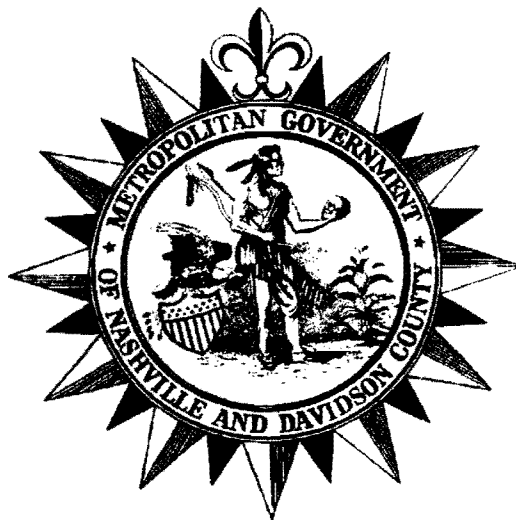


Metropolitan Planning Commission



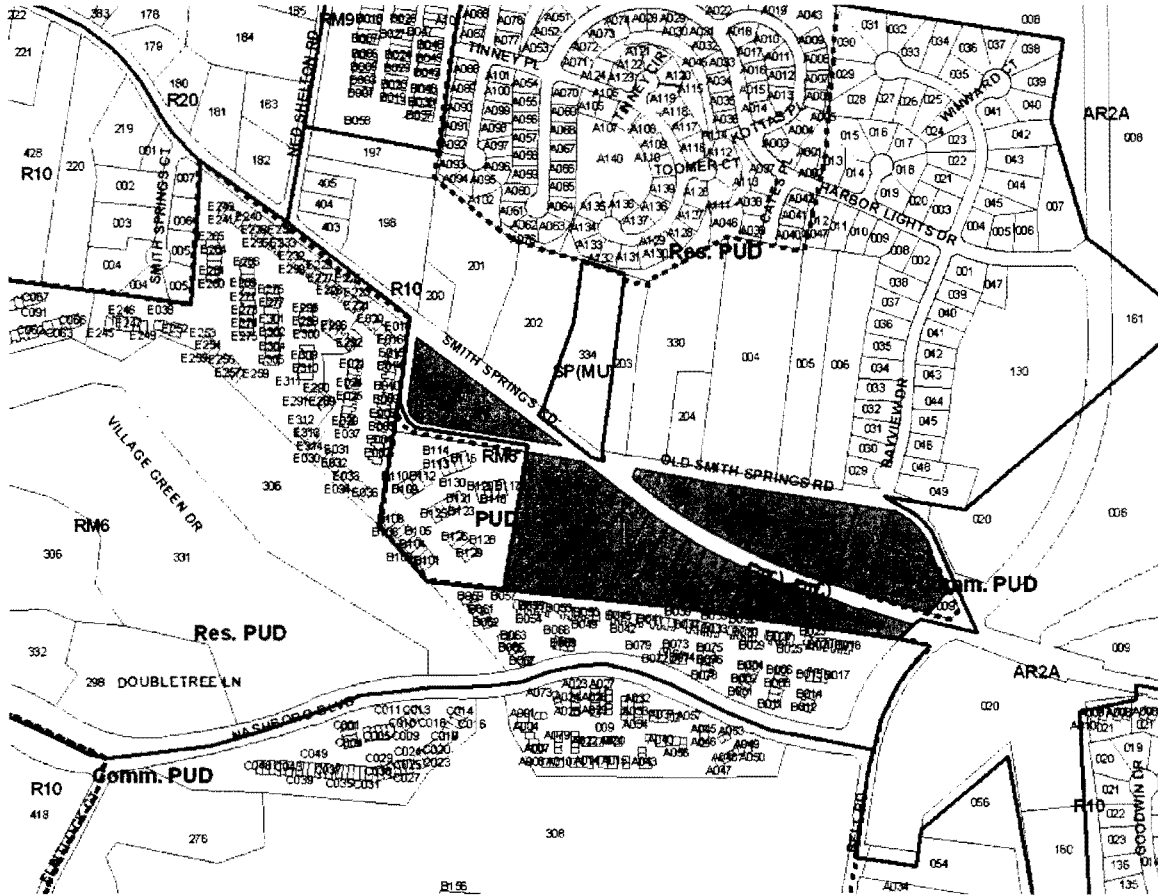
Staff Reports

June 23, 2011

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

PREVIOUSLY DEFERRED ITEMS

- **Amendment**
- **Zone Change**



2011CP-013-002
ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT
Map 135, Parcel(s) 205-211, 214, 215, 340
Map 136, Parcel(s) 034-039, 042-049
Antioch - Priest Lake
29 - Vivian Wilhoite



Project No.
Project Name

Community Plan 2011CP -013-002
Amend the Antioch – Priest Lake Community Plan: 2003 Update

Associated Case
Council District
School Districts
Requested by
Deferral

2011Z-002PR-001
29 – Wilhoite
6 – Mayes
Metro Planning Department
Deferred from the June 9, 2011, Planning Commission meeting

Staff Reviewer
Staff Recommendation

Adams
Disapprove

APPLICANT REQUEST

Amend land use policy from Neighborhood General (NG) to Neighborhood Center (NC)

Amend the Community Plan

A request to amend the Antioch – Priest Lake Community Plan: 2003 Update to change the Land Use Policy from Neighborhood General (NG) to Neighborhood Center (NC) for various properties located along Smith Springs Road and Bell Road between Old Smith Springs Road and Bell Road (16.16 acres).

CRITICAL PLANNING GOALS

N/A

ANTIOCH COMMUNITY PLAN

Current Policy
Neighborhood General (NG)

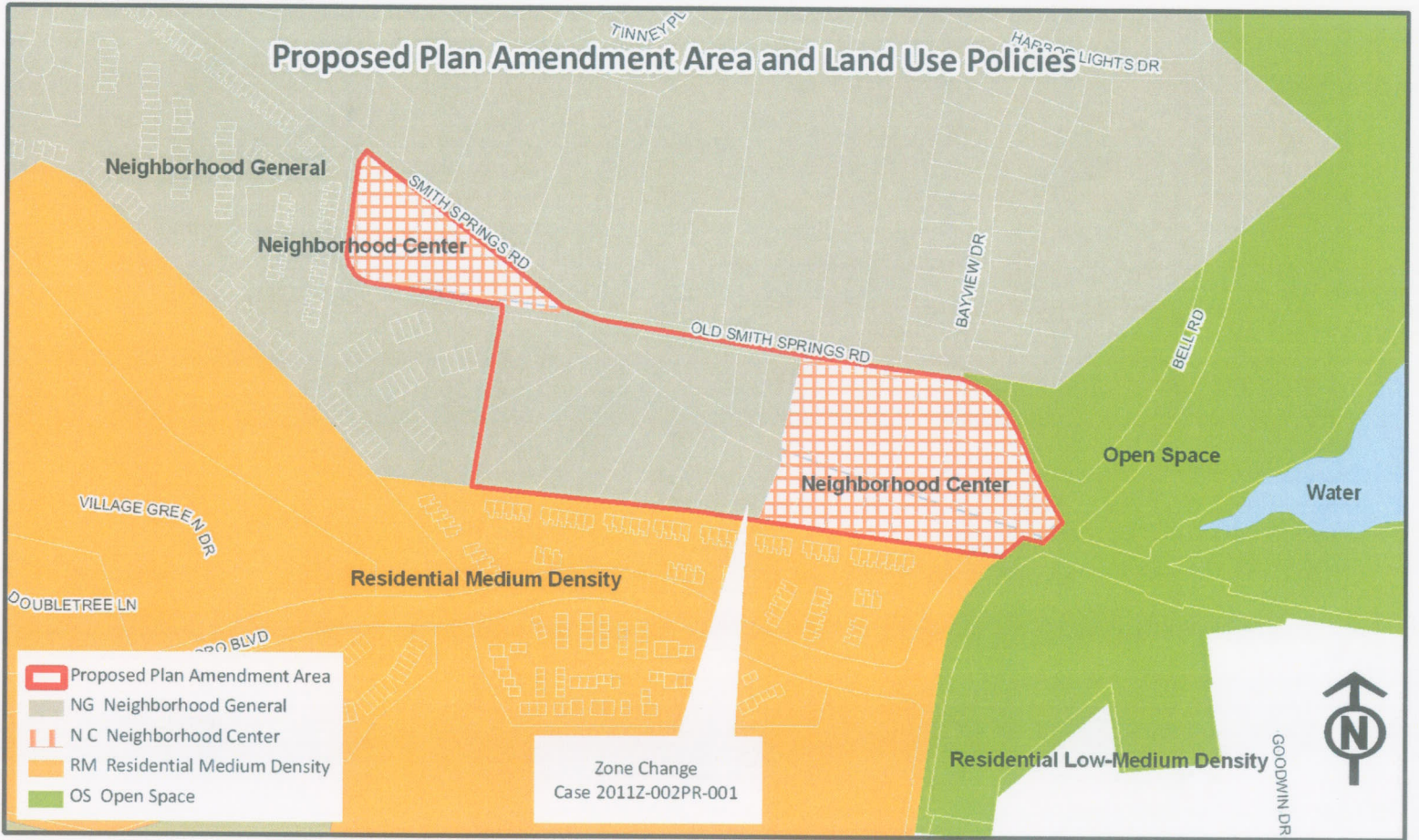
NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located.

Proposed Policy
Neighborhood Center (NC)

NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize.

Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses.

Proposed Plan Amendment Area and Land Use Policies





Metro Planning Commission Meeting of 06/23/2011

BACKGROUND

Case 2011Z-002PR-001 considers a zone change from R10 district to OR20 district on property located at 2631 Smith Springs Road. The OR20 zone district is inconsistent with the existing Neighborhood General Policy. Neighborhood General Policy only permits transitional office if specified in a detailed design plan or a special policy; neither exists for this Neighborhood General Policy area. This zone change prompted the Planning Commission to defer this case so that Planning Staff could consider the land use policy for this property and a larger area, host a community meeting on the land use policy and determine whether an amendment to the land use policy was warranted.

COMMUNITY PARTICIPATION

An early postcard notification and regular notice announcing the potential plan amendment was sent to property owners within 1,300 feet of the potential plan amendment area. There was overlap with property owners within the 1,300 foot boundary and neighborhood groups within the 1,300 foot boundary; members of those neighborhood groups received notice as property owners. The community meeting and public hearing notice was also posted on the Planning Department website.

A community meeting was held on Tuesday May 24th, 2011 at Una Church of Christ, from 6:00 pm to 7:15 pm. There were 11 people in attendance. Eight of the attendees reside on Smith Springs Road.

ANALYSIS

Physical Site Conditions

The plan amendment area that was considered has minimal physical constraints; there is no floodplain or floodway in the area. The 2010 inundation maps also showed no indication of flooding. There are some topography issues in the plan amendment area; Smith Springs Road rises in elevation moving west away from Bell Road. The residential properties adjacent to Smith Springs Road in this area are at a lower elevation than Smith Springs Road.

Land Use

Surrounding land uses include single-family residential, multi-family in the form of town homes and stacked flats, commercial, and office. Commercial is located at the Bell Road and Smith Springs Road intersection, office exists just north of the plan amendment area and multi-family is to the south of the plan amendment area. There is no connection to the multi-family to the south of the plan



Metro Planning Commission Meeting of 06/23/2011

amendment area. Single-family residential is the dominant land use within and surrounding the plan amendment area.

Access

Properties in the potential plan amendment area have individual driveways with access from either Smith Springs Road or Old Smith Springs Road.

Some properties have double frontage, but only take access from Old Smith Springs Road; these properties are in the adjoining Neighborhood Center Policy area. If commercial, office, or mixed use land uses develop in this area, access management and the consolidation of access points should be a consideration.

Development Pattern

The development pattern in the area is primarily suburban residential. There is some commercial in the area in the area identified as the neighborhood center, at the corner of Smith Springs Road and Bell Road.

There is a clear distinction between the neighborhood center and the residential (Neighborhood General) portion of Smith Springs Road. Where Neighborhood Center Policy is currently applied, small parcels exist on the south side of Smith Springs Road and large parcels exist on the north side of Smith Springs Road. On the south side, commercial development is occurring in the existing residential buildings; two Specific Plan zone districts permitting commercial land uses exist on the south side of Smith Springs Road. The specific plan zone district that is adjacent to the Neighborhood General Policy area was designed to provide the transition and currently serves as a boundary between the residential and non-residential land uses. On the north side, large parcels provide development potential for the commercial and mixed-use envisioned in the Neighborhood Center Policy.

The character and development pattern along Smith Springs Road changes moving west away from the Neighborhood Center. Where Neighborhood General Policy is applied, parcels become larger and the setbacks become deeper, which presents a more rural residential pattern. Smith Springs Road is also at a slightly higher elevation than the residential properties in this area, which creates a separation between the building and the street. This would not be ideal for creating a walkable environment along Smith Springs Road as would be appropriate in Neighborhood Center.



Metro Planning Commission Meeting of 06/23/2011

Historic Features

There are no recognized historic features associated with this site.

Community Input

The community meeting was held on Tuesday May 24th, 2011; 11 people were in attendance, eight reside on Smith Springs Road. Overall, the community was not supportive of a plan amendment to Neighborhood Center for the entire study area naming traffic and access, and buffering as broad issues of concern. During the meeting, there was discussion about the use of the Specific Plan (SP) zone district to control the aforementioned issues for the property being considered in Case 2011Z-002PR-001, in addition to amending the land use policy for that property. While this idea was discussed, it did not influence the opinion of the larger group and the consensus remained; the application of Neighborhood Center Policy is not appropriate for the entire study area.

Conclusion

The Metropolitan Planning Commission requested that staff consider whether it was appropriate to amend the Neighborhood General Policy in the area to Neighborhood Center Policy. This request was in response to the aforementioned zone change request and similar requests for commercial and office development in this area.

Staff has determined that there is a clear boundary between where the Neighborhood Center ends and where residential development begins. This boundary is a result of the topography and the development pattern in this area. This boundary was further distinguished with the development of the concrete block wall that was associated with the existing SP at the edge of the neighborhood center. The concrete wall was established to limit the expansion of the neighborhood center and to set a clear policy boundary; that boundary should not be altered.

Staff also compared leasing rates for traditional commercial/office space with single-family home prices in the Antioch- Priest Lake community. Leasing rates were affordable; they were still more expensive than mortgaging a single-family home. Therefore staff understands that purchasing a residential structure for the use of commercial or office is a viable option for business owners in areas where home prices are inexpensive. However, the application of more intense land use policies in areas that are currently residential, should consider the impact on adjacent residential, the viability of future and existing



Metro Planning Commission Meeting of 06/23/2011

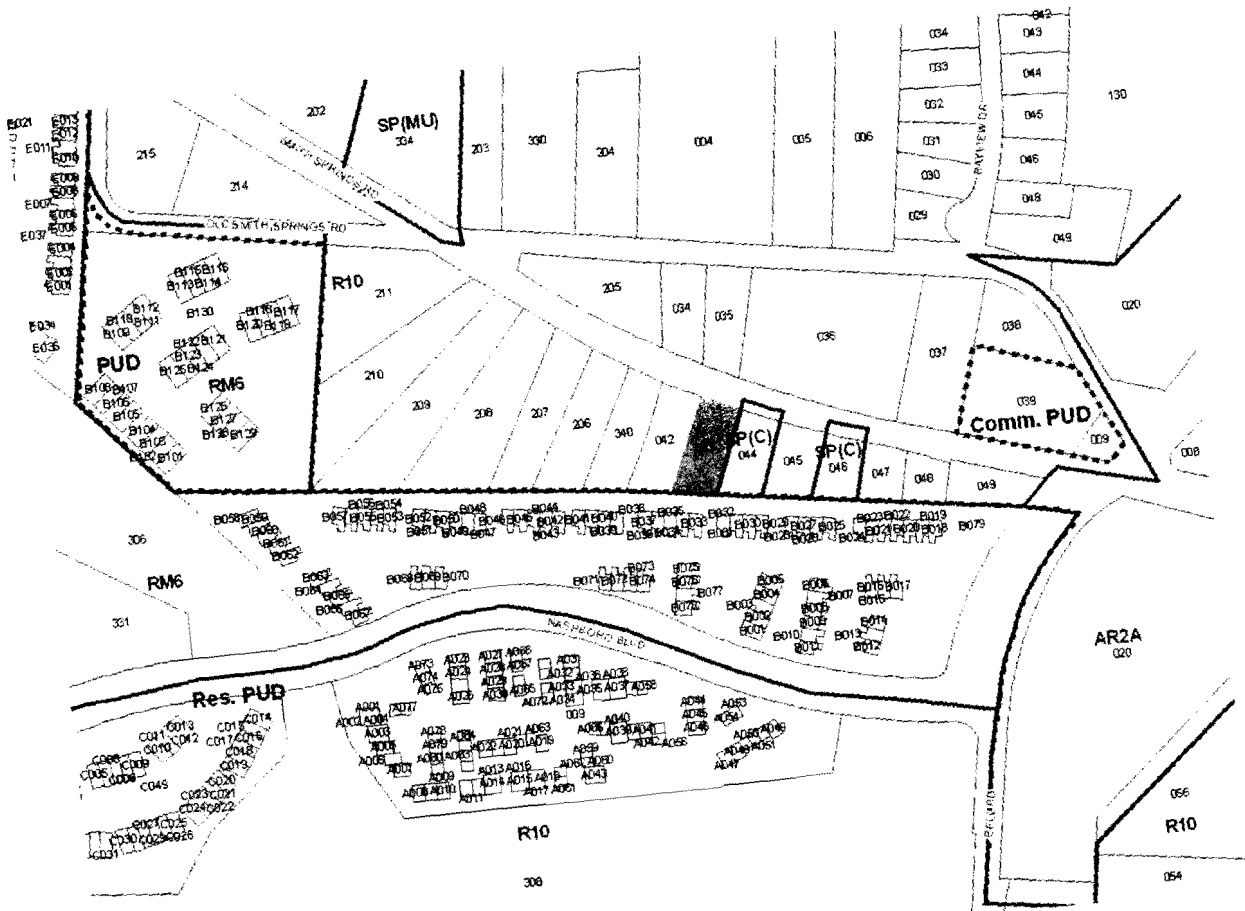
land uses, and the built environment's ability to create a pedestrian friendly and sustainable 'center'.

