



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Lindsley Hall
730 Second Avenue South
Nashville, Tennessee 37201

**Minutes
of the
Metropolitan Planning Commission**

August 12, 2004

PLANNING COMMISSION:

James Lawson, Chairman
Doug Small, Vice Chairman
Stewart Clifton
Judy Cummings
Tonya Jones
Ann Nielson
Victor Tyler
James McLean
Councilmember J. B. Loring
Phil Ponder, representing Mayor Bill Purcell

Staff Present:

Richard Bernhardt, Executive Director
Ann Hammond, Asst. Director
Brook Fox, Legal Counsel
David Kleinfelter, Planning Manager II
Trish Brooks, Administrative Assistant
Kathryn Fuller, Planner II
Adrian Harris, Planner I
Bob Leeman, Planner III
Preston Mitchell, Planner II
Chris Wooton, Planning Tech

I. CALL TO ORDER

The meeting was called to order at 4:02 p.m.

II. ADOPTION OF AGENDA

Ms. Hammond announced that Item #8 – 2004Z-101U-13 contained a correction. The map number, contained in the caption, should read Map 150.

Ms. Hammond also announced that there was an addendum to the agenda which is Item #29 – Update employee contracts for Matt Meservy and Michelle Kubant.

Ms. Nielson moved, and Mr. McLean seconded the motion, which passed unanimously to approve the agenda as presented. (9-0)

III. APPROVAL OF JULY 22, 2004 MINUTES

Ms. Nielson moved and Mr. Ponder seconded the motion, which passed unanimously to approve the minutes of July 22, 2004. (9-0)

IV. RECOGNITION OF COUNCILMEMBERS

Councilmember Summers spoke in favor of Item #10 -- #2004S-227U-07. He stated there were some concerns regarding the development and that he would continue to hold meetings with the developer, staff and the community, before the final plat is submitted.

Councilmember Coleman indicated that constituents affected by Item #1 – 2004Z-090G-12 would address the Commission after the item was presented, and he requested consideration be given to the concerns that would be presented.

Councilmember Tygard spoke in favor of Item #17 – 2000P-003G-06, the residential planned unit development for Riverwalk. He also spoke in favor of Item #19 -- 2004M-064G-06, the mandatory referral for the Harpeth River Greenway Easement.

Councilmember Gotto stated his item was deferred indefinitely.

Councilmember Bradley stated that the property owner for Item #7 – 2004Z-100G-13 requested this item be deferred for one month, and he was in agreement with this request. He spoke in favor of Item #8 2004Z-101U-13.

Council Lady Baldwin Tucker requested Item #3 – 2004S-206G-03, the preliminary plat for Bell Grimes Subdivision be deferred until 8/26/04. She stated she would be holding a neighborhood meeting on 8/24/04 to allow constituents affected by this proposal to voice their concerns and acquire additional information regarding the proposal. Council Lady Tucker is representing Councilmember Hughes while he recuperates from his illness.

Mr. Tyler arrived at 4:10 p.m.

V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN

2. 2004Z-093U-14 RS10 to OL located at 2874 Elm Hill Pike, 350 ft. north of Shauna Drive – Deferred to September 9, 2004 at the request of the applicant
3. 2004S-206G-03 Bell Grimes Subdivision – create 39 lots abutting the northeast corner of Brick Church Pike & Bell Grimes Land – Deferred to August 26, 2004 at the request of the applicant
6. 2004Z-097G-14 R10 to CS located at Tulip Grove Road, south of Lebanon Pike – Deferred indefinitely at the request of the applicant
7. 2004Z-100G-13 AR2a to RS20 at 2521 Hobson Pike, north of South Hampton Blvd. – Deferred to September 9, 2004 at the request of the applicant
16. 58-85-P-12 Rucker Landing PUD – Deferred to August 26, 2004 at the request of the applicant

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to approve the Deferred and Withdrawn items as presented. **(10-0)**

VI. PUBLIC HEARING: CONSENT AGENDA PRELIMINARY SUBDIVISION PLATS

11. 2004S-232U-05 Seals Subdivision – Request to create 40 single-family lots located at Bethwood Drive, Bullock Avenue, and Slayden Drive - Approve
13. 2004S-237G-03 Davis Commercial Subdivision – Request to create 4 lots located on Myatt Drive - Approve w/conditions

FINAL PLATS

14. 2004S-171U-05 H.M. Doaks Subdivision – Request to subdivide 1 lot into 2 lots along the west side Of Chapel Avenue - Approve
15. 2004S-219U-10 Henry Sperry Subdivision – Request to create 2 lots from 1 existing lot located at the intersection of Woodmont Boulevard and Lynnbrook Road - Approve w/condition

PLANNED UNIT DEVELOPMENTS

17. 2000P-003G-06 Riverwalk PUD—Final PUD, located along Newsom Station Road - Approve w/conditions

MANDATORY REFERRALS

18. 2004M-055U-11 Closure of Alley #688 near 1st Ave. South, and Hart Street - Approve w/conditions
20. 2004M-065U-10 Dixie Place Easement Abandonment - Approve
21. 2004M-66U-10 Wallace Lane Easement Abandonment/ Relocation - Approve
22. 2004M-067U-05 Sam Levy Easement Abandonment/ Relocation – Approve
23. 2004M-068U-10 Granny White Sidewalk Improvements Program

OTHER BUSINESS

25. Public Hearing and endorsement of Nashville and Davidson County Traffic Study Requirements - Approve
26. Contract for Public Relations consulting services for Music City Moves!, to be paid from grant funds – Approve
29. Addendum – Update Employee contracts for Matt Meservy and Michelle Kubant

Ms. Nielson moved and Mr. McLean seconded the motion, which passed unanimously to approve the consent agenda as presented. (10-0)

VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING

ZONING MAP AMENDMENTS

1. **2004Z-090G-12**
Map 174, Portion of Parcel 6
Subarea 12 (2004)
District 32 (Coleman)

A request to change from AR2a to RS10 district a portion of property located at 5748 Pettus Road, on the west side of Preston Road, (26 acres), requested by Rob Porter, Civil Site Design Group, applicant for Martha S. Wisener, owner.

Mr. Michael Jones, 5923 Pettus Road spoke in opposition to the proposal.

Mr. Charles Brown, 836 Preston Road, spoke in opposition to the proposal.

Mr. Steven Owens, 5850 Pettus Road, spoke in opposition to the proposal.

Mr. Rick Harrington, 5622 Pettus Road, spoke in opposition to the proposal.

A resident of 5858 Pettus Road, spoke in opposition to the proposal.

Mr. Gary Mosley, 817 Preston Road, spoke in opposition to the proposal.

Ms. Judy Mosley, 817 Preston Road, spoke in opposition to the proposal.

Mr. Steve Abernathy 5929 Pettus Road spoke in opposition to the proposal.

Mr. Paul Wisener, 5270 Boyd Holland Road, spoke in favor of the development.

