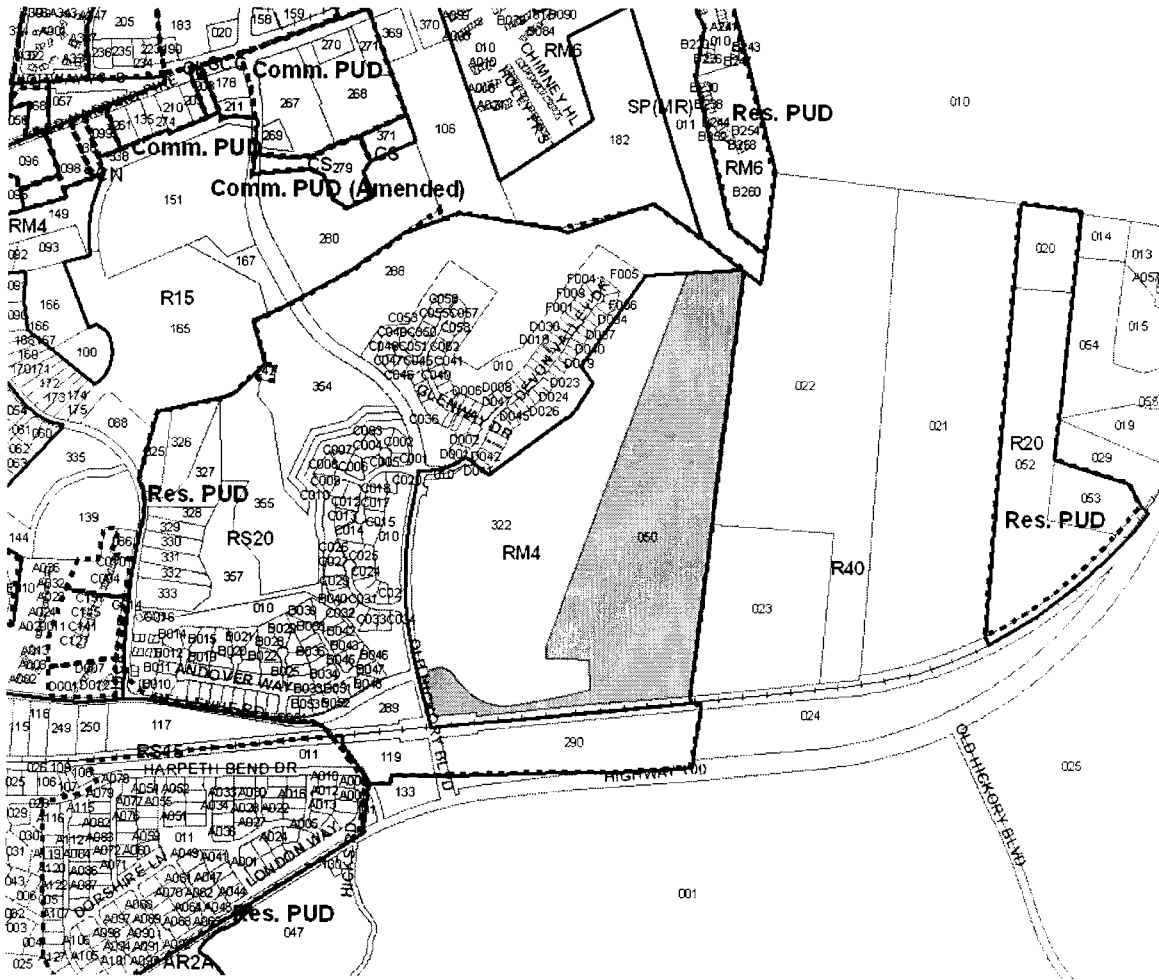


## Metro Planning Commission Meeting of 01/12/2012

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

8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

**SEE NEXT PAGE**



**134-84P-001**  
 DEVON HILLS (PERIODIC REVIEW)  
 Map 143, Parcel(s) 050  
 Bellevue  
 34 - Carter Todd



<b>Project No.</b>	<b>Planned Unit Development 134-84P-001</b>
<b>Project Name</b>	<b>Devon Hills PUD Review</b>
<b>Council District</b>	34 – Todd
<b>School Board District</b>	9 – Simmons
<b>Requested By</b>	Councilmember Carter Todd, applicant, Colonial Properties Services, Inc., owner
<b>Deferral</b>	Deferred from the December 8, 2011, Planning Commission Meeting
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	<i>Withdraw</i>

---

**APPLICANT REQUEST**

**Periodic Review of the a portion of the Devon Hills PUD**

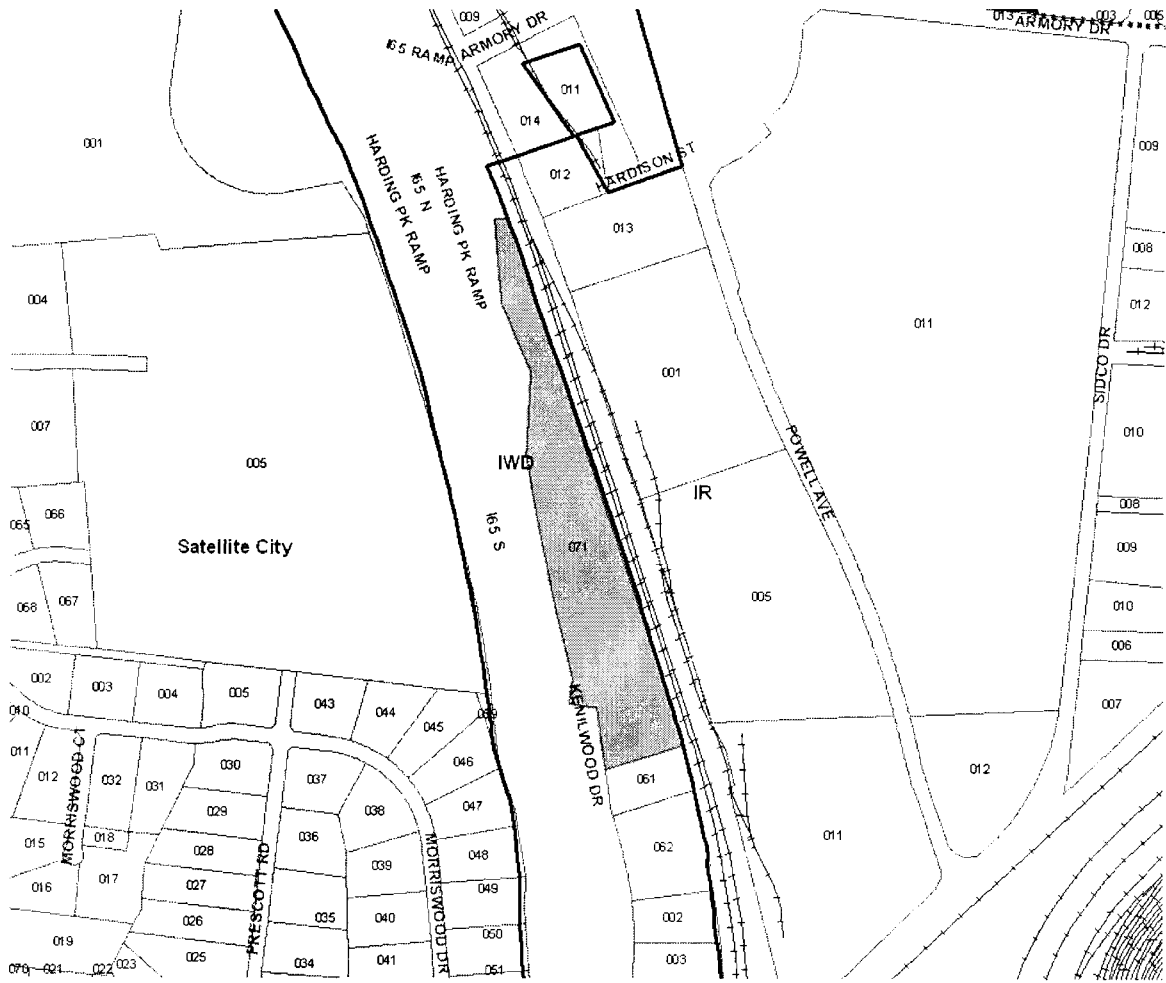
**PUD Review**

**A request to the Metro Planning Department for a periodic review of a portion of the Devon Hills Residential Planned Unit Development district located at 2816 Old Hickory Boulevard, approximately 500 feet north of Highway 100, zoned Multi-Family Residential (RM4), approved for a multifamily development, (49.66 acres).**

---

**STAFF RECOMMENDATION**

Councilmember Todd has withdrawn the request for a periodic review of this portion of the Devon Hills PUD.



**2011S-102-001**  
**KENILWOOD**  
Map 132-07, Parcel(s) 071  
South Nashville  
16 - Tony Tenpenny



<b>Project No.</b>	<b>Subdivision 2011S-102-001</b>
<b>Project Name</b>	<b>Kenilwood Subdivision</b>
<b>Council District</b>	16 – Tenpenny
<b>School District</b>	7 – Kindall
<b>Requested by</b>	Douglas Durr, owner, Cherry Land Surveying, Inc., surveyor
<b>Staff Reviewer</b>	Sexton
<b>Staff Recommendation</b>	<i>Defer to the January 26, 2012 Planning Commission meeting.</i>

---

**APPLICANT REQUEST**

**Create four lots and dedicate easements**

**Final Plat**

**A request for final plat approval to create four lots and dedicate easements on property located at 4200 Kenilwood Drive, approximately 1,450 feet north of Sidco Drive, zoned Industrial Warehousing/Distribution (IWD).**

---

**STAFF RECOMMENDATION**

The applicant submitted a request in writing to defer this application to the January 26, 2012, Planning Commission meeting in order to revise the plat and comply with Stormwater requirements.

**SEE NEXT PAGE**



# **RECOMMENDATIONS TO THE METRO COUNCIL**

- **Specific Plans (Review)**
- **Specific Plans**
- **PUD (Cancelation)**
- **Zoning**
- **PUD (Amend)**
- **Neighborhood Landmark Overlay**



**2007SP-084U-05**  
 10TH AND RUSSELL (4-YEAR REVIEW)  
 Map 083-09, Parcel(s) 207  
 East Nashville  
 06 - Peter Westerholm



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

**SP District Review 2007SP-084U-05**  
**10<sup>th</sup> and Russell SP**  
6 – Westerholm  
5 – Porter  
Metro Planning Department

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

Bernards  
*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 "10th and Russell", 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 205 South 10th Street (0.89 acres), approved for 53,851 square feet containing 3 retail units and 39 residential units via Council Bill BL2007-1510 effective on July 25, 2007, and amended to permit 54,000 square feet containing three retail units and 44 residential units via Council Bill BL2007-9 approved on November 20, 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.

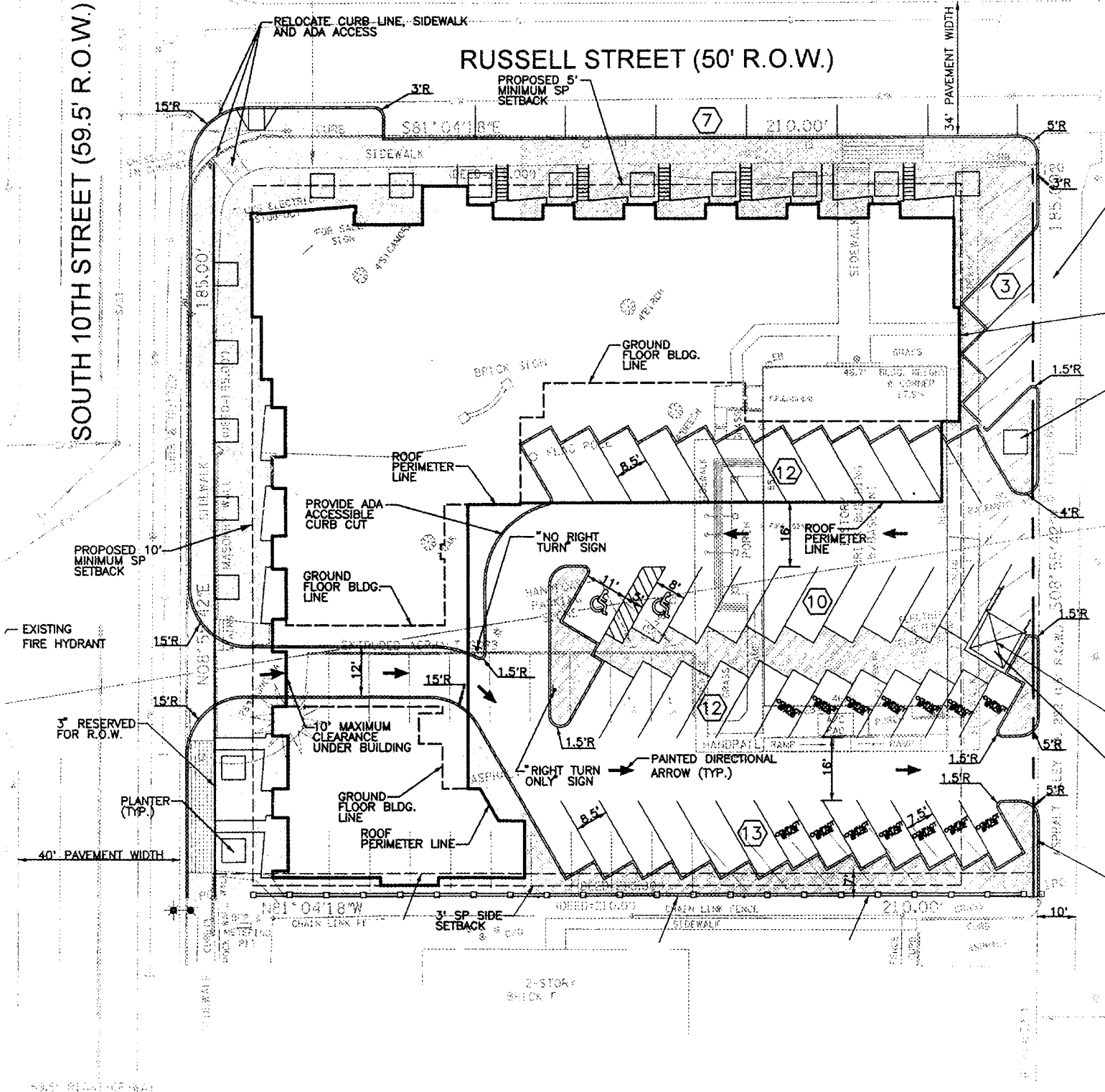
Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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 10<sup>th</sup> and Russell SP was originally approved for three retail units, and 39 residential units. This was amended by the Council and the SP is approved for three retail units and 44 residential units. The plan calls for a three-story mixed use building with retail and office on the ground floor and residences above.

SOUTH 10TH STREET (59.5' R.O.W.)

RUSSELL STREET (50' R.O.W.)





## Metro Planning Commission Meeting of 01/12/2012

---

### SPECIFIC PLAN REVIEW

Staff conducted a site visit in December 2011. The three-story mixed use building has not been constructed.

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

---

### 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.

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

---

### ANALYSIS

#### Consistency with the General Plan

This property is within the East Nashville Community Plan. The land use policy is Neighborhood Center (NC) with a special policy that required a community meeting prior to a hearing at the Planning Commission. At the



## Metro Planning Commission Meeting of 01/12/2012

time this matter was considered, Special Policy 2 was met. The three-story, mixed-use building is consistent with the NC policy as it creates a walk-to area with small-scale office, retail, and residential uses.

### Amendments/Rezoning

As the SP is consistent with the NC land use policy and the requirements of Special Policy 2 were met, 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.

---

### **STAFF RECOMMENDATION**

Staff recommends that the 10<sup>th</sup> and Russell 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-118U-05**  
**VENITA AXLEY TOWNHOMES (4-YEAR REVIEW)**  
 Map 083-07, Parcel(s) 090  
 East Nashville  
 06 - Peter Westerholm





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

**SP District Review 2007SP-118U-05**  
**Venita Axley Townhomes SP**  
6 – Westerholm  
5 – Porter  
Metro Planning Department

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

Bernards  
*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 (R) district known as "Venita Axley Townhomes", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 942 Riverside Drive (1.07 acres), approved for three attached single-family townhomes and one existing single-family home via Council Bill BL2007-20 approved on November 20, 2007.**

**Zoning Code Requirement**

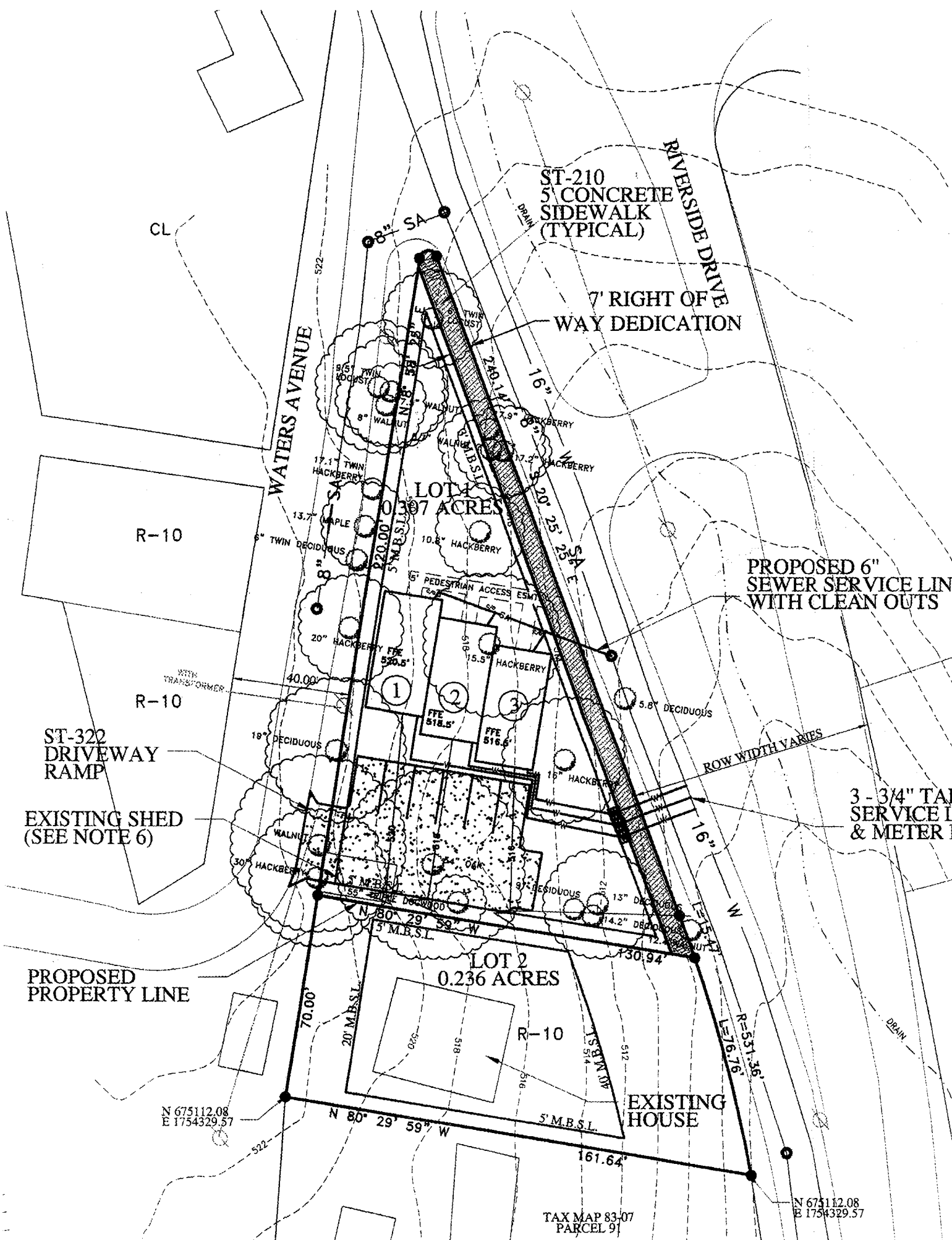
Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

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 Venita Axley SP is approved for three townhouse units and a single family residence. At the time the Planning Commission recommended approval of this SP, the Commission also amended the land use policy from Residential Low Medium (RLM) to Neighborhood Center (NC). The density of the SP at eight units per acre exceeded the two to four units per acres of the RLM policy. Due to its location at the intersection of Riverside



ST-210  
5" CONCRETE  
SIDEWALK  
(TYPICAL)

RIVERSIDE DRIVE

7' RIGHT OF  
WAY DEDICATION

WATERS AVENUE

PROPOSED 6"  
SEWER SERVICE LIN  
WITH CLEAN OUTS

LOT 1  
0.307 ACRES

LOT 2  
0.236 ACRES

R-10

R-10

ST-322  
DRIVEWAY  
RAMP

EXISTING SHED  
(SEE NOTE 6)

3 - 3/4" TAI  
SERVICE L  
& METER I

PROPOSED  
PROPERTY LINE

EXISTING  
HOUSE

N 675112.08  
E 1754329.57

TAX MAP 83-07  
PARCEL 91

N 675112.08  
E 1754329.57



## Metro Planning Commission Meeting of 01/12/2012

Drive and Rosebank Avenue, higher density development is appropriate and the NC policy was applied.

---

### **SPECIFIC PLAN REVIEW**

Staff conducted a site visit in December 2011. There did not appear to be any construction activity on the site apart from the single-family residence that was in place at the time of the approval of the SP. A letter was sent to the property owner of record requesting details that could demonstrate that the SP was active.

The owner responded to the letter with a phone call and confirmed no activity had taken place. The staff preliminary assessment of inactivity remains in place.

---

### **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.

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



## Metro Planning Commission Meeting of 01/12/2012

---

### ANALYSIS

#### Consistency with the General Plan

This property is within the East Nashville Community Plan. The land use policy was amended with the Planning Commission recommendation of approval of the SP to NC. The SP continues to meet the goals and objectives of the East Nashville plan:

*The East Nashville Plan promotes the preservation and enhancement of neighborhood retail nodes. The placement of NC policy will work to enhance the existing neighborhood center. It will provide a residential component while creating a more defined edge between the existing neighborhood center and surrounding residential.*

#### Amendments/Rezoning

As the SP is consistent with the NC policy of the East Nashville 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.

---

### STAFF RECOMMENDATION

Staff recommends that the Venita Axely 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-126U-11**  
**A & W UPHOLSTERY (4-YEAR REVIEW)**  
 Map 133-05, Parcel(s) 052  
 South Nashville  
 16 - Tony Tenpenny



**Project No.** SP District Review 2007SP-126U-11  
**Project Name** A&W Upholstery SP  
**Council District** 16 – Tenpenny  
**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 (MNR) district known as "A & W Upholstery", 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 429 Veritas Street (0.34 acres), approved for an existing 2,800 square foot building to be used for one single-family dwelling unit, a general office or a light manufacturing/general retail and an upholstery shop via Council Bill BL2007-10 approved on November 20, 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.

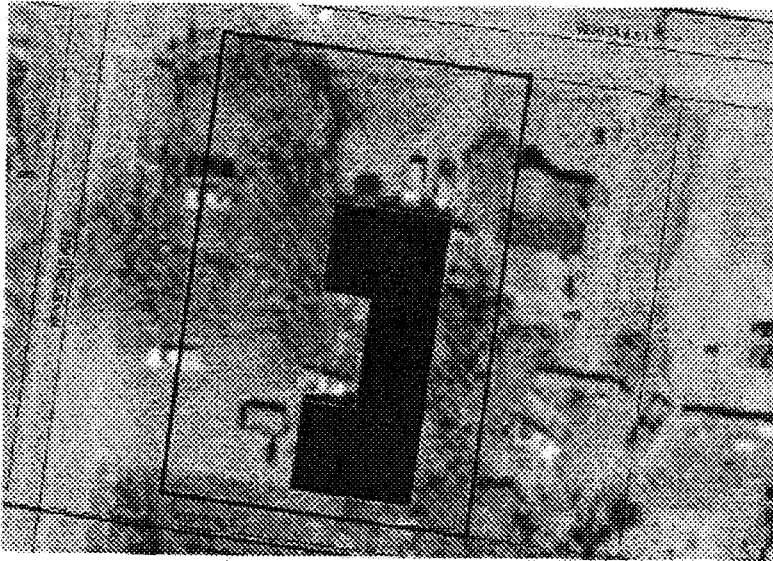
Each development within a SP district is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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**

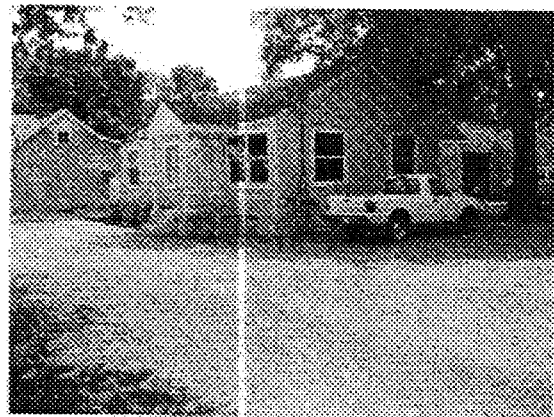
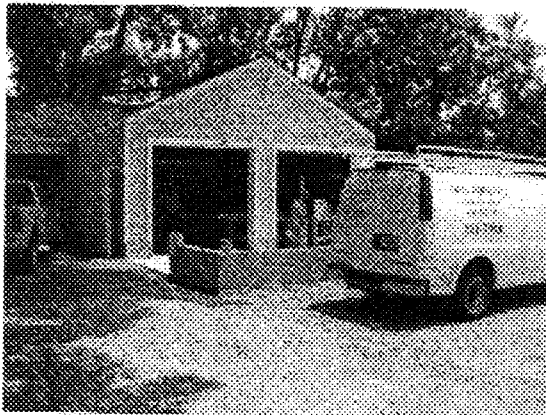
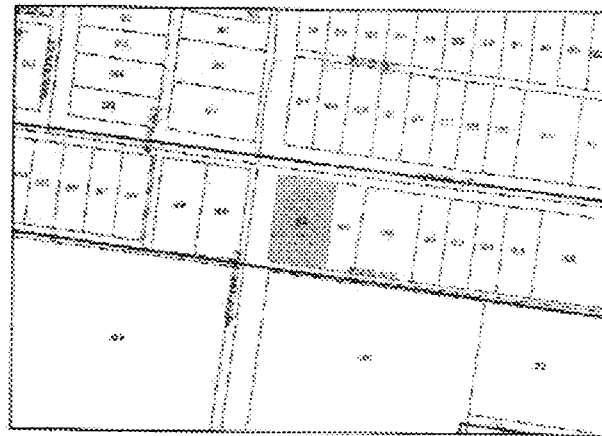
The SP was approved for an existing 2,800 square foot building to be used for one single-family dwelling unit, a general office or light manufacturing/general retail and an upholstery shop. Staff visited the site in December 2011. The site is developed and operating in conformance with the conditions of the SP ordinance.