These issues were considered when the Neighborhood Center Policy was applied at the intersection of Smith Springs Road and Bell Road, when the current boundary between Neighborhood Center and Neighborhood General Policy were set. Staff has considered the need for additional commercial and office development, the potential for transition, and the viability of the existing residential development and the existing office and commercial development in the area, and found that the current boundary should not be altered.

STAFF RECOMMENDATION

Staff recommends disapproval. Staff proposes no change from the existing policy.

SEE NEXT PAGE



2011Z-002PR-001
 2631 SMITH SPRINGS ROAD
 Map 136, Parcel(s) 043
 Antioch - Priest Lake
 29 - Vivian Wilhoite



Project No. Zone Change 2011Z-002PR-001
Associated Case 2011CP-013-002
Council Bill BL2011-935
Council District 29 – Wilhoite
School District 6 – Mayes
Requested by Keith Jordan, owner
Deferral Deferred from the April 14, 2011, April 28, 2011 and June 9, 2011, Planning Commission meetings

Staff Reviewer Swaggart
Staff Recommendation *Disapprove*

APPLICANT REQUEST Zone change from residential to office and residential.

Zone Change A request to rezone from Single and Two-Family Residential (R10) to Office and Residential (OR20) district property located at 2631 Smith Springs Road, approximately 760 feet west of Bell Road (.36 acres).

Existing Zoning R10 District
 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.

Proposed Zoning Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. OR20 would allow up to 7 units on 0.36 acres and approximately 12,500 square feet of office space.
 OR20 District

DEFERRAL This request was originally deferred from the April 14, 2011, Planning Commission meeting to the April 28, 2011, meeting. In the deferral on April 14, 2011, the Commission requested that staff look at a possible land use policy change for the property requested to be rezoned and/or the area surrounding the subject property.

Staff presented findings at the April 28, 2011, Commission meeting. Staff recommended that an area between Smith Springs Road and Old Smith Springs be considered for a possible policy amendment. Staff further recommended that the request be deferred to the June 9, 2011, Commission meeting because the amendment would move the policy from residential to non-residential and would require a community meeting. In support of staff's recommendation, the Commission deferred the request to the June 9, 2011, meeting.



Metro Planning Commission Meeting of 06/23/2011

A community meeting was held on Tuesday May 24th, 2011, at Una Church of Christ, from 6:00 pm to 7:15 pm. There were 11 people in attendance. Eight of the attendees reside on Smith Springs Road. After the meeting and further analysis staff is recommending that the proposed policy change be disapproved (see associated community plan amendment 2011CP -013-002).

CRITICAL PLANNING GOALS N/A

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Existing Policy

Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Proposed Policy

Neighborhood Center (NC)

NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

No. While the proposed OR20 zoning district does permit residential uses, which are consistent with the land use policy, it also permits non-residential uses which are not consistent with the land use policy. It is important to note that NG policy does permit transitional uses such as office; however, the policy only supports these type uses when it is specifically called out in a Detailed Neighborhood Design Plan (DNDP) or a special policy. This property is not in a DNDP nor is there a special policy calling for a



Metro Planning Commission Meeting of 06/23/2011

transitional use. Also, the adjacent SP district to the east which is in NC policy was designed to provide the transition and provide the dividing line between residential and non-residential uses. In approving the adjacent SP, the Council required a concrete wall be installed to mark the end of the NC policy and to protect the residences from further encroachment of non-residential uses.

PUBLIC WORKS RECOMMENDATION

1. An access study may be required at development.
2. 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.

Typical Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.36	4.63 D	1 U	10	1	2

Typical Uses in Proposed Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.36	0.590 F	9,252 SF	214	28	28

Traffic changes between typical: **R10** and proposed **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+204	+27	+26

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.36	4.63 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	0.36	0.8 F	12,545 SF	575	18	52



Metro Planning Commission Meeting of 06/23/2011

Traffic changes between maximum: R10 and proposed OR20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+565	+17	+50

METRO SCHOOL BOARD REPORT

Projected student generation 1 Elementary 1 Middle 1 High

Schools Over/Under Capacity

Students would attend Lakeview Elementary School, J.F. Kennedy Middle School, and Antioch High School. All three schools are identified as over capacity. There is not capacity for additional elementary and middle school students within the cluster, but there is capacity within an adjacent cluster for high school students. This information is based upon data from the school board last updated October 2010.

Fiscal Liability

The fiscal liability for one new elementary student is \$20,000, and the fiscal liability for one new middle school student is \$23,500. This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

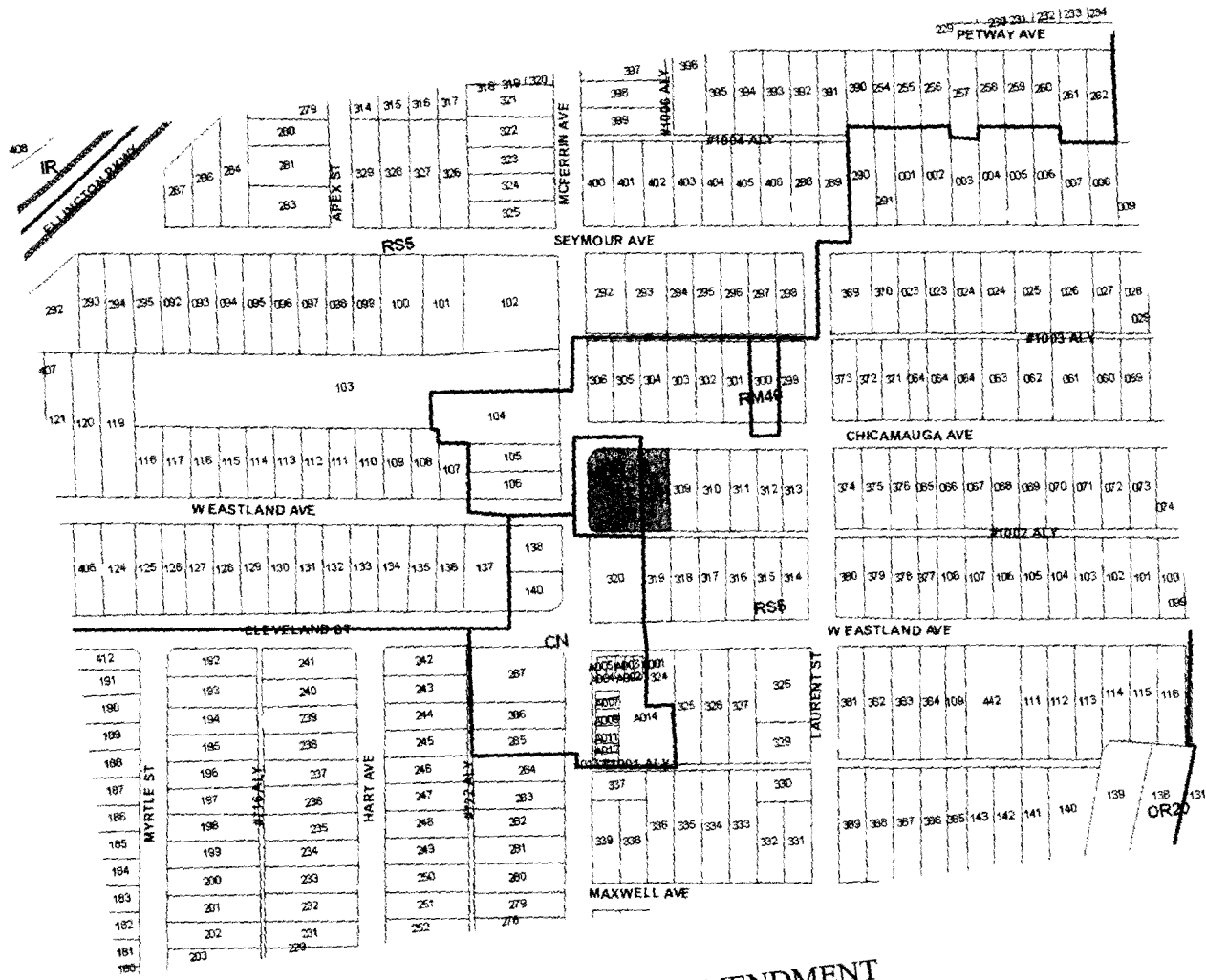
STAFF RECOMMENDATION

Staff recommends that the request be disapproved. The proposed OR20 zoning district is not consistent with:

1. The Neighborhood General land use policy;
2. The intensity and character of the adjacent development patterns ; and
3. The prior Council action that established the adjacent lot as the transition with a concrete block wall to prevent continued non-residential intrusion in the residential area.

COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASES

- **Plan Amendment**



2011CP-005-001
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
 Map 082-08, Parcel(s) 307-308
 East Nashville
 05 - Jamie Hollin



Project No. Housekeeping Amendment 2011CP-005-001
Project Name Amend the *East Nashville Community Plan: 2005 Update*
Council District 5 – Hollin
School Districts 5 – Porter
Requested by Metro Planning Commission
Staff Reviewer McCaig
Staff Recommendation Approve

APPLICANT REQUEST

Amend the land use policy from Mixed Housing in Neighborhood General to Mixed Use in Neighborhood Center.

Amend the Community Plan

A request by the Metro Planning Commission to amend the *East Nashville Community Plan: 2005 Update* by changing the current Land Use Detailed Policy Mixed Housing in Neighborhood General (MH in NG) to Mixed Use in Neighborhood Center (MxU in NC) for property located at 731 McFerrin Avenue and 904 Chicamauga Avenue within the Greenwood Neighborhood Conservation Overlay.

CRITICAL PLANNING GOALS

N/A

**EAST NASHVILLE
COMMUNITY PLAN**

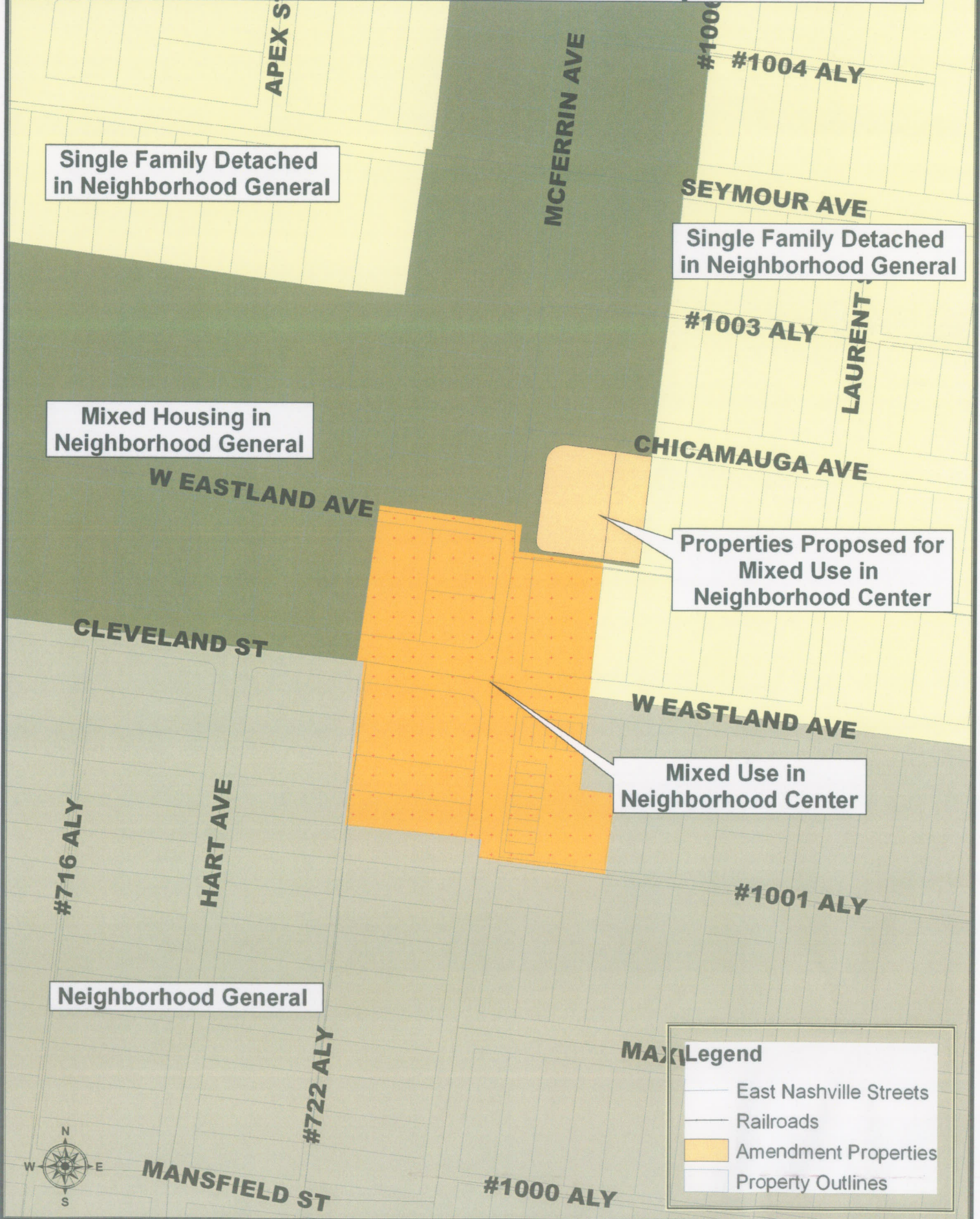
Current Land Use Policy
Mixed Housing (MH)

MH detailed policy is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible with the existing character of the majority of the street.

Neighborhood General (NG)

NG policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

2011CP-005-001 Plan Amendment Request Policies





Metro Planning Commission Meeting of 06/23/2011

Proposed Land Use Policy Mixed Use (MxU)

MxU detailed policy is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses.

Neighborhood Center (NC)

NC policy is intended to apply to established areas that function, and are envisioned to continue functioning, as small mixed centers of activity for the neighborhoods they serve. NC is also intended for emerging and undeveloped areas that are planned to be future centers serving the neighborhood in which they are located.

BACKGROUND

On February 24, 2011, the Planning Commission recommended approval of a zone change from RS5 to MUN for the property located at 731 McFerrin Avenue. The motion adopted by the Planning Commission included a directive that staff prepares a "housekeeping" amendment to the community plan to bring the land use policy for the property at 731 McFerrin Avenue in conformance with the recommended MUN zoning, along with the adjacent property at 904 Chickamauga Avenue although it was not part of the rezoning.

COMMUNITY PARTICIPATION

Notification of the amendment request and the Planning Commission Public Hearing was posted on the Planning Department website and mailed to surrounding property owners and known groups and organizations within 500 feet of the subject site. Since this is a "housekeeping" plan amendment prompted by Commission request based on an earlier rezoning, a community meeting and early postcard notification are not required.

ANALYSIS

Physical Site Conditions

The plan amendment area is developed with a vacant concrete block building and a duplex. The area is approximately 0.49 acres and its topography is flat with no environmentally sensitive features such as steep slopes, problem soils, floodplains or wetlands.

Land Use

Currently, the plan amendment area contains structures, a vacant concrete block building built in 1962 and a duplex built around 1930.

Access

At present, the property at 731 McFerrin is accessed from an alley along McFerrin Avenue, north of the Holland House restaurant, while the property at 904 Chickamauga



Metro Planning Commission Meeting of 06/23/2011

Avenue is accessed from a driveway along Chicamauga Avenue.

Sidewalks are present along Chicamauga Avenue but are not present along this section of McFerrin Avenue.

A MTA bus route exists along McFerrin Avenue.

Development Pattern

The development pattern in the area is urban residential, predominantly single family, with some small commercial and services along Cleveland Street/W. Eastland Avenue.