Ms. Mary Wayman, 5757 Pettus Road, spoke in favor of the development.

The engineer for the project addressed the Commission and expressed support for the proposal.

Councilmember Coleman expressed concerns regarding staff's recommendation to approve the project in relation to the poor infrastructure of the area. He stated that the proposal will not move forward until improvements can be made to support such a project.

Mr. Ponder suggested that the developer reduce the number of lots proposed in the development as requested by the community. He also stated that he feels there are enough safeguards in place to address the floodplain issues.

Mr. Tyler expressed concerns regarding the density of the proposal. He commented that even though the development meets the criteria of the General Plan, amendments should be made to accommodate the infrastructure of the area.

Ms. Cummings acknowledged the fact that the developer had already reduced the number of dwellings included in the project, but she would like to see the developer continue to work with the community to further address their issues and concerns regarding the proposal.

Mr. Clifton commented on the fact that the proposal is at its preliminary stage and the Commission should defer the item indefinitely to allow the necessary amendments.

Ms. Nielson complimented the audience on their presentation to the Commission. She also agreed that the item should be deferred.

Mr. McLean agreed to defer the item.

Mr. Small agreed to defer the item.

Ms. Jones supported staff's recommendation and stated that the staff report was very thorough to support their recommendation for approval. She too indicated she would be in favor of a deferral.

Mr. Loring stated he was in favor of deferring the item.

Mr. Clifton moved and Mr. McLean seconded the motion, which passed unanimously to defer zone change 2004Z-090G-12 until the PUD application is filed, and at this time, the zone change and the PUD, can be re-examined. (10-0)

The Metropolitan Planning Commission DEFERRED Zone Change 2004Z-090G-12 until the PUD application is filed. (10-0)

2. **2004Z-093U-14**
 Maps 108-01, Parcel 54
 Subarea 14 (1996)
 District 14 (White)

A request to change from RS10 to OL district property located at 2874 Elm Hill Pike, approximately 350 feet north of Shauna Drive, (0.55 acres), requested by Ross Starnes and Vanessa Saenz, owners.

The Metropolitan Planning Commission DEFERRED Zone Change 2004Z-093U-14 until September 9, 2004. (10-0)

PRELIMINARY SUBDIVISION PLATS

3. **2004S-206G-03**
 Bell Grimes Subdivision
 Map 041, Parcel 067
 Subarea 2 (1995)
 District 3 (Hughes)

A request for preliminary plat approval to create 39 lots abutting the northeast corner of Brick Church Pike and Bell Grimes Land (21 acres), classified within the RS20 District, requested by Nadine Cummings, owner, Dale & Associates, surveyor.

The Metropolitan Planning Commission DEFERRED Preliminary Plat 2004S-206G-03 until August 26, 2004. (10-0)

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. **2004Z-096G-14**
 Map 97 Parcels 4, 5, 6, 6.01, 13, 14, 16, 134

Subarea 14 (1996)
District 14 (White)

A request to change from RS15 to RM9(214.9 acres), MUN (3.9 acres), and CS (1.0 arces) districts property located at Hoggett Ford Rd. (unnumbered), 3816, 3824, 3846, 3858, and 3866 Dodson Chapel Road, (219.8 acres), requested by Greg Gamble, Land Design, applicant for Chris Pardue, owner.

Staff Recommendation - *Approve the requested RM9 and MUN, but disapprove of the CS portion*

APPLICANT REQUEST - Rezone 214.9 acres from residential (RS15) to residential (RM9), and 3.9 acres from residential (RS15) to mixed-use (MUN), and approximately 1 acre from residential (RS15) to commercial (CS) as part of a requested new Urban Design Overlay. The property is located along the south side of Hoggett Ford Road, west of Dodson Chapel Road, and north of Interstate 40.

Existing Zoning

RS15 district - RS15 requires a minimum of 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units / lots per acre.

Proposed Zoning

RM9 district - RM9 is intended for single-family, duplex and multi-family dwellings at a density of 9 dwelling units / lots per acre.

MUN district - Mixed Use Neighborhood is intended for a low intensity mixture of residential, retail, and office uses.

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

SUBAREA 14 PLAN

Residential Medium (RM) - RM policy is designed to accommodate residential development within a density range of about 4 to 9 dwelling units per acre. Although the current Subarea 14 plan calls for adherence to the standard RM policies, the plan specifically mentions the Stones River Greenway and how emphasis should be given to linking this area with the nearby recreational areas around J. Percy Priest Lake.

Policy Conflict - The associated Urban Design Overlay plan proposes to develop the site at an overall density of approximately 9.2 units per acre. Although this density slightly exceeds the RM policy, the plan limits the total number of units to a specified number. That number cannot be changed without returning to the Metro Council for re-approval to add units to the plan.

The proposed CS zoning and billboard use are not consistent with the Subarea 14 Plan's Residential Medium Policy calling for predominantly residential neighborhoods, with small-scale neighborhood commercial uses in certain instances. The CS district is more intense than what the RM policy calls for in this area, and is not consistent with the overall design objectives of this Urban Design Overlay district.

The MUN district is appropriate as part of the Urban Design Overlay district in this area. The RM policy along Dodson Chapel Road is classified within the Neighborhood Area section of the Land Use Policy Application (LUPA) document that was adopted by the Planning Commission on May 27, 2004. The LUPA document states: "Neighborhood areas...are predominantly residential in character. Unlike suburban areas, they tend to contain more of a mixture of housing types. Small scale commercial uses [like MUN] are also present within and at the edges of neighborhoods." (Page 37, LUPA). LUPA also states: "Areas designated RM should be convenient to neighborhood or community scale commercial centers and other community services." (page 40, LUPA).

Regarding specific notation of the Stones River Greenway in the Subarea 14 Plan, the applicant has, as part of the proposed plan, agreed to dedicate the required greenway easement and will construct the greenway trail as part of the site development.

RECENT REZONINGS

2001 - In March of 2001, a request was brought before the Metro Planning Commission and Metro Council to rezone the property from RS15 to RM9 as part of a Planned Unit Development (2001P-002G-14). That request was

approved by the Planning Commission but subsequently withdrawn by the Metro Council, on August 7, 2001, prior to third and final reading (BL2001-665).

2002/2003 - In November of 2002, another request was brought before the Planning Commission and Metro Council for the same request to rezone from RS15 to RM9 as part of an overall PUD (2002P-006G-14). This request was disapproved by the Planning Commission and ultimately withdrawn by the Metro Council at second reading after the public hearing (BL2002-1269).

