

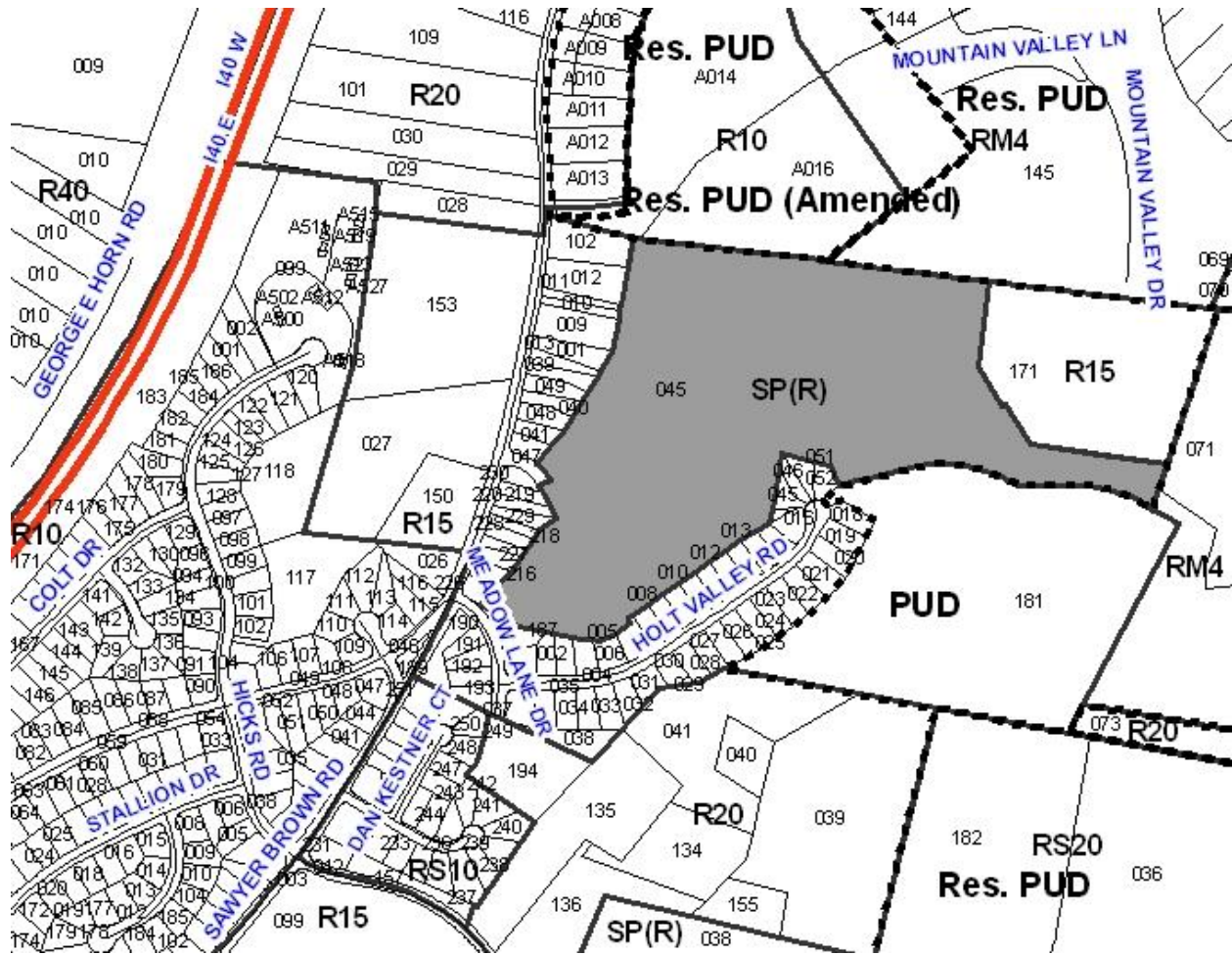
Metropolitan Planning Commission



Staff Reports

October 11, 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.



2008SP-009G-06
 BLUFFS ON SAWYER BROWN (4-YEAR REVIEW)
 Map 128, Parcel(s) 045
 Bellevue
 22 – Sheri Weiner



Project No. SP District Review 2008SP-009G-06
Project Name Bluffs on Sawyer Brown SP
Council District 22 – Weiner
School District 9 – Frogge
Requested by Metro Planning Department
Deferral Deferred from the September 27, 2012, Planning Commission meeting

Staff Reviewer Bernards
Staff Recommendation *Find the SP district inactive and direct staff to prepare a report to the Council recommending the property be rezoned to RS80.*

APPLICANT REQUEST

Four year SP review to determine activity

SP Review

The periodic review of an approved Specific Plan (R) district known as "Bluffs on Sawyer Brown", 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), (39.09 acres), approved for 130 townhouse units via Council Bill BL2008-196 adopted on August 19, 2008.

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.