**STAFF RECOMMENDATION**

Staff recommends that the A&W Upholstery SP be found to be complete.

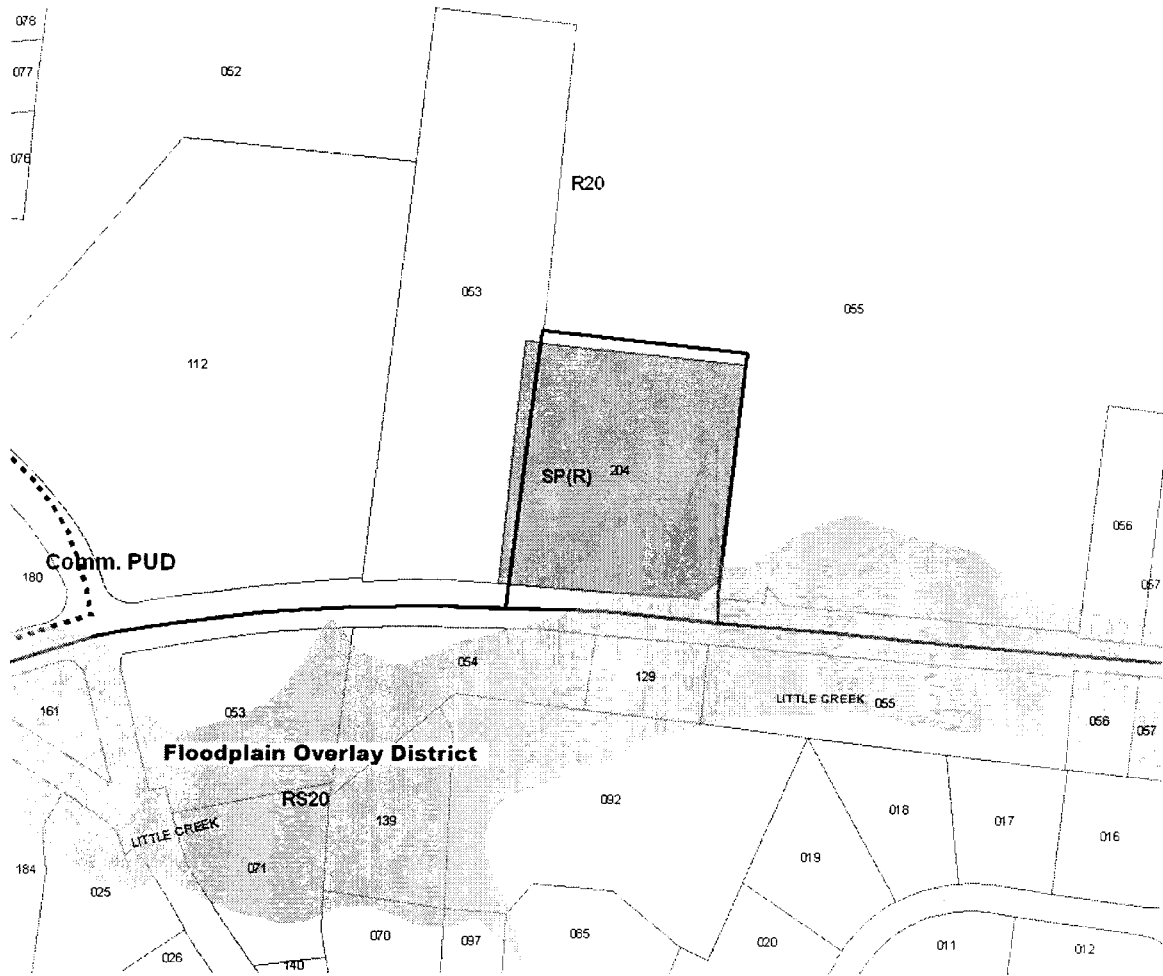


**Development Plan  
and Site Plan**





**SEE NEXT PAGE**



**2007SP-146G-02**  
GRACE ADULT HOMES ASSISTED LIVING FACILITY (4-YEAR REVIEW)  
Map 032, Parcel(s) 204  
Parkwood - Union Hill  
03 - Walter Hunt



**Project No.** SP District Review 2007SP-146G-02  
**Project Name** Grace Adult Homes Assisted Living SP  
**Council District** 3 – Hunt  
**School District** 3 – North  
**Requested by** Metro Planning Department  
  
**Staff Reviewer** Bernards  
**Staff Recommendation** Find the SP District active

---

**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

**The periodic review of an approved Specific Plan (R) district known as "Grace Adult Homes Assisted Living Facility", 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 1420 Old Hickory Boulevard (3.86 acres), approved for an assisted living facility via Council Bill BL2007-25 approved on November 20, 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 the Grace Adult Homes Assisted Living SP was to allow for an assisted living facility in two phases. Staff visited the site in December 2011. Phase I of the facility has been constructed.

---

**STAFF RECOMMENDATION**

Staff recommends that the Grace Adult Homes Assisted Living SP be found to be active as Phase I has been completed and is occupied.

Grace Baptist Church Property Deed Book 7326 page 903  
Inst. No. 20040331-0035838  
Map 32 Parcel 53

Connection to Grace Baptist Church property Phase I

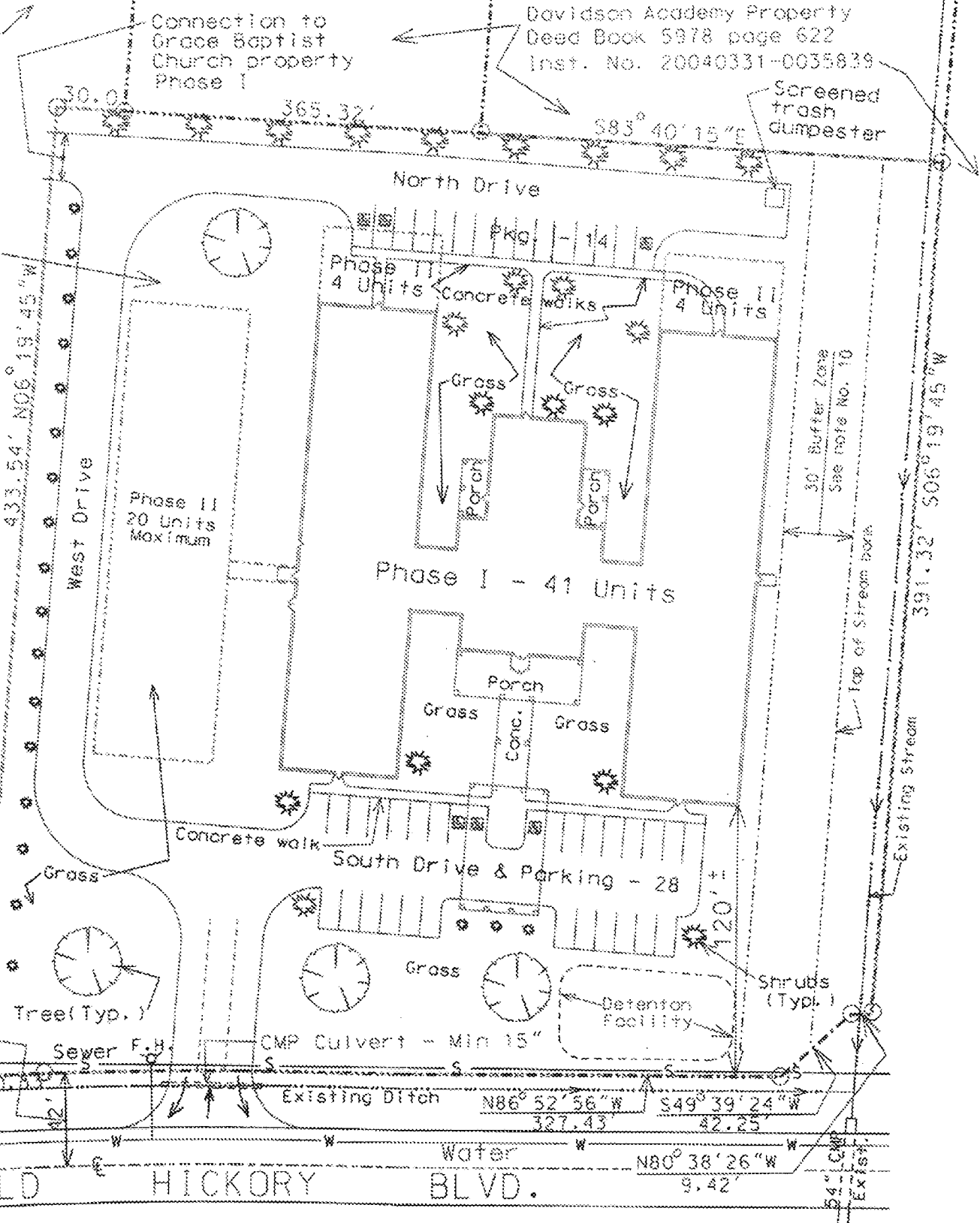
Davidson Academy Property Deed Book 5978 page 622  
Inst. No. 20040331-0035839

Screened trash dumpster

North Arrow source from property survey Dated April 3, 2007 Rocky L. Montoye, Reg. Land Surveyor

Future property line - see note No. 1 of 2

Reserved strip for future right of way consistent with the approved major street plan (U4-84' ROW)



Tree (Typ.)

Shrubs (Typ.)

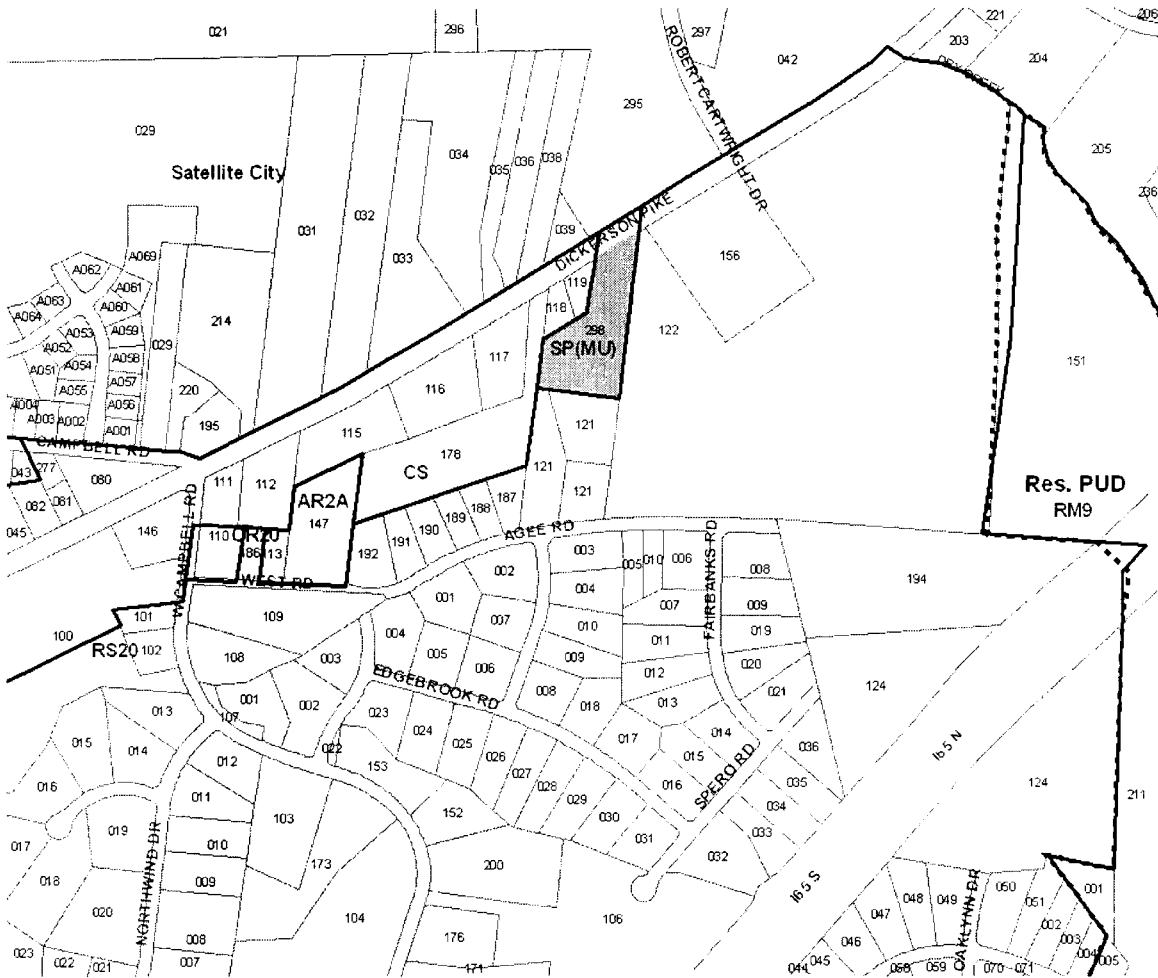
Sewer F.H.

CMP Culvert - Min 15"

Detention Facility

OLD HICKORY BLVD.

**SEE NEXT PAGE**



**2007SP-147G-02**  
ELITE GATE COMPANY (4-YEAR REVIEW)  
Map 033, Parcel(s) 298  
Parkwood - Union Hill  
10 - Doug Pardue



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

**SP District Review 2007SP-147G-02**  
**Elite Gate Company SP**  
10 – Pardue  
3 – North  
Metro Planning Department

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

Bernards  
*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 "Elite Gate Company", 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 Dickerson Pike (unnumbered) (3.23 acres), approved for 13,400 square feet of commercial sales and service uses in three buildings via Council Bill BL2007-22 adopted on November 20, 2007.**

**Zoning Code Requirement**

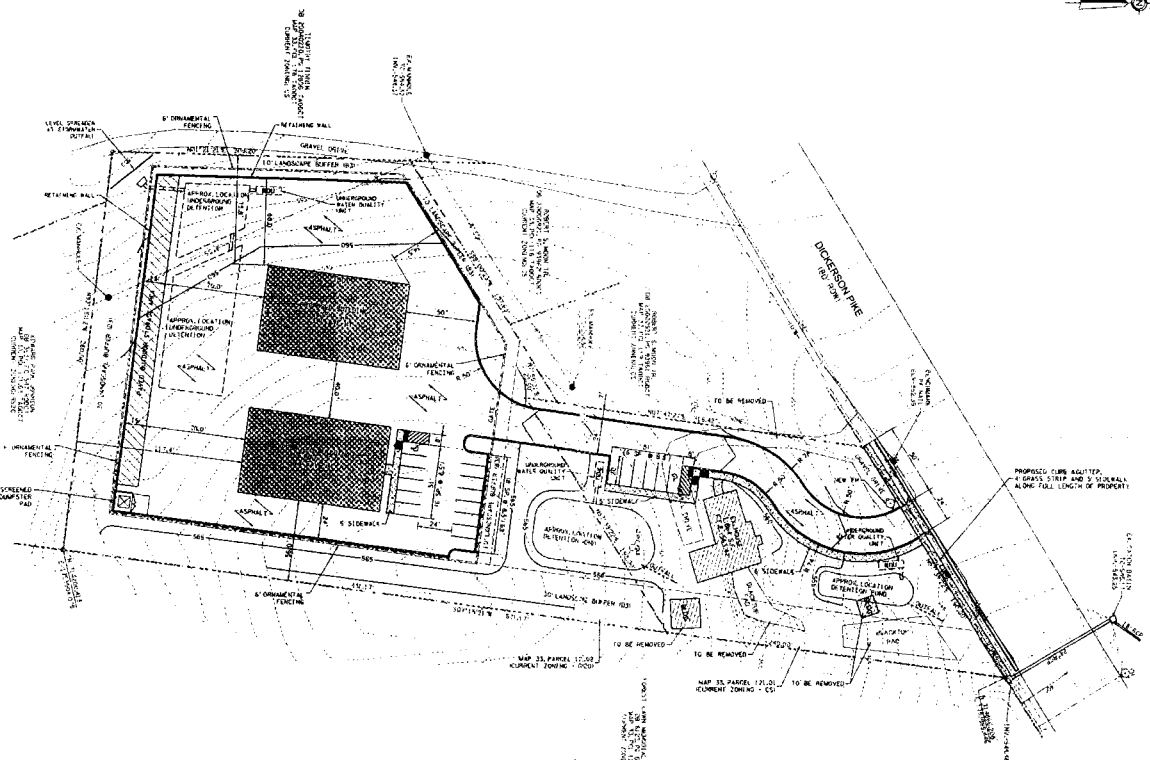
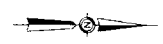
Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

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 Elite Gate Company SP is approved for an existing residence to be used for general office uses, and allows for two new 6,000 square foot buildings at the rear of the site to be used for a fence/gate assembly facility. The SP also allows a small portion of the site to be used for outdoor storage. The SP also anticipated that the property may redevelop in the future and would need to be consistent with the standards of the MUL zoning district and consistent with the MU policy. Development standards including commercial and residential setbacks, height



LAND USE TABLE		
LAND USE	AREA	PERCENT COVERED
PARKING LOT	11,706 SF	33.7%
BUILDING FOOTPRINTS	11,984 SF	36.7%
OPEN SPACE	15,734 SF	49.6%
TOTAL	39,424 SF	100%

ISSUED FOR  PRELIMINARY  AGENCY REVIEW  BID PURPOSES  CONSTRUCTION

SCALE 1" = 30'

**CRC**  
 CIVIL RESOURCE CONSULTANTS, LLC  
 1000 W. MAIN ST., SUITE 200  
 MEMPHIS, TN 38103  
 PHONE: 901.521.1111 FAX: 901.521.1112

PRELIMINARY SP SITE PLAN  
 ELITE GATE COMPANY  
 1001 COUNCILMANIC DISTRICT  
 DAVENPORT COUNTY, TENNESSEE



NO.	DATE	REVISIONS

PROJECT: 07105-06  
 DATE: SEPTEMBER 18th, 2007  
 SHEET: C1.0





## Metro Planning Commission Meeting of 01/12/2012

limits, massing and scale requirements and streetscape requirements were identified in the SP.

---

### **SPECIFIC PLAN REVIEW**

Staff conducted a site visit in December 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.

---

### **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.

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



## Metro Planning Commission Meeting of 01/12/2012

---

### ANALYSIS

#### Consistency with the General Plan

This property is within the Parkwood/Union Hill Community Plan and the policy is Mixed-Use (MU). The SP provides the opportunity for a mix of uses on the property which will allow for future development consistent with the MU policy. The SP zoning provides a framework for redevelopment of the property because the plan calls for future uses and development consistent with MUL zoning. This moves this property towards the policy by providing for a mix of uses, rather than only commercial uses along Dickerson Pike, and a mix of uses, rather than just residential, on the rear portion of the site. The SP provides standards for future redevelopment that will create a more pedestrian oriented, horizontally and vertically mixed development.

#### Amendments/Rezoning

As the SP is consistent with the MU policy of the Parkwood/Union Hill 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

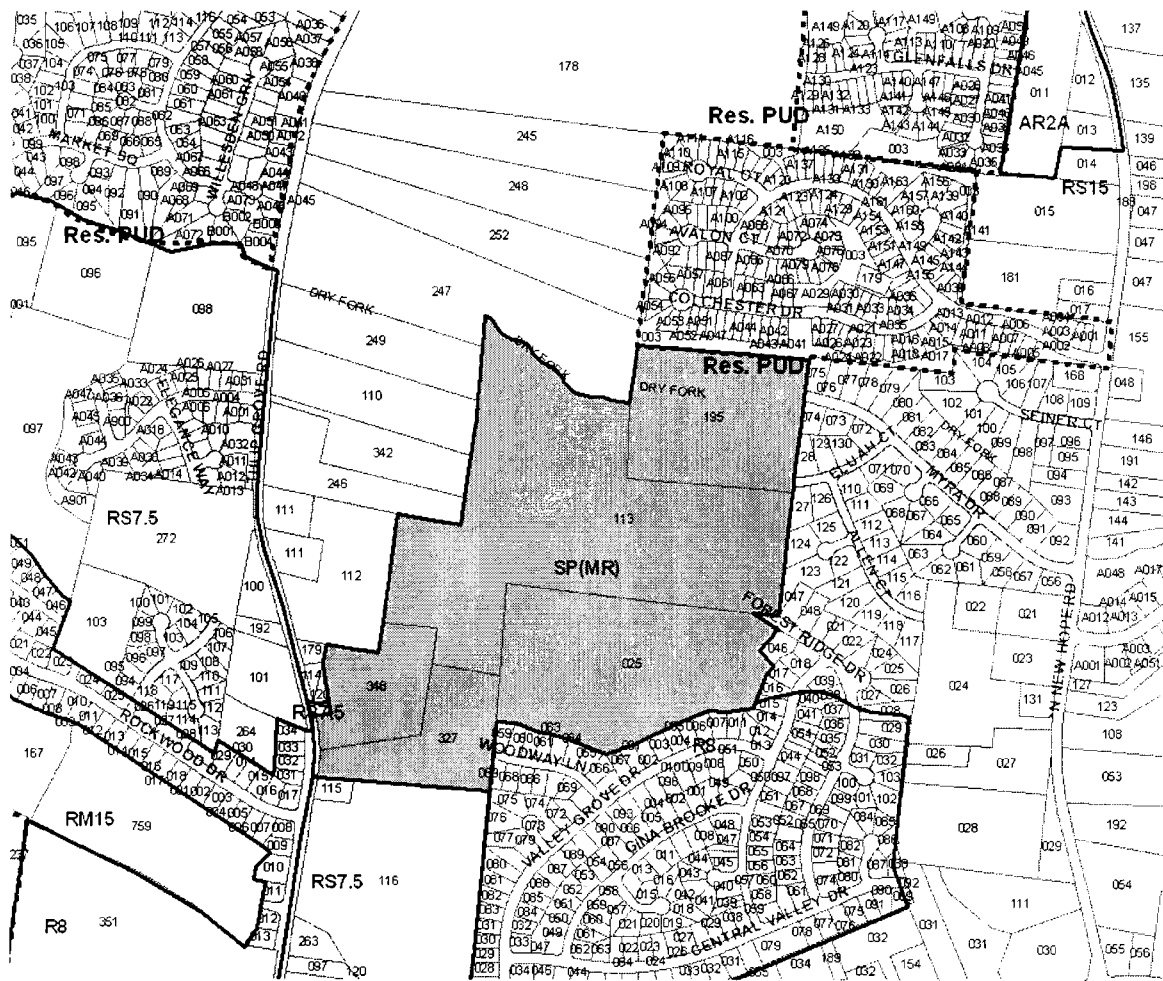
If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council to continue the implementation of the development plan as adopted and that no rezoning is required on this property.

---

### STAFF RECOMMENDATION

Staff recommends that the Elite Gate Company 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-150G-14**  
 EVANS HILL (4-YEAR REVIEW)  
 Map 086, Parcel(s) 113, 327, 348  
 Map 087, Parcel(s) 025, 195  
 Donelson - Hermitage  
 12 - Steve Glover



**Project No.** SP District Review 2007SP-150G-14  
**Project Name** Evans Hill SP  
**Council District** 12 – Glover  
**School District** 4 – Shepherd  
**Requested by** Metro Planning Department

**Staff Reviewer** Bernards  
**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 (MR) district known as "Evans Hill", 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 1209 and 1213 Tulip Grove Road and at Tulip Grove Road and Valley Grove Drive (unnumbered), (72.01 acres), approved for 340 dwelling units consisting of 159 townhouses and 181 single-family lots via Council Bill BL2007-35 adopted on December 4, 2007.**

**DETAILS OF THE SP DISTRICT**

The Evans Hill SP is approved for 159 townhouses and 181 single-family lots. Lots are arranged in a logical way to minimize disturbance of environmentally sensitive lands, provide accessible and usable open space, and create a well-connected street system.