TRAFFIC METRO PUBLIC WORKS' RECOMMENDATION:

1. Dedicate right-of-way adjacent to UDO property on Dodson Chapel and Hoggett Ford Road consistent with the Major Street Plan.
2. Provide required off-street parking for the recreational facilities and the mixed-use areas as per metro zoning code 17.20.030, or alternate provisions as allowed by the UDO process in section 17.36.320.
3. At any site location where on-street parking is used to meet required parking, handicap spaces meeting the ADA requirements shall be provided.
4. No parking will be allowed within 30 feet of a crosswalk or intersection as per Metro T&P Code 12.40.040.
5. Parking will be prohibited on the Main Entry roadway due to narrow width.
6. Parking may be prohibited on one side of the Local and Minor Local streets.
7. Parking will be prohibited on the north side of Hoggett Ford Blvd.
8. Parking will be prohibited on one side of the One-Way streets.
9. Parking is prohibited in all alleys per T&P code 12.40.060.
10. The trails shall be located to eliminate mid-block pedestrian crossings.
11. Driveway profiles to be designed at 10 percent or less as per Subdivision Regulations Appendix C.

Dodson Chapel

1. Construct Dodson Chapel Road along the frontage of the property consistent with the requirement of the Major Street Plan per section 2-7.1 A. of the Subdivision Regulations.

Central & Dodson Chapel

1. Construct northbound left turn lane on Dodson Chapel at Central Pike with 200 ft of storage length and transition per AASHTO standards.
2. Construct southbound left turn lane on Dodson Chapel with 200 ft of storage and transition per AASHTO standards.
3. Construct an eastbound left turn lane with 75 ft of storage and transition per AASHTO standards.
4. Reconstruct intersection to provide adequate lane alignment.

Dodson Chapel & Hoggett Ford Road

1. Construct Hoggett Ford Road with left and right turn lanes with 100 ft of storage length at Dodson Chapel Road. Any on street parking will be prohibited 30 ft to crosswalks. Cross section in UDO plan will need to be revised at intersection with Dodson Chapel Rd.
2. Construct northbound left turn lane with 100ft of storage on Dodson Chapel Road at Hoggett Ford Road and associated tapers.

3. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, submit signal plans for approval and install a traffic signal using mast arms. The counts and analysis at Dodson Chapel and Hoggett Ford Road will start after improvements are made to Hoggett Ford Road.

Dodson Chapel & Main Project Access

1. Construct main project access road with left and right turn lanes with 100 ft of storage length at Dodson Chapel Road. No on street parking will be allowed. Cross section in UDO plan will need to be revised at intersection with Dodson Chapel Road.
2. Construct northbound left turn lane with 100 ft of storage on Dodson Chapel Road at main project access road.
3. Construct a southbound right turn lane with 150 ft on Dodson Chapel at main project access road.
4. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, submit signal plans for approval and install a traffic signal using mast arms.
5. Hoggett Ford Road
6. Reconstruct the road pavement northeast of the proposed median to provide a minimum roadway width of 15' and provide adequate transition to existing Hoggett Ford Rd. pavement past property frontage.

Dodson Chapel & Bell Road

1. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, install a traffic signal using mast arms. Note this work will require a permit from the Corps of Engineers.

Dodson Chapel

1. Provide 400 feet of sight distance at all project driveways and intersections located on Dodson Chapel Road.

Typical Uses in Existing Zoning District: RS15

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	219.80	2.47	543	4918	390	492

Typical Uses in Proposed Zoning District: RM9, MUN, and CS with UDO

Land Use (ITE Code)	Acres	Total S. F. commercial	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single family 210			411	3,828	298	384
Townhomes 230			291	1,588	124	145
Apartments 220			500	3,156	249	293
Assisted living 254			2,328 beds	1,653	326	513
Commercial Shopping center 820		45,000		4,024	97	369
TOTAL Single-family detached, Res. Condo, townhouse, Assisted Living & apartment ()	219.80	45,000	1,978	14,249	2,188	1,704

* The UDO includes: 411 single-family dwellings, 291 townhomes, 500 multi-family and 776 assisted-living units; it also includes 45,000 sq. ft. of commercial

Change in Traffic between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres			Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
				+9,331	1,798	1,212

METRO SCHOOL BOARD REPORT

Projected student generation 154 Elementary 100 Middle 77 High

Schools Over/Under Capacity - Students would attend Tulip Grove Elementary School, DuPont-Tyler Middle School, and McGavock High School. DuPont-Tyler middle has been identified as being over capacity by the Metro School Board. There is capacity at a middle school within the cluster. This information is based upon data from the school board last updated January 16, 2004.

School Site Dedication -Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students. This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the locational criteria of the Metropolitan Board of Education and shall be within the McGavock High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site will be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement.

Capital Improvements - The following capital improvements are scheduled for the listed school within the elementary zone.

DUPONT-TYLER MIDDLE SCHOOL RENOVATION	DUPONT-TYLER MIDDLE SCHOOL - RENOVATE FACILITY	FY 2008- 2009
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Mr. Kleinfelter presented and stated that staff is recommending approval of the requested RM9 and MUN, but to disapprove the CS portion of the request.

Mr. Tom White, attorney, spoke in favor of the development. He indicated the applicant has been working with staff on the recommended conditions for the proposal.

Mr. Dwight Kaiser, Land Planner, spoke in favor of the development.

Mr. Ron Jarrell, 3662 Hoggett Ford Road, spoke in favor of the development.

Ms. Marietta Marcum, a resident of Hoggett Ford Road spoke in favor of the development.

Ms. June Trimble, 3911 Dodson Chapel Road, spoke in favor of the development but expressed concerns on the additional traffic that would be generated by this proposal.

Ms. Bobbie Forest, 101 Thistle Lane, spoke in opposition to the proposal.

Ms. Joyce Creech, 165 Thistle Lane, spoke in opposition to the proposal.

Mr. Jack Wilton, 3152 Lake Drive, Fleetwood Subdivision, spoke in opposition to the proposal.

Mr. Kenneth Hudson, 3580 Hoggett Ford Road, spoke in opposition to the proposal.

Mr. Robert Beck, 2764 Fleet, spoke in opposition to the proposal.

Mr. Richard Benson, 4169 Central Pike, spoke in favor of the development.

Mr. Bruce Stanley, 3211 Downeymeade Ct., spoke in opposition to the proposal.

Mr. Thomas 3401 Anderson Road Wilkerson, spoke in opposition to the proposal.

Mr. James Burnett, 2700 Fleet Drive, spoke in opposition to the proposal.

Ms. Cummings left the meeting at 5:40 p.m.

Ms. Susan Floyd, 222 Bonnebrook Drive, spoke in opposition to the proposal.

Mr. Steve Sykes, 3658 Hoggett Ford Road, spoke in opposition to the proposal.

Ms. Kim Wall, 3658 Hoggett Ford Road spoke in opposition to the proposal.

Ms. Marlene Wilton, 3152 Lake Drive, spoke in opposition to the proposal.

Ms. Debra Timmons, 213 Woodland Ct., spoke in opposition to the proposal.

Mr. Don Geddes, 82 Riverpoint Pass, spoke in opposition to the proposal.