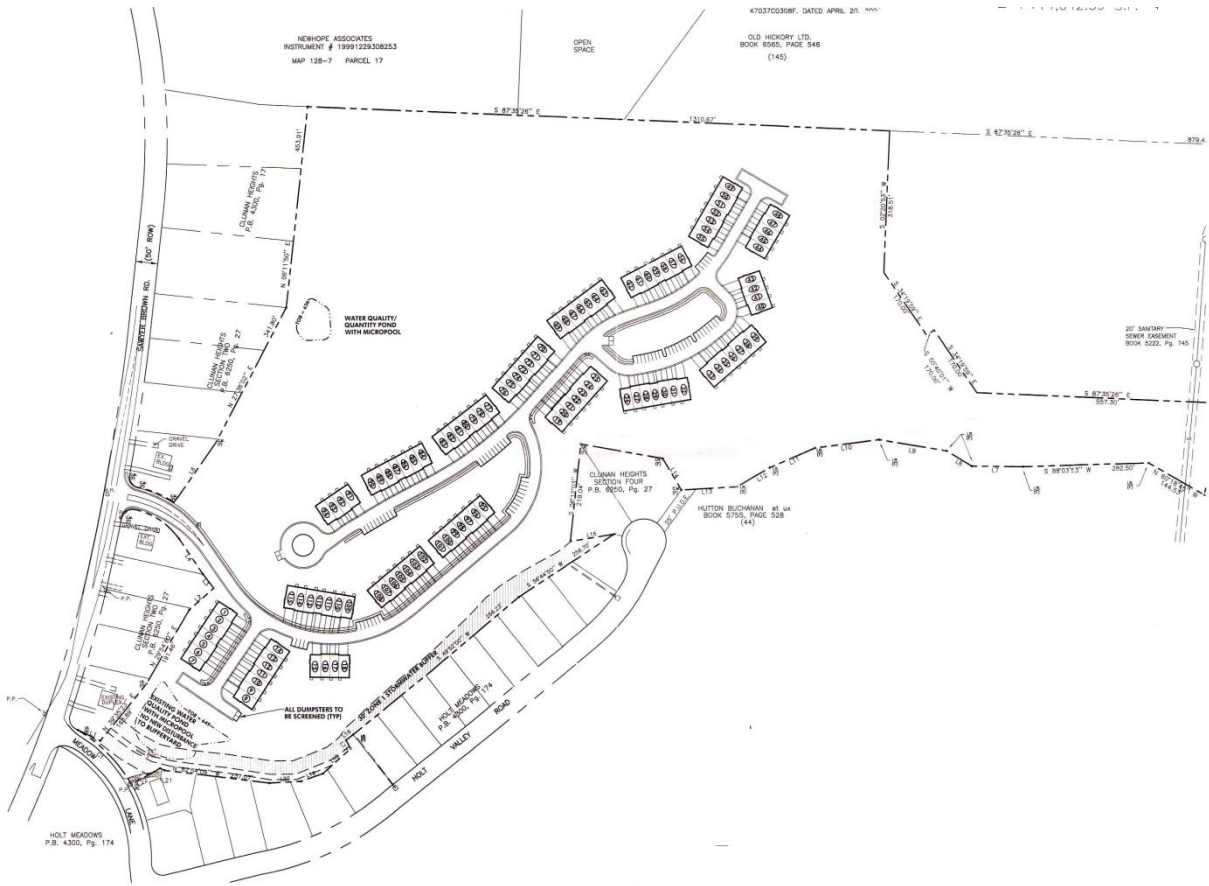
Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary 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 Bluffs on Sawyer Brown SP is approved for 130 townhouse units in 18 buildings that range from four to seven units each. The buildings line a private street that includes sidewalks on one side. There is a small community open space area proposed in the north portion of the development. Much of the site is within open space, about 40 percent of which is undisturbed.

This property contains steep slopes and problem soils. Most of the property has a slope of over 25 percent. While the development is proposed for the ridgeline, there is grading proposed on some of the steep slopes. Almost all of the grading for the proposed development is within problem soils. This property contains both Bodine-Sulfura, which is prone to movement, and Dellrose Cherty Silt Loam, which is weak, has a lot of fine pores and is quite crumbly.

The applicant had a preliminary geotechnical analysis performed to insure the feasibility of the proposal. This plan was modified to indicate placement of roadways and buildings with grading to



Approved Site Plan



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stable soils and placement of engineered fill. Prior to any construction, a detailed geotechnical report was to be submitted with final SP plans.

SPECIFIC PLAN REVIEW

Staff conducted a site visit in August 2012. There was no evidence of development activity on the property. 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

This property is within the Bellevue Community Plan. The Plan has been updated since the approval of the SP.

Previously, the land use policy was Residential Low Medium which is intended for residential uses at a range of two to four units per acre. At 3.33 units per acre, this plan fits within the policy.

With the updating of the Plan, the land use policies for this property have been significantly altered to reflect the information gained due to recent weather-related events. In May 2010, there were a series of landslides on steeply sloped properties with similar soil characteristics. The new land use policy is Natural Conservation (CO) which does not support the intensity of development envisioned in the Bluffs on Sawyer Brown SP District. This project is included on a list of approved developments in environmentally-sensitive areas with CO policy. If amendments are requested for these developments they should be evaluated as to how the development could be changed to bring it into greater conformance with the CO policies.



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Amendments/Rezoning

As the SP is no longer consistent with the land use policy in place, the SP is no longer appropriate for the site and area. The Bellevue Community discussed opportunities to bring this, and other properties similarly situated, into compliance with the new land use policy:

“The CO policy in the Bellevue Community area is applied in part with the intention of protecting the community against further natural disasters such as floods and landslides and related problems. Within the CO area, there are properties that have been rezoned to allow higher intensity residential, commercial and mixed-use development. Some of these proposed developments do not meet the standards of the CO policy and could be detrimental to existing environmentally sensitive features. If no amendments or changes are sought to these proposed developments, then what has been approved can be built without the guidance of the Bellevue Community Plan or the CO policy. If, however, amendments are sought to the adopted development, then the CO policy and the Bellevue Community Plan may provide guidance on how to change the development to create less impact on the environmentally sensitive features. Furthermore, some of the development approved in the area includes Planned Unit Developments (PUDs) and Specific Plans (SPs), each of which is eligible for periodic review and potential revision or amendment. An amendment could be used to bring these proposed developments into closer conformance with the policy. Such measures – to amend approvals to provide more sensitive treatment of environmental features – should be pursued whenever possible.”