Historic Features

These two properties are located in the Greenwood Neighborhood Conservation Overlay which as a whole is considered Worthy of Conservation. To the south are Worthy of Conservation properties along W. Eastland Avenue.

Conclusion

This amendment is an expansion of the existing Mixed Use in Neighborhood Center (MxU in NC) policy to recognize an existing land use and recently approved mixed use zoning. The existing Mixed Housing in Neighborhood General (MH in NG) policy is not consistent with the mixed use zone district MUN. The MxU in NC policy is consistent with the mixed use zone district MUN and the planned land use on the property.

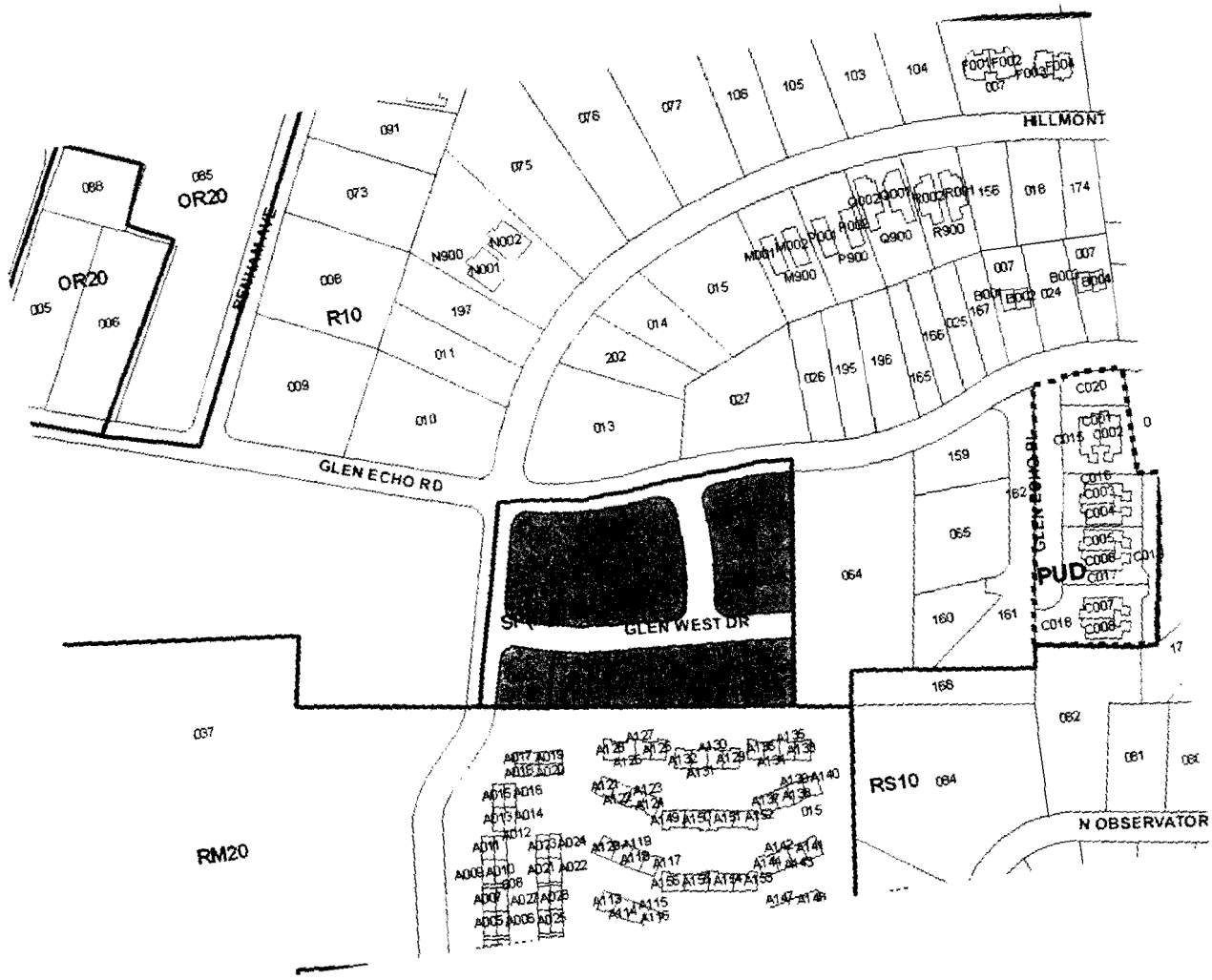
It is also appropriate to place the MxU in NC policy on the adjacent property, as residential uses are included in MxU in NC policy and the property can serve as a transition between the adjacent single family residential uses and the recently approved mixed use zone district.

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDATIONS TO THE METRO COUNCIL

- **Specific Plan**



2006SP-007U-10
GLEN ECHO (4-YEAR REVIEW)
Map 117-15-0-G, Parcel(s) 001-016, 900
Green Hills - Midtown
25 - Sean McGuire



Project No. SP District Review 2006SP-007U-10
Project Name Glen Echo SP
Council District 25 – McGuire
School District 8 – Hayes
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 "Glen Echo", 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 300, 301, 304 and 305 Chateau Glen Place, and at 1731, 1743 and 1749 Glen Echo Road and at 396, 397, 398, 399, 400, 401, 404, 408, 412 and 413 Glen West Drive (4.04 acres), approved for 12 single family lots via Council Bill BL2006-957 effective on April 1, 2006, and amended to add four additional single-family lots for a total 16 single-family lots via Council Bill BL2007-1395 effective on May 19, 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.

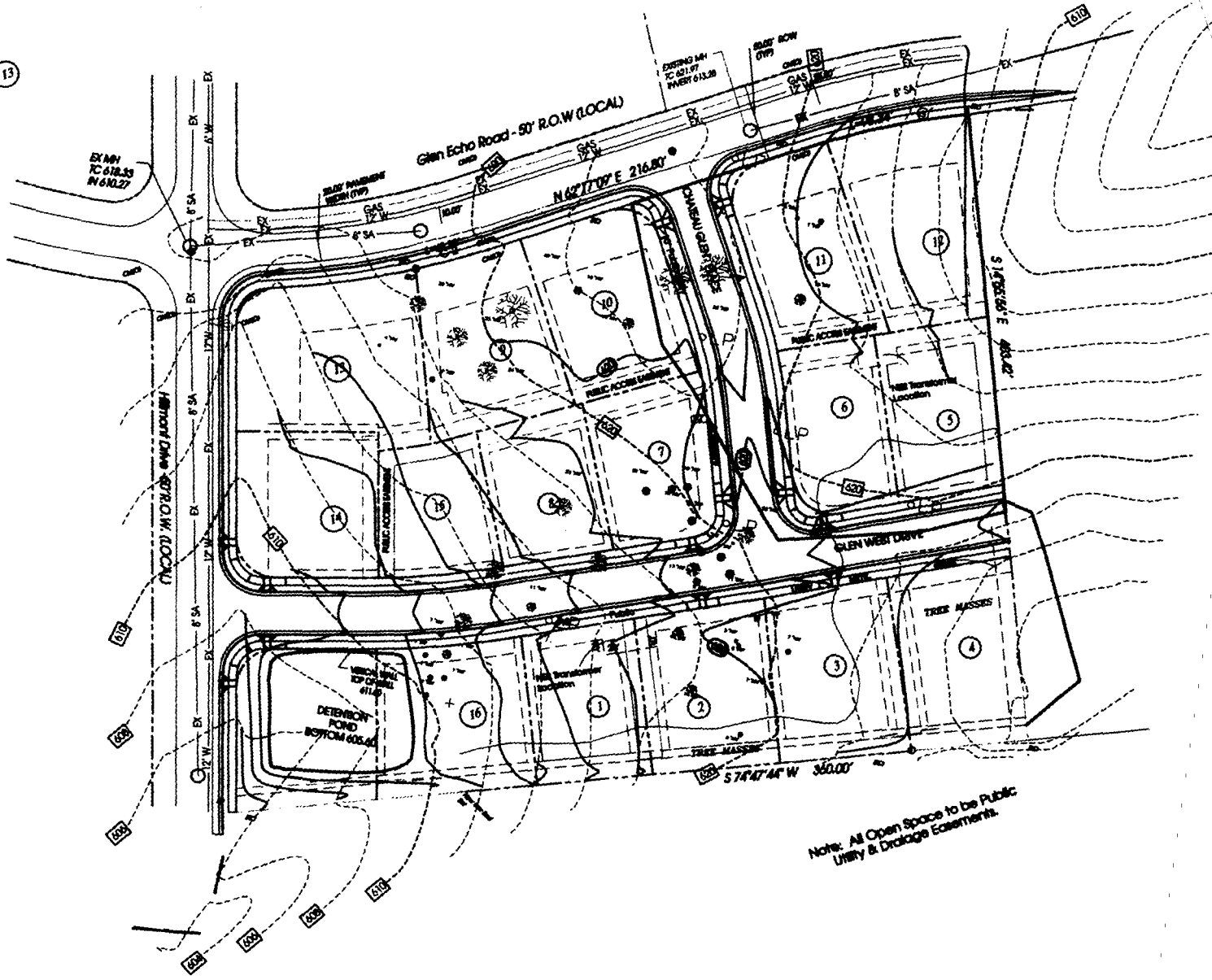
DETAILS OF THE SP DISTRICT

The purpose of the Glen Echo SP is to allow for 16 single-family lots.

Analysis

Staff visited the site May 2011. There are 11 single family residences out of 16 total lots completed or under construction. The streets and other infrastructure are in place. Staff recommends that this SP be found active and that it be placed back on the four-year review list. Staff

13



Note: All Open Space to be Public Utility & Drudge Easements.

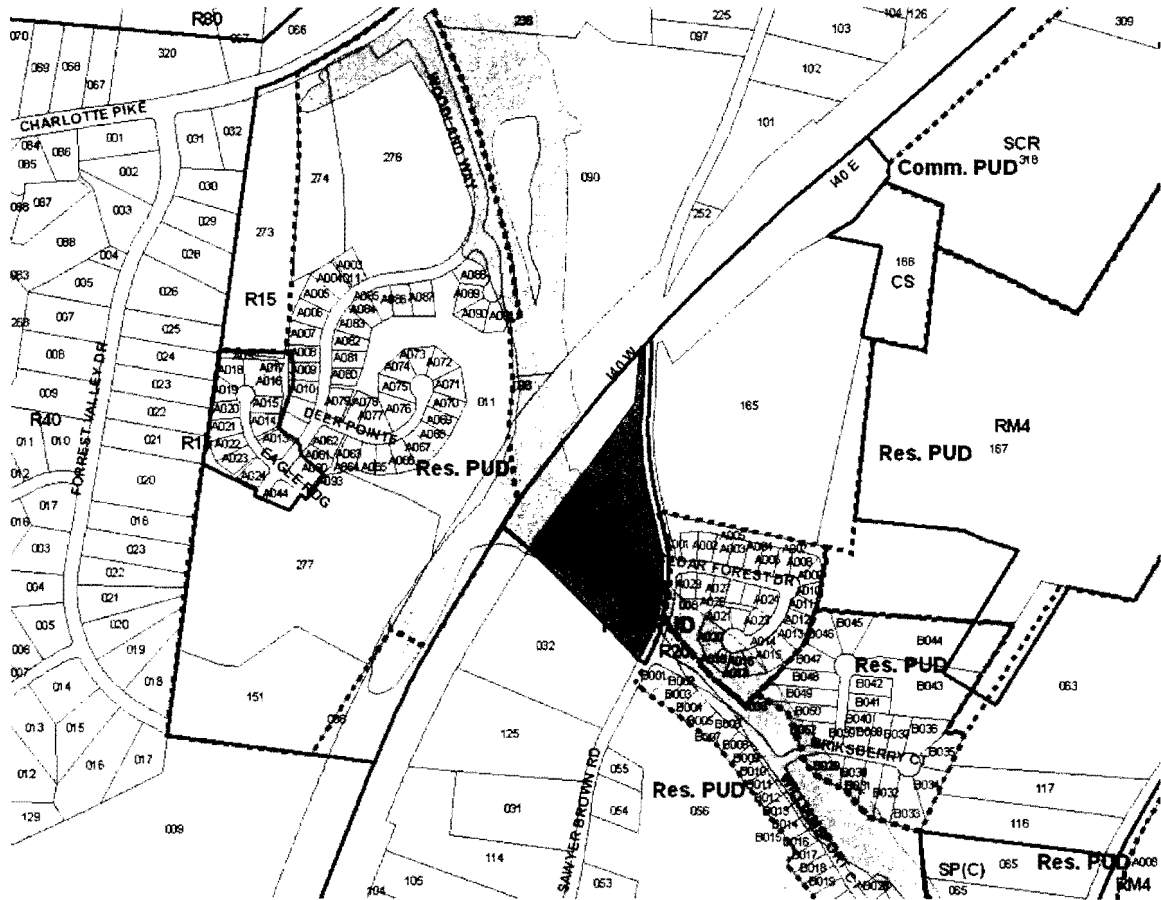


Metro Planning Commission Meeting of 06/23/2011

notes that the SP remains appropriate for Residential Medium density land use policy of the Green Hills – Midtown Community Plan.

STAFF RECOMMENDATION

Staff recommends that the Glen Echo SP be found to be active.



2007SP-007G-06
CEDAR PLACE TOWNHOMES (4-YEAR REVIEW)
 Map 114, Parcel(s) 099, 340
 Bellevue
 22 - Eric Crafton



Project No. SP District Review 2007SP-007G-06
Project Name Cedar Place Townhomes SP
Council District 22 – Crafton
School District 9 – Simmons
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 (R) district known as "Cedar Place 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 Sawyer Brown Road (unnumbered) (7.8 acres), approved for 31 townhouse units via Council Bill BL2007-1353 effective on May 19, 2007.

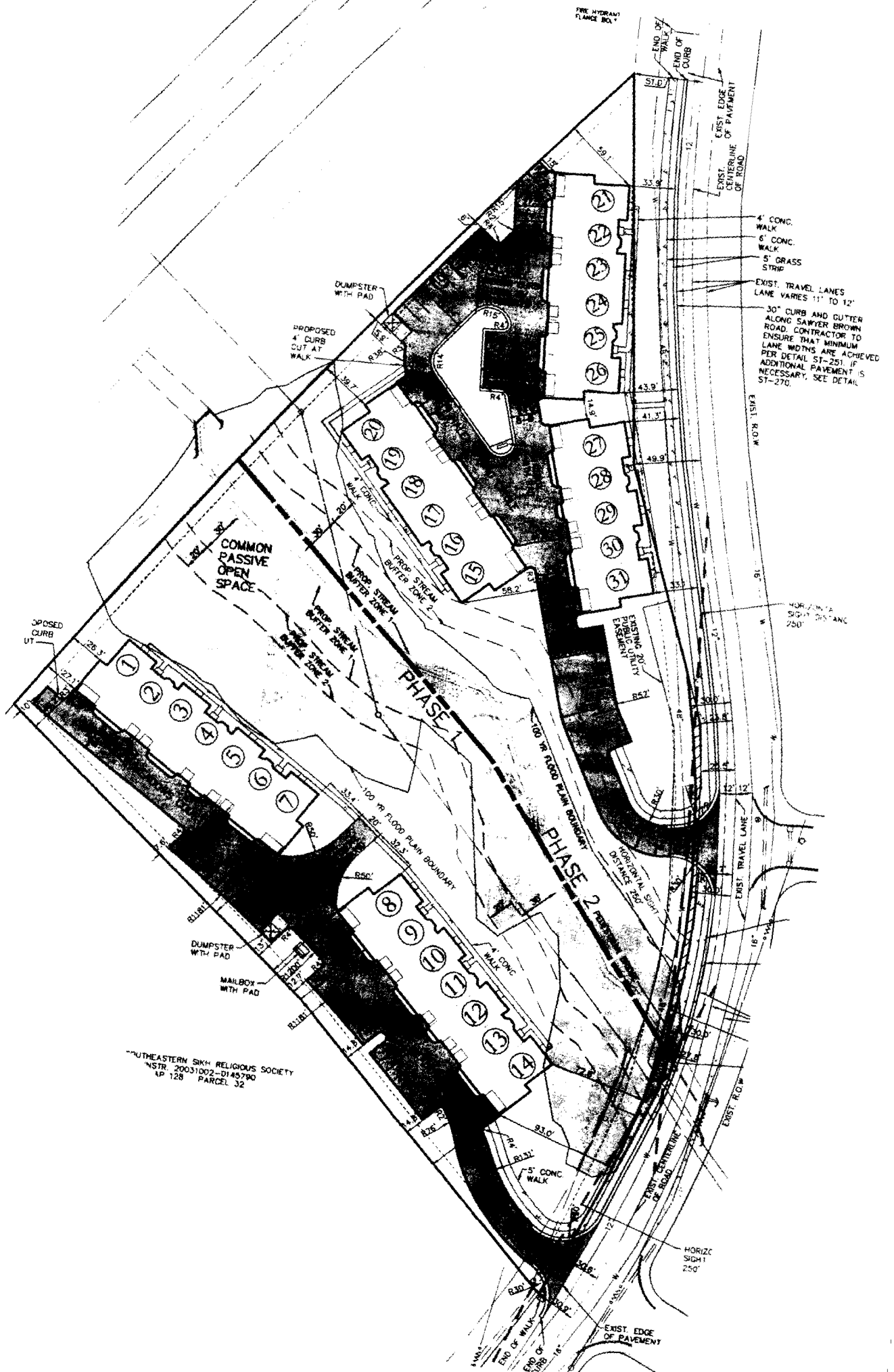
Zoning Code Requirement

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

Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP District is appropriate.