Mr. Dennis Gregory, a resident of Hermitage, spoke in opposition to the proposal.

Councilmember White indicated he was in favor of supporting staff's recommendation on this development, after

hearing the deliberations presented at the meeting. He indicated that the developer continues to work with the Metro departments and is willing to begin improvements on the infrastructure of the area as soon as they are able.

The Commission recessed at 6:00 p.m.

The Commission resumed at 6:12 p.m.

Mr. Loring thanked the staff for their work on this proposal. He expressed his support for the development including the billboard request included in the proposal.

Ms. Jones also expressed support for the project, as well as the request for the billboards. She did express concerns on permitted uses of the CS zoning if it were approved.

Mr. Bernhardt stated that the UDO will permit billboards only for this CS zoning. Any other requests would have to be approved by Council.

Mr. Small acknowledged the extraordinary work and effort put in to the development. He expressed concerns regarding the transportation network, the different phases of construction and the sequencing of improvements.

Ms. Jones asked for clarification regarding the transportation improvements and the timeline of these improvements, mentioned by Councilmember White.

Mr. Charles Hasty, Public Works Department, mentioned that the developer has agreed to proceed immediately with the improvements to the intersection at Central Pike & Dodson Pike.

Mr. Small indicated he was not in favor of the CS zone change request.

Ms. Nielson expressed concerns regarding the various phases of the development and the improvements needed to the infrastructure to support the project.

Mr. McLean spoke in support of the CS zone change request.

Mr. Clifton spoke in opposition to the CS zone change request. He requested clarification on the Assisted Living usage included in the proposal.

Mr. Kleinfelter explained that if the assisted living facility is approved, it would remain zoned as an assisted living facility. Any other facility uses would have to go before Council for approval.

Mr. Clifton requested clarification on the design controls for the project. He spoke in favor of the development.

Mr. Tyler stated that most of his issues and concerns regarding the development have already been addressed.

Mr. Ponder indicated that this proposal was the best one yet for this area. He expressed concerns regarding the traffic and the affect the development would have on the area. He suggested traffic amendments to the area.

Mr. Ponder moved and Mr. Clifton seconded the motion, which passed unanimously, to adopt staff recommendation on Zone Change 2004Z-096G-14 and Urban Design Overlay 2004UD-002G-14. **(9-0)**

[Note: Items #4 & #5 were discussed by the Metropolitan Planning Commission together. See item #5 for actions and resolutions.]

- 5.** **2004UD-002G-14**
Villages of Riverwood Urban Design Overlay
Map 97, Parcels 4, 5, 6, 6.01, 13, 14, 16, 134
Subarea 14 (1996)
District 14 (White)

Request to adopt an Urban Design Overlay (UDO) to allow for the development of 1,978 dwelling units and 45,000 square feet of mixed-uses (classified RS15 and proposed for RM9, MUN, & CS), and located along the south side of Hoggett Ford Road and north of I-40, requested by Land Design, applicant, for CSP (Chris Pardue), owner.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST

Preliminary UDO - Request to adopt a preliminary Urban Design Overlay (UDO) to allow for the development of 1,978 residential units, 45,000 square feet of mixed-use commercial, and two type 'B' billboards on 219.8 acres. The site is located along the south side of Hoggett Ford Road, west of Dodson Chapel Road, and north of Interstate 40.

ZONING & LAND USE POLICY

RS15 - This request for preliminary UDO approval is associated with a zone change request to change from RS15 to RM9, MUN, and CS zone districts to allow for the development of the project as planned.

Subarea 14 RM Land Use Policy - The Urban Design Overlay plan proposes to develop the site at an overall density of approximately 9.2 units per acre. Although this density slightly exceeds the RM policy, the plan provides for an appropriate mixture of housing and interconnected network of streets. The plan also limits the total number of units to a specified number. That number cannot be changed without returning to the Metro Council for re-approval to add units to the plan.

PLAN DETAILS

Overall Site Plan - The site is located in the pocket of Interstate 40, Dodson Chapel Road, and Hoggett Ford Road. The plan proposes single-family detached units on lot widths that vary between 30 and 50 feet, as well as townhomes, in the northeast corner of the site along Dodson Chapel Road and Hoggett Ford Road. In the center of the site, where the majority of steep hillsides are located, the plan provides larger single-family lots that are located along curvilinear spine roads that avoid the more un-buildable areas of topography. Directly abutting the interstate and the southern portion of Dodson Chapel Road are the 500 apartment units that will be constructed as flats in several clusters of apartment buildings. Lastly, the southernmost portion of the site, adjacent to the Stones River, will contain the 776-unit assisted living facility.

Building Types - The following building types are proposed as part of the UDO plan:

Type 1: Assisted Living Facility

Type 2: Neighborhood Mixed-Use with balconies, store-fronts, and architectural appurtenances

Type 3: Recreational Facility / Community Center

Type 4: 60-foot wide Single-family Detached (Front / Street Access)

Type 5: 50-foot wide Single-family Detached (Front / Street Access)

Type 6: 50-foot wide Single-family Detached (Rear / Alley Access)

Type 7: 40-foot wide Single-family Detached (Rear / Alley Access)

Type 8: 30-foot wide Single-family Detached (Rear / Alley Access)

Type 9: Townhomes (Rear / Alley Access)

Type 10: Multi-family Apartment Building

Staff expressed concern over the development of the Assisted Living Facility portion of the site with regards to building coverage. With this in mind, staff is adding a condition that will place a building coverage maximum of 20% within the Assisted Living Facility Building Standards portion of the UDO document.

Access - Access to the development is proposed as follows:

From Dodson Chapel Road:

- One divided main entry (70-foot ROW)

From Hoggett Ford Road:

- One divided main entry (70-foot ROW)
- Two (2) Local streets (51-foot ROW)
- One divided Minor Local street (72-foot ROW)

The multi-family apartment units will be accessed via the divided main entry road from Dodson Chapel Road. The minimized access to the apartments is due to the private driveways that will be constructed throughout the apartment complex. Since the assisted living facility is located in the southernmost portion of the site, and will be a private facility, access to that site will be via two public streets leading to a main gate or entrance point.

The remaining areas of development, which will contain the single-family homes and townhomes, are provided with a good “network of interconnected streets and alleys that will assist in dispersing the traffic and providing multiple entrances and access points for residents and emergency vehicles.” (UDO document) The advantage of multiple access points and intersections in a traditional neighborhood design, such as this, is the immediate reduction in actual vehicle speed and the ability to provide reduced curb radii so that reduced setbacks can be utilized without creating hindrances to vehicular movements and/or sight visibility.

Environmental / Greenway - Although this site is encumbered by hillside that slopes from the northeast corner downward to the river, the majority of the slopes do not exceed 15%. There are areas, however, where the slope does exceed 15%. These areas have, for the most part, been avoided through design and creation of open spaces. Through the review process, staff did not find any areas that exceeded 25% slope.