**SPECIFIC PLAN REVIEW**

Staff conducted a site visit in December 2011. There did not appear to be any construction activity on the site. A letter was sent to the property owner of record requesting details that could demonstrate that the SP was active.

**Owner Response**

The current owner purchased the property in May 2011 and responded with the following:

*"I just recently purchased this property from Wilson Bank and Trust in May, 2011. I have also taken the steps to purchase additional property that enters this SP located on Tulip Grove Road that currently consists of 11 lots that have all utilities, road, curb, gutters, and retention ponds. This project has been under the watchful eye of Wamble and Associates and we currently have the "As-Builts" for this project ready to be submitted to Metro Planning for approval on the bonds.*

10/10/00 10:00 AM

RYRA DRIVE

RYRA DRIVE

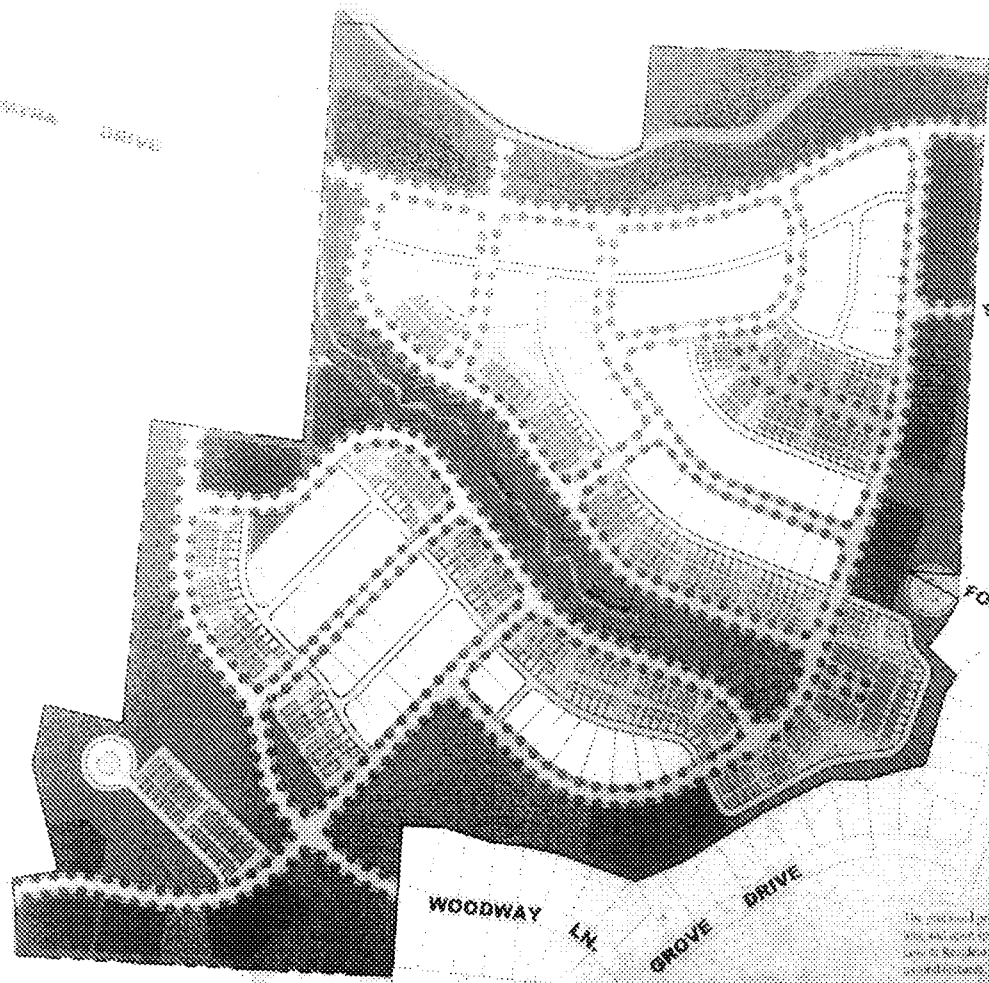
ELIJAH CT.  
ALLEN FT.

FOREST RIDGE DR.

WOODWAY LN.

GROVE DRIVE

TULIP GROVE ROAD  
(S.D. R.O.W.)



- OPEN SPACE
- PARKING
- UTILITY
- MULTIFAMILY HOUSING
- SINGLE-FAMILY HOUSING
- COMMERCIAL
- TRAILWAYS
- CANALS
- FUTURE

## EVANS HILL PRELIMINARY MASTER PLAN

The proposed development is located on the Evans Hill site, which is a portion of the Evans Hill site. The Evans Hill site is a portion of the Evans Hill site. The Evans Hill site is a portion of the Evans Hill site. The Evans Hill site is a portion of the Evans Hill site.



## Metro Planning Commission Meeting of 01/12/2012

*The next step has been taken to apply for funding that would allow us to start construction on the 11 lots that we currently have completed. This progress will enable us to actively market and sell lots located within the SP. We currently have several potential buyers that we are aggressively working that could be an immediate sale for this SP property.*

*Upon my analysis of the SP, I feel the general plan and compatibility fits well, and is consistent with the character of the community. I do not feel that any amendments to the SP should be necessary at this time.*

*To recap, in the very short time I have owned this property, I have been working diligently to get this project up and running. I have invested a tremendous amount of time and money on this project and see progress every day. We have recently moved some of our heavy equipment to the site in preparation for the next phase of activity.*

*With this being said, I ask that the Planning Commission take into consideration the aggregate of actions I have taken on this SP within the very short time of ownership and grant me an "ACTIVE" status on this SP."*

Although the work on the adjacent property will provide access to the SP, it is not part of the SP district and cannot be used to determine activity within the SP.

---

### **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:



## Metro Planning Commission Meeting of 01/12/2012

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.

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

---

### ANALYSIS

#### Consistency with the General Plan

This property is within the Donelson/Hermitage/Old Hickory Community Plan and the policies are Residential Low Medium (RLM) and Residential Medium (RM). The density of the SP falls within what is envisioned with the two policies. The plan provides a community oriented development and provides for needed street connections within the area.

#### Amendments/Rezoning

As the SP is consistent with the RLM and RM policies of the Donelson/Hermitage/Old Hickory 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.

---

### STAFF RECOMMENDATION

Staff recommends that the Evans Hill 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-151U-13**  
**BRIGHT POINTE (4-YEAR REVIEW)**  
 Map 164, Parcel(s) 106-109, 212  
 Antioch - Priest Lake  
 33 - Robert Duvall



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

**SP District Review 2007SP-151U-13**  
**Bright Pointe SP**  
33 – Duvall  
6 – Mayes  
Metro Planning Department

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

Bernards  
*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 (MR) district known as "Bright Pointe", 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 3781, 3791, 3799 and 3803 Pin Hook Road and at Pin Hook Road (unnumbered), (19.29 acres), approved for 42 multifamily units and 57 single-family lots via Council Bill BL2007-32 adopted on November 20, 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.

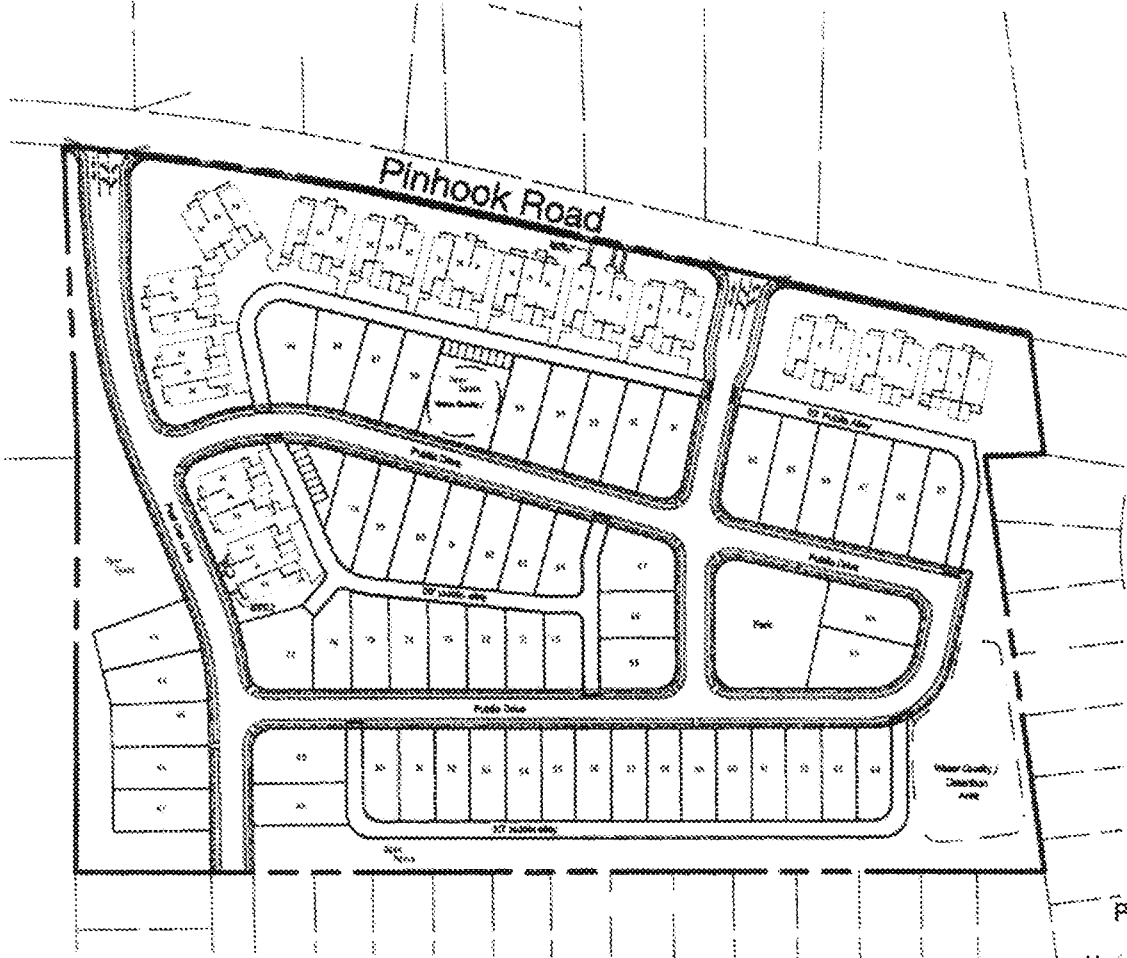
---

**DETAILS OF THE SP DISTRICT**

The Bright Pointe SP is approved for 42 multi-family units and 57 single-family lots arranged on public streets. The multi-family units front Pin Hook Road and Post Oak Drive. The single-family lots are 3,600 and 4,000 square feet. While these lots are small, they provide a transition between the multi-family housing and the existing single-family development.



not to scale



## Site Plan Bright Pointe

Proposed SP Development  
32nd Councilmanic District  
Nashville, Davidson County, Tennessee

Developer  
**Bright Pointe, LLC**

Anderson, Dolk, Epps & Associates Inc.  
815 Greenhorne Park Centre, Suite 4  
Nashville, Tennessee 37217  
(615) 831-0806



## Metro Planning Commission Meeting of 01/12/2012

---

### SPECIFIC PLAN REVIEW

Staff conducted a site visit in December 2010. There did not appear to be any construction activity on the site. When the 90 day letter to alert a property owner was sent out, it was returned by the post office. At the time the letter requesting details of activity was to be sent, staff made various attempts to contact the property owners of record. This included contacting the original applicant and the property owner's representative who had signed the original application. Neither party had an address more current than the one shown in the assessor's records. The letter was not sent out.

As staff was unable to contact the owner, the staff's preliminary assessment of inactivity remains in place.

---

### 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.

### 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 01/12/2012

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

---

### ANALYSIS

#### Consistency with the General Plan

This property is within the Antioch/Priest Lake Community Plan and there are two land use policies in place. The first is Neighborhood Center (NC) and the second is Neighborhood General (NG). The single-family and multi-family are both appropriate uses for these policies. This plan provides an interconnected street network and unit placement consistent with both policies.

#### Amendments/Rezoning

As the SP is consistent with the NC and NG policies 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.

---

### STAFF RECOMMENDATION

Staff recommends that the Bright Pointe 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-155U-14**  
 TAXI USA OF TENNESSEE (4-YEAR REVIEW)  
 Map 094, Parcel(s) 043  
 Donelson - Hermitage  
 15 - Phil Claiborne





**Project No.** SP District Review 2007SP-155U-14  
**Project Name** Taxi USA of Tennessee SP  
**Council District** 15 – Claiborne  
**School District** 4 – Shepherd  
**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 (A) district known as "Taxi USA of Tennessee", 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 1510 Lebanon Pike, (1.77 acres), approved for automobile convenience, vehicular rental/leasing, vehicular sales and service, limited, and all other uses permitted by the CS zoning district via Council Bill BL2007-13 approved on November 20, 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 automobile convenience, vehicular rental/leasing, vehicular sales and service, limited, and all other uses permitted by the CS zoning district. Staff visited the site in December 2011. There is a taxi service company operating on the property consistent with the standards of the SP ordinance.

**STAFF RECOMMENDATION**

Staff recommends that the Taxi USA of Tennessee SP be found to be complete.

SPENCE LANE

LOT 21-B  
SECTION THREE  
RIVER HILLS INDUSTRIAL PARK  
PLAT BOOK 4884, PAGE 18  
R.O.D.C., TN

(121)  
GEORGE & JUDY ANN DUNN  
INST. # 20046732-00764558  
R.O.D.C., TN

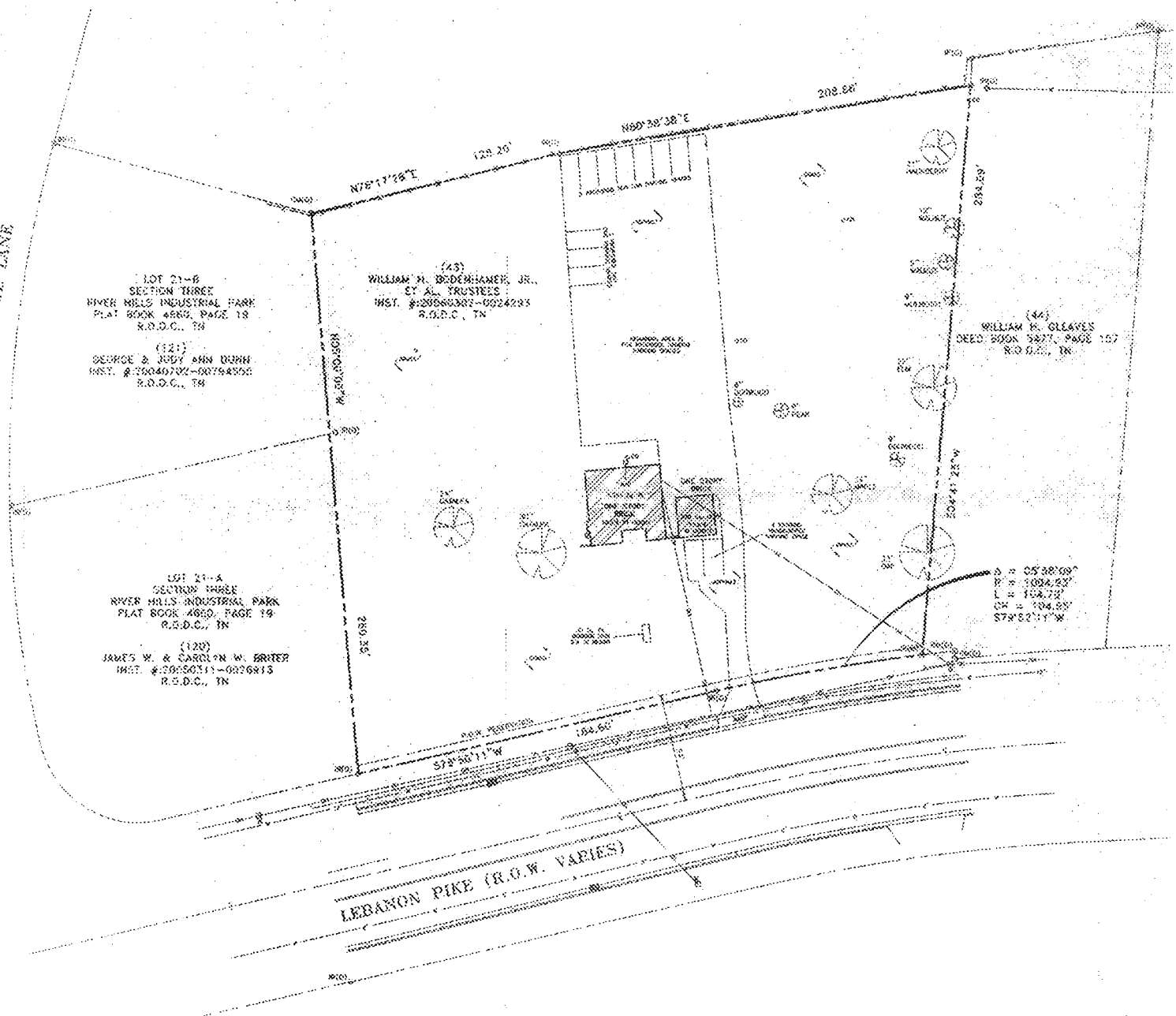
LOT 21-A  
SECTION THREE  
RIVER HILLS INDUSTRIAL PARK  
PLAT BOOK 4884, PAGE 19  
R.O.D.C., TN

(120)  
JAMES W. & CAROLYN W. BRITZ  
INST. # 20050311-0026813  
R.O.D.C., TN

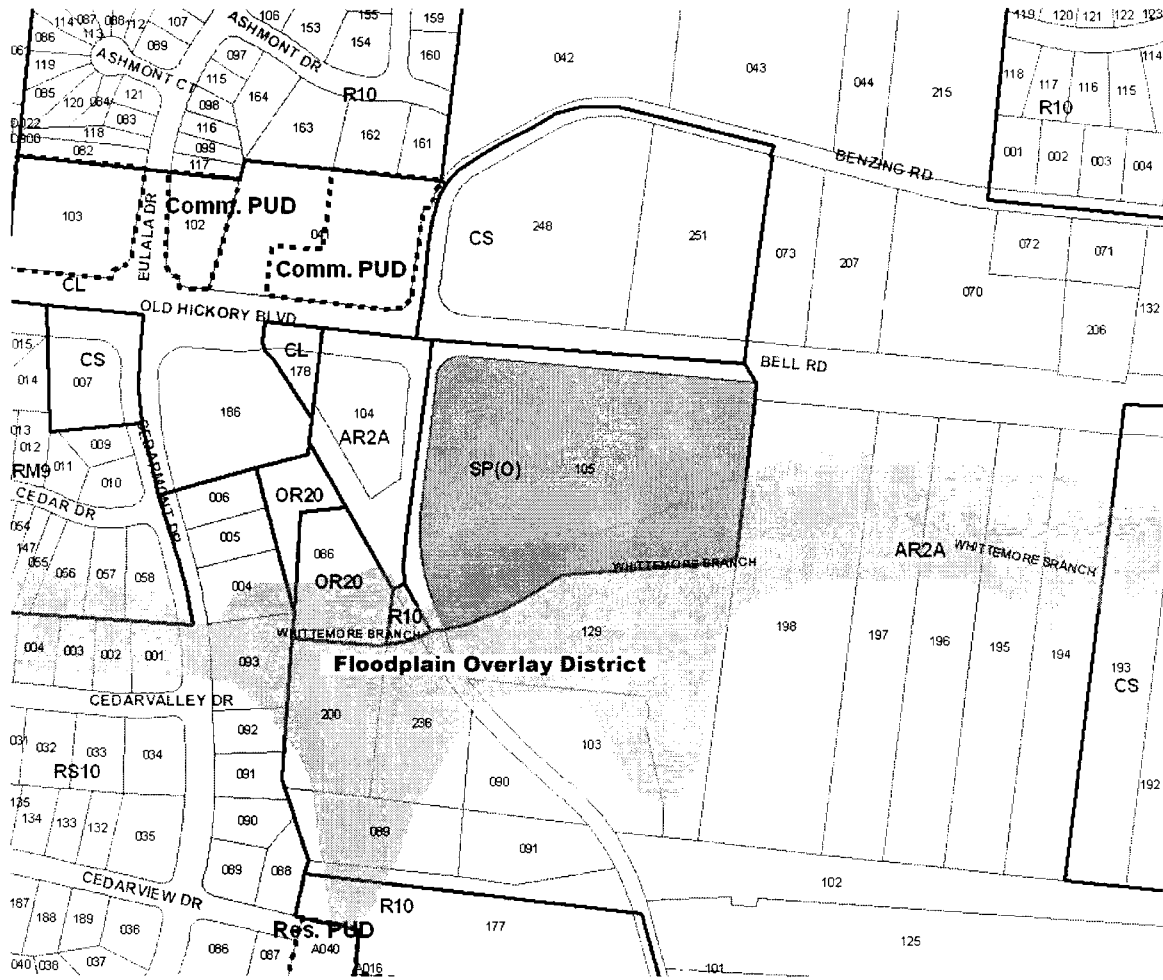
(45)  
WILLIAM H. BODENHAMER, JR.,  
ET AL., TRUSTEES  
INST. # 20050307-00242233  
R.O.D.C., TN

(44)  
WILLIAM H. OLLAVES  
DEED BOOK 5877, PAGE 157  
R.O.D.C., TN

LEBANON PIKE (R.O.W. VARIES)



**SEE NEXT PAGE**



**2007SP-156U-12**  
 NATIONAL COLLEGE (4-YEAR REVIEW)  
 Map 162, Parcel(s) 105  
 Southeast  
 31 - Fabian Bedne



**Project No.** SP District Review 2007SP-156U-12  
**Project Name** National College SP  
**Council District** 31 – Bedne  
**School District** 2 – Brannon  
**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 (O) district known as "National College", 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 1638 Bell Road (6.64 acres), approved for a business school via Council Bill BL2007-26 approved on December 4, 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 business school. Staff visited the site in December 2011. There is a business school on the property. The site is developed consistent with the standards of the SP ordinance.

---

**STAFF RECOMMENDATION**

Staff recommends that the National College SP be found to be complete.