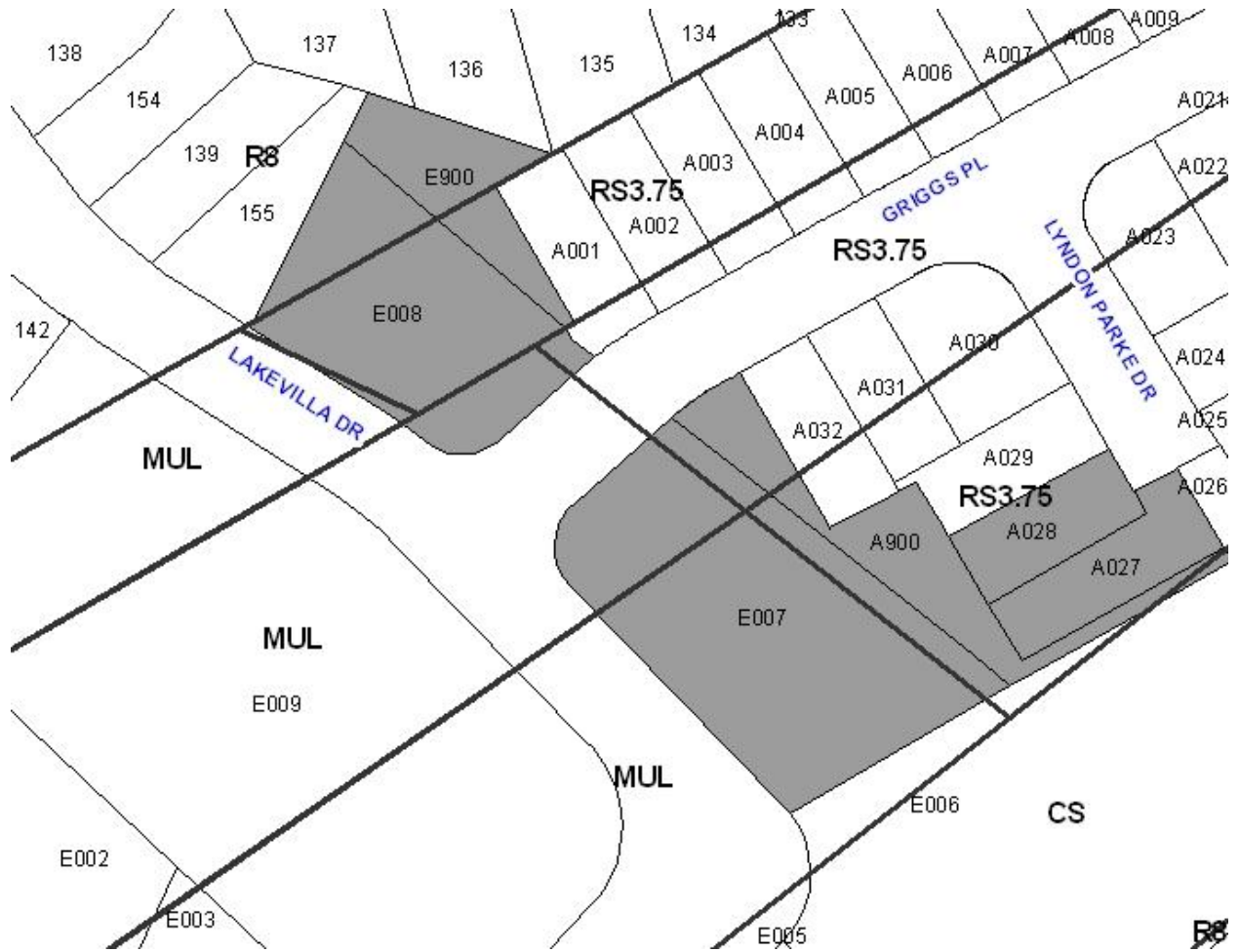
Due to the steep slopes on this property, it should be developed at a low density that reduces the impact of development. As this area is appropriate for residential uses, staff recommends that the property be rezoned to RS80.

Recommendation to Council

If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission’s determination of inactivity and the recommendation to Council to rezone this property to RS80.

STAFF RECOMMENDATION

Staff recommends that the Bluffs at Sawyer Brown SP be found to be inactive and that the Planning Commission direct staff to prepare a report to the Council to recommend that the property be rezoned to RS80.



2012S-113-002

TOWNVIEW

Map 149-03-0-E, Parcel(s) 007-008, 900

Map 149-04-0-A, Parcel(s) 027-028, 900

Antioch - Priest Lake

29 – Karen Y. Johnson



Project No.	Subdivision 2012S-113-001
Project Name	Townview Subdivision
Council District	29 – Johnson
School District	6 – Mayes
Requested by	Murfreesboro Road Edge-O-Lake, LLC, owner, Gary Batson, engineer, Doug Koonce, surveyor
Deferral	Deferred from the September 27, 2012, Planning Commission meeting
Staff Reviewer	Johnson
Staff Recommendation	<i>Defer indefinitely. Approve with conditions if the application is approved by Metro Water prior to the October 11, 2012, Planning Commission meeting.</i>

APPLICANT REQUEST

Final subdivision plat to create 10 lots

Final plat

A request for final plat approval to create ten lots on properties located 2610 and 2614 Lakevilla Place, Lakevilla Place (unnumbered), 808 and 812 Lyndon Parke Drive and 924 Townview Place, approximately 575 feet north of Murfreesboro Pike (2.5 acres), zoned Mixed Use Limited (MUL), One and Two Family Residential (R8) and Single-Family Residential (RS3.75).

Existing Zoning

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots.

RS3.75 requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre.