This tract is located along a portion of the Stones River where a greenway trail and associated conservation easement are planned. As part of the proposed UDO, the applicant has agreed to help implement the Stones River Greenway system by dedicating the necessary greenway easements and constructing the trail and required trailheads / parking areas. The size of the proposed Greenway / Conservation Easement does not meet the Subdivision Regulation requirements that all of the floodway, plus the 50 foot floodway buffer and an additional 25 feet beyond the 50-foot floodway buffer be provided for the conservation easement and trail location. Staff has included as a condition to the UDO that the Greenway / Conservation Easement must include the floodway plus 75 feet or some other distance / amount as approved by the Greenways Commission prior to any final UDO approvals.

Uses-Proposed uses within the specific zone districts are as follows:

Within the RM9:

- Single-family homes
- Townhomes
- Multi-family apartments
- Assisted Living Facility
- Parks / Greenway

Staff received confirmation from the Tennessee Board of Health, Division of Health Care Facilities, that the state had no specific objections to the proposed accessory uses within the assisted living facility. Some of those uses within the facility, which would not exceed a combined square footage of 20,000 square feet, would be a coffee shop, dry cleaning drop off, medicine shop, adult day care, etc. The Metro Zoning Ordinance allows accessory uses such as these within the assisted-living facility, as long as they are not advertised or marketed to people outside of the facility.

Within the MUN:

- Single-family homes
- Townhomes
- Live-Work Townhomes
- Neighborhood Office / Retail uses as allowed in the MUN zone district

Within the CS:

- Billboard type 'B'

The proposed CS zoning and billboard use are not consistent with the Subarea 14 Plan's RM policy, nor are the consistent with this Urban Design Overlay district. The proposed CS zoning and billboard use are not consistent with the Subarea 14 Plan's Residential Medium Policy calling predominantly residential neighborhoods, with small-scale neighborhood commercial uses in certain instances. The CS district is more intense than what the RM policy calls for in this area, and is not consistent with the overall design objectives of this Urban Design Overlay district.

TRAFFIC METRO PUBLIC WORKS' RECOMMENDATION

1. Dedicate right-of-way adjacent to UDO property on Dodson Chapel and Hoggett Ford Road consistent with the Major Street Plan.
2. Provide required off-street parking for the recreational facilities and the mixed-use areas as per metro zoning code 17.20.030, or alternate provisions as allowed by the UDO process in section 17.36.320.
3. At any site location where on-street parking is used to meet required parking, handicap spaces meeting the ADA requirements shall be provided.
4. No parking will be allowed within 30 feet of a crosswalk or intersection as per Metro T&P Code 12.40.040.
5. Parking will be prohibited on the Main Entry roadway due to narrow width.
6. Parking may be prohibited on one side of the Local and Minor Local streets.
7. Parking will be prohibited on the north side of Hoggett Ford Blvd.
8. Parking will be prohibited on one side of the One-Way streets.
9. Parking is prohibited in all alleys per T&P code 12.40.060.
10. The trails shall be located to eliminate mid-block pedestrian crossings.
11. Driveway profiles to be designed at 10 percent or less as per Subdivision Regulations Appendix C.

Dodson Chapel

1. Construct Dodson Chapel Road along the frontage of the property consistent with the requirement of the Major Street Plan per section 2-7.1 A. of the Subdivision Regulations.

Central & Dodson Chapel

1. Construct northbound left turn lane on Dodson Chapel at Central Pike with 200 ft of storage length and transition per AASHTO standards.
2. Construct southbound left turn lane on Dodson Chapel with 200 ft of storage and transition per AASHTO standards.
3. Construct an eastbound left turn lane with 75 ft of storage and transition per AASHTO standards.
4. Reconstruct intersection to provide adequate lane alignment.

Dodson Chapel & Hoggett Ford Road

1. Construct Hoggett Ford Road with left and right turn lanes with 100 ft of storage length at Dodson Chapel Road. Any on street parking will be prohibited 30 ft to crosswalks. Cross section in UDO plan will need to be revised at intersection with Dodson Chapel Rd.
2. Construct northbound left turn lane with 100ft of storage on Dodson Chapel Road at Hoggett Ford Road and associated tapers.
3. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, submit signal plans for approval and install a traffic signal using mast arms. The counts and analysis at Dodson Chapel and Hoggett Ford Road will start after improvements are made to Hoggett Ford Road.

Dodson Chapel & Main Project Access

1. Construct main project access road with left and right turn lanes with 100 ft of storage length at Dodson Chapel Road. No on street parking will be allowed. Cross section in UDO plan will need to be revised at intersection with Dodson Chapel Road.
2. Construct northbound left turn lane with 100 ft of storage on Dodson Chapel Road at main project access road.
3. Construct a southbound right turn lane with 150 ft on Dodson Chapel at main project access road.
4. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, submit signal plans for approval and install a traffic signal using mast arms.

Hoggett Ford Road

1. Reconstruct the road pavement northeast of the proposed median to provide a minimum roadway width of 15' and provide adequate transition to existing Hoggett Ford Rd. pavement past property frontage.

Dodson Chapel & Bell Road

1. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, install a traffic signal using mast arms. Note this work will require a permit from the Corps of Engineers.

Dodson Chapel

1. Provide 400 feet of sight distance at all project driveways and intersections located on Dodson Chapel Road.

CONDITIONS

1. The Dedicated Conservation Greenway Public Access Trail Easement Area shall be dedicated and shall include all of the floodway plus 75 feet (50-foot floodway buffer plus 25-foot greenway/conservation easement) or some other distance / amount as approved by the Greenways Commission prior to the first final UDO approval by the Planning Commission.
2. There shall be no outside advertising or marketing for the accessory uses that are provided within the assisted-living facility.
3. A Tree Preservation / Removal and Grading Boundary Plan (24x36) shall be submitted prior to, or in conjunction with, the submittal of the Final UDO application.
4. Staff recommends that the Commission condition its approval on the removal of the CS zoning and billboard uses from the proposed UDO
5. This preliminary plan is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
6. Dedicate right-of-way adjacent to UDO property on Dodson Chapel and Hoggett Ford Road consistent with the Major Street Plan.
7. Provide required off-street parking for the recreational facilities and the mixed-use areas as per metro zoning code 17.20.030, or alternate provisions as allowed by the UDO process in section 17.36.320.
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12. Parking will be prohibited on the north side of Hoggett Ford Blvd.
13. Parking will be prohibited on one side of the One-Way streets.
14. Parking is prohibited in all alleys per T&P code 12.40.060.
15. The trails shall be located to eliminate mid-block pedestrian crossings.
16. Driveway profiles to be designed at 10 percent or less as per Subdivision Regulations Appendix C.

Dodson Chapel

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Central & Dodson Chapel

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Dodson Chapel & Hoggett Ford Road

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3. Construct a southbound right turn lane with 150 ft on Dodson Chapel at main project access road.
4. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, submit signal plans for approval and install a traffic signal using mast arms.