DETAILS OF THE SP DISTRICT

The property is bisected by a small, unnamed stream with an associated floodplain. The layout of the SP includes two private drives off Sawyer Brown Road so that the stream will not need to be crossed. The stream and its buffer are left undisturbed except for a sewer line crossing. There is approximately 2.86 acres of land that is within the 100 year flood plain of which 2.07 acres (~72%) are left undisturbed.



4' CONC. WALK
 6' CONC. WALK
 5' GRASS STRIP
 EXIST. TRAVEL LANES LANE VARIES 11' TO 12'
 30" CURB AND GUTTER ALONG SANWYER BROWN ROAD. CONTRACTOR TO ENSURE THAT MINIMUM LANE WIDTHS ARE ACHIEVED PER DETAIL ST-251. IF ADDITIONAL PAVEMENT IS NECESSARY, SEE DETAIL ST-270.

SOUTHEASTERN SIKH RELIGIOUS SOCIETY
 INSTR. 20031002-D145790
 AP 128 PARCEL 32



Metro Planning Commission Meeting of 06/23/2011

SPECIFIC PLAN REVIEW

Staff conducted a site visit on May 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.

End of Council Term

With the approach of the end of the current Council term, there is not sufficient time for this Council to make any changes to this SP, if deemed to be necessary, in this term. The written report will also be forwarded to the Council once the new term has begun.

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 06/23/2011

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 Bellevue Community Plan. The land use policy in place is Residential Low Medium (RLM) which is intended to accommodate residential development within a density range of two to four units per acre. The SP falls within the density range of the policy and the layout of the SP groups the units largely on the portion of the property that is outside of the floodplain.

Amendments/Rezoning

As the SP is consistent with the RLM policy of the Bellevue 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.

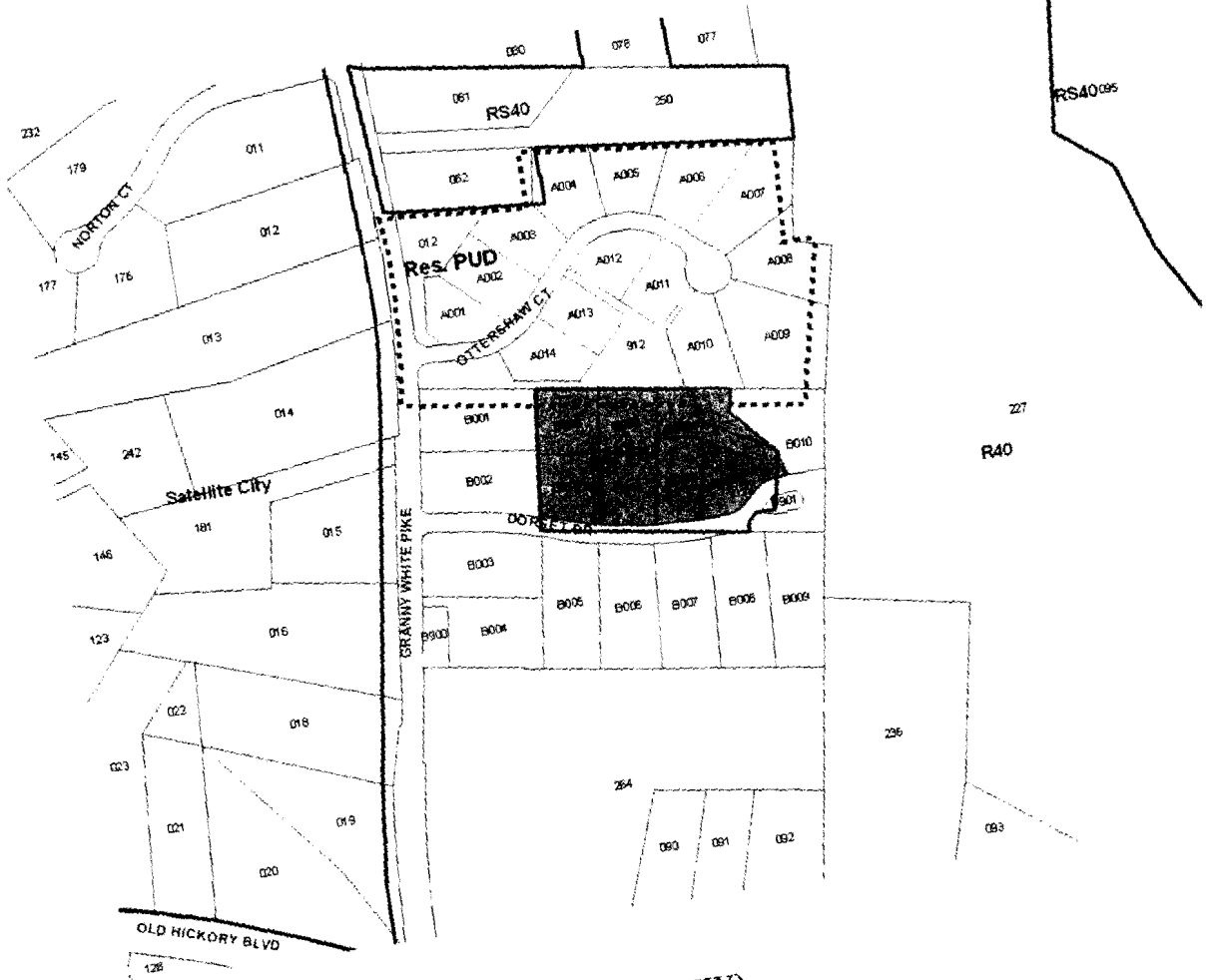
Recommendation to Council

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 Cedar Place Townhomes 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-038G-10
GRANNY WHITE PIKE (4-YEAR REVIEW)
 Map 159-10-0-B, Parcel(s) 011-016, 902
 Green Hills - Midtown
 34 - Carter Todd



Project No. SP District Review 2007SP-038G-10
Project Name Granny White SP
Council District 34 – Todd
School District 8 – Hayes
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 "Granny White", 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 907, 909, 911, 913, 915 and 919 Dorset Drive and at Granny White Pike (unnumbered), (3.23 acres), approved for six single-family lots via Council Bill BL2007-1419 effective on May 19, 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.

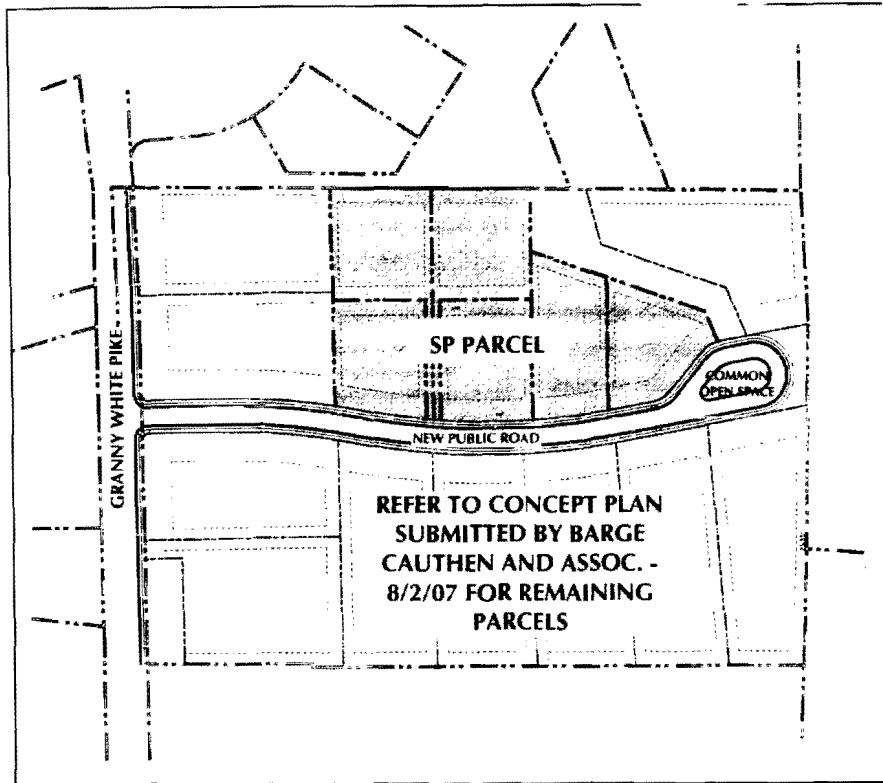
Development within each SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary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

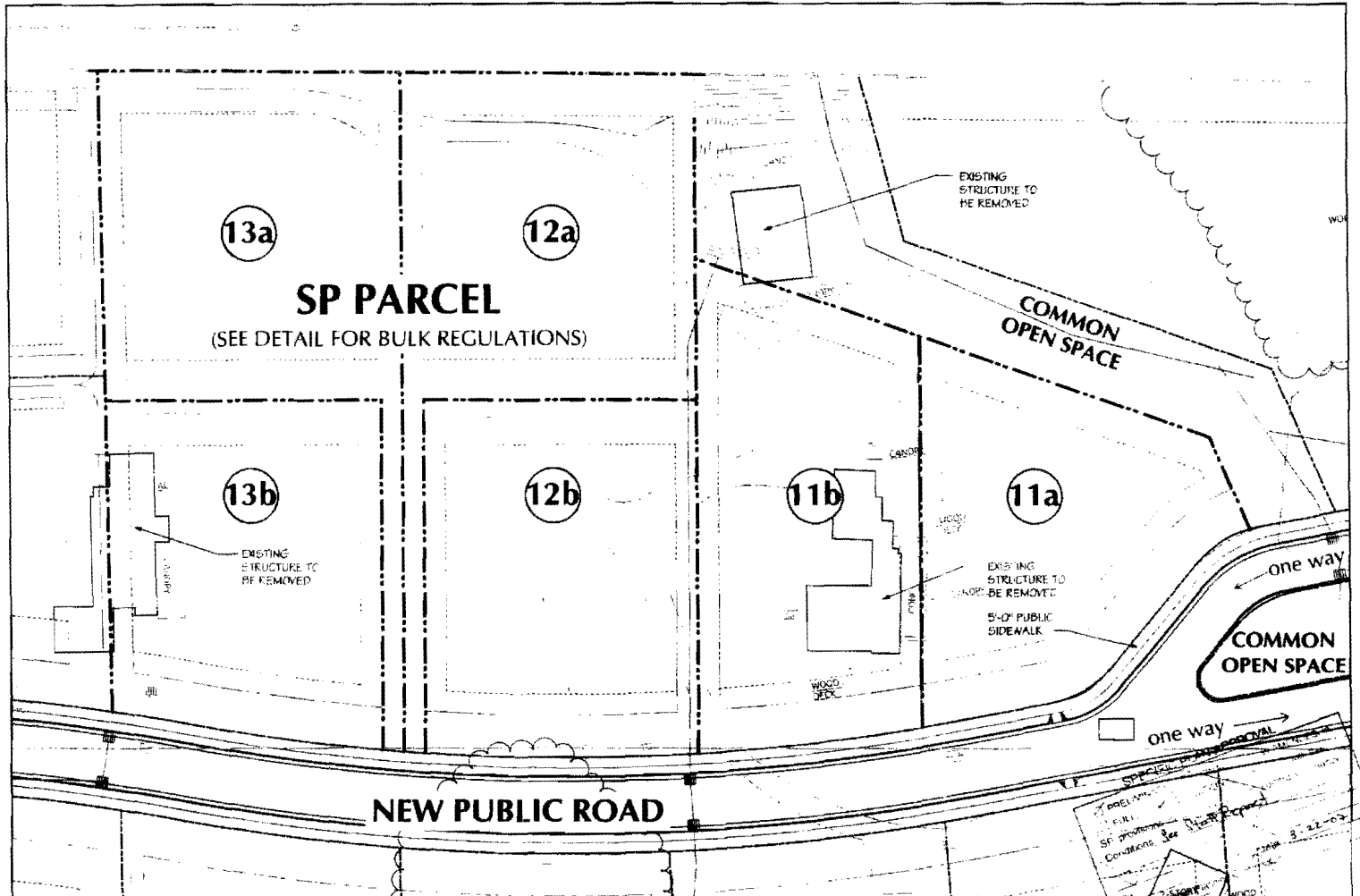
The purpose of the Granny White SP is to allow for 6 single-family lots.

Analysis

Staff visited the site May 2011. There are single family residences under construction. The streets and other infrastructure are in place. Staff recommends that this SP be found active and that it be placed back on the four-year review list. Staff notes that the SP remains appropriate for Residential Low density land use policy of the Green Hills – Midtown Community Plan.



Concept Plan Scale: 1" = 100'

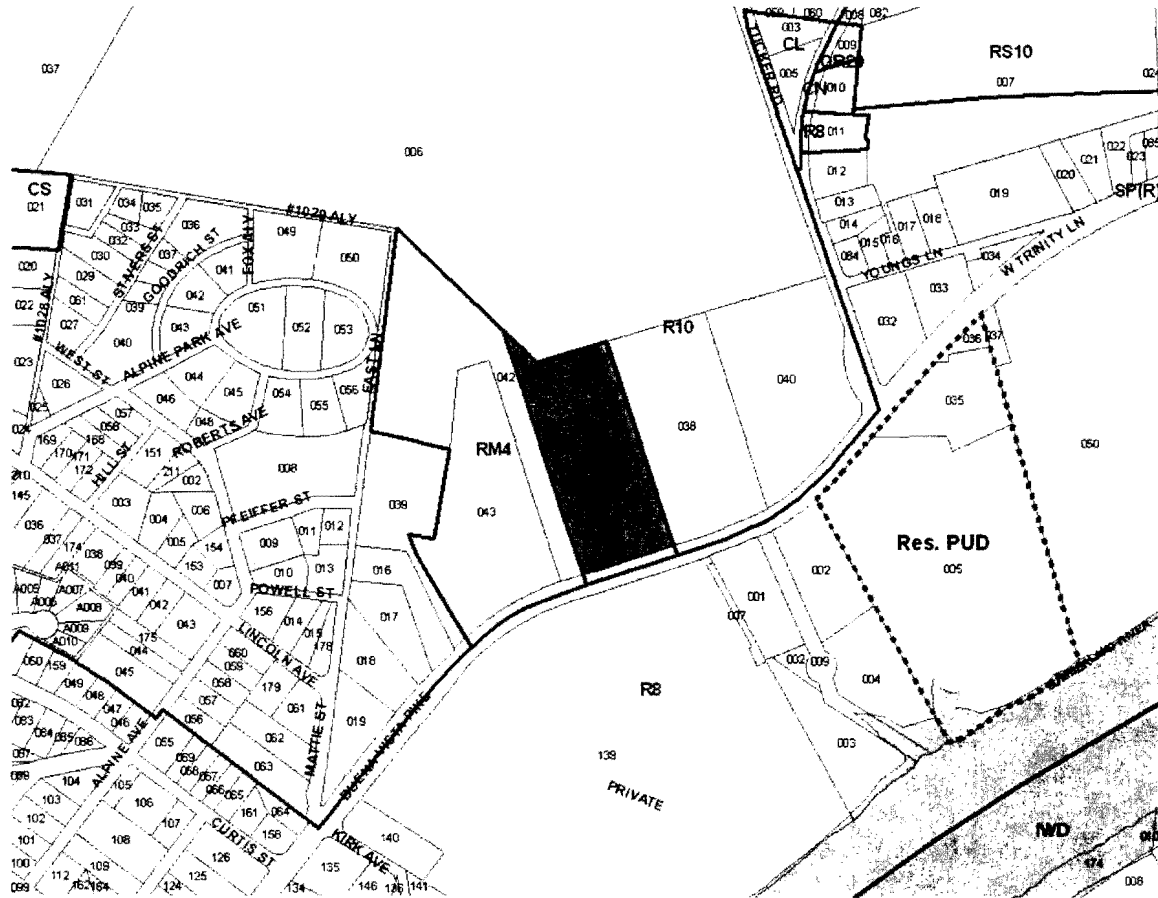




Metro Planning Commission Meeting of 06/23/2011

STAFF RECOMMENDATION

Staff recommends that the Granny White SP be found to be active.