BENZING ROAD

INTOWN SUITES BELL ROAD, LLC  
EXISTING ZONE ICS  
DEED BOOK 1051, PAGE 425  
TAX MAP 102, PARCEL 45

TAHEREH KHOSHKEVIS ZADEH ET AL  
EXISTING ZONE 02A  
TAX MAP 102, PARCEL 46

N<sup>1</sup> 58° 00' 00" W  
175.00' 00" 00"  
TYPE II BUFFER LAND

PROPOSED RETAINING WALL (17%)

T.O.M.=200  
P.O.L.=105

EXIST. ELEV. 566.0

BELL ROAD

$\Delta=68^{\circ}52'20"$   
R=63.00'  
L=77.21'  
N55°14'00"E  
CHD=474.05'

NATIONAL COLLEGE  
21,000 S.F. PER FLOOR  
8 STORY  
P.F.E.=357.0

BLANKET (MAX 4" IF ONE FOOT THICK OVER MEDIUM FINE FLOOR)

PROPOSED RETAINING WALL (AVERAGE 1000' H'-10')

BELL ROAD CHURCH OF CHRIST, TRS.  
EXISTING ZONE 42A  
DEED BOOK 1028, PAGE 218  
TAX MAP 102, PARCEL 106




$\Delta=34^{\circ}15'30"$   
R=407.42'  
L=1125.57'  
L=283.31'  
N10°34'08"W  
CHD=239.89'

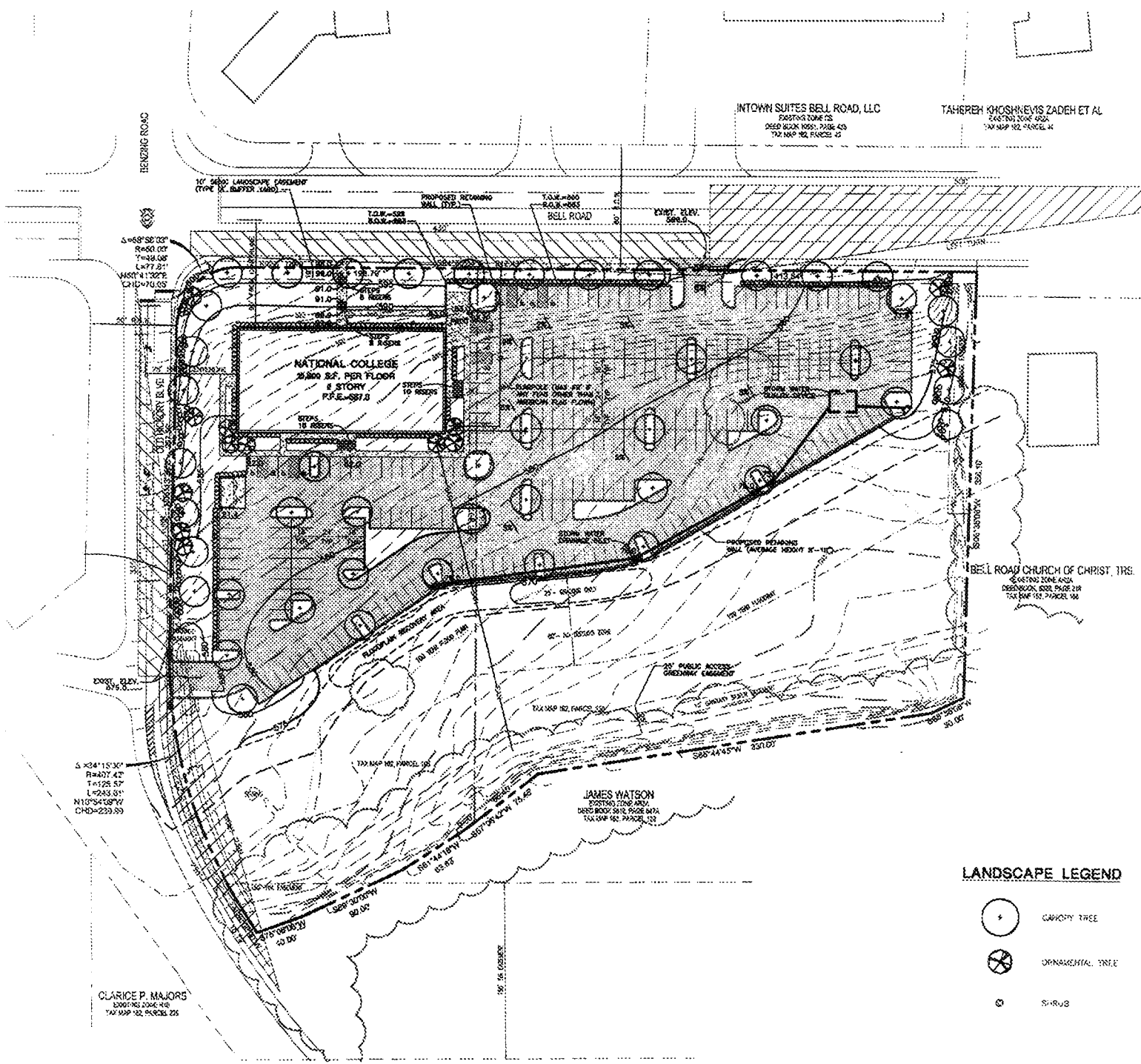
175 MAP 102, PARCEL 35

JAMES WATSON  
EXISTING ZONE 42A  
DEED BOOK 1018, PAGE 847A  
TAX MAP 102, PARCEL 123

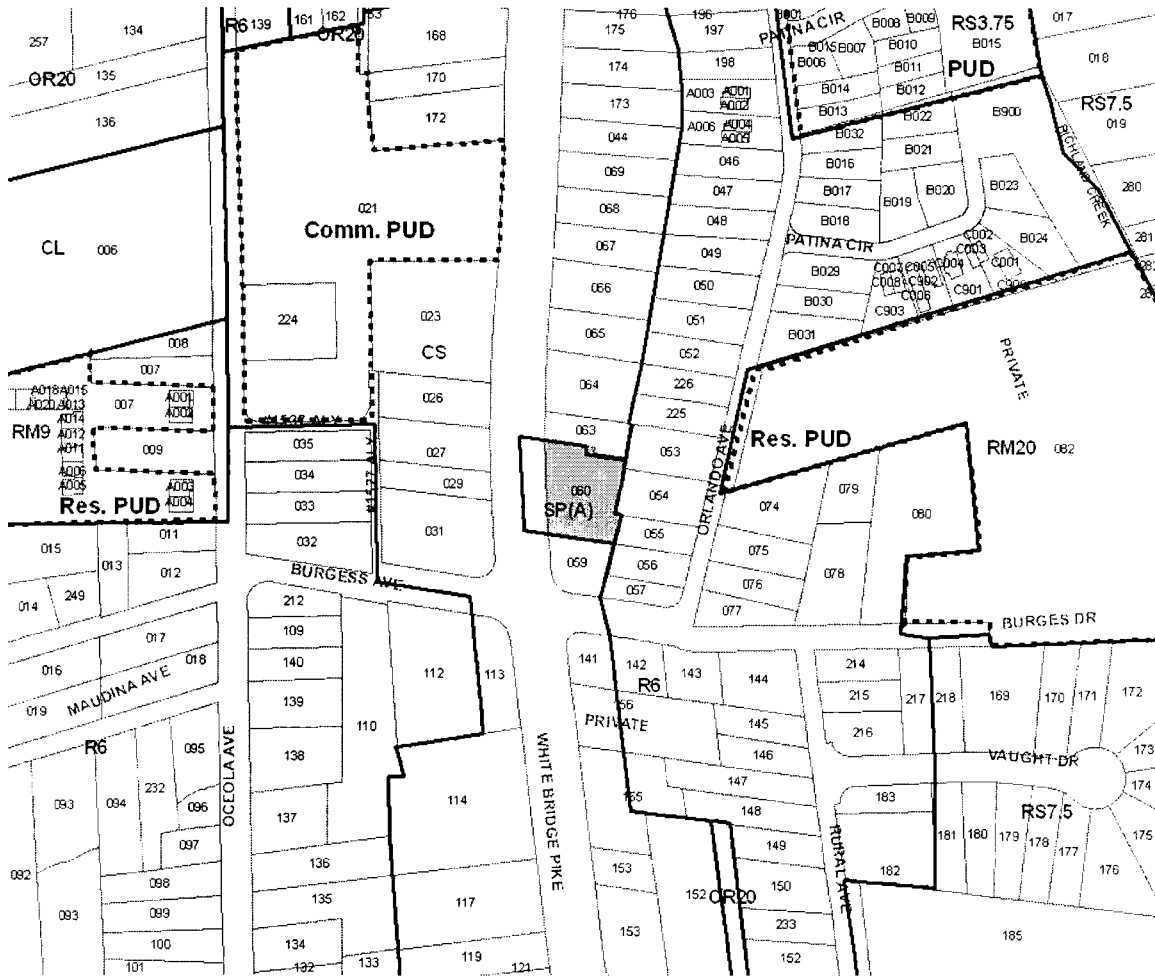
CLARICE P. MAJORS  
EXISTING ZONE 41B  
TAX MAP 102, PARCEL 255

LANDSCAPE LEGEND

-  CANOPY TREE
-  ORNAMENTAL TREE
-  SHRUB



**SEE NEXT PAGE**



**2007SP-159U-07**  
 CAMERON CAR WASH (4-YEAR REVIEW)  
 Map 103-02, Parcel(s) 060  
 West Nashville  
 24 - Jason Holleman





**Project No.** SP District Review 2007SP-159U-07  
**Project Name** Cameron Car Wash SP  
**Council District** 24 – Holleman  
**School District** 9 – Simmons  
**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 (A) district known as "Cameron Car Wash", 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 306 White Bridge Pike (0.37 acres), approved for a car wash facility via Council Bill BL2007-11 approved on December 04, 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 car wash facility. Staff visited the site in December 2011. There is a car wash facility operating on the property and the property is developed consistent with the standards of the SP ordinance.

---

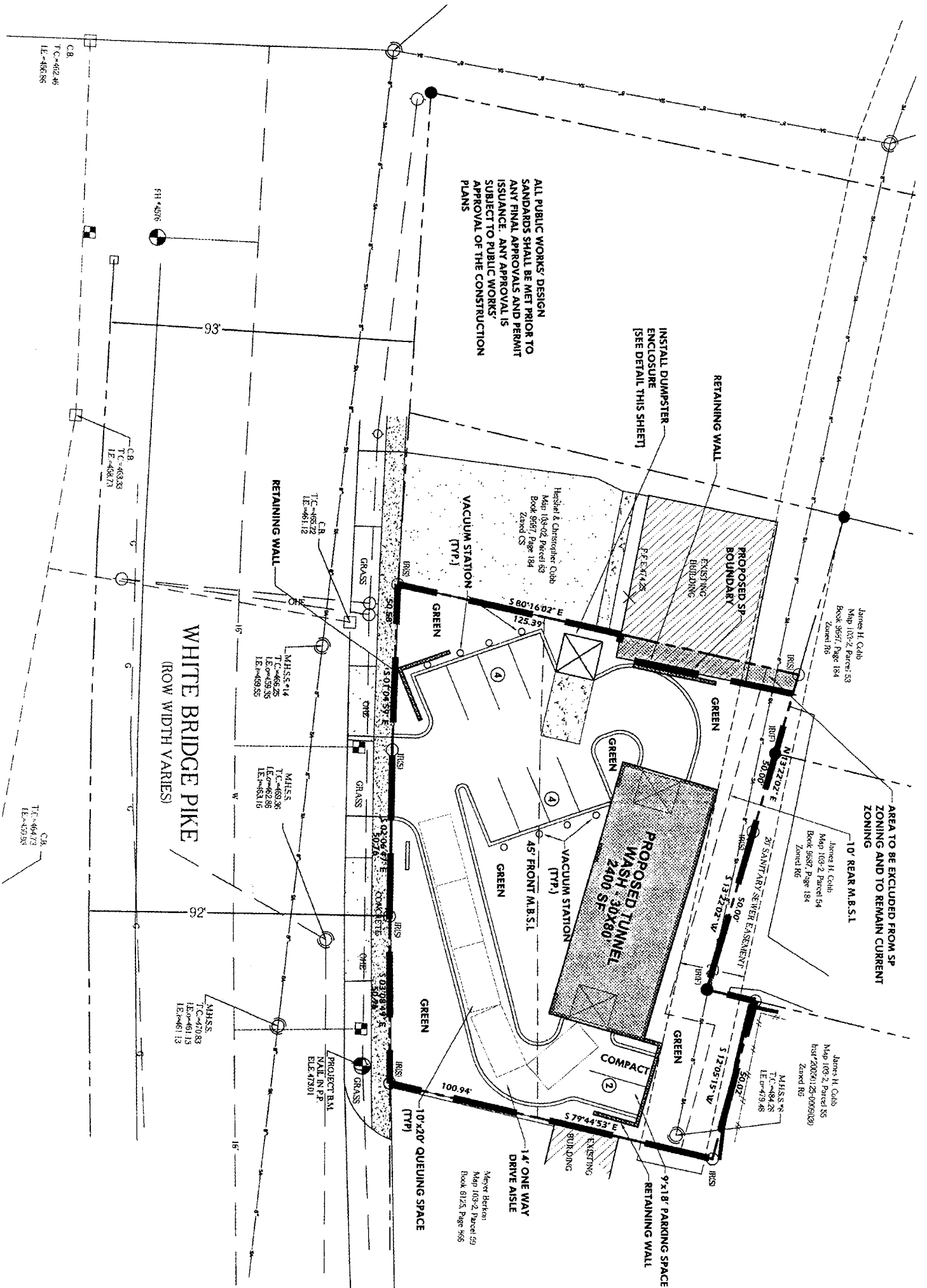
**STAFF RECOMMENDATION**

Staff recommends that the Cameron Car Wash SP be found to be complete.

ALL PUBLIC WORKS' DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCE. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS

AREA TO BE EXCLUDED FROM SP ZONING AND TO REMAIN CURRENT ZONING

WHITE BRIDGE PIKE  
(ROW WIDTH VARIES)



Map 103-2, Parcel 55  
Book 9123, Page 965

T.C.-462/46  
I.E.-456/36

T.C.-463/38  
I.E.-468/17

T.C.-468/22  
I.E.-461/12

M.H.S.S.-14  
T.C.-466/25  
I.E.-459/35  
I.E.-469/35

M.H.S.S.  
T.C.-468/36  
I.E.-462/86  
I.E.-463/16

M.H.S.S.  
T.C.-470/83  
I.E.-461/13  
I.E.-461/13

PROJECT B.M.  
NAIL IN P.P.  
E.L.E. 47301

M.H.S.S.-8  
T.C.-484/28  
I.E.-479/48

Map 103-2, Parcel 55  
Book 2005/125-0005/029  
Zoned R5

Map 103-2, Parcel 54  
Book 9687, Page 184  
Zoned R6

Map 103-2, Parcel 53  
Book 9697, Page 184  
Zoned R6

**SEE NEXT PAGE**



**2007SP-162U-05**  
**WINBERRY PLACE (4-YEAR REVIEW)**  
 Map 082-03, Parcel(s) 461-464  
 East Nashville  
 05 - Scott Davis



**Project No.** SP District Review 2007SP-162U-05  
**Project Name** Winberry Place SP  
**Council District** 5 – S. Davis  
**School District** 5 – Porter  
**Requested by** Metro Planning Department

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

---

**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

The periodic review of an approved Specific Plan (MU) district known as "Winberry Place", 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 927, 929, 1001 and 1003 Lischey Avenue (0.74 acres), approved for mixed use development via Council Bill BL2007-14 approved on November 20, 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 Winberry Place SP was initially approved to permit six single-family homes, three townhome units, and a two-story mixed-use building. With final site plan approval the SP was revised to permit eight residential units (four single-family homes and four townhomes) and 4,500 square feet of commercial space. The final site plan for Phase I of the commercial building has been approved. The building is constructed and a beauty shop and a barber shop are in operation. An application for final site plan for the residential portion of the SP is currently under review.

**STEVEN D. SCHEIBE  
MAP 82-03 PARCEL 460  
ZONE RS5**

6" PVC SANITARY  
SEWER SERVICE  
MIN. SLOPE 1.0% (TYP.)

CONCRETE WHEEL STOP (TYP.)

INSTALL TREE PROTECTION FENCE  
PER DETAIL ON SHEET C4.0

50' OPAQUE SCREEN FENCE AT PARKING  
ADJACENT TO RESIDENTIAL ZONE

33.7' EXIST.

5' R.O.W. DEDICATION

EXISTING R.O.W.

PROPOSED SANITARY  
SEWER MANHOLE  
TC: 456.0  
INV: 453.36

78' L.F. OF 8" SANITARY  
SEWER LINE @ 0.6% SLOPE

CONCRETE DUMPSTER PAD  
WITH OPAQUE ENCLOSURE  
(PICKUP BY PRIVATE HAULER)

PERVIOUS CONCRETE  
PAVEMENT PER DETAIL  
SHEET C2.0

TIE PROPOSED 8" SANITARY  
SEWER LINE TO EXISTING  
MANHOLE, MATCH EXISTING  
INVERT

**ROSARY ELLIOTT  
MAP 82-03  
PARCEL 493**

CONSTRUCT CONCRETE  
SIDEWALK (TYP.)

**JOHNNIE M. MOORE  
MAP 82-03  
PARCEL 492**

EXISTING R.O.W.

2.5' R.O.W. DEDICATION  
ALONG ALLEY FRONTAGE

EXISTING ONE-STORY  
COMMERCIAL  
BUILDING  
2,630 SF.  
FFE=454.8

PROPOSED 10' DRAINAGE EASEMENT

TIE PROPOSED SIDEWALK  
FLUSH TO EXISTING  
SIDEWALK (TYP.)

ALLEY #301 (15' R.O.W.)

**VERNON WINFREY AVENUE (50' R.O.W.)**

SIZE WATER LINE AND  
METER PER PLUMBING  
SPECIFICATIONS (TYP.)

PROPOSED ST-325 METRO  
PUBLIC WORKS CONCRETE  
RAMP. SEE DETAIL THIS  
SHEET

CONCRETE PAD FOR  
"CURBY" TRASH  
CONTAINERS

**CARL H. REED ET TUX  
MAP 82-03  
PARCEL 491**

PROPOSED SANITARY  
SEWER MANHOLE

INSTALL SANITARY SEWER  
CLEANOUT PER DETAIL THIS  
SHEET (TYP.)

TIE PROPOSED 8" SANITARY  
SEWER LINE TO EXISTING  
MANHOLE, MATCH EXISTING  
INVERT

**RICK A. SHORT  
MAP 82-03  
PARCEL 489**

58' L.F. 8" SANITARY  
SEWER LINE @ 0.6% SLOPE

PERVIOUS CONCRETE  
PAVEMENT PER DETAIL  
SHEET C2.0

EXISTING R.O.W.

2.5' R.O.W. DEDICATION

**DOUGLAS B. WHITE, JR. &  
R. P. CARTWRIGHT  
MAP 82-03  
PARCEL 488**

WHEEL STOP (TYP.)

RAMP SIDEWALK TO  
TIE FLUSH WITH  
PERVIOUS CONCRETE

PROPOSED SIDEWALK (TYP.)

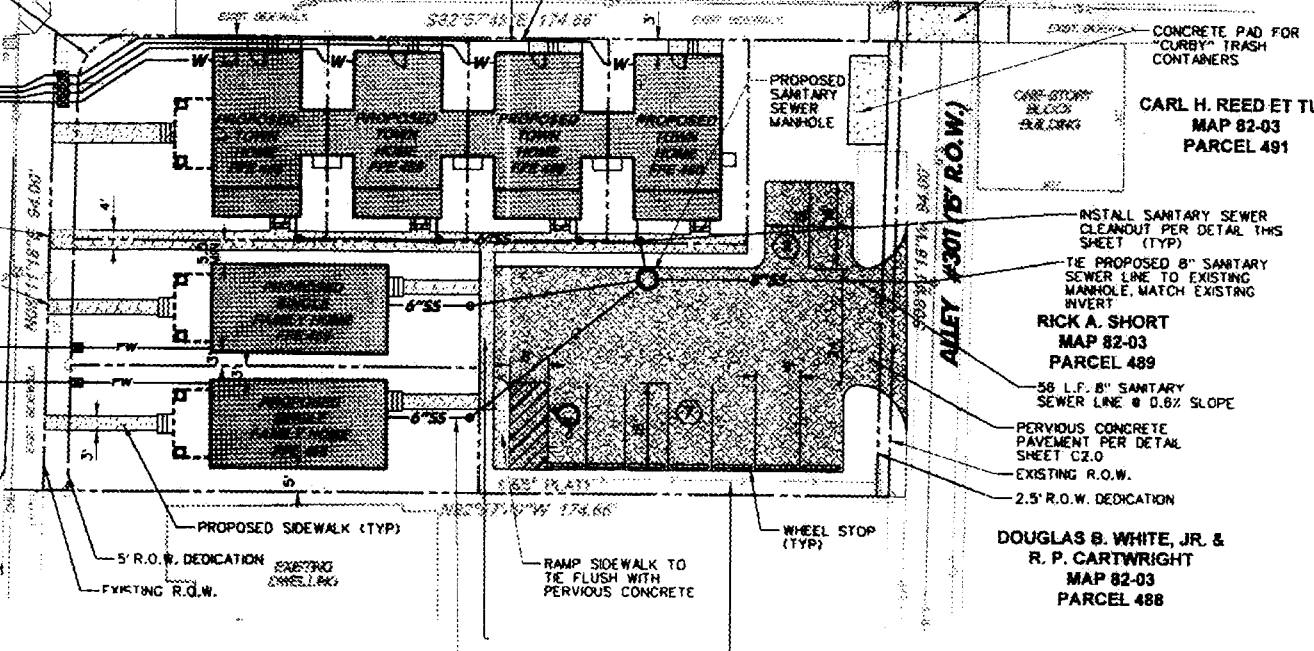
5' R.O.W. DEDICATION

EXISTING  
R.O.W.

LSOHEY AVENUE (50' R.O.W.)

33.6'

S SHOWN  
VISION PLAT



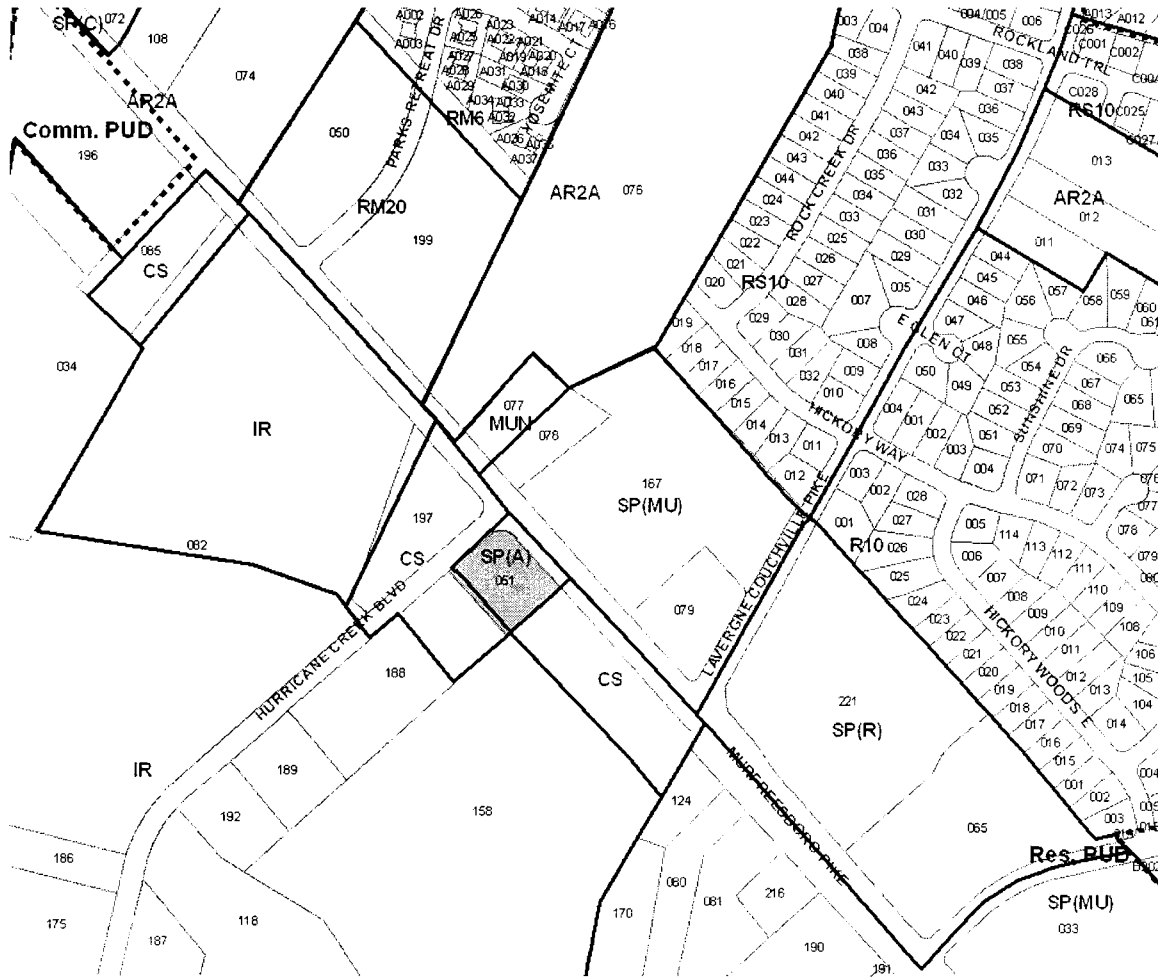


## Metro Planning Commission Meeting of 01/12/2012

---

### **STAFF RECOMMENDATION**

Staff recommends that the Winberry Place SP be found to be active as the commercial building has been constructed and is occupied and the final site plan for the residential portion of the SP is currently under review. In addition, the commercial and townhouse portions of the SP remain appropriate for the Mixed-use in Neighborhood Center land use policy and the single-family residential portion remains appropriate for the Single-Family Detached and Mixed Housing in Neighborhood General land use policies of the East Nashville Community Plan.



**2007SP-163U-13**  
**LAVERGNE SUPER SPEED WASH (4-YEAR REVIEW)**  
 Map 175-08, Parcel(s) 051  
 Antioch - Priest Lake  
 33 - Robert Duvall





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

**SP District Review 2007SP-163U-13**  
**Lavergne Super Speed Wash SP**  
33 – Duvall  
6 – Mayes  
Metro Planning Department

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

Bernards  
*Find the SP District complete*

---

**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

**The periodic review of an approved Specific Plan (A) district known as "LaVergne Super Speed Wash", 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 4201 Hurricane Creek Boulevard (1.0 acres), approved for a car wash facility via Council Bill BL2007-24 approved on November 20, 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 car wash facility. Staff visited the site in December 2011. There is a car wash facility operating on the property and the site is developed consistent with the standards of the SP ordinance.

---

**STAFF RECOMMENDATION**

Staff recommends that the Lavergne Super Speed Wash SP be found to be complete.

MAP 175 PARCEL 197  
ZONED: CS

HURRICANE CREEK BLVD. (60. R.O.W.)

MURFREESBORO ROAD (HIGHWAY 705 AND 41)  
(96. R.O.W.)

CONCRETE RAMP PER METRO DEPT.  
OF PUBLIC WORKS DETAILS

APPROXIMATE LOCATION  
FUTURE ACCESS EASEMENT

PROPOSED LOT LINE

FUTURE  
DEVELOPMENT  
ZONED CS

MAP 175 PARCEL 188  
ZONED: R

\$47594.93" 220.00"

NA225'17" 389.92'

ZONED CS  
ZONED R

EXISTING  
FIRE  
HYDRANT

39.20'

AUTO WASH  
BLDG. 2,680 SQ. FT.