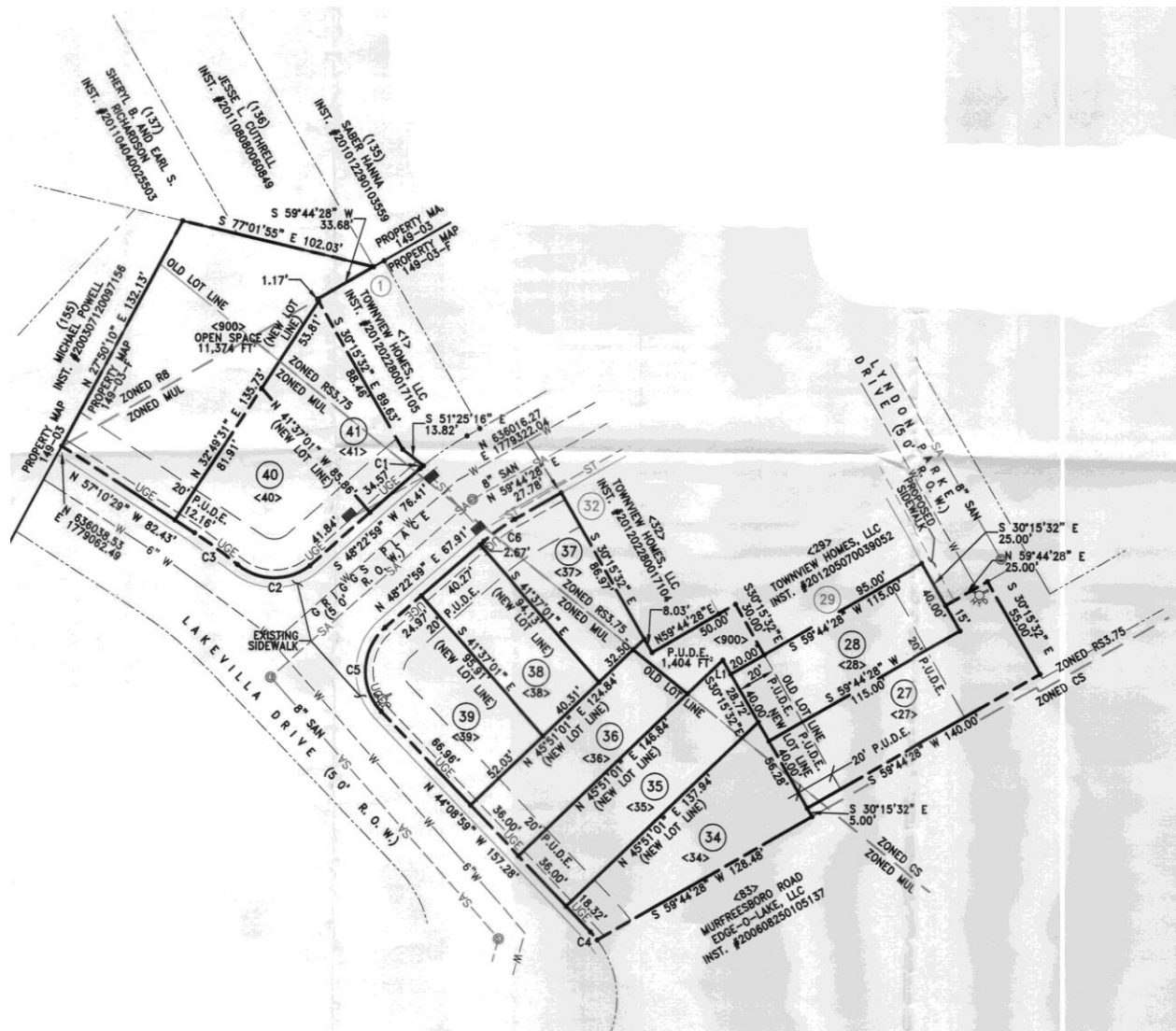
CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The land within the proposed subdivision was originally platted within the Shoppes of Dover Glen subdivision with the lots to the southwest across Lakevilla Drive. This proposal will divide several of the original lots into smaller lots that are similar in size and shape to the residential lots to the northeast that were platted in the original Town view residential subdivision with RS3.75 zoning.

There is a bond associated with this previous Shoppes of Dover Glen (2nd Revision) plat with outstanding requirements from Metro Public Works and Metro Stormwater.



Proposed Subdivision



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WATER SERVICES RECOMMENDATION

We must hold our review of the subject plat until the necessary construction plans are submitted and approved (detailed in our forthcoming letter). Please have applicant coordinate with Mr. Alan Hand on this topic.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No exception taken

STAFF RECOMMENDATION

Staff recommends indefinite deferral of the application until the subdivision receives approval from Metro Water Services. If the subdivision receives approval from Metro Water Services prior to the October 11, 2012, Planning Commission meeting, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Prior to recordation, all requirements of the Water Services Department shall be met.



Project No.	Zone Change 2012Z-021TX-001
Project Name	Historic Zoning Commission Membership
Council Bill	BL2012-280
Council District	19 – Gilmore
School District	5 – Porter
Requested by	Historical Zoning Commission, sponsored by Councilmembers Erica Gilmore and Phil Claiborne
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Modify the membership of the Historic Zoning Commission.

ZONING TEXT AMENDMENT

A request to amend Section 17.40.400 of the Metropolitan Code of Laws, pertaining to the membership of the Historic Zoning Commission of the Metropolitan Government of Nashville and Davidson County.

CRITICAL PLANNING GOALS

N/A

EXISTING ZONING CODE

The Zoning Code establishes in Section 17.40.400 the composition of the Historic Zoning Commission.

A. The commission shall consist of nine members who are residents of Davidson County with a composition as follows:

1. One registered architect;
2. One member of the Metropolitan Planning Commission;
3. One member representing the Metropolitan Historical Commission of Nashville;
4. Four members selected from the community, two of whom shall reside within an historic overlay district; and,
5. Two members who must be property owners of real property or a person whose principal place of business is located in an historic overlay or National Register district within the area to which the Downtown Code applies.

PROPOSED ZONING CODE

The proposed text amendment modifies membership requirements for downtown Nashville. The membership change only affects Council District 19. Section 5 would be deleted and replaced with the following new section:

5. Two members, each of whom must be one of the following:
 - a. A property owner of real property lying within the area to which the Downtown Code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or



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- b. A person whose principal place of business is located on real property lying within the area to which the Downtown Code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- c. A person having a business interest in real property lying within the area to which the Downtown Code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district.