2007SP-048U-03
 ZION HILL (4-YEAR REVIEW)
 Map 070, Parcel(s) 041
 Bordeaux - Whites Creek
 02 - Frank R. Harrison



Project No.
Project Name
Council District
School District
Requested by

SP District Review 2007SP-048U-03
Zion Hill SP
2 – Harrison
1 – Gentry
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 "Zion Hill", 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 2433 Buena Vista Pike (5.01 acres), approved for 23 multi-family units and a 250 seat religious institution within a two-story, 27,000 square foot building via Council Bill BL2007-1411 effective on May 19, 2007.

Zoning Code Requirement

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

Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP District is appropriate.

DETAILS OF THE SP DISTRICT

The SP includes 23 multi-family units and a 27,000 square foot religious institution with 250 seats with approximately 46 percent of the property left in open space. The residential units are located at the front of the development with the closest unit to Buena Vista Pike being approximately 100 feet north of the street. The religious institution will be located behind the residential units.

METROPOLITAN GOVERNMENT POLICE ACADEMY
 TAX MAP 70, PARCEL 6
 DEED BOOK 1108, PAGE 684
 (R.O.D.C., TN)
 METRO SCHOOL HOSPITAL PARK
 ZONED R10

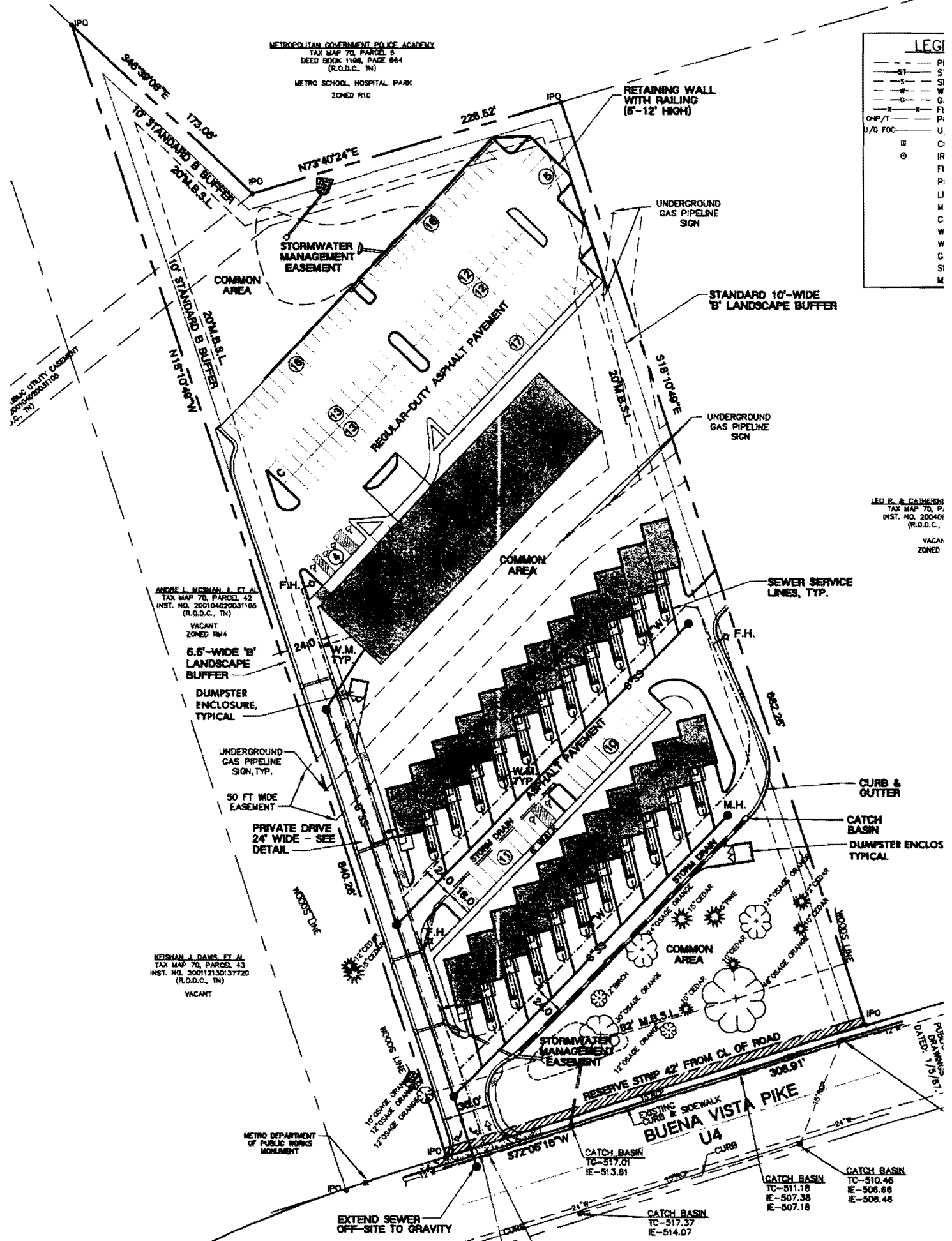
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LED B. & CATHERS
 TAX MAP 70, P.
 INST. NO. 200401
 (R.O.D.C., TN)
 VACANT
 ZONED

ANDRE J. MCSMAN, JR. ET AL
 TAX MAP 70, PARCEL 42
 INST. NO. 200104020031105
 (R.O.D.C., TN)
 VACANT
 ZONED RM4

KERRIAN J. BAIRD, ET AL
 TAX MAP 70, PARCEL 43
 INST. NO. 200112130137720
 (R.O.D.C., TN)
 VACANT

METRO DEPARTMENT
 OF PUBLIC WORKS
 MONUMENT





Metro Planning Commission Meeting of 06/23/2011

The property contains slopes greater than 25 percent. The area with the most significant slopes along Buena Vista Pike are left as open space. To minimize grading on the site, the church building has been placed at the rear of the property.

SPECIFIC PLAN REVIEW

Staff conducted a site visit in May 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.

End of Council Term

With the approach of the end of the current Council term, there is not sufficient time for this Council to make any changes to this SP, if deemed to be necessary, in this term. The written report will also be forwarded to the Council once the new term has begun.

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



Metro Planning Commission Meeting of 06/23/2011

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 Bordeaux/Whites Creek Community Plan. The land use policy is Neighborhood General. The SP is consistent with this policy and the development will largely avoid the steep slopes on the property.

Amendments/Rezoning

As the SP is consistent with the Neighborhood General policy of the Bordeaux/Whites Creek 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 Zion 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-064U-14
PRICE'S COLLISION CENTER (4-YEAR REVIEW)
 Map 096-01, Parcel(s) 010
 Donelson - Hermitage
 15 - Phil Claiborne



Project No. SP District Review 2007SP-064U-14
Project Name Price's Collision Center SP
Council District 15 – Claiborne
School District 4 – Shepherd
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 (A) district known as " Price's Collision Center", 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 2730 Lebanon Pike (1.49 acres), approved for automobile repair and all other uses permitted by the Commercial Services (CS) zoning district via Council Bill BL2007-1410 effective on May 19, 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.

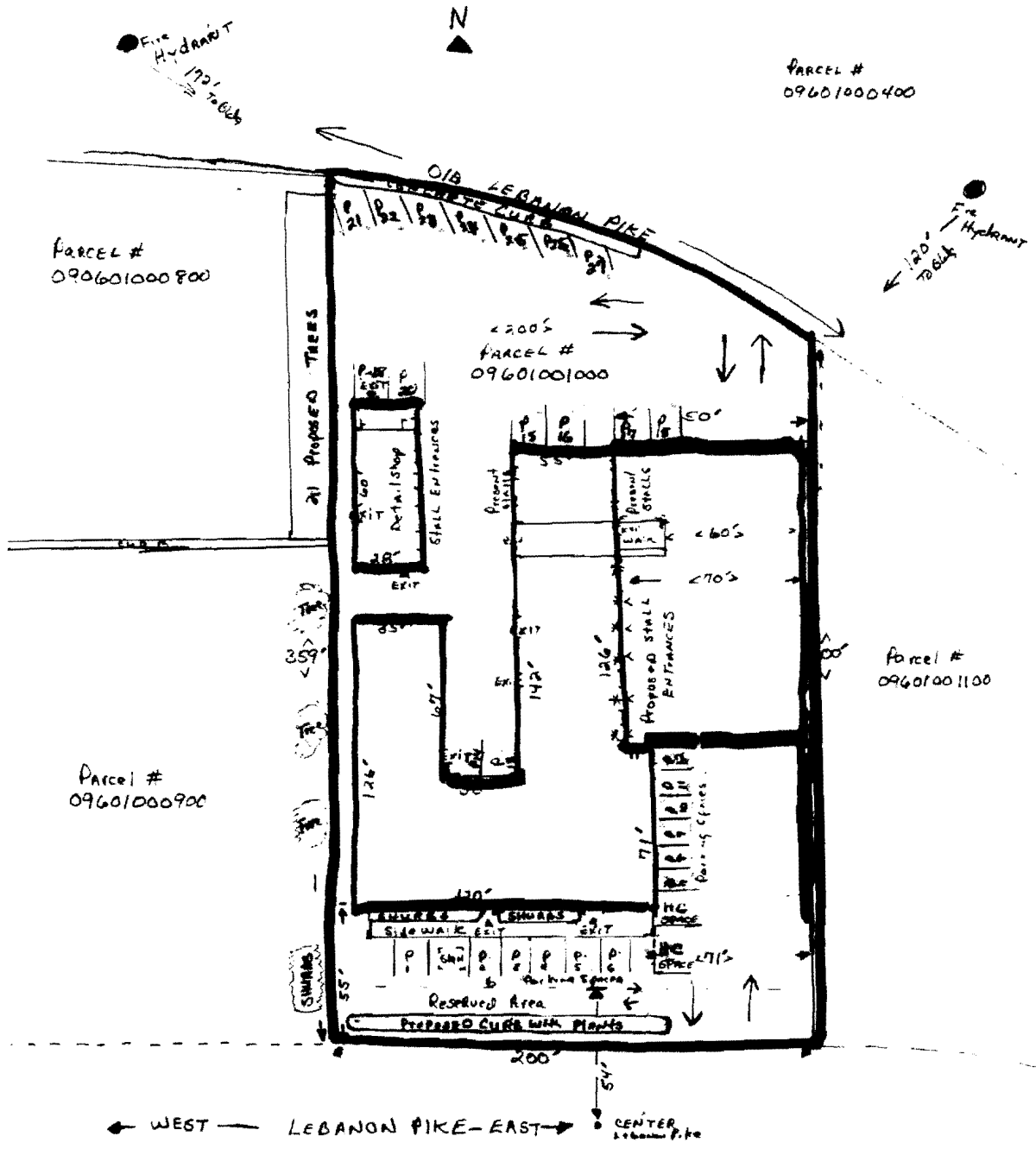
Development within each SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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 Price's Collision Center SP is to allow for an auto repair facility as well as all other uses permitted within the CS zoning district.

Analysis

Staff visited the site May 2011. There is a vacant auto sales and repair facility on the property. At the time of this review, inquiries were received for a temporary use that would be permitted under the CS zoning district. Staff recommends that this SP be found active and that it be placed back on the four-year review list. Staff notes that the SP remains appropriate for Mixed-Use in Community



ZONE CHANGE From CS TO SP
 SP NAME Prices Collision Contr/HARWELL Motor Company
 SP # 2007 SP-0644-14
 Parcel # 09601001000

Proposed Exterior Property Changes

- * Install up to 6 OVERHEAD DOORS EAST SIDE
- * Install 6 FT. High 1PE WOOD FENCE 210' EAST SIDE
 Rear 50' Including Gates Building to Property Line
 Front 71' Including Gates Bu. Jnc to Property Line
- P1 to P27 Parking Spaces. Total 27
- HC Handi. Cap. Parking Total 2
- Parking Space Total 29

Proposed CURB with LANDSCAPE VS. Sidewalk
 "NO REAL SIDE WALK USE"

APR 24 2007
 PLANNING DEPARTMENT



Metro Planning Commission Meeting of 06/23/2011

Center land use policy of the Donelson/Hermitage
Community Plan.

STAFF RECOMMENDATION

Staff recommends that the Price's Collision Center SP be
found to be active.



2010SP-015-002
SOUTHVIEW ON 2ND (AMENDMENT & FINAL)
 Map 105-03, Parcel(s) 100-103, 106-107
 Map 105-03-0-A, Parcel(s) 001-002, 900
 Map 105-03-0-B, Parcel(s) 001-002, 900
 South Nashville
 17 - Sandra Moore



Project No. Zone Change 2010SP-015-002
Project Name Southview on 2nd
Council Bill BL2011-937
Council District 17 – Moore
School District 7 – Kindall
Requested by FMBC Investments LLC, Robert Goldwire, Elroy Mikalov, and Evan Radish, owners

Staff Reviewer Johnson
Staff Recommendation *Approve the preliminary SP with conditions. If construction plans are approved by Metro Stormwater prior to the June 23, 2011 MPC meeting, approve preliminary and final SP with conditions.*

APPLICANT REQUEST

Permit 19 multi-family dwellings

Preliminary and Final SP

A request to amend the Southview on 2nd Specific Plan and for final development plan approval from One and Two Family Residential (R6) and Specific Plan – Residential (SP-R) to Specific Plan – Mixed Residential (SP-MR) for properties located at 1064, 1066, 1068, 1070, 1072 A, B, and C, 1074, A, B and C, and 1078 2nd Avenue South and at 112 Mildred Shute Avenue, at the northeast corner of 2nd Avenue South and Mildred Shute Avenue (0.93 acres), to add 0.8 acres to the Specific Plan District and to permit the development of 19 dwelling units where three dwelling units were previously approved for a portion of the property through Council Bill BL2010-781.

Existing Zoning

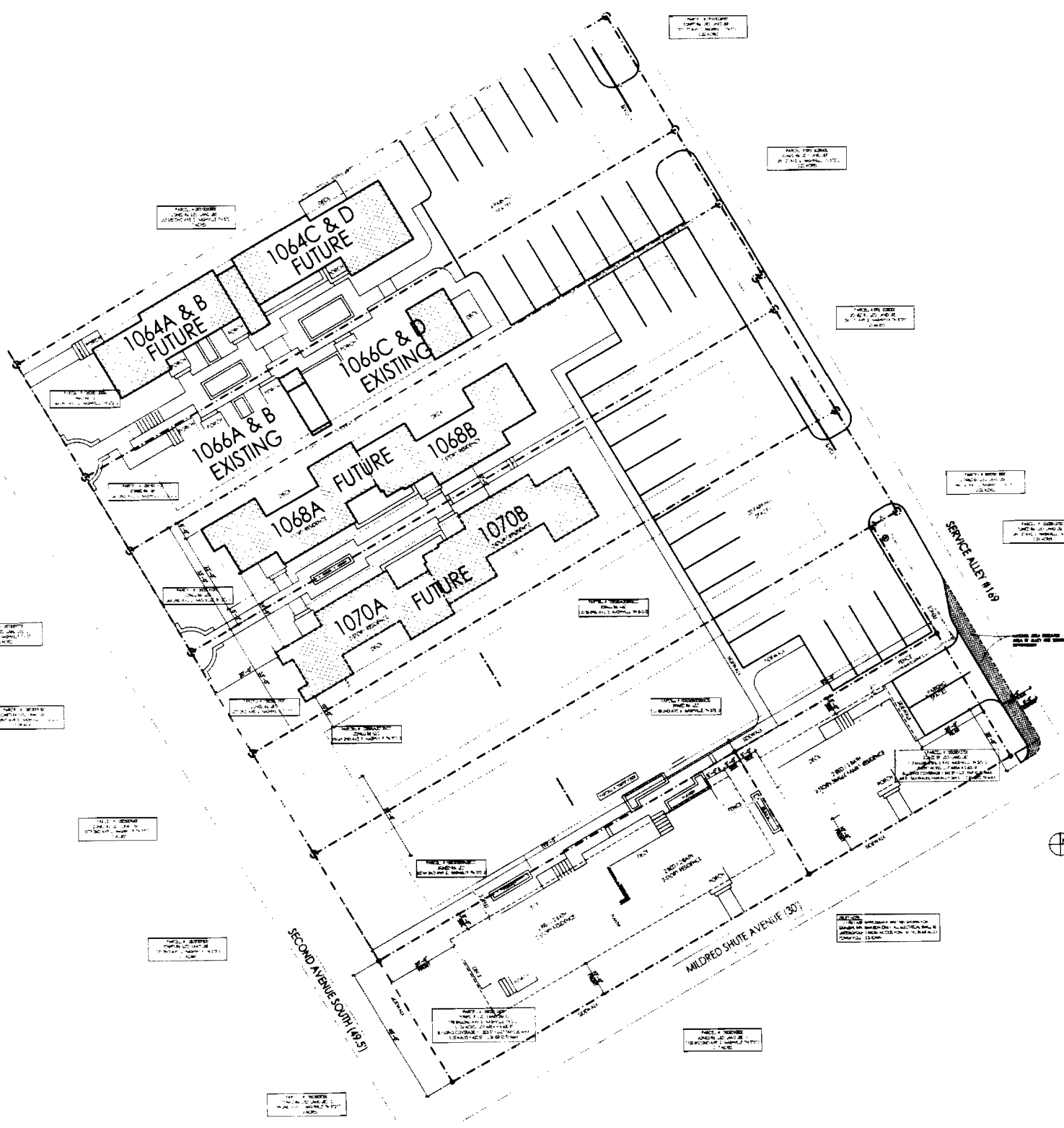
R6 District

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

Proposed Zoning

SP-MR District

Specific Plan-Mixed Residential 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 a mixture of housing types.