NA225'17" 195.00'

173.97'

13' HIGH CANOPY  
& VACUUM SPACES

CONCRETE

TRANSFER  
ENCLOSURE

6' HIGH STATE  
VACUUM SPACES

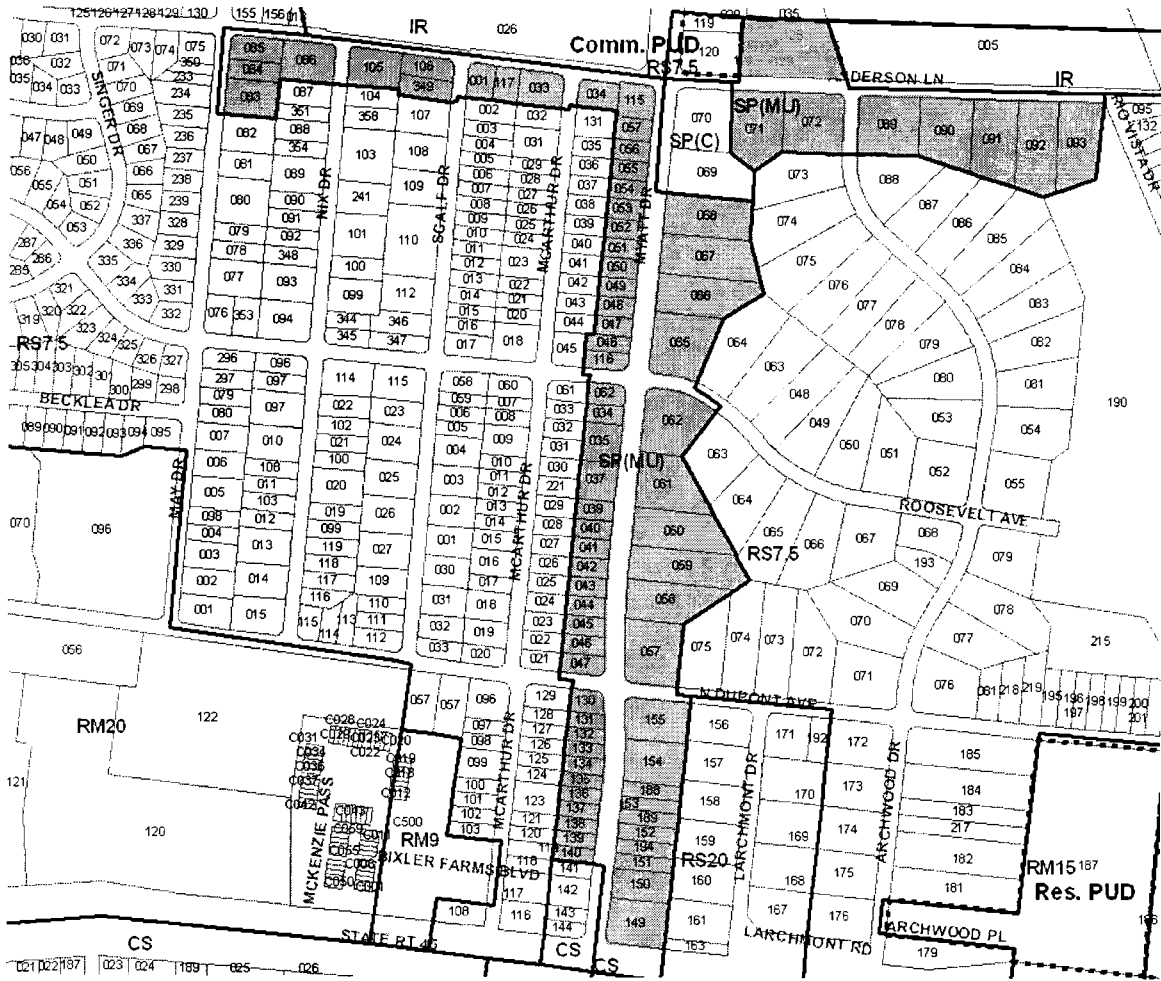
11 CANOPY &  
PNE. PUMP STATIONS

STORMWATER DETENTION  
AND WATER  
QUALITY AREA

EXISTING PARKING

8' SHEDS

**SEE NEXT PAGE**



**2007SP-165G-04**  
**MYATT DRIVE - ANDERSON LANE (4-YEAR REVIEW)**  
 Map 043-06, Parcel(s) 083-086, 105, 106, 349  
 Map 043-07, Parcel(s) 001, 033, 034, 046-057, 062, 065-068, 071, 072, 089-093, 115-117, 121, 123-128, 130  
 Map 043-11, Parcel(s) 034-035, 037, 039-047, 057-062, 130-140, 149-155, 188, 189, 194  
 Madison  
 09 - Bill Pridemore



**Project No.** SP District Review 2007SP-165G-04  
**Project Name** Myatt Drive-Anderson Lane SP  
**Council District** 9 – Pridemore  
**School District** 3 – North  
**Requested by** Metro Planning Department

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

**APPLICANT REQUEST**

**Four year SP review to determine activity**

**SP Review**

**The periodic review of an approved Specific Plan (MU) district known as "Myatt Drive-Anderson Lane", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties abutting Myatt Drive from State Route 45 (Old Hickory Boulevard) to Anderson Lane, and abutting Anderson Lane from May Drive to Rio Vista Drive (33.19 acres), approved for mixed uses along Myatt Drive and mixed housing types along Anderson Lane via Council Bill BL2007-21 approved on November 20, 200.**

**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.

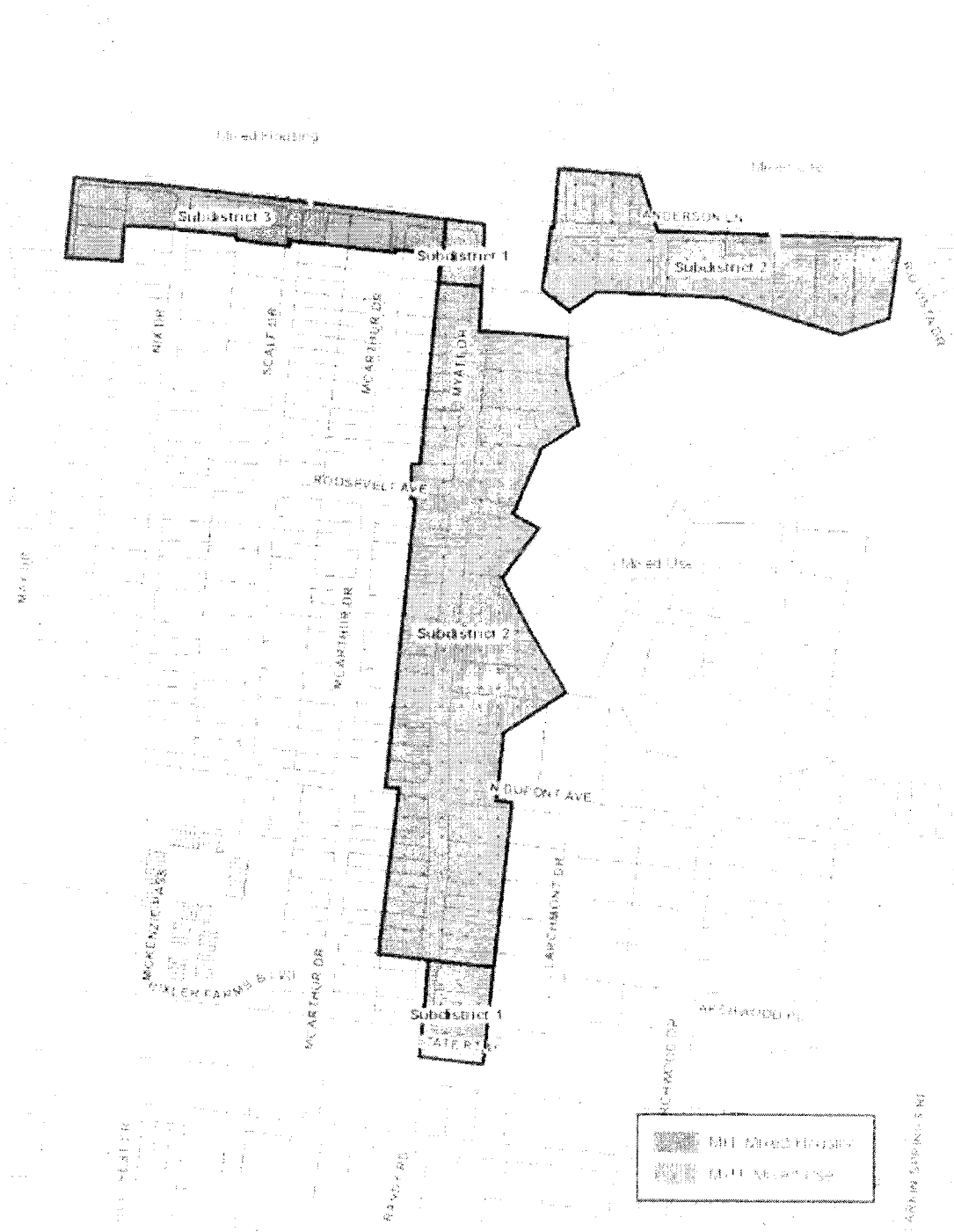
Development within each SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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 plan is intended to implement several goals that relate to the detailed land use policies adopted that were adopted in May 2007. These goals remained in place with the update of the Madison Plan in 2009. The goals include:

- To provide for the daily needs of residents and visitors by providing pedestrian friendly neighborhood centers in strategic locations along the corridor.

Figure 2: Detailed Land Use Map





## Metro Planning Commission Meeting of 01/12/2012

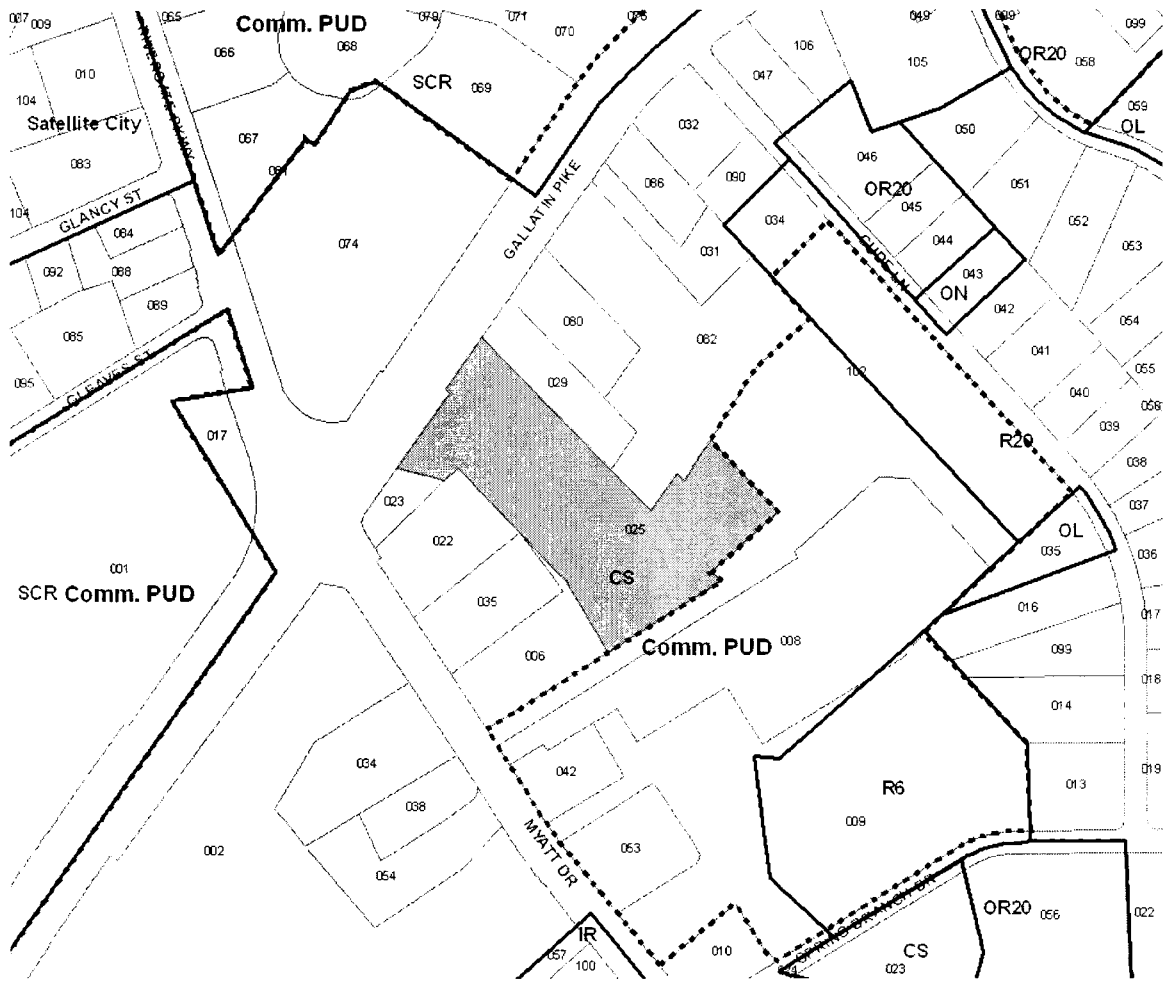
- To encourage walking, cycling, and transit as viable transportation options, by providing a mix of uses and promoting construction of a system of sidewalks and transit shelters.
- To improve the aesthetics and economic viability of the corridor by using zoning to discourage land uses perceived to have a negative impact on the surrounding community.
- To provide parking for those who live, work, and shop in the study area in a manner that does not dominate the street and is sensitive to the pedestrian environment.
- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- To prevent visual clutter from signage along the corridor.

While there has only been limited activity within the SP it remains appropriate for T4-Urban Mixed Corridor, T4-Urban Neighborhood Center, and T4-Urban Residential Corridor land use policies of the Madison Community Plan.

---

### **STAFF RECOMMENDATION**

Staff recommends that the Myatt Drive-Anderson Lane SP be found to be active.



**2012SP-001-001**  
 WHOLESale, INC. (PRELIM & FINAL)  
 Map 034-02, Parcel(s) 025  
 Madison  
 10 - Doug Pardue





**Project No.** Zone Change 2012SP-001-001  
**Project Name** Wholesale Inc. SP  
**Council Bill** BL2011-81  
**Council District** 10 – Pardue  
**School District** 3 – North  
**Requested by** Dale & Associates, applicant, Steve and Jenelle Brewster, owners

**Staff Reviewer** Johnson  
**Staff Recommendation** Disapprove

**APPLICANT REQUEST**

Permit automobile sales (used), automobile service, automobile repair, and all other uses permitted by CS district

**Preliminary and Final SP**

A request to rezone from Commercial Service (CS) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for property located at 1809 Gallatin Pike, approximately 250 feet north of Myatt Drive (4.93 acres), to permit automobile sales (used), automobile service, automobile repair, and all other uses permitted by the CS District.

**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

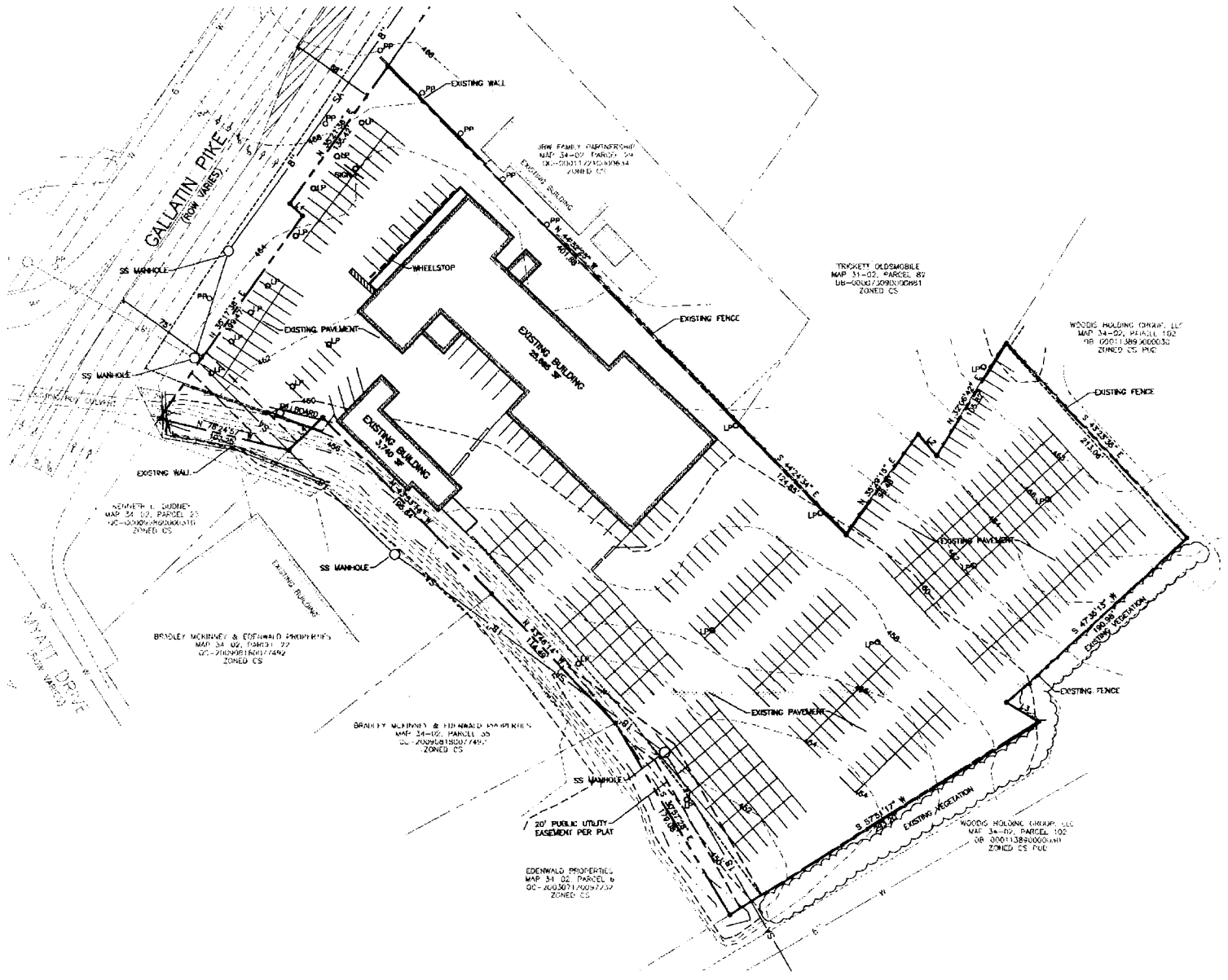
Specific Plan-Auto is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes automobile uses.

**CRITICAL PLANNING GOALS** N/A

**MADISON COMMUNITY PLAN**

**Existing Policy**  
T5 Super Regional Center (T5 SR)

T5 SR policy is intended to enhance super regional centers, encouraging their redevelopment as intense mixed use areas that are intended to serve the Middle Tennessee region, with supporting land uses that create opportunities to live, work, and recreate. T5 Super Regional Centers are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain



NEW FAMILY RECREATION  
MAP 34-02, PARCEL 204  
DC-0205172/0205184  
ZONED CS

TRUCKETT OLDSMOBILE  
MAP 31-02, PARCEL 89  
UB-0002709/000281  
ZONED CS

WOODS HOLDING CORP., LLC  
MAP 34-02, PARCEL 102  
HE 02011389/000030  
ZONED CS, PUG

KENNETH L. GUDNEY  
MAP 34-02, PARCEL 25  
UC-0000000/0000000  
ZONED CS

BRADLEY MCKINNEY & EDENWALD PROPERTIES  
MAP 34-02, PARCEL 72  
UC-00001800/0000749  
ZONED CS

BRADLEY MCKINNEY & EDENWALD PROPERTIES  
MAP 34-02, PARCEL 30  
UC-00001800/0000749  
ZONED CS

EDENWALD PROPERTIES  
MAP 34-02, PARCEL 6  
UC-00002071/0000749  
ZONED CS

WOODS HOLDING CORP., LLC  
MAP 34-02, PARCEL 102  
UB 00011389/0000000  
ZONED CS, PUG

20' PUBLIC UTILITY  
EASEMENT PER PLAT



## Metro Planning Commission Meeting of 1/12/2012

commercial, mixed use, residential and civic and public benefit land uses. T5 Super Regional Centers serve communities within a reasonable driving distance or a 5 to 10 minute walk. Intensity is generally placed within boundaries not exceeding ½ mile in diameter and transitional uses placed within boundaries not exceeding 1 mile in diameter measured from the prominent intersection.

### Consistent with Policy?

The T5 Super Regional Center (T5 SR) policy allows a variety of residential and non-residential development and emphasizes articulation of a street wall along public streets in order to create a strong pedestrian environment. Because of this intent, approval of the proposed SP should include improvement to the Gallatin Pike street frontage using a landscaped area to provide street articulation. In accordance with the T5 SR policy, Planning staff recommends the MUL zoning district for future development on the site. MUL is more consistent with the recommended land uses and building form of the T5 SR policy than the CS zoning district.

---

### PLAN DETAILS

In 2006, a Council bill removed most automobile-related uses from the list of uses permitted under the CS zoning classification. This SP request proposes to have used auto sales several other automobile-related uses added back to the uses permitted for the subject property.

### Existing conditions and site plan

The applicant intends to operate used car sales use on the subject property, which recently housed a car dealership. A site plan was submitted with the SP application showing the intent to reuse the existing site essentially under its current conditions. Most of the site is covered by paved surface for vehicle parking and display. The site includes several buildings for vehicle sales and related functions.

### Street frontage

The lack of proposed improvements to the Gallatin Pike street frontage is the basis for the disapproval recommendation from Planning staff. SP zoning districts for auto uses are reviewed with the intent to improve the street frontage of each district. The site's current frontage features a continuous driveway access along its 322 foot Gallatin Pike frontage. A change in pavement color and a row of parking lot lamps are the only elements that signal a transition from the site to the public street.

The site is located adjacent to two other auto-related uses along Gallatin Pike, including another auto dealership.



## Metro Planning Commission Meeting of 1/12/2012

Outside of this small number of auto-related uses, all other businesses and properties along this stretch of Gallatin Pike include a landscaped area along the street frontage that provides distinct separation between the street and private property, while also serving the function of limiting driveway access to Gallatin Pike.

### Signage

An existing pole sign exists at the front of the property. The applicant intends to reuse this sign for the proposed business. Surrounding sites include pole signs of similar height and size. A condition of approval has been added to require removal of the sign if it fails to qualify for protection under the Zoning Code as a nonconforming sign. If the sign is removed, any new ground signs shall be limited to the height and sign size standards of the MUL zoning district.

---

### **PUBLIC WORKS RECOMMENDATION**

1. 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.
2. If any sidewalks are required to be constructed Public Works would require these improvements be constructed so that the proposed back of sidewalk be placed on the existing ROW on the north side and continue with the existing single white line along Gallatin Pike. Proposed sidewalks should be constructed as per ST-210. If sidewalks are constructed the driveway ramps will need to be reconstructed as ST-325.
3. Identify parking per metro code. Identify outdoor display area with curb barrier along Gallatin Pk.

---

### **STAFF RECOMMENDATION**

Staff recommends disapproval of the SP request. The design of the proposed auto use is not consistent with the design intent of the T4 SR land use policy to provide articulation of street frontage along Gallatin Pike.

---

### **CONDITIONS (if approved)**

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works.
2. The existing ground sign may be re-faced for the proposed auto use. If the existing ground sign fails to qualify for protection under the Zoning Code as a



## Metro Planning Commission Meeting of 1/12/2012

nonconforming sign, or is removed voluntarily, any new ground signs shall meet the requirements of the MUL zoning district.