Hoggett Ford Road

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Dodson Chapel & Bell Road

1. Conduct traffic counts and signal warrant analysis at each 250 combined dwelling units and/or beds and submit to Traffic & Parking Division of Public Works. If a signal is determined to be appropriate by the Transportation Manager and the Traffic and Parking Commission, install a traffic signal using mast arms. Note this work will require a permit from the Corps of Engineers.

Dodson Chapel

2. Provide 400 feet of sight distance at all project driveways and intersections located on Dodson Chapel Road.

Mr. Kleinfelter presented and stated that staff is recommending approval with conditions.

Resolution No. 2004 –263

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004Z-096G-14 is **APPROVED FOR RM9 AND MUN PORTIONS, BUT DISAPPROVED THE CS PORTION. (9-0)**

The proposed RM9 and MUN districts are consistent with the Subarea 14 Plan’s Residential Medium (RM) policy calling for residential development at a density of four to nine dwelling units per acre. The MUN district is consistent with the RM policy in that it provides a convenient neighborhood scale commercial center, in which the Land Use Policy Application (LUPA) document calls for in these areas. The proposed CS districts are proposed for billboard uses in the associated Urban Design Overlay (UDO) district (2004UD-002G-14), which are not consistent with the policy.”

Resolution No. 2004 –264

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004UD-002G-14 is **APPROVED WITH CONDITIONS, with the addition of a condition that the maximum building coverage of the Assisted Living Facility shall be no more than 25 percent.**

Conditions of Approval:

1. Dedicate right-of-way adjacent to UDO property on Dodson Chapel and Hoggett Ford Road consistent with the Major Street Plan.
2. Provide required off-street parking for the recreational facilities and the mixed-use areas as per metro zoning code 17.20.030, or alternate provisions as allowed by the UDO process in section 17.36.320.
3. At any site location where on-street parking is used to meet required parking, handicap spaces meeting the ADA requirements shall be provided.
4. No parking will be allowed within 30 feet of a crosswalk or intersection as per Metro T&P Code 12.40.040.
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8. Parking will be prohibited on one side of the One-Way streets.
9. Parking is prohibited in all alleys per T&P code 12.40.060.
10. The trails shall be located to eliminate mid-block pedestrian crossings.
11. Driveway profiles to be designed at 10 percent or less as per Subdivision Regulations Appendix C.

Dodson Chapel

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3. Construct an eastbound left turn lane with 75 ft of storage and transition per AASHTO standards.
4. Reconstruct intersection to provide adequate lane alignment.

Dodson Chapel & Hoggett Ford Road

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Hoggett Ford Road

1. Reconstruct the road pavement northeast of the proposed median to provide a minimum roadway width of 15' and provide adequate transition to existing Hoggett Ford Rd. pavement past property frontage.

Dodson Chapel & Bell Road

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Dodson Chapel

1. Provide 400 feet of sight distance at all project driveways and intersections located on Dodson Chapel Road.

CONDITIONS

1. The Dedicated Conservation Greenway Public Access Trail Easement Area shall be dedicated and shall include all of the floodway plus 75 feet (50-foot floodway buffer plus 25-foot greenway/conservation easement) or some other distance / amount as approved by the Greenways Commission prior to the first final UDO approval by the Planning Commission.
2. There shall be no outside advertising or marketing for the accessory uses that are provided within the assisted-living facility.

3. A Tree Preservation / Removal and Grading Boundary Plan (24x36) shall be submitted prior to, or in conjunction with, the submittal of the Final UDO application.
4. Staff recommends that the Commission condition its approval on the removal of the CS zoning and billboard uses from the proposed UDO
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Dodson Chapel & Bell Road

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Dodson Chapel

1. Provide 400 feet of sight distance at all project driveways and intersections located on Dodson Chapel Road.”

-
6. **2004Z-097G-14**
Map 76-01, Parcel 115
Subarea 14 (1996)
District 12 (Gotto)

A request to change from R10 to CS district property located at Tulip Grove Road (unnumbered), approximately 100 feet south of Lebanon Pike, (1.16 acres), requested by Paul Weatherford, Weatherford & Associates, applicant for David Carter, Quality Plus Homes, Inc., owner.

The Metropolitan Planning Commission DEFERRED Zone Change 2004Z-097G-14 indefinitely. (10-0)

7. **2004Z-100G-13**
Map 151, Parcel 81
Subarea 13 (2003)
District 33 (Bradley)

A request to change from AR2a to RS20 district property at 2521 Hobson Pike, north of South Hampton Boulevard, (5.12 acres), requested by Leslie Cappama, applicant/owner.

The Metropolitan Planning Commission DEFERRED Zone Change 2004Z-100G-13 until September 9, 2004. (10-0)

8. **2004Z-101U-13**
Map 151, Parcel 119
Subarea 13 (2003)

District 33 (Bradley)

A request to change from AR2a to RS7.5 district property at 3161 Hamilton Church Road, northeast of Murfreesboro Pike, (6 acres), requested by Wamble & Associates, PLLC, applicant for Harold L. Harden, owner.

Staff Recommendation - *Approve*

APPLICANT REQUEST

Rezone 6 acres from agriculture / residential (AR2a) to residential (RS7.5) as part of a requested new Planned Unit Development. The property is located along the south side of Hamilton Church Road, approximately 1/3 mile east of Murfreesboro Pike.

Existing Zoning

AR2a district - AR2a 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. This AR2a zoning would currently allow 3 dwelling units.

Proposed Zoning

RS7.5 district - RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. The proposed RS7.5 zoning would allow 29 dwelling units.

ANTIOCH – PRIEST LAKE PLAN

Neighborhood General (NG) - NG is intended to apply to existing areas that are, and are envisioned to remain, predominantly residential in character, and to emerging and future areas that are planned to be predominantly residential. The right mix of density is the key to the success of a NG area.

Regarding design, a random development pattern is inappropriate. Ideally, residents in NG areas are within a 5 to 10 minutes walk of a Neighborhood Center area or Corridor Center area.

Policy Conflict - No. The associated PUD plan proposes to develop a 27-lot subdivision where the proposed lots average 5,000 square feet. The proposed density for the subdivision is 4.5 lots per acre. Although the NG does not mandate a specific density range as many older land use policies did, the 4.5 density is consistent with the intent of the NG policy regarding the location of the property in relation to the adjoining Community Center policy. The size of the lots and the proposed connectivity of the plan to surrounding undeveloped areas support the intent of the NG policy objectives. A PUD has been filed with this zone change request that will ensure proper street connectivity and layout of streets and open space.