FACE 1 - SOUTH
EXISTING AND FUTURE
AS SHOWN ON THE EXISTING PLAN
PAGE 1

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SECOND AVENUE SOUTH (189)

MILDRED SHUTE AVENUE (307)

SERVICE ALLEY #189

1068A FUTURE

1070A FUTURE

1070B FUTURE

1068A FUTURE

1066A & B EXISTING

1066C & D EXISTING

1064A & B FUTURE

1064C & D FUTURE

1068B FUTURE

1066C & D EXISTING

1064A & B FUTURE

1064C & D FUTURE

1066A & B EXISTING

1066C & D EXISTING

1068A FUTURE

1068B FUTURE

1070A FUTURE

1070B FUTURE

1068A FUTURE

1068B FUTURE

1066A & B EXISTING

1066C & D EXISTING

1064A & B FUTURE

1064C & D FUTURE



Metro Planning Commission Meeting of 06/23/2011

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The proposed SP will provide several beneficial aspects to the surrounding neighborhood. As an infill project within an existing neighborhood, the proposal will take advantage of existing infrastructure within a developed community. Located on a street with a handful of vacant lots, the development will add continuity to the street frontage, enhancing the pedestrian environment. The multi-family residential use will also provide additional housing diversity within the surrounding primarily single-family residential neighborhood.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The proposed mixed residential SP is consistent with the intent of the land use policy because it is consistent with the residential density allowance and the design principles of the NG policy.

PLAN DETAILS

Existing conditions

The preliminary SP proposes 19 units within a combination of duplex and quadplex buildings.

A handful of the buildings shown in the SP have been constructed. The seven units shown closest to the corner of 2nd Avenue and Mildred Shute Avenue at 1072, 1074, 1078 2nd Avenue South and 112 Mildred Shute Avenue have been constructed, or are nearing completion. Several dwellings are occupied by individual residents. A quadplex building at 1066 2nd Avenue South is existing and was constructed prior to the purchase of the property by the applicant. The existing buildings at 1072, and 1074 2nd Avenue South were constructed under the existing R6 zoning classification. The duplex proposed for 1070 2nd Avenue South has received building permit approval. Construction of the foundation for this lot has begun. The dwellings proposed for 1068 and 1064 2nd Avenue require SP approval before construction can begin.



Metro Planning Commission Meeting of 06/23/2011

Original approval

The original SP was approved by the Planning Commission in September, 2010. At the time of that approval, the SP included only one lot at the corner of 2nd Avenue and Mildred Shute Avenue, and included a total of three residential units. The proposed amendment will expand the SP to 19 units with rear parking to be shared among all residential units.

Building Setbacks and Design

A proposed building setback of 20 feet from the front property line will allow the residential building to remain consistent with the street setbacks of surrounding dwellings.

Parking Standards and Access

The project site will provide vehicular access from a rear alley. Consistent with the land use policy, required off-street parking is placed at the rear of the lot. The proposed residential uses require 29 parking spaces total. A total of 34 parking spaces are currently proposed.

Landscaping

Typically, multi-family residential development is required to install a landscape buffer along property lines shared with single-family residential development. In this case, the proposed development will have a similar character to surrounding single-family neighborhood in terms of building height and massing. Instead of requiring a landscape buffer along the entire property line, a condition of approval has been added to require construction of a privacy fence along the north property line next to the proposed parking area.

Metro Stormwater review

The applicant has requested preliminary and final site plan approval for this SP. In order to obtain final site plan approval, construction plans must be approved by Metro Stormwater. Construction plans have been submitted and are under review by Metro Stormwater.

METRO STORMWATER RECOMMENDATION

Amendment and Final SP, Returned for corrections:
Provide approved Construction Drawings prior to final SP approval.

FIRE MARSHAL RECOMMENDATION

Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1.



Metro Planning Commission Meeting of 06/23/2011

PUBLIC WORKS RECOMMENDATION

To be completed with corrected copy of preliminary SP:

- Clearly show alley ROW width, fully dimensioned.
- Move parking spaces, fence, gates, and waste containers out of the alley ROW.
- Show ST-325 driveway ramp for alley access to Mildred Shute Avenue.
- Show dimensions for parking lots and spaces.
- Provide demolition plan.
- Show location of all utility poles in the ROW.
- Parking will not be allowed on Mildred Shute Avenue unless the roadway is widened to provide space for on-street parking.
- Remove reference to sidewalk improvement in the alley ROW.

To be completed prior to final SP approval:

- Show alley width improvements to accommodate two-way traffic -- see PW detail ST-263.
http://www.nashville.gov/pw/pdfs/drawings/ST263_aug2500.pdf
- Provide general plan for solid waste management that includes an 8 cu yd dumpster for trash and additional container(s) for recycling. All containers must be stored outside of the ROW.
- Provide adequate sight distance at driveway intersections with alley.
- Show cross access between parcels for shared parking lots on parcels under developer's control;
Add the following note to Final SP "Vehicular and pedestrian access to parking spaces for all units on all parcels within the common areas governed by the Home Owners Association is allowed and granted."

To be completed prior to building permit 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.



Metro Planning Commission Meeting of 06/23/2011

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.8	7.71 D	6 U	58	5	7

Maximum Uses in Existing Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.13	-	3 U	29	3	4

Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.93	-	19 U	182	15	20

Traffic changes between Maximum: R6, SP-R and proposed SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 10	+95	+7	+9

METRO SCHOOL BOARD REPORT

Projected student generation **2 Elementary 1 Middle 1 High**

Schools Over/Under Capacity Students would attend Whitsitt Elementary School, Cameron Middle School, and Glencliff High School. None of these schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2010.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the preliminary SP. If construction plans are approved by Metro Stormwater prior to the June 23, 2011 MPC meeting, staff recommends approval with conditions of the preliminary and final SP. The site plan shows consistency with the design principles of the land use policy and with surrounding development. The expected density is also consistent with the land use policy.



Metro Planning Commission Meeting of 06/23/2011

CONDITIONS

1. Prior to approval of building permits on 1068, 1066, and 1064 2nd Avenue South, a minimum of 30 feet of right-of-way shall be dedicated along the length of the SP frontage from centerline along the 2nd Avenue South.
2. The building setbacks along 2nd Avenue that remain after right-of-way dedication shall be specified on the SP plan as the minimum building setback for each lot.
3. A privacy fence shall be constructed along the portion of northwest property line that is adjacent to the parking area.
4. Comments listed from the Fire Marshal, Metro Stormwater, and Metro Public Works shall be addressed prior to building permit approval unless a different timeline is proposed above.
5. 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 RM20 zoning district.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

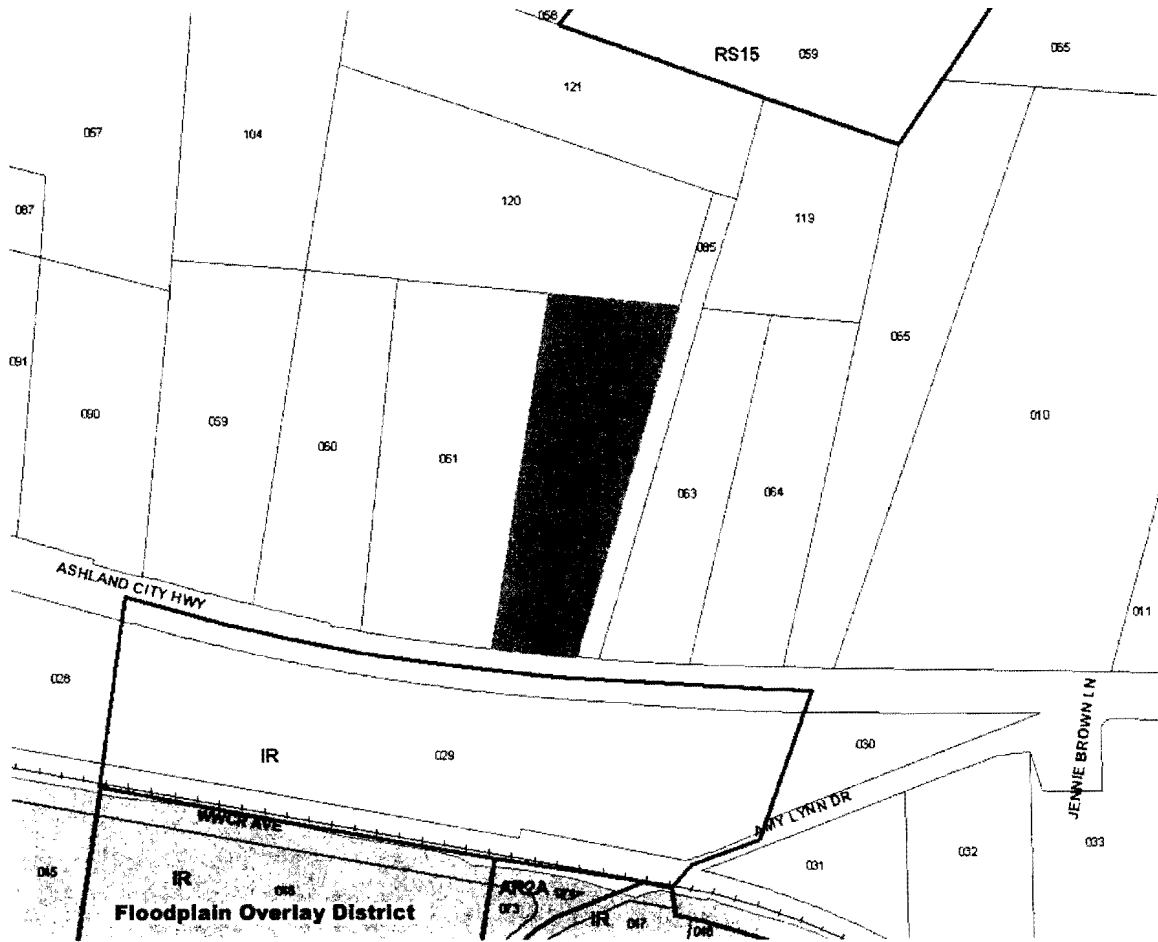


Metro Planning Commission Meeting of 06/23/2011

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, 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.

SEE NEXT PAGE



2011SP-016-001
4608 ASHLAND CITY HIGHWAY (PRELIM & FINAL)
Map 068, Parcel(s) 062
Bordeaux - Whites Creek
01 - Lonnell Matthews, Jr.



Project No.	Zone Change 2011SP-016-001
Project Name	4608 Ashland City Highway Specific Plan
Council Bill	BL2011-932
Council District	1 – Matthews Jr.
School District	1 – Gentry
Requested by	Charles Huddleston, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Rezone to permit contractor supply and all other uses permitted in the AR2a zoning district.

Preliminary and Final SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan – Mixed Use (SP-MU) zoning and for final site plan approval for property located at 4608 Ashland City Highway, approximately 3,450 feet west of Briley Parkway (5.61 acres), to permit Building Contractor Supply and all uses permitted in the AR2a zoning district.

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
SP-MU District

Specific Plan-Mixed Use is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes building contractor supply and all uses permitted in the AR2a district.

CRITICAL PLANNING GOALS

N/A

**BORDEAUX/WHITES CREEK
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.



Metro Planning Commission Meeting of 06/23/2011

Natural Conservation (NCO)

NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/ floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Consistent with Policy?

No. While the proposed Specific Plan District would permit residential uses consistent with the land use policies, the primary intent is to permit a non-residential use that is not consistent with the RLM policy.

PLAN DETAILS

The property proposed to be rezoned from AR2a to SP-MU is located on the north side of Ashland City Highway, west of Briley Parkway. The property contains numerous structures and is currently being used for building contractor supply (construction business) and for agricultural related activities.

The property is currently zoned AR2a and does not permit commercial uses such as the existing construction business. The property owner has been cited by Metro Codes for use that is not in compliance with zoning, as well as, for the accumulation of motor vehicles and open storage. The property owner is currently working with the Codes department on all existing violations, but because the construction business is not permitted in the AR2a zoning district, the applicant has requested SP zoning in order to continue the business.

Proposed Plan

The plan does not propose any new construction, but is a regulatory plan which will limit current and future use of the district. The proposed district would permit building contractor supply as well as all other uses permitted by the AR2a zoning district.

The SP would permit outdoor storage. Any outside storage would not be permitted within 200 feet of Ashland City Highway or within 20 feet of the east or west property line.

The SP would limit signage to one on-premise ground sign not to exceed 20 square feet and five feet in height. It would not permit a pole sign nor could a sign be lit.

Other standards which are not specifically specified in the proposed SP, including bulk, parking and landscaping



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would be subject to the standards, regulations and requirements of the AR2A zoning district.

**STORMWATER
RECOMMENDATION**

No sign off is required

**PUBLIC WORKS
RECOMMENDATION**

No Exceptions Taken

Typical Uses in Existing Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	5.61	0.5 D	2 L	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	5.61	0.138 F	Based on acres	321	56	49

Traffic changes between typical: **AR2a** and proposed **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+301	+54	+46

Maximum Uses in Existing Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	5.61	0.5 D	2 L	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Building Materials & Lumber Store (812)	5.61	0.6 F	Assumed 30,000 SF	1355	78	135

Traffic changes between maximum: **AR2a** and proposed **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1335	+76	+132



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STAFF RECOMMENDATION

Staff recommends disapproval because the proposed SP permits a commercial use that is not consistent with the properties Residential Low Medium land use policy.

CONDITIONS (If approved)

1. Outdoor storage is permitted but shall not be within 200 feet of Ashland City Highway or within 20 feet of the east or west property line.
2. Signage shall be limited to one on-premise ground sign not to exceed 20 square feet, and shall not be more than five feet in height. No pole sign shall be permitted and signage shall not be lit. No sign shall be placed at a location that will obstruct visibility along Ashland City Highway or for vehicles entering or exiting the district.
3. Uses permitted by this SP district include Building Contractor Supply and all uses permitted by the AR2a zoning district.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the AR2a zoning district as of the date of the applicable request or application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



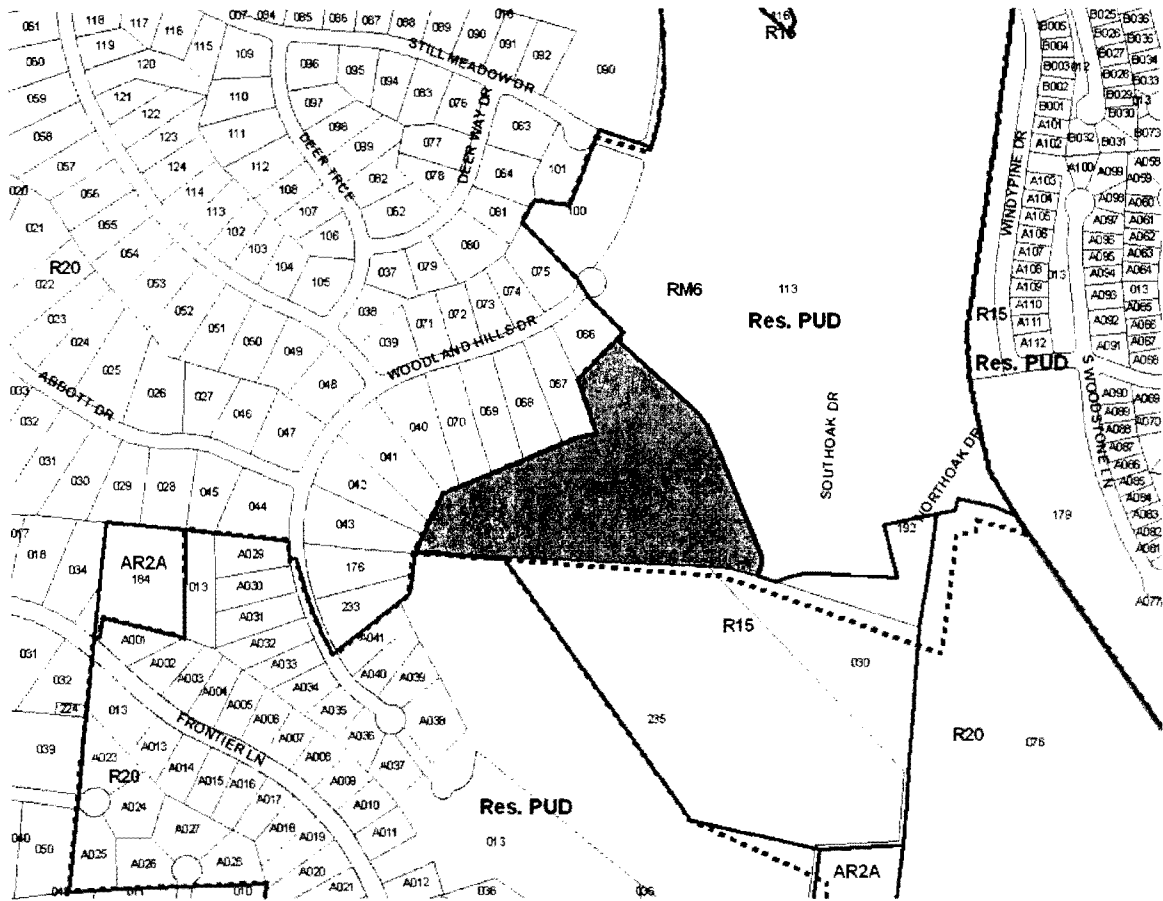
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7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, 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.