3. This SP shall permit automobile sales (used), automobile service, and automobile repair in addition to all uses permitted by the CS zoning district.
4. The following note shall be added to the site plan:  
Auto related uses shall be consistent with the approved site plan. Minor modifications to the site plan may be approved by the Planning Commission including changes in use but shall be subject to the standards, regulations and requirements of the CS zoning district. Expansions of 25 percent of the total floor area of the originally approved final site plan or total redevelopment shall meet the standards, regulations and requirements for the MUL zoning district. Minor modifications may require a new final site plan and expansions of 25 percent of the total floor area of the approved site plan or total redevelopment shall require that a final site plan be approved by the Planning Commission.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro 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

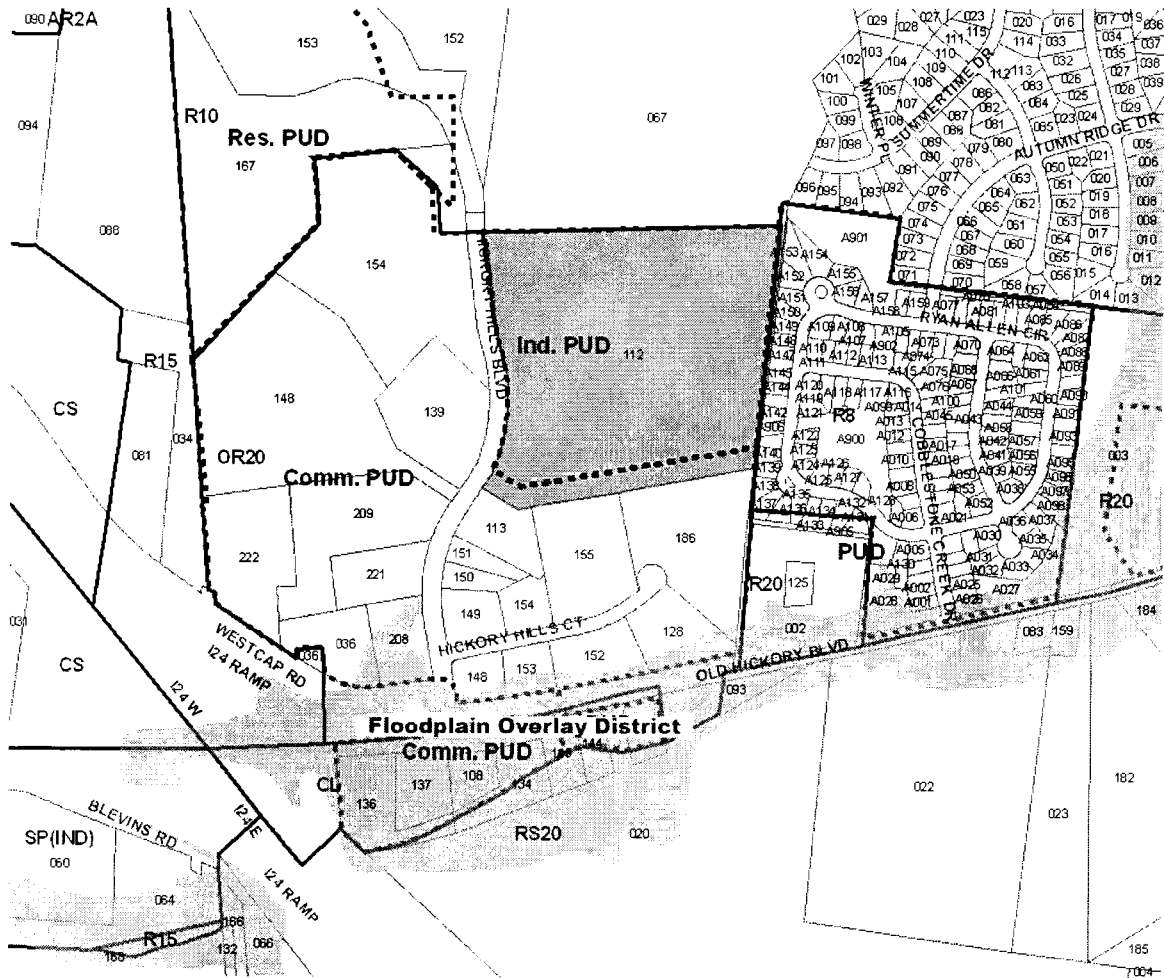


## Metro Planning Commission Meeting of 1/12/2012

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.
8. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

**SEE NEXT PAGE**



**2012SP-003-001**  
 RED KAP INDUSTRIES (VF IMAGEWEAR)  
 Map 031, Parcel(s) 112  
 Parkwood - Union Hill

**96-81P-002**  
 RED CAP INDUSTRIES (VF IMAGEWEAR CANCELLATION)  
 Map 031, Parcel(s) 112  
 03 - Walter Hunt





**Project No.**

**Zone Change 2012SP-003-001**

**Project Name**

**Planned Unit Development 96-81P-002**

**Council District**

**Red Cap Industries**

**School District**

3 – Hunt

**Requested by**

3 – North

J & S Construction, applicant, for VF Imagewear Red Cap Industries Inc., owner

**Staff Reviewer**

Johnson

**Staff Recommendation**

*Approve the SP with conditions and disapprove without all conditions of approval. Approve the PUD cancellation if the SP is approved.*

---

**APPLICANT REQUEST**

**Expand existing warehouse/distribution and light manufacturing uses**

**Zone change**

A request to rezone from Office-Residential (OR20) to Specific Plan – Industrial (SP-IND) district property located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard (25.0 acres), to permit a building expansion to a maximum of 295,000 square feet to an existing building containing 219,425 square feet, containing distributive business, warehouse and light manufacturing uses.

**Planned Unit Development (PUD)**

A request to cancel the Red Cap Industries Industrial Planned Unit Development Overlay District located at 554 Hickory Hills Boulevard, approximately 1,000 feet north of Old Hickory Boulevard, permitting industrial and warehouse uses, zoned OR20 and proposed for SP (25.0 acres).

**Existing Zoning**

OR20 District

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

**Proposed Zoning**

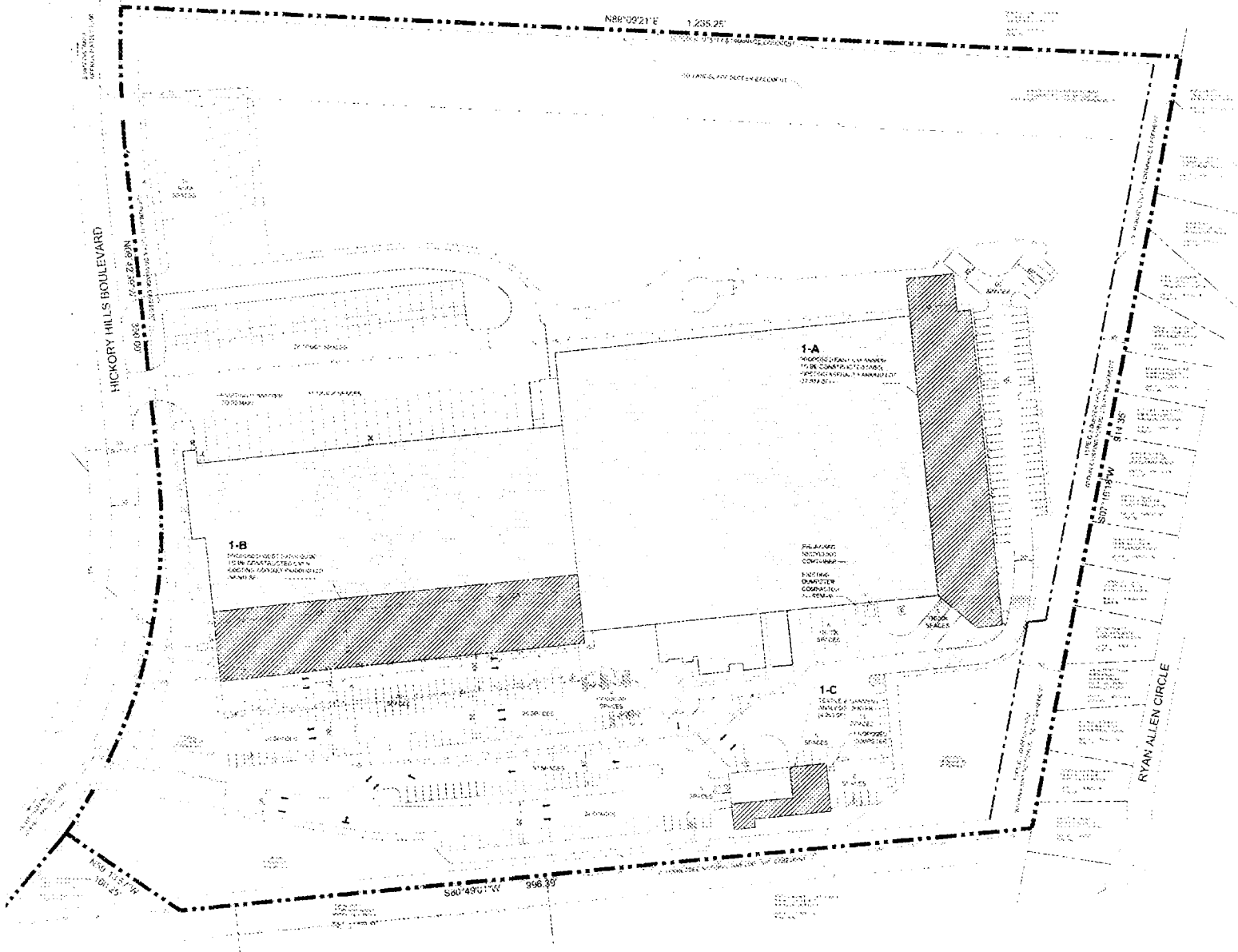
SP-IND District

Specific Plan-Industrial 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 industrial uses.

---

**CRITICAL PLANNING GOALS**

N/A





## Metro Planning Commission Meeting of 1/12/2012

---

### PARKWOOD/UNION HILL COMMUNITY PLAN

Commercial Mixed Concentration  
(CMC)

CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

**Consistent with Policy?**

Yes. CMC policy is intended to permit a wide range of commercial development of both consumer goods and services and employment. The range of land uses recommended by the CMC policy includes the proposed business distribution, warehouse, and light manufacturing land uses.

---

### ZONE CHANGE

The property is currently within the OR20 zoning district and has a PUD overlay for the current warehouse/distribution and light manufacturing land uses. The owner of the existing business is proposing to enlarge the existing building and requests an SP zone change in order to permit this expansion. The request includes cancellation of the current PUD overlay.

The site plan shows proposed additions to the east and south sides of the existing building. These proposed expansions comprise of approximately 67,000 square feet. The expansion of the current use includes minor revisions to parking areas. Access to the site will not change under the proposed SP zone change.

Landscape buffers and parking

As proposed, the site plan demonstrates compliance with requirements of the Zoning Code for parking and landscaping buffers. Because the property is located adjacent to a residential zone to the east and north, a type D landscape buffer will be required along these property lines. The intent to install this buffer is shown on the site plan. These buffers are identified on the plan.

The buffer along the east property line coincides with a public utility easement. Prior to receiving final SP approval, the applicant must receive approval from applicable Metro departments and utility agencies to plant the required buffer within the easement. If the applicant cannot secure approvals from these departments, the buffer will need to be redesigned. Depending on the extent of the



## Metro Planning Commission Meeting of 1/12/2012

changes to the site plan to incorporate this redesign, an amendment to the SP may be required.

### Trailer storage

Although truck parking is typically included within the definition of the current distributive nature of the current land use, the site plan lists temporary trailer storage as a permitted use on the site, which has approximately 60 truck parking spaces.

### Permitted land uses

Although the applicant intends to continue the current distributive business/warehouse/light manufacturing use on the site, the SP proposes additional permitted uses from the CS and IWD zoning districts that will be adaptable to the site configuration and compatible to adjacent residential development. These permitted uses include printing and publishing, inventory stock, custom assembly, laundry plant, and business service. Land uses from these zoning districts that are considered less compatible with residential development, such as rock quarry and heavy manufacturing, are specifically listed as prohibited land uses.

### Signage

The site includes one existing monument-style ground sign at the southern driveway entrance to the site. The SP application does not propose additional ground signs. Additional ground signs may be permitted using the ground sign spacing requirements of the MUL zoning district. Any future ground signs within the SP shall be monument-style signs with a maximum size of 32 square feet and a maximum height of 6 feet.

---

## PLANNED UNIT DEVELOPMENT

### Plan Details

The existing PUD approval includes the existing site layout. Because the applicant wishes to expand the existing building by more than 10%, an amendment to the PUD would be required. In addition, a zone change to a district that is compatible with the current land uses would be required. Instead of requesting a base zone change and a PUD amendment, the applicant has opted to request an SP zone change with a PUD cancellation. The SP zone change includes a site plan for expansion of the current use, which nullifies the need for a PUD amendment.

---

## STORMWATER RECOMMENDATION

### Amendment to preliminary approved

Approved construction drawings will be required prior to Final PUD approval.



# Metro Planning Commission Meeting of 1/12/2012

## PUBLIC WORKS RECOMMENDATION

1. 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.
2. Label and dimension existing ROW on Hickory Hills Boulevard.
3. Provide solid waste plan (dumpsters, recycling, pickup schedule, etc.)
4. Demonstrate via turn templates that turnaround for waste disposal vehicle is sufficient to allow for SU-30 vehicle turning movements.
5. Construct left turn lane on Old Hickory Blvd; submit construction drawings for PW approval. Or submit access study to determine roadway improvements.

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehouse / Distribution (150)	25	-	219,452 SF*	782	66	71

\*Floor area controlled by PUD

Maximum Uses in Proposed Zoning District: **SP-IND**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehouse / Distribution (150)	25	-	286,208 SF*	1019	86	92

\*Floor area controlled by PUD

Traffic changes between Maximum: **OR20** and proposed **SP-IND**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 66,756 SF	+237	+20	+21

## STAFF RECOMMENDATION

Staff recommends approval of the SP with conditions and disapproval without the Planning Commission required conditions. Staff recommends approval of the PUD cancellation if the SP is approved. With conditions, the proposed SP will be consistent with the current land use policy and will be compatible with surrounding development.



## Metro Planning Commission Meeting of 1/12/2012

### SP CONDITIONS

---

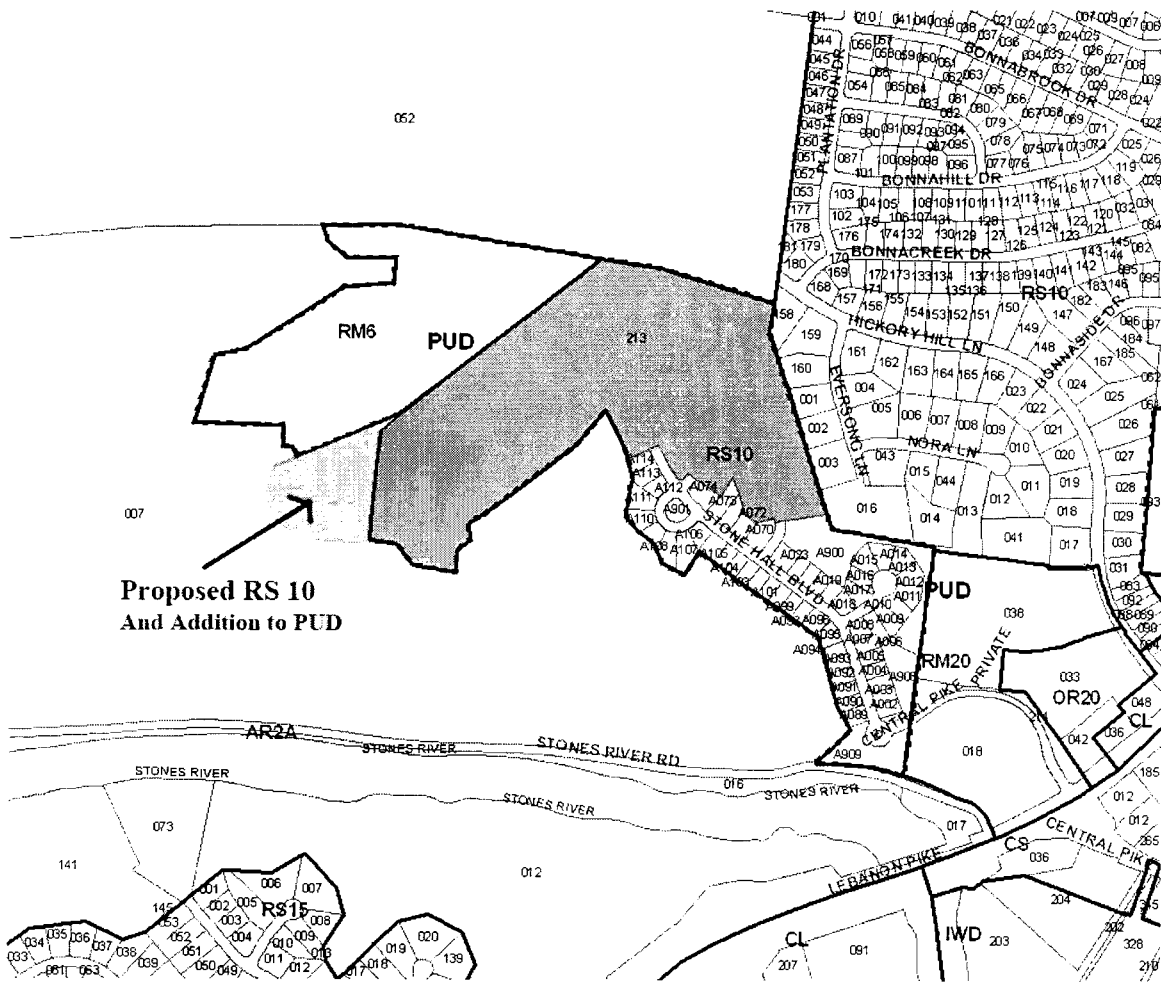
1. Any future ground signs within the SP shall be monument-style signs with a maximum size of 32 square feet and a maximum height of 6 feet.
2. Prior to final SP approval, a utility easement encroachment agreement to permit the concurrent location of the public utility easement and the landscape buffer along the east property line, signed by all applicable Metro departments and agencies, shall be submitted to Metro Planning.
3. The development shall comply with conditions of approval from Metro Public Works.
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 IWD zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro 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



## Metro Planning Commission Meeting of 1/12/2012

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.



**Proposed RS 10  
And Addition to PUD**

**2012Z-003PR-001**  
**RAVENWOOD**  
 Map 085, Part of Parcel(s) 007  
 Donelson – Hermitage  
**2005P-030-003**  
**RAVENWOOD COMMUNITY (AMEND #1)**  
 Map 085, Part of Parcel 007, Parcel 143  
 14 - James Bruce Stanley





**Project No.**

**Zone Change 2012Z-003PR-001**

**Project Name**

**Planned Unit Development 2005P-030-003**

**Council District**

**Ravenwood Community (Amendment # 1)**

**School District**

14 – Stanley

**Requested by**

4 – Shepherd

Civil Site Design Group, applicant, for E. Phillips Development on behalf of Ravenwood Country Club LLC, owner

**Staff Reviewer**

Swaggart

**Staff Recommendation**

*Approve zone change and approve PUD amendment with conditions*

---

**APPLICANT REQUEST**

**Rezone property for single-family lots and add to rezoned property into PUD overlay and revise overlay layout.**

**Zone change**

**A request to rezone from Agricultural and Residential (AR2a) district to Single-Family Residential (RS10) district a portion of property located at 1176 Stones River Road, north of Stone Hall Boulevard (4.9 acres).**

**Amend PUD**

**A request to amend a portion of the Ravenwood Residential Planned Unit Development Overlay District located on the north side of Stones River Road northwest of Lebanon Pike zoned Multi-Family Residential (RM6) and Single-Family Residential (RS10) to add approximately 4.9 acres zoned Agricultural/Residential (AR2a) and proposed for Single-Family Residential (RS10) to the overlay and change the layout for a portion of the overlay to permit a total of 337 residential units within the entire overlay.**

**Existing Zoning**

AR2a District

Agricultural/Residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan.

**Proposed Zoning**

RS10 District

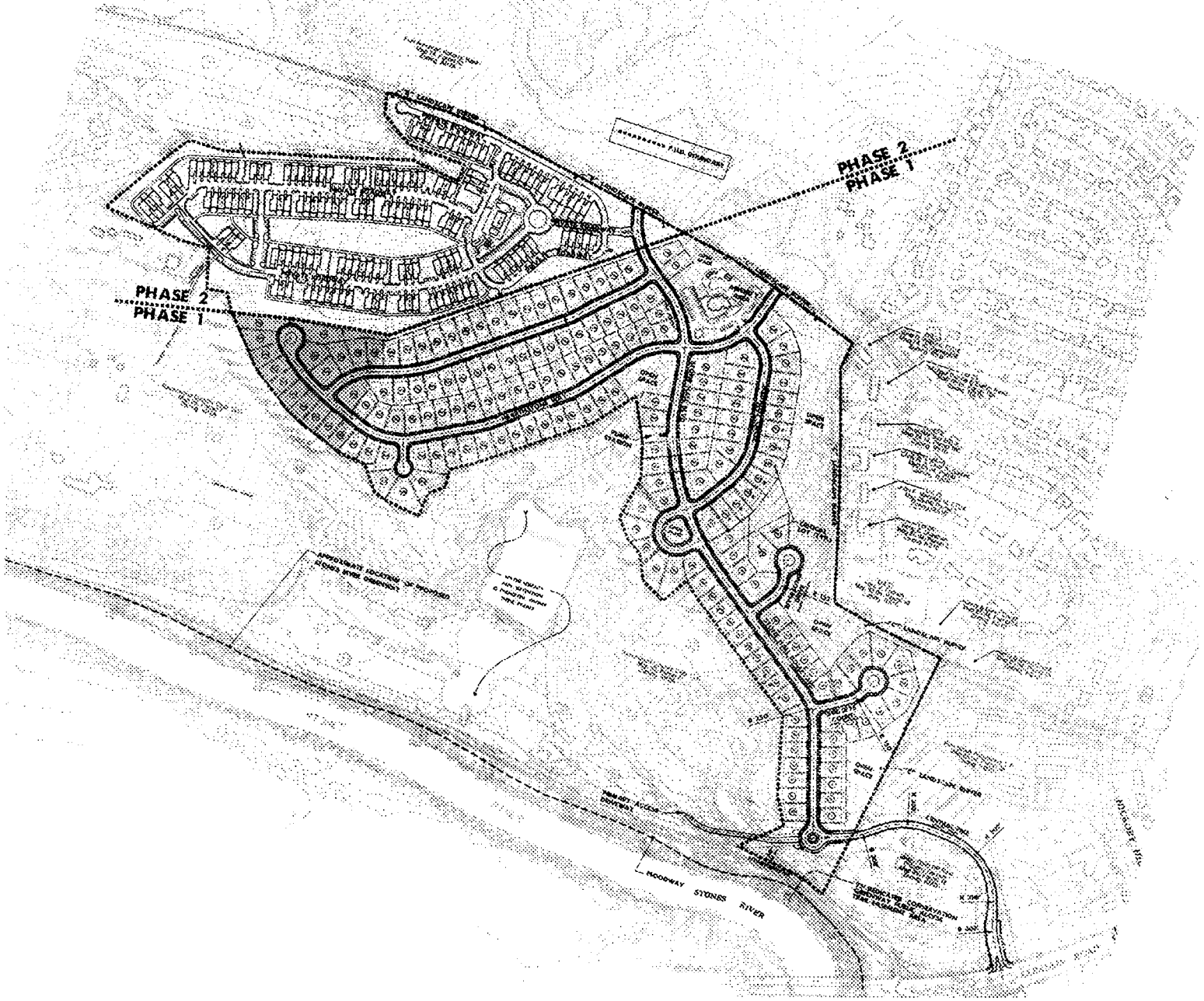
RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

---

**CRITICAL PLANNING GOALS**

N/A

# Proposed Plan





## Metro Planning Commission Meeting of 1/12/2012

---

### DONELSON/HERMITAGE COMMUNITY PLAN

#### Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

#### Consistent with Policy?

Yes. The proposed RS10 zoning district and the associated PUD amendment are consistent with the density requirements for the RLM land use policy.

---

### REQUEST DETAILS

The applicant requests are to  
(1) rezone approximately 4.9 acres from AR2a to RS10,  
(2) to amend the Ravenwood Community Planned Unit Development (PUD) by incorporating the area proposed to be rezoned to RS10 into the PUD boundary, and  
(3) to permit modifications to the overall layout from the last approved PUD plan.  
(Items 2 and 3 relate to the PUD amendment).

The area proposed to be rezoned and added into the PUD is land that is currently part of the Ravenwood Country Club. This area is an open field (golf course) that includes no improvements such as structures or roads.

The Ravenwood PUD was originally approved by Metro Council in February of 2006, for a maximum of 337 residential units consisting of 185 single-family lots and 152 townhomes. Since that approval the overall site plan has been revised and final site plans have been approved for sections of phase one. Portions of phase one have been constructed and homes have been built and are occupied.