RECENT REZONINGS - No

TRAFFIC

Metro Public Works Recommendation: No exception taken.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	6.0	0.5	3	29	3	4

Typical Uses in Proposed Zoning District: RS7.5/PUD

Land Use (ITE Code)	Acres	Units Per Acre	Total number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached	6.0	4.94	27*	259	21	28

(210)						
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*Lots proposed in PUD

Change in Traffic between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--			+230	+18	+24

Mr. Mitchell presented and stated that staff is recommending approval of zone change 2004Z-101U-13 and approval with conditions of the Planned Unit Development 2004P-022U-13, but disapproval of the sidewalk variance request along Hamilton Church Road included in the PUD.

Ms. Nielson moved and Mr. Ponder seconded the motion, which passed unanimously, to adopt recommendation for zone change 2004Z-101U-13 and Planned Unit Development for 2004P-022U-13. **(8-0)**

Mr. McLean abstained from comments and voting on this issue.

[Note: Items #8 and #9 were discussed by the Metropolitan Planning Commission together. See Item #9 for actions and resolutions.]

- 9.** **2004P-022U-13**
Harden Property
Map 150, Parcel 119
Subarea 13 (2003)
District 33 (Bradley)

A request for preliminary approval for a Planned Unit Development district at 3161 Hamilton Church Road, located abutting the south side of Hamilton Church Road, 1,600 feet east of Murfreesboro Pike, classified AR2a and proposed for RS7.5, (6.0 acres), to permit 27 single-family lots, requested by Wamble and Associates, for Harold Harden, owner.

Staff Recommendation - *Approve with conditions*, and disapproval of sidewalk variance request along Hamilton Church Road.

APPLICANT REQUEST - Preliminary PUD

Request to adopt a preliminary Planned Unit Development to allow for 27 single-family lots on 6 acres within Davidson County. The site is located along the south side of Hamilton Church Road, approximately 1/3 mile east of Murfreesboro Pike.

PLAN DETAILS

Site Design - The plan proposes 27 single-family lots to be located along 3 separate roadways within the subdivision. There is a 125-foot TVA / Nashville Gas easement that cuts through the property along the Hamilton Church Road frontage. The area of the easement will remain undeveloped except for the spine roadway accessing the site off Hamilton Church Road.

Access - Access to the subdivision development will be via a new 50-foot wide roadway on the south side of Hamilton Church Road. Within the subdivision, the applicant has provided 3 points of access to areas of future development. Two of those stub streets access property to the east, with the last stub street accessing undeveloped property to the south.

Environmental - There are no environmental concerns related to this site. There are no floodplain issues and no hillside / topography issues. The proposed detention facility will be located in the northwest corner of the site adjacent to the TVA / Gas easement.

ZONING & LAND USE POLICY

AR2a to RS7.5 - This request for preliminary PUD approval is associated with a zone change request to change from AR2a to RS7.5 to allow for the development of the single-family lots.

Antioch – Priest Lake Plan

NG Land Use Policy - The proposed density for the subdivision is 4.5 lots per acre. Although the NG does not mandate a specific density range as older land use policies may have done, the 4.5 density is consistent with the intent of the NG policy regarding the location of the property in relation to the adjoining Community Center policy. The size of the lots and the proposed connectivity of the plan to surrounding undeveloped areas support the intent of the NG policy objectives.

SUBDIVISION DETAILS

Sidewalks Sec. 2-6.1 - Sidewalks are required along all public streets as part of any new development. The applicant has requested a sidewalk variance from the requirement construct sidewalks along Hamilton Church Road. Their stated hardship for construction is that “HCR is an old rural road with a side drainage ditch and no curb. To construct this sidewalk, it will require a significant effort to improve the roadway due to drainage.”

Public Works’ Assessment - Public Works was unable to provide a Constructability Report in time for the report since the variance application was not submitted on time. Staff expects Metro Public Works to provide their analysis prior to submittal of any request for final PUD approval.

Staff Analysis - Staff recommends disapproval of this request because residential growth is occurring along Hamilton Church Road, which will support sidewalk construction in this area. There is a proposal for new residential development a few hundred yards to the east. Also, this 6-acre tract is located within walking distance of the intersection of Hamilton Church Road and Murfreesboro Pike, which is a community center area as called for in the Antioch – Priest Lake Plan.

METRO PUBLIC WORKS’ RECOMMENDATION - Detailed comments were provided by Metro Public Works and adequately addressed by the applicant’s representative.

CONDITIONS

1. Public Road ‘B’ and ‘C’ must be revised on the preliminary PUD plan to show 46 feet of ROW prior to 3rd reading at Metro Council.
2. A Tree Preservation / Removal and Grading Boundary Plan (24x36) shall be submitted prior to, or in conjunction with, the submittal of the Final PUD application.
3. This preliminary plan is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
4. Sidewalks must be shown along Hamilton Church Road along the property frontage prior to submittal of final PUD approval.

Resolution No. 2004 –265

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004Z-101U-13 is **APPROVED. (9-0)**

The proposed RS7.5 district is consistent with the Antioch-Priest Lake Community Plan’s Neighborhood General (NG) policy which is intended to meet a spectrum of housing needs and are to contain a variety of housing that is carefully arranged, not randomly located. The associated Planned Unit Development plan (2004P-022U-13) proposes to develop a 27-lot subdivision with a density of 4.5 lots per acre. This plan provides the size of lots and connectivity that is consistent with the intent of the NG policy.”

Resolution No. 2004 –266

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004P-022U-13 is **APPROVED WITH CONDITIONS, AND DISAPPROVED SIDEWALK VARIANCE FOR HAMILTON CHURCH ROAD.**

Conditions of Approval:

1. Public Road ‘B’ and ‘C’ must be revised on the preliminary PUD plan to show 46 feet of ROW prior to 3rd reading at Metro Council.
2. A Tree Preservation / Removal and Grading Boundary Plan (24x36) shall be submitted prior to, or in conjunction with, the submittal of the Final PUD application.
3. This preliminary plan is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.
4. Sidewalks must be shown along Hamilton Church Road along the property frontage prior to submittal of final PUD approval.”

IX. PRELIMINARY SUBDIVISION PLATS

- 10. 2004S-227U-07**
Cherokee Crossing
Maps 103-08, Parcels 138 & 139
Subarea 7 (2000)
District 24 (Summers)

A request for preliminary plat approval to create 31 lots (5 duplex lots, 26 single family lots) located on the south side of Westlawn Drive, approximately 125 feet east of Sloan Road (6.68 acres) requested by Aline Brown and Geny’s Supply Inc, owners Alldredge Associates, developer, Hawkins Partners, landscape architects, and Wamble & Associates, engineers / surveyors.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Preliminary Plat

Subdivide 6.68 acres into 31 lots (26 single-family lots and 5 duplex lots for a total of 36 units), located along the south side of Westlawn Drive, east of Sloan Road.

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 7.72 dwelling units per acre including 25% duplex lots. The maximum number of lots allowed on this property would be 48 lots with 12 of the lots having duplexes, or 60 total units.