ANALYSIS

This bill is similar to a text amendment recently approved by the Planning Commission at its June 14, 2012, meeting. This bill provides more detail for selecting representatives to Historic Zoning Commission for the downtown area.

METRO HISTORICAL ZONING COMMISSION RECOMMENDATION

Since the proposed amendment will open up the pool of potential candidates for the downtown representatives of the MHZC, the MHZC is in support of this amendment which has been drafted by the Mayor's Office, Metro Legal and MHZC staff. Since the proposed revision to the ordinance is a minor alteration to what the MHZC previously recommended for approval and is within the intent of the MHZC's initial recommendation, the Historic Zoning Administrator recommends approval of this alteration to Metro Council. Members of the MHZC have been informed of this additional change.

STAFF RECOMMENDATION

Staff recommends approval of this bill.



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ORDINANCE NO. BL2012-280

An ordinance amending Section 17.40.400 of the Metropolitan Code of Laws, pertaining to the membership of the Historic Zoning Commission of the Metropolitan Government of Nashville and Davidson County (Proposal No. 2012Z-021TX-001).

WHEREAS, the Historic Zoning Commission consists of nine members representing a diverse range of professional, civic, business, and neighborhood interests; and,

WHEREAS, the Historic Zoning Commission wishes to create membership opportunities for individuals throughout the area to which the Downtown code applies; and,

WHEREAS, this amendment to the structure of the Commission's membership shall create such opportunities.

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

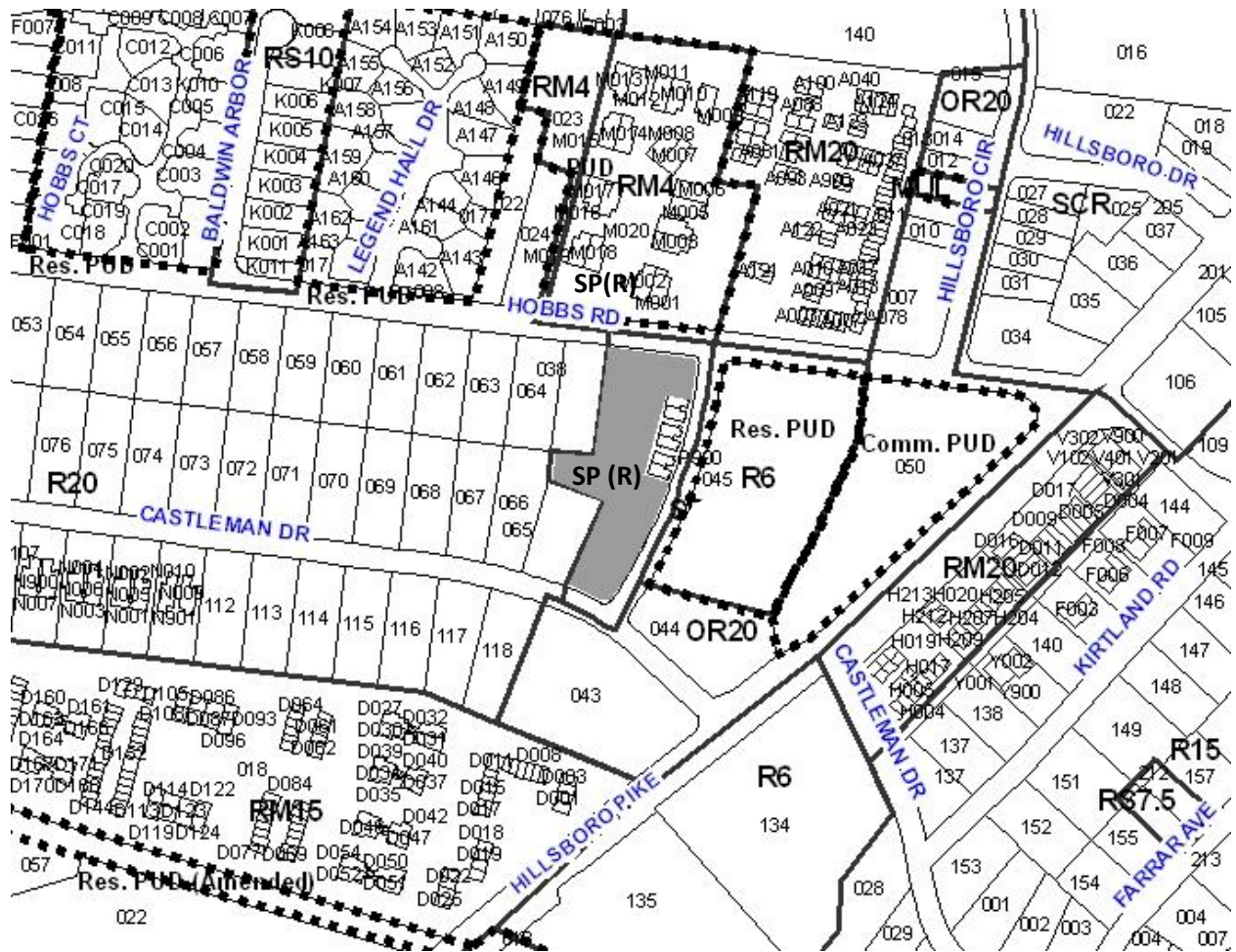
Section 1: That the Council of the Metropolitan Government of Nashville and Davidson County does hereby amend Section 17.40.400 A of the Metropolitan Code of Laws by deleting the existing Section 17.40.400 A.5. and replacing with the following new Section 17.40.400 A.5 :

5. Two members, each of whom must be one of the following:

- a. A property owner of real property lying within the area to which the Downtown code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- b. A person whose principal place of business is located on real property lying within the area to which the Downtown code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district; or
- c. A person having a business interest in real property lying within the area to which the Downtown code applies where such property is either listed in the National Register of Historic Places or is within an historic overlay district.