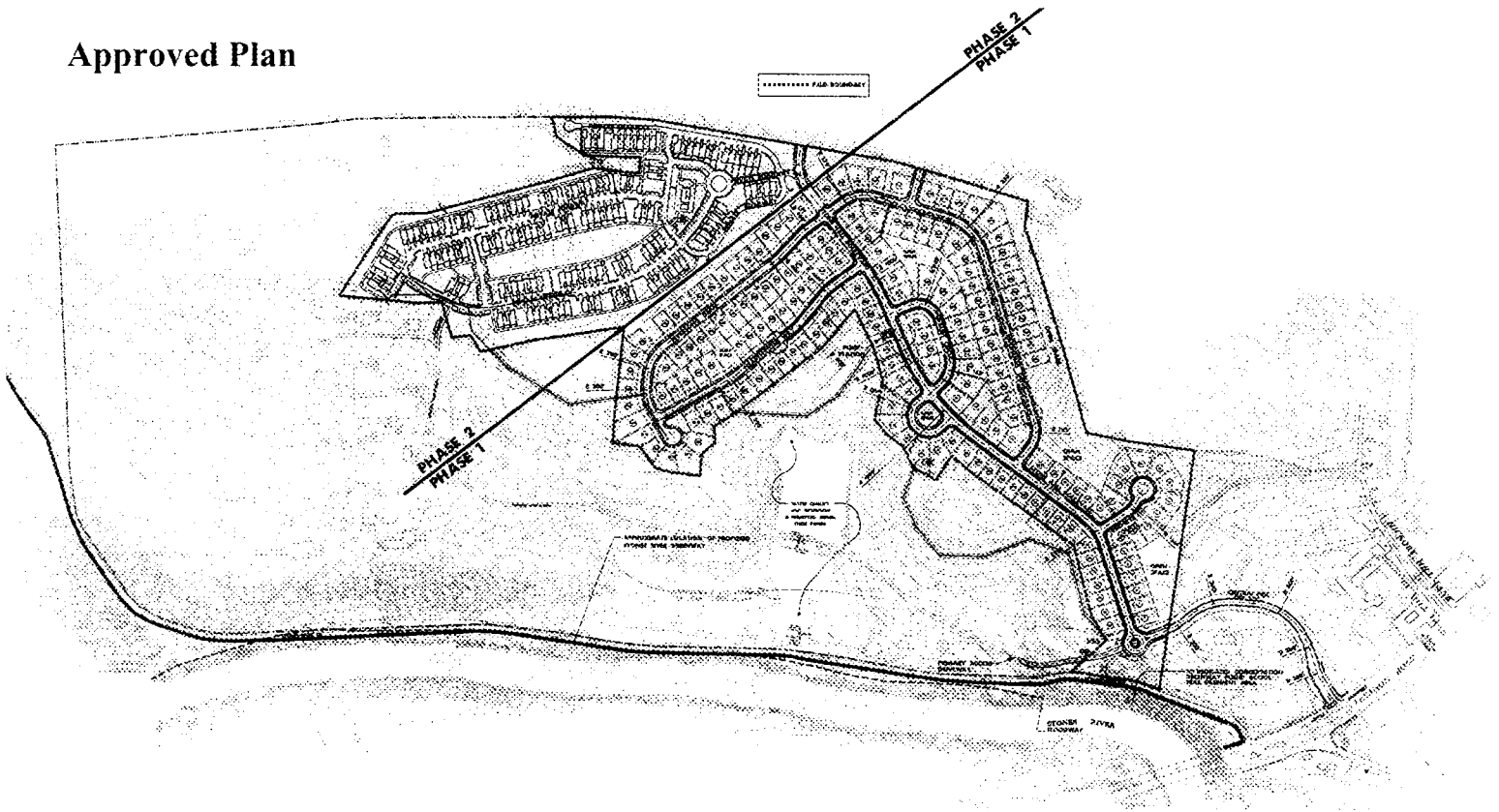
#### Site Plan

The proposed amendment calls for a total of 337 residential units consisting of 185 single-family lots and 152 townhomes. This is a cluster lot PUD and lots have been clustered down to the RS5 (5,000 square feet) district. Access to the development is from Lebanon Road. The plan provides for future connections to adjacent property to the north. The plan calls for a formal amenity area.

#### Staff Analysis

The proposed overall unit count is consistent with the original council approved plan. Both the proposed zoning and plan amendment are consistent with the land use

# Approved Plan





## Metro Planning Commission Meeting of 1/12/2012

policy on this property. The proposed PUD amendment also meets all zoning code requirements. While the layout of the proposed plan differs from the original plan, it remains consistent with the overall development scheme of the original. The layout of the proposed plan provides for adequate circulation within the development, and it provides for future connections to undeveloped land to the north. The plan also provides a location for a formal amenity area. Since the proposed RS10 district is consistent with the property's land use policy, and the proposed PUD is generally consistent with the original approved PUD and meets all zoning requirements, staff is recommending approval of both requests.

---

### STORMWATER RECOMMENDATION

Approved

---

### PUBLIC WORKS RECOMMENDATION

Approve with conditions

1. Lot configuration show is not consistent with the approved construction drawings. Submit revised construction plans to MPW.

---

### STAFF RECOMMENDATION

Staff recommends approval of the zone change as it is consistent with the sites land use policy. Staff recommends approval of the PUD amendment because it is mostly consistent with the originally approved PUD and meets all zoning code requirements. Staff recommends disapproval of the PUD amendment if staff conditions are not included.

---

### PUD CONDITIONS

1. All Conditions of BL2005-892 shall apply where applicable.
2. Revised construction plans shall be submitted to Public Works as applicable.
3. 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.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water



## Metro Planning Commission Meeting of 1/12/2012

supply for fire protection must be met prior to the issuance of any building permits.

5. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
6. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

**SEE NEXT PAGE**



**2011NL-002-001**  
209 DANYACREST  
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

**APPLICANT REQUEST**

**Apply a Neighborhood Landmark Overlay District**

**Apply NLO**

**A request to establish a Neighborhood Landmark Overlay District (NLOD) 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).**

**History**

This request was originally submitted for approval of the overlay district and concurrent approval of the development plan. Staff recommended approval of the overlay and the development plan at the August 8, 2011, Planning Commission meeting. After the public hearing was closed, the Commission deferred the request indefinitely at the request of the applicant.

While the commission has previously considered a similar request where the overlay and development plan were taken together, the Zoning Code references them as two separate applications. The intent of the separation is to allow for the Commission to first consider the significance of the item intended to be preserved through the overlay prior to considering what may be permitted in the overlay once it has been established. Because of this distinctive separation in the Zoning Code, staff requested that the applicant split the original request into two separate requests consistent with the intent of the Zoning Code. The applicant agreed and the request now *is only for approval of the overlay*. The development plan will be considered at the next meeting (January 26, 2012).

**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.*



## Metro Planning Commission Meeting of 1/12/2012

### 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;
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.

---

**CRITICAL PLANNING GOALS**

N/A



## Metro Planning Commission Meeting of 1/12/2012

---

### CRITERIA FOR CONSIDERATION

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 NLOD Plan as a means of preserving the designated feature.
6. All other provisions of this section have been followed.

---

### STAFF FINDING

The purpose of this NOLD 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 c1950 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 significances would be c1900-1960.

The property itself is also unique in that it is significantly larger than adjacent properties. The property is heavily wooded and coupled with the size of the property it provides a park like sense along the property boundary and at the intersection of Danyacrest Drive and Jenry Drive. If



## Metro Planning Commission Meeting of 1/12/2012

the property were subdivided then it is likely that a majority of the mature trees would be lost and along with it the unique park like feeling the property exudes.

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

---

**STORMWATER  
RECOMMENDATION**

Not Applicable

---

**PUBLIC WORKS  
RECOMMENDATION**

No Exceptions Taken

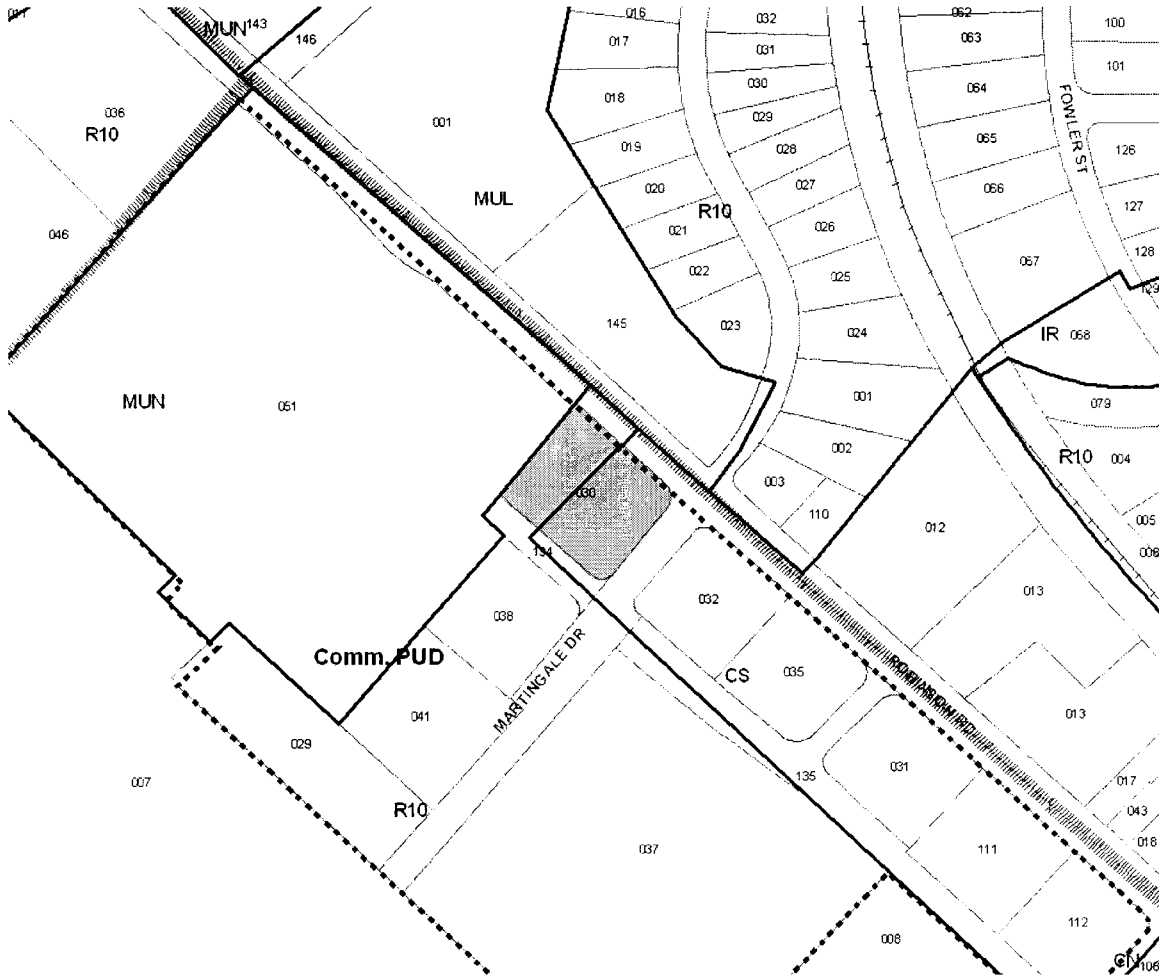
---

**STAFF RECOMMENDATION**

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

# **PLANNING COMMISSION ACTIONS**

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



**103-79P-003**  
RIVERFRONT SHOPPING CENTER (MCDONALDS)  
Map 053, Parcel(s) 030  
Donelson - Hermitage  
11 - Darren Jernigan



<b>Project No.</b>	<b>Planned Unit Development 103-79P-003</b>
<b>Project Name</b>	<b>Old Hickory Centre</b>
<b>Council District</b>	11 – Jernigan
<b>School District</b>	4 – Shepherd
<b>Requested by</b>	T-Square Engineering, applicant for McDonald’s Corporation, owner
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve with conditions</i>

---

**APPLICANT REQUEST**

**Permit alteration of an existing McDonalds.**

**Revise Preliminary PUD and Final**

**A request to revise the preliminary plan and for final site plan approval for a portion of the Riverfront Shopping Center Commercial Planned Unit Development Overlay District located on property at 1252 Robinson Road, at the corner of Robinson Road and Martingale Drive (1.02 acres), zoned One and Two Family (R10) and Commercial Services (CS), to allow for an approximately 286 foot expansion and tandem drive-thru to an existing fast food restaurant for a total of approximately 3,477 square feet.**

**Existing Zoning**  
CS District

Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

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.

---

**CRITICAL PLANNING GOALS**

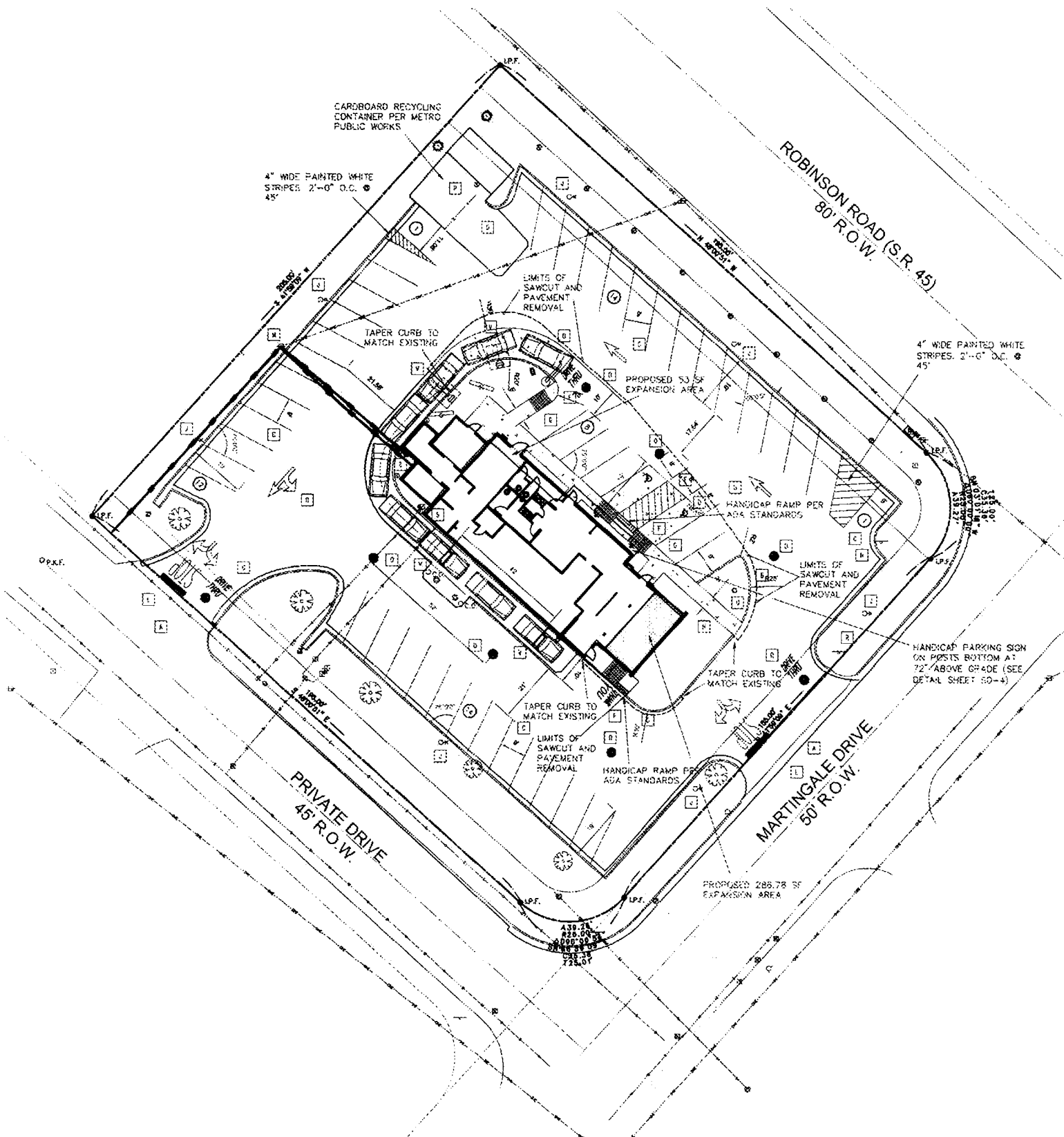
N/A

---

**REQUEST DETAILS**

This is a request to revise the last approved preliminary PUD plan and for final site plan approval for a portion of the Old Hickory Center PUD. The request pertains to parcel 030 which contains a McDonalds. The proposal is to expand the restaurant and add a tandem drive-thru.

The Old Hickory Centre PUD was originally approved by Council in 1979, and was last amended in 2009. The PUD is approved for approximately 92,941 square feet of commercial uses including retail, mini-storage warehouse restaurants (including the McDonalds) and banks, and an approximately 97,000 square foot nursing home.



CARDBOARD RECYCLING CONTAINER PER METRO PUBLIC WORKS

4" WIDE PAINTED WHITE STRIPES 2'-0" O.C. @ 45°

ROBINSON ROAD (S.R. 45)  
80' R.O.W.

4" WIDE PAINTED WHITE STRIPES 2'-0" O.C. @ 45°

LIMITS OF SAWCUT AND PAVEMENT REMOVAL

TAPER CURB TO MATCH EXISTING

PROPOSED 53 SF EXPANSION AREA

HANDICAP RAMP PER ADA STANDARDS

LIMITS OF SAWCUT AND PAVEMENT REMOVAL

HANDICAP PARKING SIGN ON POSTS BOTTOM AT 72" ABOVE GRADE (SEE DETAIL SHEET SD-4)

TAPER CURB TO MATCH EXISTING

LIMITS OF SAWCUT AND PAVEMENT REMOVAL

HANDICAP RAMP PER ADA STANDARDS

MARTINGALE DRIVE  
50' R.O.W.

PRIVATE DRIVE  
45' R.O.W.

PROPOSED 285.78 SF EXPANSION AREA

430.24  
428.00  
400.00  
242.00  
725.01





## Metro Planning Commission Meeting of 1/12/2012

### Plan Details

The proposed plan calls for the existing McDonalds to be remodeled. The remodeling also consists of a small expansion and the addition of a tandem drive-thru. The current restaurant is approximately 3,191 square feet. The proposed expansion will be located at the front of the building and is approximately 286 square feet in size and will bring the total floor area to approximately 3,477 square feet. There is currently a single drive-thru and the plan calls for a tandem drive-thru.

### Analysis

As proposed there are no issues with the request. The proposed plan consists of minor changes and meets all zoning requirements. While an expansion is proposed, it will not require Council approval as it does not exceed ten percent of the square footage of the approved PUD.

---

### STORMWATER RECOMMENDATION

No Stormwater review is required.

---

### PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. 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.
2. Provide area and plan for recycling container.

---

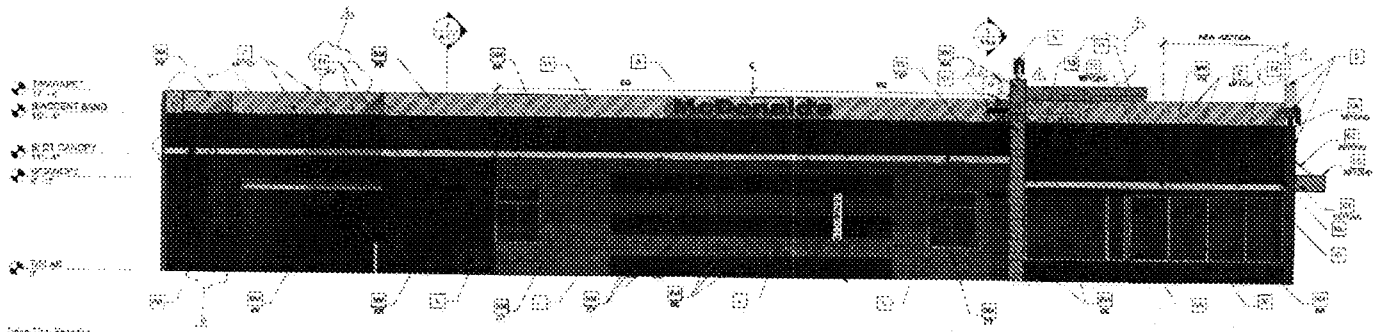
### STAFF RECOMMENDATION

Staff recommends approval as the request meets all zoning code requirements.

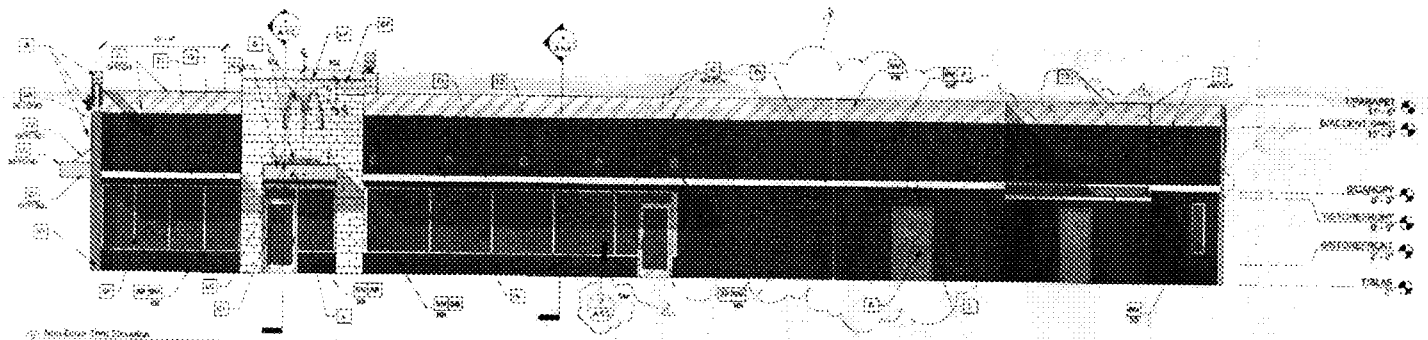
---

### CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in



1. Long Day Division  
2000 - 2001



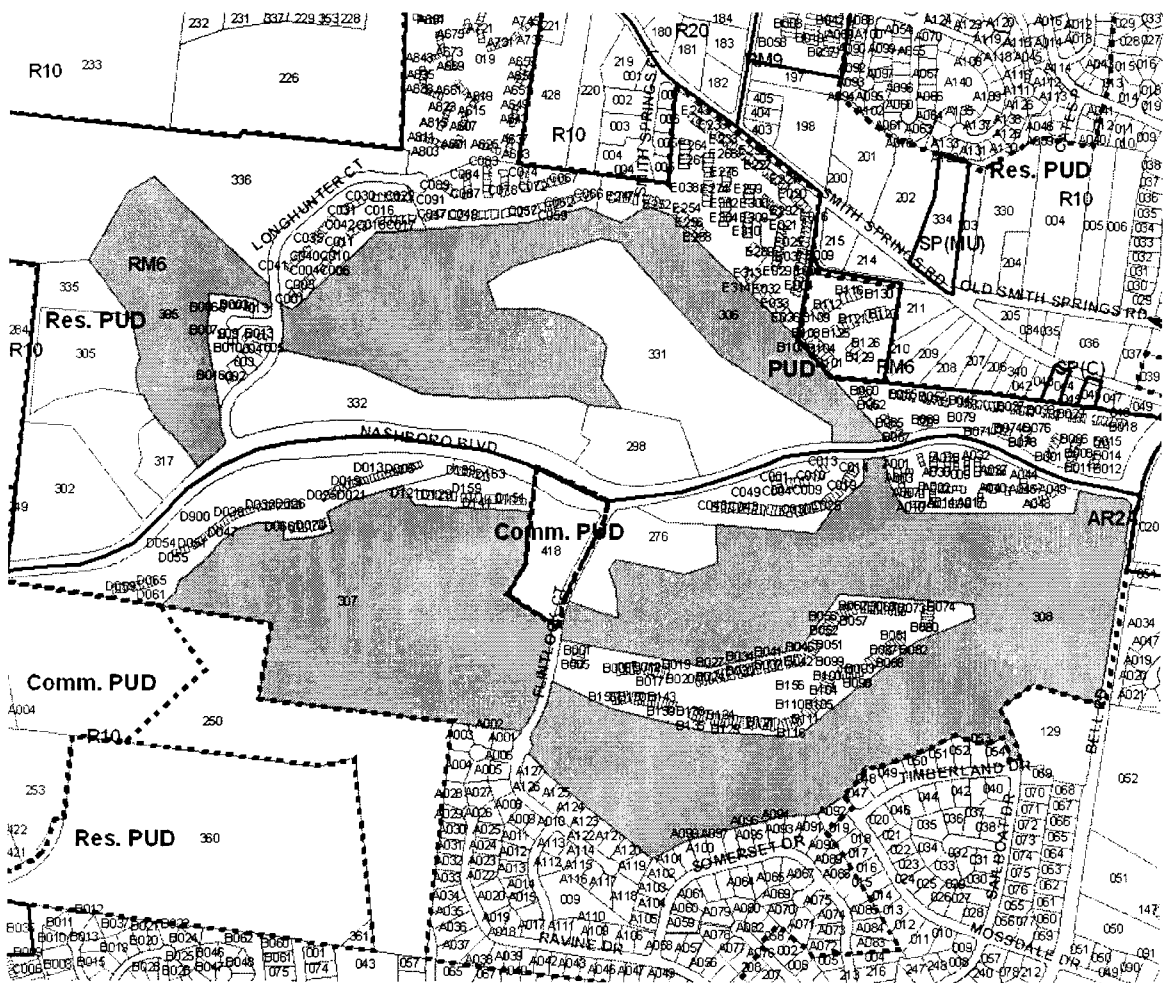
2. New York City Division  
2000 - 2001



## Metro Planning Commission Meeting of 1/12/2012

specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

4. 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.
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 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. 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.



**74-79P-002**  
**NASHBORO VILLAGE (GOLF COURSE)**  
 Map 135, Parcel(s) 306-308, 395  
 Antioch - Priest Lake  
 29 - Karen Y. Johnson



<b>Project Nos.</b>	<b>Planned Unit Development 74-79P-002</b>
<b>Project Name</b>	<b>Nashboro Village</b>
<b>Council District</b>	29 – Johnson
<b>School District</b>	6 – Mayes
<b>Requested by</b>	Metro Planning Department, applicant on behalf of SPE Go Holdings Inc., owner
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	<i>Approve</i>

**APPLICANT REQUEST**

**Add “Park” as a use to the PUD.**

**Revise Preliminary PUD and Final**

**A request to revise the preliminary plan for a portion of the Nashboro Village Residential Planned Unit Development Overlay District located on properties located at 171 Bell Road and at 790, 945 and 1998 Nashboro Boulevard, approximately 1,950 feet east of Murfreesboro Pike, (143.49 acres), to allow for a golf course, clubhouse, open space, and/or a public park, zoned One and Two Family Residential (R10), Multi-Family Residential (RM6), and within the Floodplain Overlay District.**

**Existing Zoning**

R10 District

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

RM6 District

RM6 is intended for single-family, duplex, and multi-family dwellings at a density of 6 dwelling units per acre.