SEE NEXT PAGE

PLANNING COMMISSION ACTIONS

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



68-82P-001

MYRTLEWOOD, SEC 8 (PRELIM & FINAL) (formerly Brentwood Oaks, Ph 2)

Map 172, Parcel(s) 167

Southeast

31 - Parker Toler



Project No.	Planned Unit Development 68-82P-001
Project Name	Myrtlewood, Sec. 8 (formerly Brentwood Oaks)
Council District	31 – Toler
School District	2 – Brannon
Requested By	Dale & Associates, applicant, for Woodland Falls Subdivision L.P., owners
Staff Reviewer	Sexton
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Revise PUD to permit 17 residential lots

Revise Preliminary & PUD Final Site Plan

A request to revise a portion of the preliminary plan and for final site plan approval of the residential Planned Unit Development located at Woodland Hills (unnumbered), at the end of Woodland Hills Drive (11.97 acres), zoned One and Two-Family Residential (R15), to develop 17 single-family lots where 12 single-family lots were previously approved.

History

On July 8, 1999, the Planning Commission approved a revision to the preliminary site plan for Brentwood Oaks, now Myrtlewood, Section 8 PUD, to permit the development of 12 lots, replacing 38 lots. In addition, the 12 lots were approved with a variance to the Subdivision Regulations for maximum street grades. On February 14, 2008, the Planning Commission approved a second revision to the preliminary plan to continue to permit the development of 12 single-family lots but the lots and open spaces areas were rearranged.

Existing Zoning
R15 District

R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

CRITICAL PLANNING GOALS

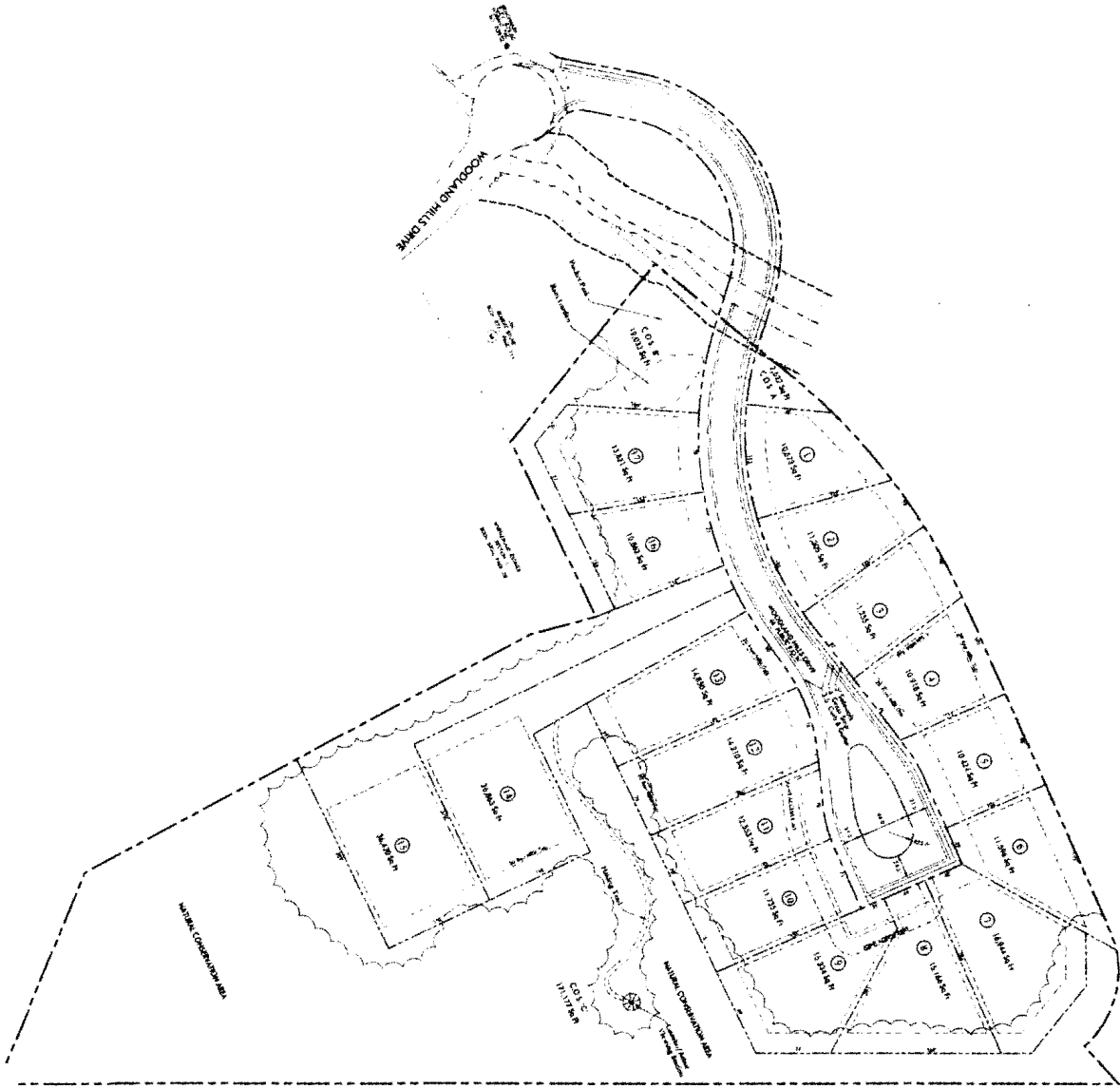
N/A

PLAN DETAILS

Site Plan

The revised preliminary plan proposes 15 single-family lots on a cul-de-sac and two additional single-family lots on a private drive. All 17 lots are identified as critical lots due to existing steep slopes and must comply with the critical lot requirements of the Subdivision Regulations. The front and rear setbacks are 20 feet and the side setbacks are 5 feet. The maximum building height remains three stories. The revised site plan includes a

Proposed





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private drive that extends northwest of the site. The private drive provides access to two single family lots surrounded by 3.5 acres of open space. The open space area has been identified on the plan as a Conservation Easement. The revised plan includes a joint access easement running along the frontages of Lots 7 through 12.

Infrastructure/Landscaping

The revised preliminary plan proposes the removal of two retaining walls located at the entrance of the subdivision. The retaining walls will be replaced with open space and rain garden features. As was approved on the original PUD, sidewalks are located on one side of Woodland Hills Drive only. A nature trail and lookout pavilion is proposed on the southwest portion of the site. These changes should make the entrance to this part of the subdivision more visually appealing with the removal of the retaining walls and addition of the rain garden.

Access

The 15 lots are accessible by Woodland Hills Drive and two additional lots are accessed by a private drive on the southwestern portion of the site.

ANALYSIS

The proposed revision does not exceed the maximum amount of units authorized by the Council approved PUD plan. The request is within the limits of a revision, and staff is recommending approval as a Revision.

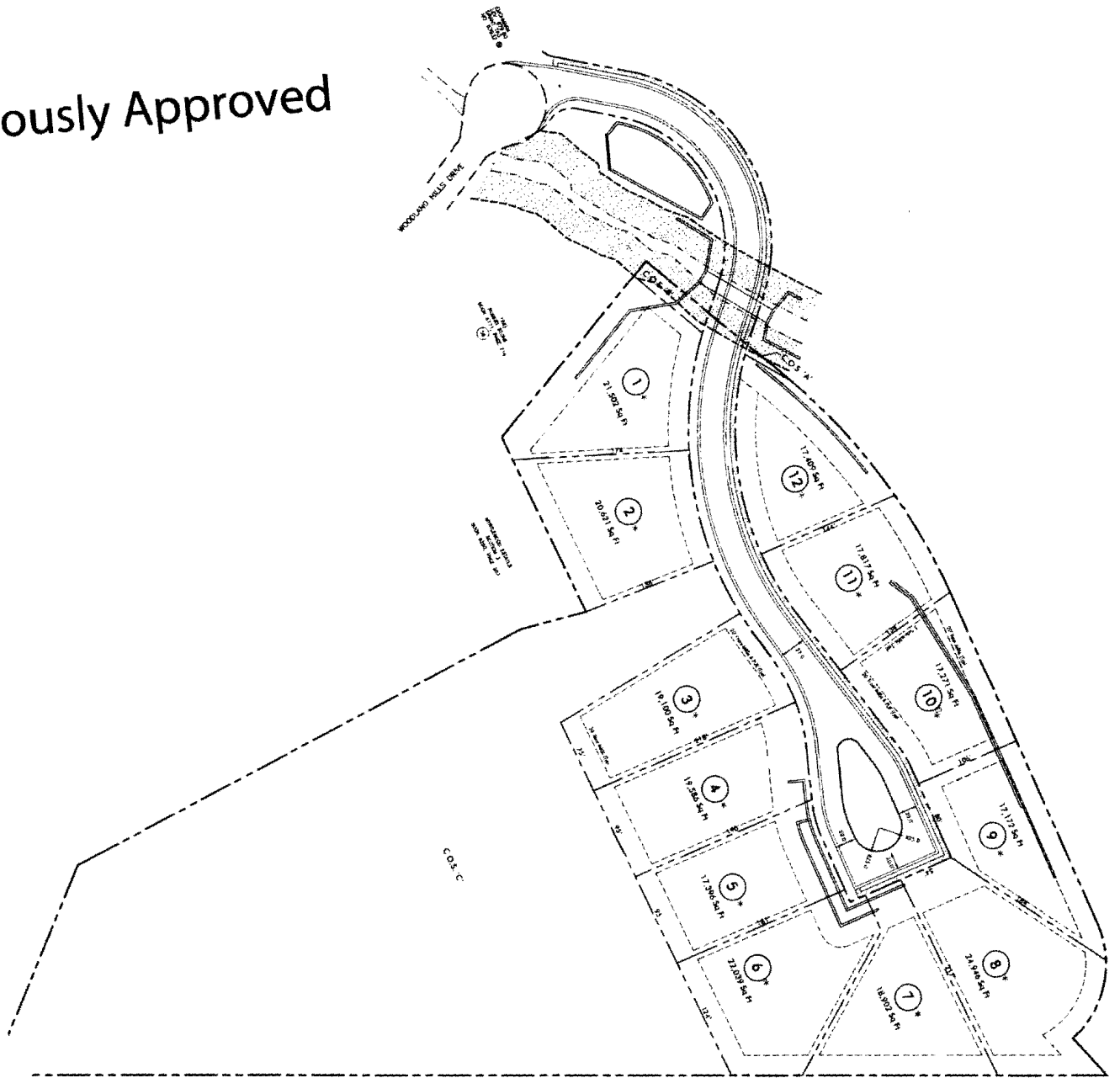
PUBLIC WORKS RECOMMENDATION

1. Provide all construction sheets including Grading and Drainage, and Erosion control.
2. Provide a detail on drainage inlet in front of driveway to lots 14 and 15.
3. Specify driveway width for shared access and surface detail, (pavement, concrete, etc).
4. SU-30 access is required for joint access driveway, please redesign.

STORMWATER RECOMMENDATION

1. Please submit the Inspection & Maintenance Agreement signed and notarized by the owner.
2. Please submit a copy of the NOC and sign/date the NOC Note with the Permit Number shown.
3. The drainage area to the pond is shown as 6.9 acres on the drainage area map but was modeled as 5.0 acres in

Previously Approved





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- the detention report. The dry pond/water quality calculations use 6.9 acres. Please revise.
4. Please provide routing calculations for the bioretention area starting above the mulch area. The area below the bioretention area where the filter media is does not provide additional storage for quantity control.
 5. Show and label the emergency spillway for the pond and show there is 1 ft of freeboard above the 100-yr water surface elevation.
 6. Please add a note to the plans stating that buffer signs are required (location to be determined during precon by NPDES). Signs should also be posted along the natural conservation area since this area cannot be disturbed either.
 7. Please provide water quality design calculations for the bioretention area.
 8. Provide underdrains for the bioretention area.
 9. Provide a Landscape Plan for the proposed plantings in the bioretention area.
 10. Please submit the Buffer Remediation Plan that was part of the original approved plan.
 11. The plans show that there is 3.5 acres of the Natural Conservation Area but the drainage area map shows 2.5 acres. Please revise.
 12. Please address the diversion swale that crosses lot 15 and demonstrate how a driveway will be constructed over the swale.
 13. Provide 3 sets of plans.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the revised preliminary and final site plan. The proposed plan would not exceed the maximum amount of units authorized by the Council approved PUD plan.

CONDITIONS

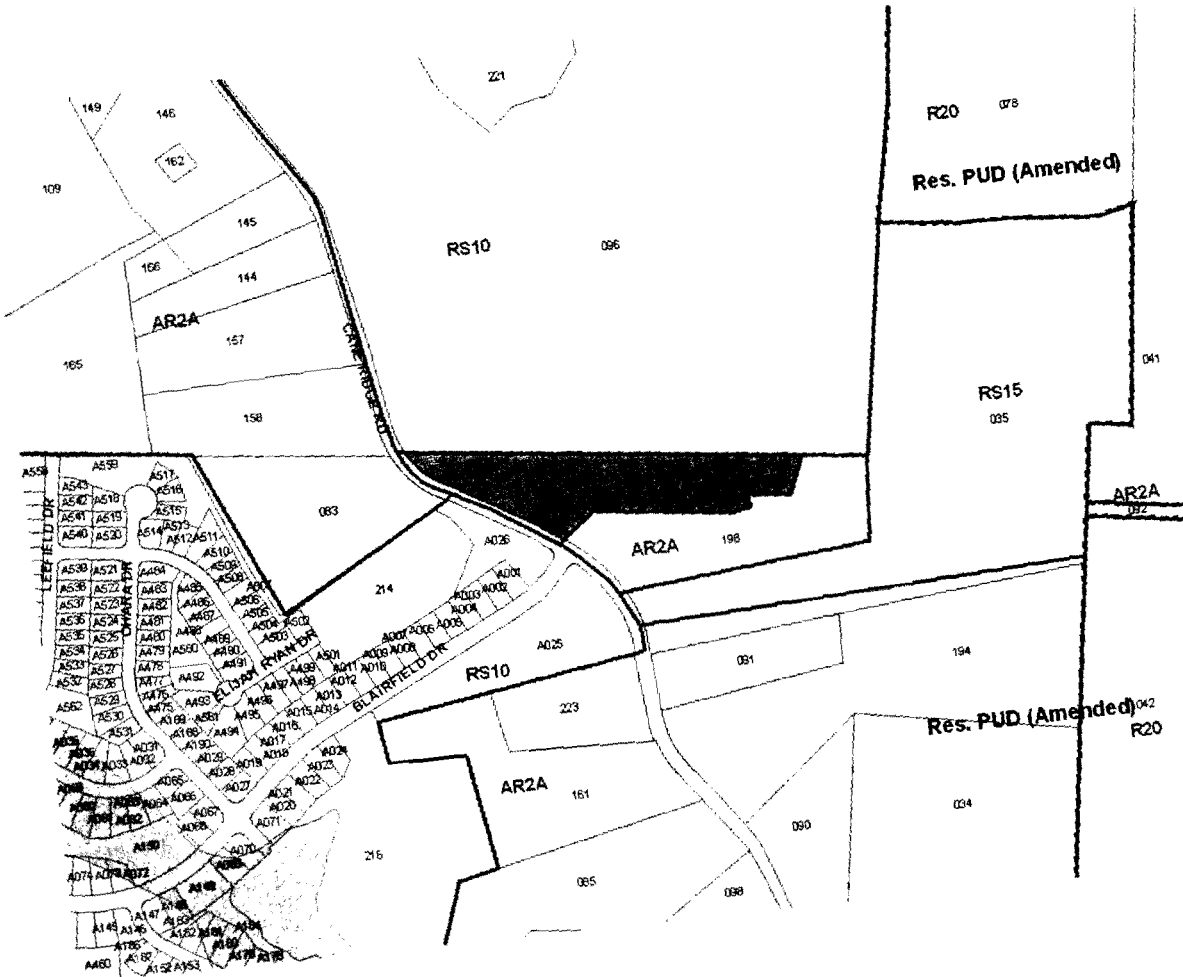
1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal 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.