Section 2: This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Erica Gilmore, Phil Claiborne



2005SP-099-001
 STAMMER PARK (AMENDMENT #1)
 Map 131-02-0-P Parcel(s) 001-010, 900
 Green Hills – Midtown
 34 – Carter Todd



Project No.	Zone Change 2005SP-099-001
Project Name	Stammer Parke SP (Amendment #1)
Council District	34 – Todd
School District	8 – Hayes
Requested by	Gresham Smith & Partners, applicant, Haury & Smith Contractors, Inc., owner.
Staff Reviewer	Johnson
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

APPLICANT REQUEST

Permit detached residential dwellings in place of the unconstructed duplex dwellings originally approved.

Preliminary SP Amendment

A request to amend a portion of the Stammer Park Specific Plan District for properties located at 2121 and 2123 Hobbs Road and at 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227 and 4227 B Stammer Place, at the southwest corner of Hobbs Road and Stammer Place (2.34 acres), to amend Condition No. 1 of Council Bill BL2005-896 to permit detached units.

Existing Zoning

Specific Plan – Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan.

This application would amend the SP to permit detached single-family residential dwellings in place of the unconstructed attached dwelling units that were originally approved with this SP.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Yes. The Stammer Parke SP was originally approved for 16 dwellings, which was within the density range recommended by the land use policy. The number of dwellings will not change with this application. RM policy also recommends a variety of housing types including single-family attached and detached units.

REQUEST DETAILS

The original SP was approved by the Planning Commission in 2006. The proposal consisted of eight duplex structures with a total of 16 dwellings. The duplex units were designed to look like a



Proposed Specific Site Plan



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large single family home from the front. To date, three of these duplex structures (six units total) have been constructed.

The request would amend the approved site plan to permit the remainder of the SP to be constructed as detached dwellings. With approval of this application, the applicant will amend the master deed for the Stammer Parke development to fit the new layout with detached dwellings.

Council Bill BL2005-896 included conditions related to site and building design within the SP including the following:

1. Each residential structure (containing 2 units) shall be of a unified architectural style.

The amendment would remove this condition. Because the amendment would preclude duplexes from future development, this requirement for duplexes to have a unified architectural style is not necessary. The remaining 12 design-related conditions under Section 4 will still apply as written. These building and site design conditions were not considered by the Planning Commission with the original approval, but were added to the Council approval by the district council member.

ANALYSIS

The amendment request will not compromise the design intent of the original SP approval. Although new dwellings within the SP will not be attached along street frontage like the six existing units, the spacing of dwellings along the Stammer Place street frontage will not be altered significantly. An existing driveway entrance to the SP from Stammer Place will provide a defined boundary between the attached and detached units along the Stammer Place frontage. Dwellings facing Stammer Place will maintain consistent spacing along the street frontage. A proposed condition of approval will require a consistent building height for new dwellings between two and three stories. The SP will maintain the building material design standards approved with Council bill BL2005-896. These elements will ensure consistency between the new and existing dwellings.

Surrounding residential land uses are varied with single-family detached residential to the west along Hobbs Road and Castleman Drive, multi-family development to the north of the SP across Hobbs Road, and an assisted-living facility across Stammer Place to the east. The amendment will maintain sensitive interaction with the single-family development to the west and will maintain a residential street frontage that will not detract from adjacent multi-family and assisted-living land uses.

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with the remaining conditions of BL2005-896.

Because this amendment request will not increase the number of dwelling units, a traffic table was not prepared.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The amendments to allow for detached single-family dwellings to replace previously-approved attached units and the revision to the site plan layout are consistent with land use policy. RM policy allows



Approved Specific Site Plan



Metro Planning Commission Meeting of 10/11/2012

for both detached and attached residential building types and the layout remains consistent with the intent of the original SP approval.

CONDITIONS

1. Condition No. 1 of Section 4 of BL2005-896 shall be deleted. All other conditions of approval of Council bill BL2005-896 shall apply.
2. Dwellings within this SP shall have a minimum height of two stories and a maximum height of three stories.
3. Development shall comply with comments from Public Works listed above.
4. Permitted land uses are limited to residential land uses as shown on the approved site plan.
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 R20 zoning district as of the date of the applicable request or application.
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, 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.



2012SP-022-001
 BARLOW GLEN
 Map 117-15, Parcel(s) 064-065, 159-162, 168
 Green Hills – Midtown
 25 – Sean McGuire



Project No.	Zone Change 2012SP-022-001
Project Name	Barlow Glen SP
Council District	25 – McGuire
School District	8 – Hayes
Requested by	Barlow Builders, LLC, applicant, Bess Frances Hunt Bennett et vir, Robert and Irene Schwartz, and Barbara Ann Newman, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions</i>

APPLICANT REQUEST
Permit 15 single-family lots.

Preliminary SP

A request to rezone from One and Two Family Residential (R10) and Single Family Residential (RS10) to Specific Plan – Residential (SP-R) zoning for properties located at 1719 and 1725 Glen Echo Road and at Glen Echo Road (unnumbered), approximately 500 feet east of Hillmont Drive (4.31 acres), to permit 15 single-family lots.

Existing Zoning

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 percent duplex lots.

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.