**CRITICAL PLANNING GOALS**

N/A

**REQUEST DETAILS**

This is a request to revise a portion of the Nashboro Village PUD to permit additional uses. The PUD was originally approved in 1979. Since that original approval, the implementation of the PUD has been continuous and revisions have been consistent with the original intent of the PUD.

This portion of the PUD is 143.49 acres in size and was approved for and is currently used for a golf course and clubhouse. It is part of the open space that serves the



## Metro Planning Commission Meeting of 1/12/2012

larger PUD. The revision would add "park" as a use for this portion of the PUD. The Zoning Code includes a definition for a park:

"Park" means any facility that is:

1. Open to the public for recreational uses, including, but not limited to, hiking, swimming, boating, camping;
2. Predominately kept in a natural state; or
3. Property of the local, state or federal government, or any department or agency thereof, specifically designated as a park, natural area or recreation area.

However, the term "park" shall not include "greenways" as defined in Metropolitan Code of Laws Section 17.04.060(B).

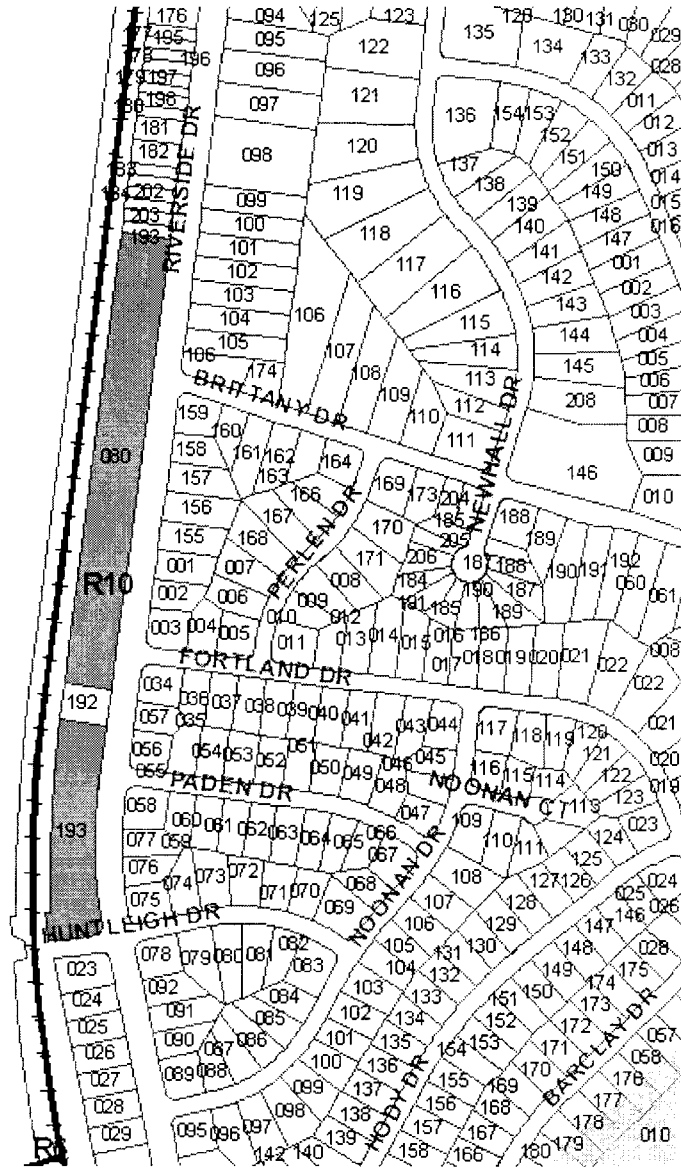
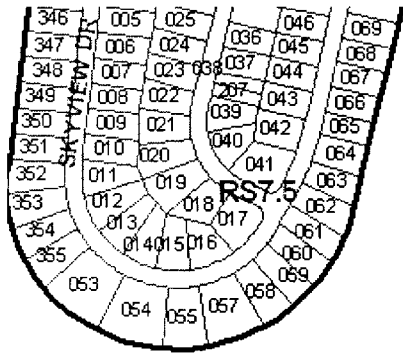
Any new construction of buildings within this portion of the PUD would require a final site plan to be approved by the Planning Commission. If this property were to be acquired by Metro to be used for park purposes, any requirements of the Board of Parks and Recreation would also need to be met prior to any development activity.

---

### STAFF RECOMMENDATION

Staff recommends approval. Park is a permitted use in both the base zoning districts and is an appropriate use for properties within a PUD designated as open space.

**SEE NEXT PAGE**



**2008S-048U-05**  
 RIVERSIDE DRIVE (CONCEPT PLAN EXTENSION # 2)  
 Map 083-11, Parcel(s) 080  
 Map 083-15, Parcel(s) 193  
 East Nashville  
 06 - Peter Westerholm





**Project No.** Subdivision 2008S-048U-05  
**Project Name** Riverside Drive (Concept Plan Extension #2)  
**Council District** 6 – Westerholm  
**School Board District** 5 – Porter  
**Requested By** Riverside Development, LLC, owner

**Staff Reviewer** Swaggart  
**Staff Recommendation** Approve concept plan extension to January 12, 2013

---

**APPLICANT REQUEST**

**Extend concept plan approval**

**Extend Concept Plan Approval**

A request to extend the concept plan approval for one year for an 18-lot subdivision on properties located at Riverside Drive (unnumbered), at the northwest corner of Riverside Drive and Huntleigh Drive (6.41 acres), zoned One 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.

---

**CRITICAL PLANNING GOALS**

N/A

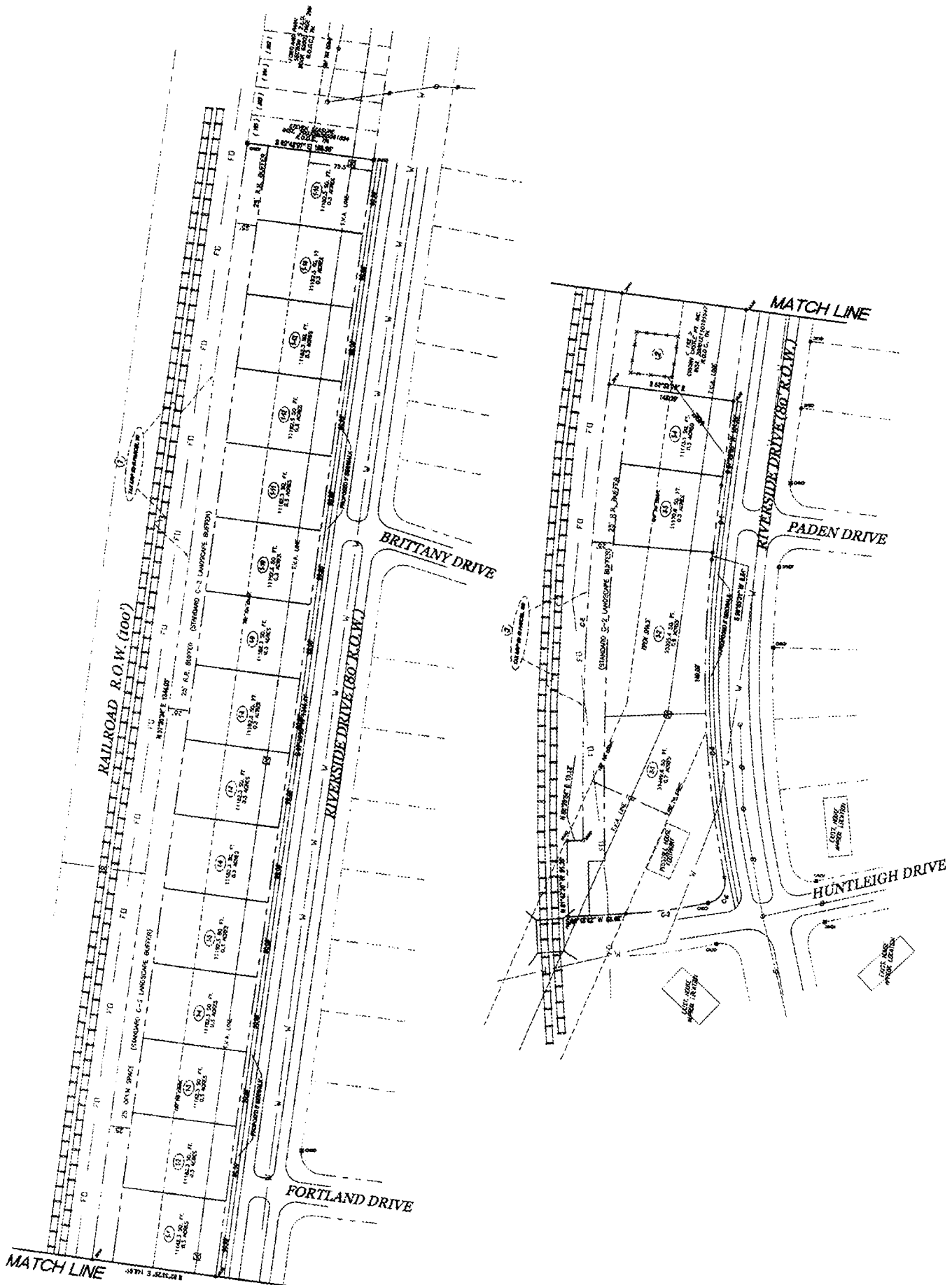
---

**SUBDIVISION DETAILS**

This is a request to extend concept plan approval for the Riverside Drive subdivision. The two properties included in the concept plan are located on the west side of Riverside Drive near its southern terminus in East Nashville. The properties are situated between Riverside Drive and the CSX railroad.

The concept plan was approved for 18 single-family lots by the Planning Commission on July 24, 2008. The Planning Commission subsequently extended approval to July 24, 2011. *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.*

According to a letter from the applicant, the development was stalled due to a property dispute with CSX Railroad which owns the neighboring property to the west. After the dispute was settled the applicant had difficulty moving forward due to the economy. The applicant states that they are now ready to move forward with Phase One. Construction plans for Phase One have been submitted to





## Metro Planning Commission Meeting of 1/12/2012

Metro Water Services for review and all review fees and water and sewer capacities fees have been paid.

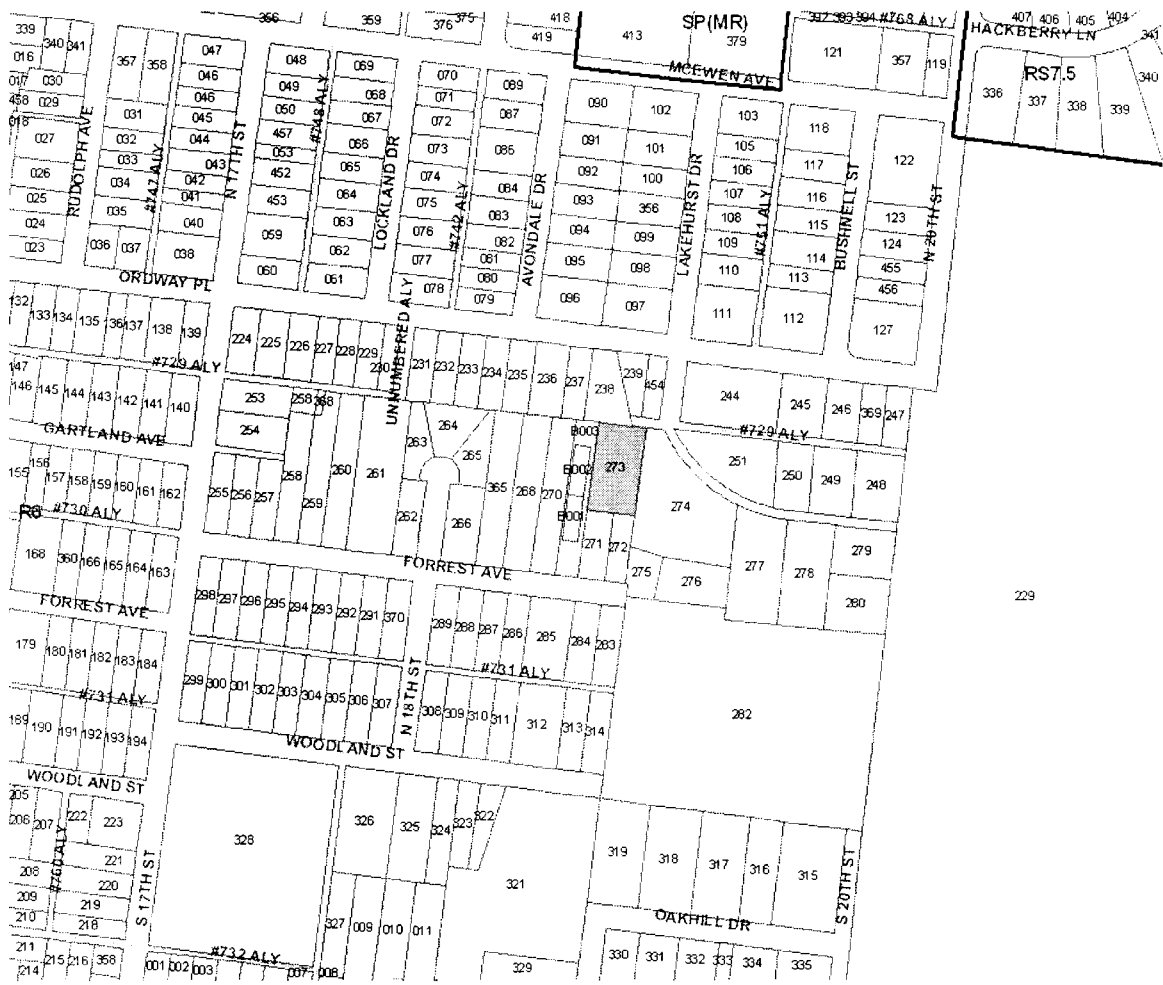
### Staff Analysis

The current concept plan meets all Subdivision Regulations, and with the exception of the rear yard setback, it meets all zoning requirements. While the plan does not provide the minimum distance required for the rear yard setback, the Board of Zoning Appeals has granted a variance for the proposed rear yard setback (2008-034). Since the concept plan meets all the requirements, and the applicant has made progress in developing the subdivision, staff recommends that the Planning Commission extend the concept plan approval for one year. Since July 24, 2012, is not a long duration, then staff recommends that the concept plan be extended for one year from the Commission's action and not from the previous expiration date which would be January 12, 2013.

---

### **STAFF RECOMMENDATION**

Staff recommends that concept plan approval be extended for one year as requested by the applicant to January 12, 2013.



**2012S-008-001**  
**PLAN OF LOCKELAND, RESUB LOTS 88 & 89**  
 Map 083-10, Parcel(s) 273  
 East Nashville  
 06 - Peter Westerholm



**Project No.**  
**Project Name**

**Subdivision 2012S-008-001**  
**Plan of Lockeland, Resubdivision of Lots 88 and 89**

**Council District**  
**School District**  
**Requested by**

6 – Westerholm  
5 – Porter  
Woodland Street Partners LLC, owner, Stanley K. Draper, surveyor

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

Johnson  
*Approve with conditions and grant a variance to Section 3-4.2.c for lot frontage.*

---

**APPLICANT REQUEST**

**Final plat to create two lots and grant a variance for lot frontage.**

**Final Plat**

**A request for final plat approval to create two lots and a variance to Section 3-4.2.c of the Subdivision Regulations for lot frontage for property located at Forrest Avenue (unnumbered), approximately 150 feet south of Ordway Place, zoned One and Two Family (R6) and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District (0.45 acres).**

---

**CRITICAL PLANNING GOALS**

N/A

---

**PLAN DETAILS**

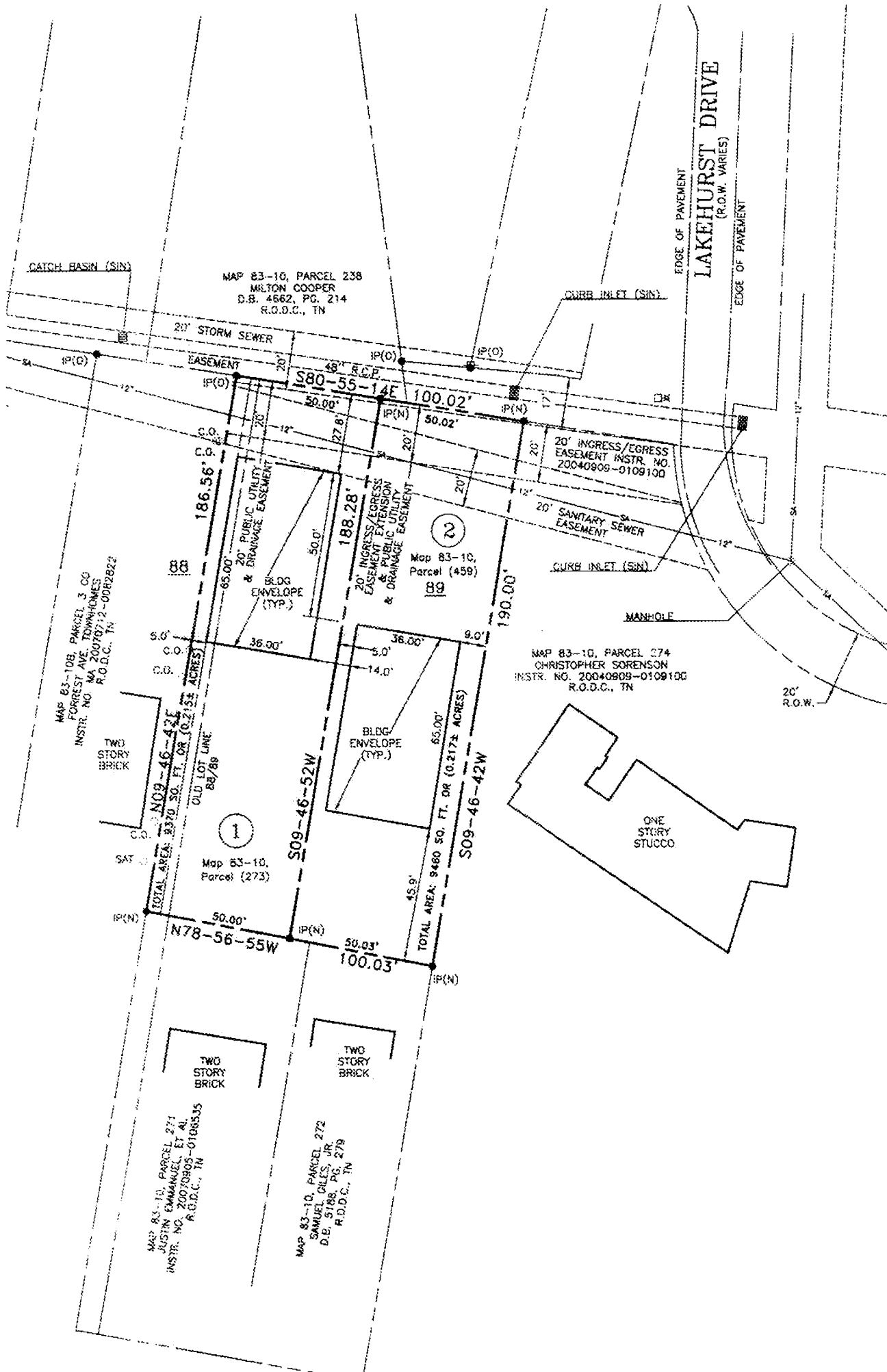
**Final Plat**

The applicant requests final plat approval for a two lot subdivision near the intersection of Ordway Place and Lakehurst Drive in East Nashville. The subdivision must receive approval from the Planning Commission because the applicant requests a variance to the Subdivision Regulations for street frontage.

Other than the requirement for street frontage, both proposed lots meet the requirements of the infill subdivisions section of the Subdivision Regulations, as well as applicable requirements of the Nashville Subdivision Regulations and the Metro Zoning Code.

**Infill Subdivisions**

Section 3-5 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be generally comparable with surrounding lots. The Subdivision Regulations include several criteria for determining whether a plat is consistent with the character of the area, including the density of the subdivision



CATCH BASIN (SIN)

MAP 83-10, PARCEL 238  
MILTON COOPER  
D.B. 4662, PG. 214  
R.O.D.C., TN

EDGE OF PAVEMENT  
**LAKEHURST DRIVE**  
(R.O.W. VARIES)  
EDGE OF PAVEMENT

CURB INLET (SIN)

20' STORM SEWER

EASEMENT

80-55-14E 100.02'

20' INGRESS/EGRESS  
EASEMENT INSTR. NO.  
20040909-0109100

20' SANITARY SEWER  
EASEMENT

CURB INLET (SIN)

MANHOLE

MAP 83-10, PARCEL 274  
CHRISTOPHER SORENSON  
INSTR. NO. 20040909-0109100  
R.O.D.C., TN

MAP 83-10B, PARCEL 3 CO  
FORREST AVE. TOWNHOMES  
MA 20070712-00R2822  
R.O.D.C., TN

TWO  
STORY  
BRICK

809-46-42E  
TOTAL AREA: 3320 SQ. FT. OR 0.2153 ACRES  
OLD LOT LINE  
88/88

Map 83-10,  
Parcel (273)

809-46-52W

BLOG  
ENVELOPE  
(TYP.)

TOTAL AREA: 3480 SQ. FT. OR 0.2172 ACRES  
809-46-42W

ONE  
STORY  
STUCCO

MAP 83-10, PARCEL 271  
JUSTIN EMANUEL, ET AL  
INSTR. NO. 20070905-0108535  
R.O.D.C., TN

MAP 83-10, PARCEL 272  
SAMUEL CILES, JR.  
D.B. 5188, PG. 278  
R.O.D.C., TN

TWO  
STORY  
BRICK

TWO  
STORY  
BRICK

78-56-55W

809-46-42W

TOTAL AREA: 3480 SQ. FT. OR 0.2172 ACRES



## Metro Planning Commission Meeting of 01/12/2012

compared to the land use policy. Because the density of the proposed subdivision will be consistent with the underlying NG policy and the proposed housing type will be consistent with the surrounding lots, the lots are considered by the Subdivision Regulations to be in keeping with the character of the surrounding lots.

### Variance request

Section 3-4.2 of the Subdivision Regulations requires street frontage onto a public street, private street, or common open space for all single-family lots within a subdivision. As proposed, the subdivision does not include street frontage for either lot. The applicant requests a variance to this requirement, citing a topographic hardship on the site. The current R6 zoning district permits a two-family residential building. According to the variance request, the topography on the site would not easily accommodate the larger footprint of a two-family structure. A subdivision would permit the two dwelling units to be placed separately on smaller footprints.

Section 1-11.1 of the Subdivision Regulations states that the Planning Commission may grant variances to the regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, provided that the variance does not nullify the intent and purpose of the regulations. It further states that findings shall be based upon the evidence presented in each specific case that:

- a. *The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.*
- b. *The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.*
- c. *Because of the particular physical surrounding, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.*
- d. *The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).*



## Metro Planning Commission Meeting of 01/12/2012

### Analysis

As noted above, a number of criteria must be met in order for the Planning Commission to allow an exception for a flag lot. The applicant is asking for a variance to permit a subdivision without street frontage. The granting of the variance will not nullify the intent of the regulation. In addition, staff finds the following as evidence for this variance consistent with Section 1-11.1, a – d above:

- a. The granting of the variance would not be detrimental to the surrounding area. The subdivision will not increase housing density within the surrounding area and will not affect vehicular access to surrounding properties. Vehicular access to the site is provided by a 20 foot access easement to Lakehurst Drive.
- b. There are no other subdivisions in the immediate area that are experiencing the same situation, and therefore, the conditions for which this variance is sought are unique to this development within this general area.
- c. The variance is requested because of topographic issues on the site. The applicant requests the subdivision to allow a site design that will provide a better fit within the site's grade and existing vegetation.
- d. Currently, a duplex is permitted on the site under the existing R6 zoning district. The applicant has requested the subdivision in order to construct two dwelling units on the site that will fit within the site's topographic constraints better than a larger two-family building with a single footprint. The number of permitted units will not increase with the subdivision. The density will also remain within the recommended density of the Neighborhood General land use policy.

---

### STORMWATER RECOMMENDATION

Final plat approved with conditions (Stormwater):

1. Add Access Note to plat.

---

### WATER SERVICES RECOMMENDATION

1. Adjust note 10 to the following: Individual water and/or sewer service lines are required for each parcel. To provide water service to both lots, each owner must install and maintain a long private water service line tying into the Lakehurst Drive public water main. Said arrangement shall consist of individual meters for each lot, approval of Metro Public Works and Metro water permits, and an easement described as follows:

**Private Service Line Note: Residential**





## Metro Planning Commission Meeting of 01/12/2012

The owner of Lot #1 is responsible for the installation, operation and maintenance of the private water service line which is located in a 10-foot private water service line easement crossing a portion of Lot #2 as shown on this plat.

2. Show and label existing public water main.
3. Show and label extents of private water service easement, per note #10.
4. Engineer must sign stamp.
5. Clarify alley right-of-way with GIS database provided by Planning.
6. Label the 20 foot Sanitary Sewer Easement as "public."

---

### STAFF RECOMMENDATION

Staff recommends approval of the subdivision with conditions and a variance to Section 3-2.2.c for the lot frontage. With the variance, the plat meets all the requirements of the subdivision regulations.

---

### CONDITIONS

1. All required infrastructure shall built or bonded prior to the recording of the plat.
2. Comments from Metro Water Services shall be addressed on the plat prior to its recording.