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3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
5. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
6. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

SEE NEXT PAGE



2011S-039-001
 NELSON
 Map 174, Parcel(s) 185
 Southeast
 32 - Sam Coleman



Project No. 2011S-039-001
Project Name Nelson Subdivision (Concept Plan)
Council District 32 – Coleman
School District 2 – Brannon
Requested by Richard Nelson, owner, Dale & Associates, surveyor

Staff Reviewer Johnson
Staff Recommendation *Approve with conditions*

APPLICANT REQUEST

Concept plan for six single-family lots

Concept Plan

A request for concept plan approval to create six lots on property located at 5700 Cane Ridge Road, opposite Blairfield Drive (5.49 acres), zoned Single-Family Residential (RS20).

Existing Zoning

RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

PLAN DETAILS

The plan proposes a six lot subdivision consisting of five lots of around 20,000 square feet each and one lot of approximately 3.5 acres with an existing dwelling. Access to the proposed lots will be provided from Cane Ridge Road via three joint use driveway easements. Each easement will serve two lots.

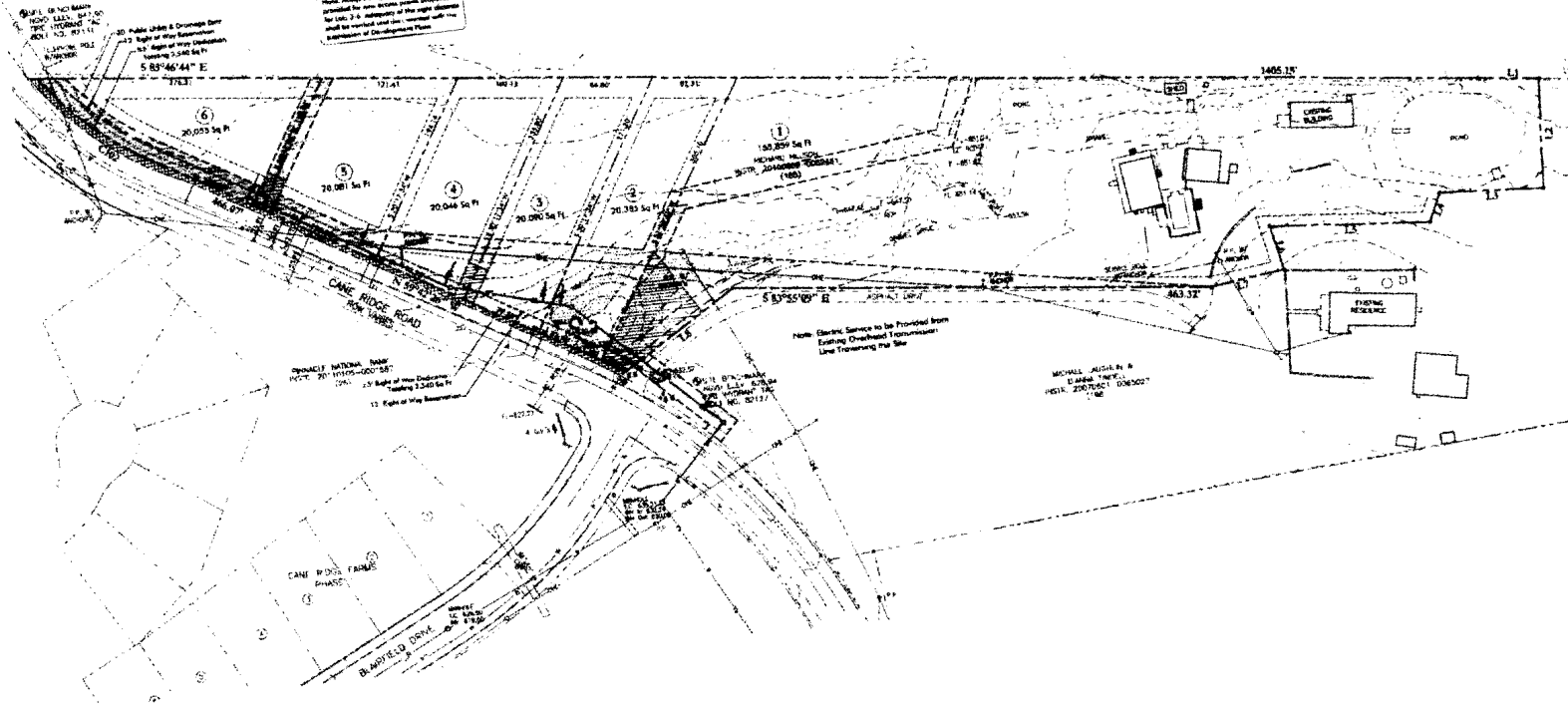
Infrastructure Deficiency

This property is located within the Infrastructure Deficiency Area. Approval of any development proposal within the identified Infrastructure Deficiency Area shall be required to improve major roadways (or construct an equivalent transportation improvement) to accommodate additional traffic volumes. The required length of roadway improvements required with development on this property is 159 feet. This was a condition of approval from the approved zone change request for the subject site from 2010.

Stream buffer

A stream may exist within the boundary of the proposed subdivision within Lot 1 and a portion of the proposed Lot 2. If determined to be a stream, the layout of the subdivision will likely change to reflect required stream buffers. As a new lot cannot contain a stream buffer, Lot 2 may be absorbed into Lot 1 or identified as open space. As Lot 1 is the existing lot, it can include a stream buffer. This

Note: All proposed right-of-way shall be provided for the same system proposed for lots 2 & 3. All portions of the right-of-way shall be marked with the appropriate of Discharge Plans.





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can be determined prior to development plan approval without requiring a revision to the concept plan.

PUBLIC WORKS RECOMMENDATION

1. Dedicate right-of-way 30' from the centerline of Cane Ridge Rd.
2. Show and label area Reserved For Future Right-of-Way 42' from the centerline of Cane Ridge Rd (U4) per the Major Street Plan.
3. Curve C2 appears to be non-radial, please correct.
4. The access for lots 5&6 appears to have inadequate sight distance. Provide a statement of the available sight distance at that location based upon field observation.
5. Provide adequate sight distance at joint use driveways.

STORMWATER RECOMMENDATION

Concept plan returned for corrections:

1. Show buffers in open space, provide hydrologic determination showing the conveyance is a wet weather conveyance, or provide an appeal to allow buffers in lots.

NES RECOMMENDATION

- 1) Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. No other utilities or private conduit can be under NES equipment.
- 2) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- 3) NES can meet with developer/engineer upon request to determine electrical service options
- 4) NES needs any drawings that will cover any road improvements to Cane Ridge Rd that Metro Public Works will require (i.e., turning lanes, driveway ramps or lane improvements). Any of these items may require electric facilities to be relocated and may be an impact to the developer.
- 5) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- 6) Metro and developer to determine what type of service to supply to each lot; ovhd only, ugrd secondary or ugrd from pad mounted equipment.



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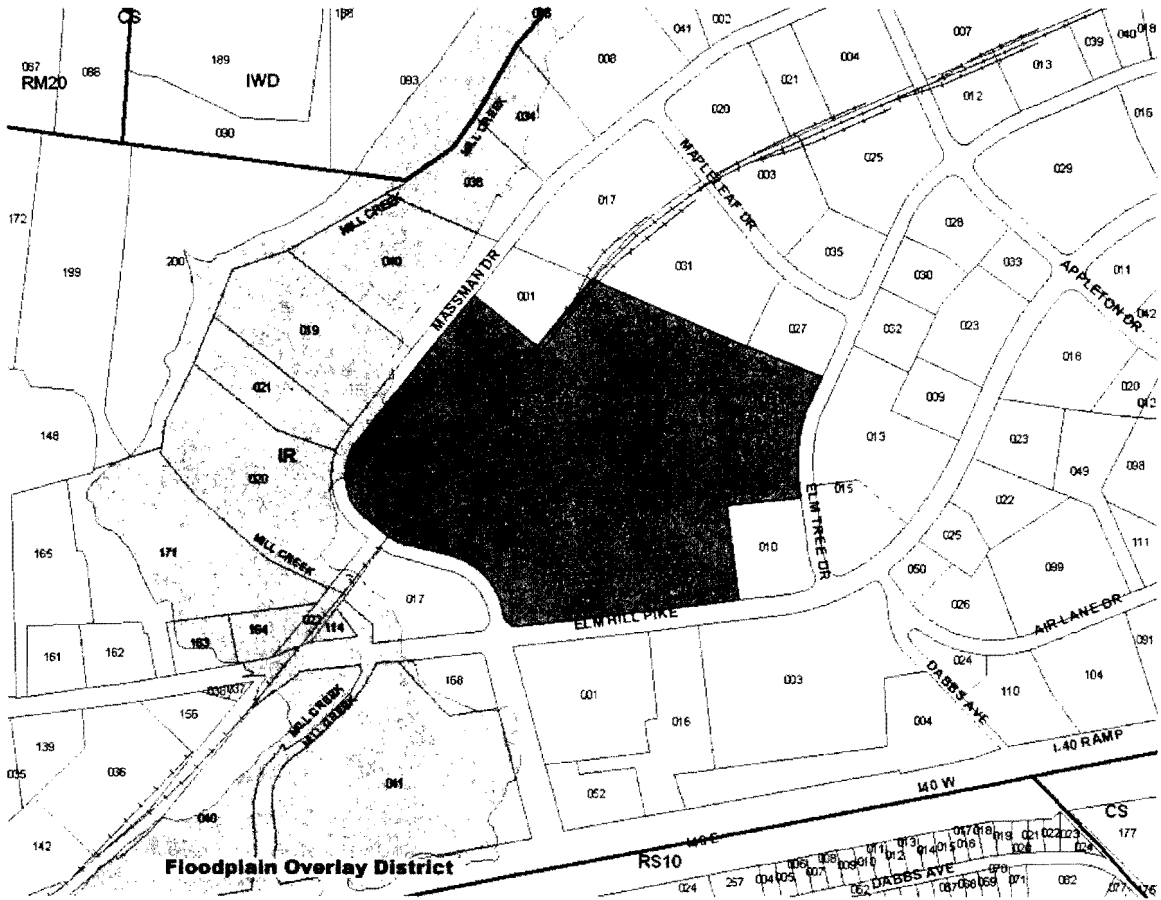
STAFF RECOMMENDATION

Staff recommends approval with conditions. With the conditions of approval, the proposed subdivision will comply with the Metro Zoning Code, Subdivision Regulations, and requirements of other Metro departments.

CONDITIONS

1. Prior to development plan approval, a hydrologic determination shall be provided showing that the conveyance is a wet weather conveyance, or provide an appeal to allow buffers in lots.
2. Prior to recording of a final plat, the 159 feet of IDA requirements shall be satisfied or completed as required by Public Works, or bonded.

SEE NEXT PAGE



2011S-033-001
METRO COMMERCE PARK
Map 107-01, Parcel(s) 007
Donelson - Hermitage
15 - Phil Claiborne



Project No.	Subdivision 2011S-033-001
Project Name	Metro Commerce Park
Council District	15 – Claiborne
School District	4 – Shepherd
Requested by	William H. Hawkins Trustee, owner, Cherry Land Surveying Inc., surveyor
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Final plat to create three industrial lots

Final Plat

A request for final plat approval to create three lots on property located at 730 Elm Hill Pike, at the northeast corner of Elm Hill Pike and Massman Drive (40.24 acres), zoned Industrial Restrictive (IR) and partially located within the Floodplain Overlay District.

Existing Zoning
IR District

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

FO District

Floodplain Overlay District (FO) represents all properties or portions of properties within the floodway, the 100 year FEMA floodplain, including specific local flood basin studies, and is established to preserve the function and value of floodplains and floodways to store and convey floodwater flows through existing and natural flood conveyance systems to minimize damage to property and human life.

CRITICAL PLANNING GOALS

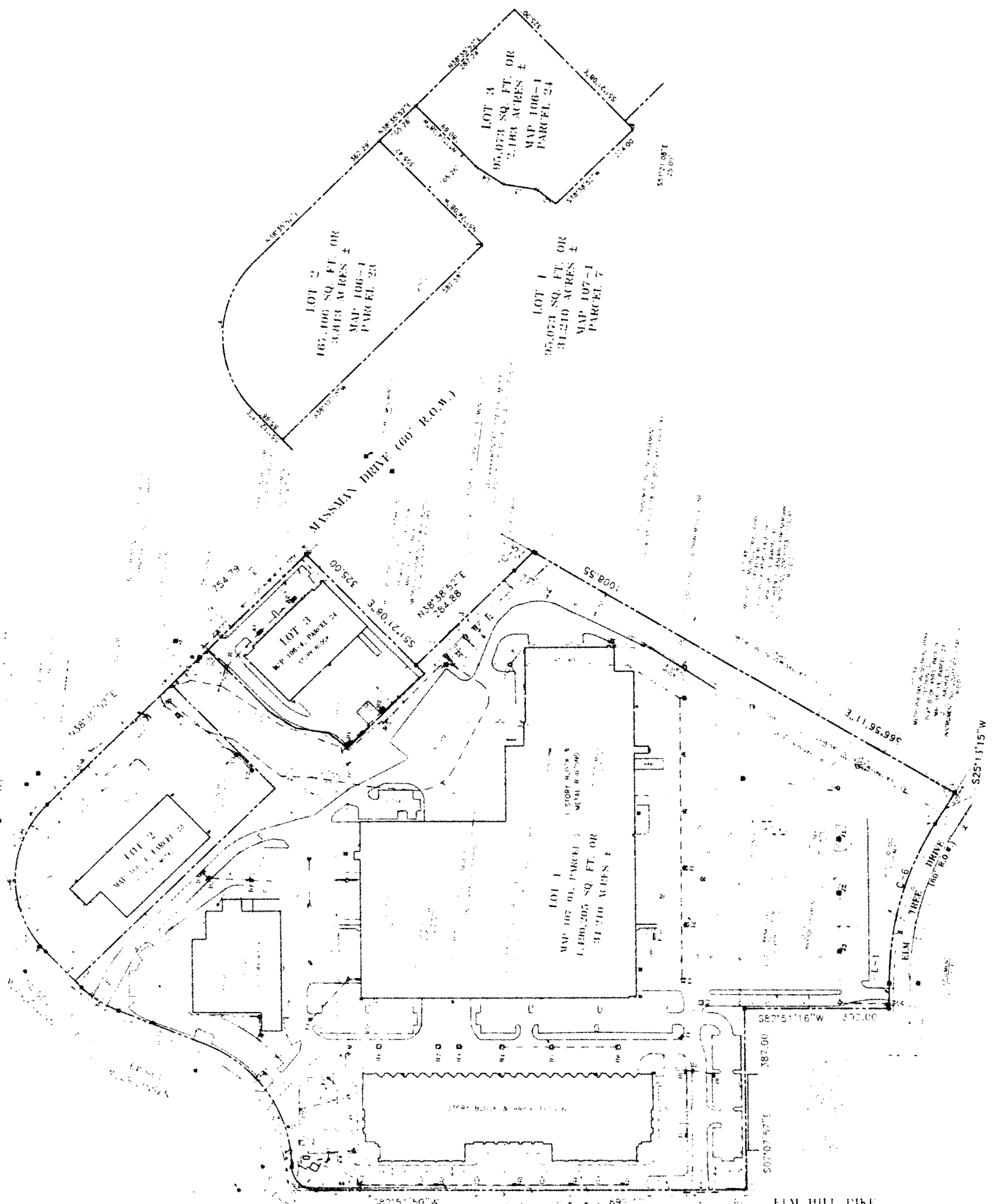
N/A

PLAN DETAILS

This is a request to create three lots from an existing lot. The property is located at 730 Elm Hill Pike. The property is currently developed. Lot one will have access from Elm Hill Pike and Elm Tree Drive. Lots two and three will have access from Massman Drive. As proposed lots will have the following acreage:

- Lot 1: ~34 AC (1,490,205 SF)
- Lot 2: ~3.8 AC (167,406 SF)
- Lot 3: ~2 AC(95,073 SF)

The proposed three lots meet current zoning and subdivision requirements.



MASSMAN DRIVE (80' R.O.W.)

ELM HILL PIKE
(80' R.O.W.)

MAP 106-1 PARCEL 23
31,210 SQ. FT. OR
0.715 ACRES ±

LOT 1
MAP 107-1 PARCEL 23
31,210 SQ. FT. OR
0.715 ACRES ±

LOT 2
167,106 SQ. FT. OR
3.813 ACRES ±
MAP 106-1
PARCEL 23

LOT 3
95,073 SQ. FT. OR
2.183 ACRES ±
MAP 106-1
PARCEL 24

LOT 1
95,073 SQ. FT. OR
31,210 ACRES ±
MAP 107-1
PARCEL 7



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**STORMWATER
RECOMMENDATION**

Final plat approved

**PUBLIC WORKS
RECOMMENDATION**

No exception taken

STAFF RECOMMENDATION

Staff recommends approval. The proposed request meets all Zoning Code and Subdivision Regulation requirements.