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

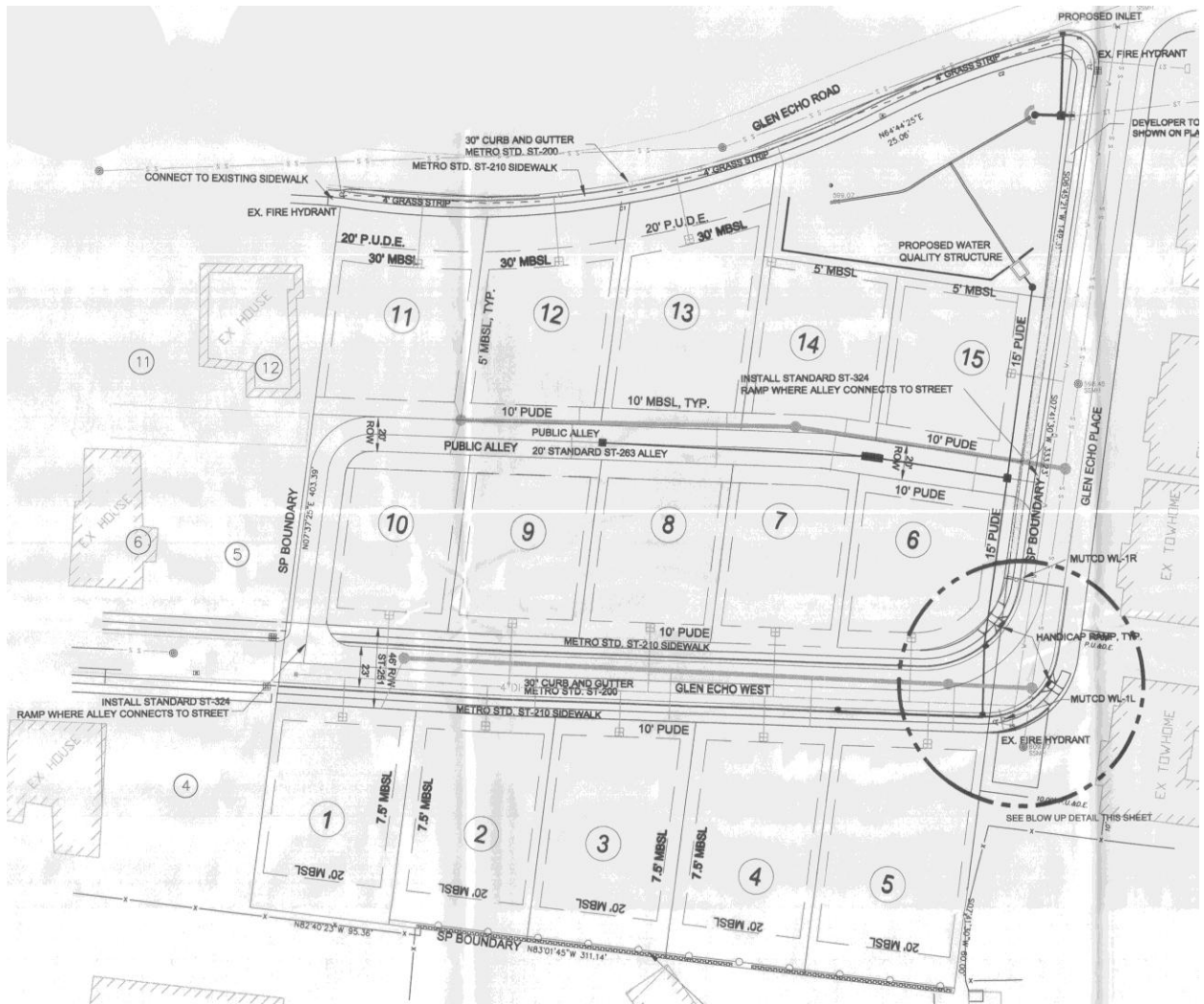
CRITICAL PLANNING GOALS

- Supports infill development
- Creates walkable neighborhoods

The subject site is within a developed area where services are readily available. The proposed development works with the adjoining developments completing the development pattern envisioned for this site. The increased density and sidewalks help create sustainable and walkable neighborhoods.

GREENHILLS/MIDTOWN COMMUNITY PLAN

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



Proposed Specific Site Plan



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Consistent with Policy?

Yes. The proposed SP plan would permit a total of 15 single-family lots with an overall density of 3.5 units per acre. While the proposal is for less density than promoted by the policy, the policy can also support densities slightly lower than envisioned.

PLAN DETAILS

The intent of this request is to permit a 15 lot single-family residential subdivision. The site is located on the south side of Glen Echo Road, east of Hillmont Drive. The site consists of seven individual properties totaling approximately 4.23 acres. There are currently two homes on the site. The site abuts the Glen Echo SP to the west and the Glen Echo Hall Planned Unit Development to the east.

Site plan

The plan proposes 15 new single-family residential lots which will be accessed by new public roadways. Five lots (11-15) will front onto Glen Echo Road and the remaining lots (1-10) will front onto the internal public street. Several lots (6-15) including the lots fronting onto Glen Echo will be accessed by a public alley. The remaining lots (1-5) will be front loaded taking access from the internal public street. Several lots will have shared driveways (Lots 1 and 2; Lots 3 and 4). As shown lots range in size from approximately 7,021 square feet to 12,623 square feet (minimum lot size: 6,000 SF).

The proposed new street will continue into Glen West Drive (Glen Echo SP) to the west and utilize Glen Echo Place (Glen Echo Hall) to the east. The proposed alley does not tie into the existing alley to the west within Glen Echo as the alley in Glen Echo SP is private. Sidewalks are proposed along both sides of the new street. Street trees are also proposed along both sides of the new street as well as along Glen Echo Road.

The plan provides front elevations which identify possible home types. While the plan provides elevations, they are illustrative only and not to be used to review individual building permits.

ANALYSIS

The proposed plan completes the Glen Echo SP to the west and the Glen Echo Hall PUD to the east. Both the existing SP and PUD were designed to provide future connections to this property and, as proposed, the new development will tie in almost seamlessly. Since the proposed plan fits into the existing development pattern, meets the land use policy and two critical planning goals, staff is recommending that the request be approved with conditions.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- The sidewalks shown on the plans are in concept acceptable to MPW for the preliminary approval. However, the applicant should contact MPW prior to construction plan submittal to adjust the existing driveway ramps and proposed curb ramp at the terminus of the existing Glen Echo Place.



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Maximum Uses in Existing Zoning District: **RS10**

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)	0.42	3.7 D	1 L	10	1	2

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)	3.89	4.63 D	18 L	173	14	19

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)	4.31	-	17 L	163	13	18

Traffic changes between maximum: **RS10, R10** 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
-	-	-	- 2	-20	-2	-3

METRO SCHOOL BOARD REPORT

As this request would permit 15 residential units where the current acreage of the site would permit 19 residential units, no additional students will be generated with this action.

STAFF RECOMMENDATION

Staff recommends approval with conditions. As proposed the request is consistent with the land use policy, meets at least two critical planning goals and is consistent with adjacent development.

CONDITIONS

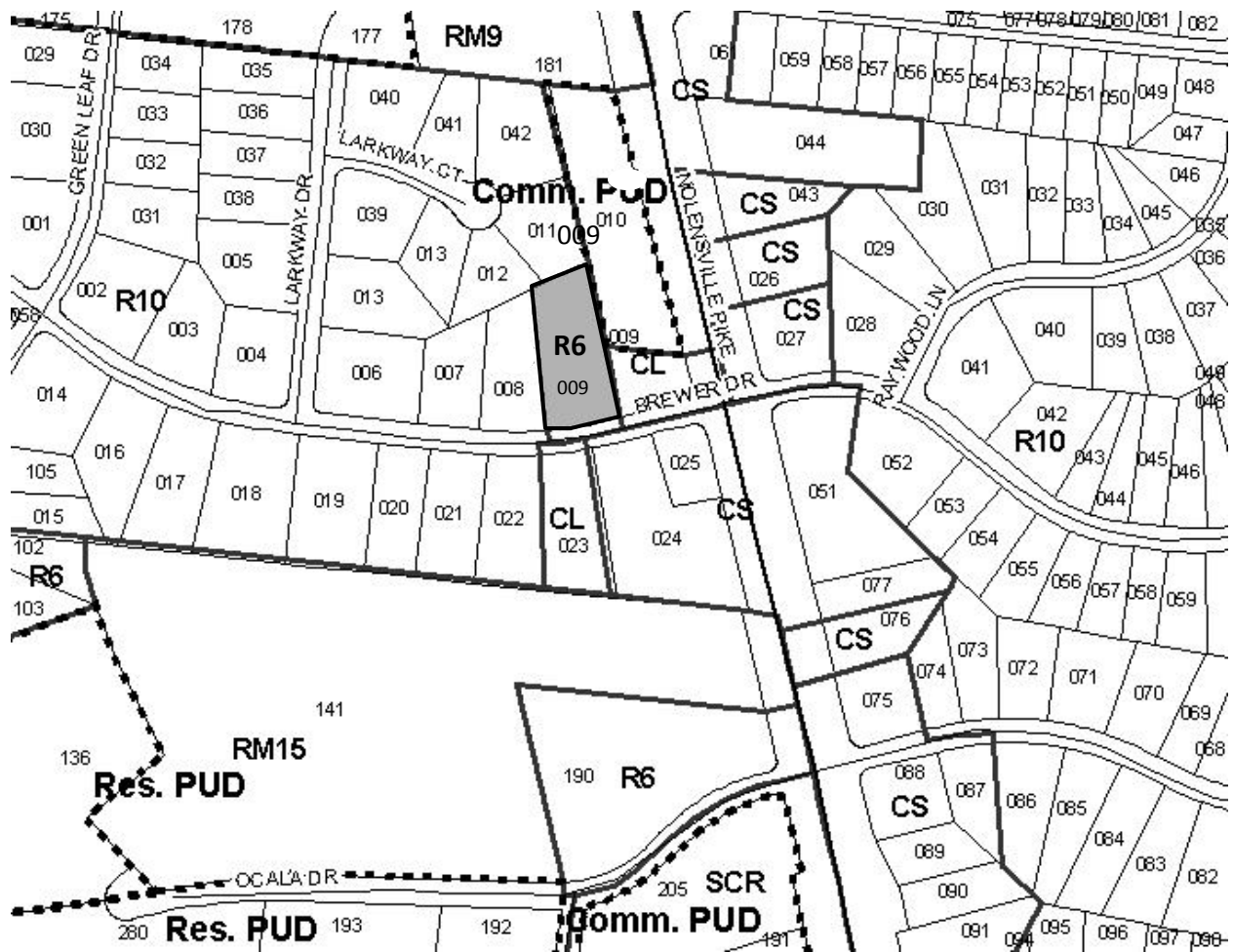
1. Permitted land uses within the SP shall be single-family residential.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the applicable request or application.
3. 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



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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.

4. 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.
5. 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.



2012Z-023PR-001
 BL2012-278 / BLALOCK
 412 BREWER DRIVE
 Map 161-08, Part of Parcel 009
 Southeast
 27 – Davette Blalock



Project No.	Zone Change 2012Z-023PR-001
Council Bill	BL2012-278
Council District	27 – Blalock
School District	2 – Brannon
Requested by	Dean Design Group, applicant for JMM, LLC, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Rezone from residential to commercial.

Zone Change

A request to rezone from Single and Two-Family Residential (R6) to Commercial Limited (CL) zoning for a portion of property located at 412 Brewer Drive, approximately 225 feet west of Nolensville Pike (1.1 acres).

Existing Zoning

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

Proposed Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Residential Low Medium (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?

No. The proposed commercial zoning district is not consistent with the property's residential land use policy. Also, Nolensville Pike contains numerous vacant commercially zoned properties as well as underutilized commercial property. Given the amount of vacant and underutilized commercial property, it is not appropriate to add more commercial property.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.



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Typical 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)	1.1	7.71 D	8 L	77	6	9

Typical Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	1.1	0.163 SF	7,810 SF	994	90	88

Traffic changes between typical: R6 and proposed CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+917	+84	+79

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)	1.1	D	8 L	77	6	9

Maximum Uses in Proposed Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)		0.6 F	28,000 SF	3561	323	313

Traffic changes between maximum: R6 and proposed CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3484	+317	+304

STAFF RECOMMENDATION

Staff recommends that the request be disapproved. The proposed commercial zoning district is not consistent with the properties residential land use policy.