SUBDIVISION DETAILS - The proposed plat is not a cluster lot subdivision since each lot has a minimum of 6,000 square feet; therefore, there is no requirement to provide open space in this subdivision. The plat proposes one open space area, however, at the southwest corner of the site to accommodate the stormwater detention and water quality treatment dry pond, required by the Metro Stormwater Regulations.

The proposed plat includes a new public road with access from Westlawn Drive. The new road provides an internal loop. There are no stub-street connections proposed due to the surrounding parcels being developed, or used as part of the McCabe Golf Course. The plan proposes access in the rear of each lot through joint access easements. Staff supports this design since it will allow the homes along Westlawn to face the existing street and maintain the existing character along that road. Staff recommends that approval of this plat be conditioned on the continuing orientation of these homes to Westlawn Drive.

**TRAFFIC
PUBLIC WORKS RECOMMENDATION**

1. Label driveways and alleys as private, or build them to current Metro standards.
2. Demonstrate adequacy of turning movements per Metro traffic engineer in the form of turning movement template.
3. Subject to Public Works review and approval of construction plans.
4. The entrance design is inadequate to accommodate bus turning movements.
5. Garages should be located to provide a minimum of 24 feet for backing maneuver.

CONDITIONS

1. All lots with street frontage on Westlawn Drive shall include homes with the front façade facing Westlawn Drive.

Mr. Leeman presented and stated that staff is recommending approval with conditions.

Ms. Kim Hawkins, 2205 Natchez Trace, spoke in favor of the development.

Mr. Steven Tidwell, 17 Westlawn Court, expressed concerns regarding the development.

Mr. Dennis Davis, 14 Westlawn Court, expressed some concern regarding the development.

Ms. Rebecca Davis, 14 Westlawn Court, expressed concern regarding the development.

Mr. Ponder requested clarification regarding the land use included in the development.

Ms. Nielson suggested that the Commission delay voting on this issue for two weeks to allow Councilmember Summers to meet with the developer and the community on this development.

Ms. Jones spoke in favor of the development.

Mr. Small also spoke in favor of the development.

Mr. McLean moved and Mr. Loring seconded the motion, which passed unanimously to adopt staff recommendation and approve with conditions Preliminary Plat 2004S-227U-07. **(9-0)**

Resolution No. 2004 –267

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004S-227U-07 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. Label driveways and alleys as private, or build them to current Metro standards.
2. Demonstrate adequacy of turning movements per Metro traffic engineer in the form of turning movement template.
3. Subject to Public Works review and approval of construction plans.
4. The entrance design is inadequate to accommodate bus turning movements.
5. Garages should be located to provide a minimum of 24 feet for backing maneuver.
6. All lots with street frontage on Westlawn Drive shall include homes with the front façade facing Westlawn Drive.”

Seals Subdivision
Map 72-01, Parcel 15
Subarea 5 (1994)
District 8 (Hart)

A request for preliminary plat approval to create 40 single-family lots, located at the terminus of Bethwood Drive, Bullock Avenue, Allenwood Drive, and Slayden Drive, classified RS10, (13.94 acres), requested by Curtis Seals, owner and Dale and Associates, surveyor.

Staff Recommendation - *Approve*

APPLICANT REQUEST

Preliminary Plat - Subdivide 13.51 acres into 40 single-family lots at the terminus of Bethwood Drive, Allenwood Drive, Bullock Avenue, Slaydon Drive, and along the west side of Ellington Parkway.

ZONING

RS10 District - RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. The maximum number of lots that permitted on this property with RS10 zoning is 49 lots.

CLUSTER LOT OPTION - The cluster lot option allows the applicant to reduce minimum lot sizes two base zone districts from the base zone classification of RS10 (minimum 10,000 sq. ft. lots) to RS5 size lots (minimum 5,000 sq. ft. lots). The proposed lots range in size from 5,300 to 9,900 square feet.

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The plan proposes 3.8 acres of open space (28%), which complies with this provision.

SUBDIVISION DETAILS - The project proposes to connect to the four existing stub streets (Bethwood Drive, Allenwood Drive, Bullock Avenue, Slaydon Drive), providing a through-connection from Allenwood Drive to Bethwood Drive, and providing an extension of Slaydon Drive as a cul-de-sac.

TRAFFIC

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Approved **(10-0)**, *Consent Agenda*

Resolution No. 2004 –268

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004S-232U-05 is **APPROVED. (10-0)**”

- 12. **2004S-235U-10**
Overton Hills, Resubdivision Of Lots 7 & 8
Maps 131-06, Parcel 36
Subarea 10 (1994)
District 25 (Shulman)

A request for preliminary plat approval to subdivision one lot into two, located on the south side of Castleman Drive approximately 200 feet west of Hood Avenue (0.8 acres), classified in the R15 district, requested by William Owen, owner and John Kohl & Company, surveyor.

Mr. Kleinfelter stated that Councilmember Shulman spoke with both Mr. Owen and Mr. Kohl, and have reached an agreement to defer Preliminary Plat 2004S-235U-10 until August 26, 2004.

Mr. McLean moved and Mr. Clifton seconded the motion, which passed unanimously, to defer Preliminary Plat 2004S-235U-10 to August 26, 2004. **(10-0)**

13. **2004S-237G-03**
Davis Commercial Subdivision
Maps 34-06, Parcel 58
Subarea 3 (1998)
District 10 (Ryman)

A request for preliminary plat approval to create 4 lots, located on Myatt Drive, approximately 1800 feet south of Gallatin Pike, (4.2 acres), classified CS district, requested by Troy Davis, owner, and Dale & Associates, engineer.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Preliminary Plat

Subdivide 4.2 acres into 4 commercial lots along the west side of Myatt Drive, approximately 800 feet north of Plum Street.

ZONING

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

SUBDIVISION DETAILS - The project proposes a new public road, Log Cabin Court, with access to Myatt Drive. This road will serve the four (4) new lots being created from one parcel. This road does not stub into the industrial property to the rear since that site is already developed with industrial uses. The plan proposes no variances and is consistent with the Subdivision Regulations.

TRAFFIC

PUBLIC WORKS RECOMMENDATION

1. Dimension right-of-way along Myatt Drive.
2. Show the ROW radius of the turnaround.
3. Detail incorrectly shows sidewalk on one side.
4. An Access Study shall be required in order to determine any necessary mitigations.
5. Preliminary comments include: Myatt Drive is classified as a U4—84ft ROW and has substandard pavement width. Construct standard pavement cross section along Myatt Drive Frontage.
6. Identify driveways which are opposite this property.

CONDITIONS

Prior to final plat recordation, the Public Works comments must be addressed as follows:

1. An access study must be submitted prior to final plat approval. If access is found to be inadequate, then further conditions may be required prior to final plat approval.

Approved with conditions (10-0), *Consent Agenda*

Resolution No. 2004 –269

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004S-237G-03 is **APPROVED WITH CONDITIONS. (10-0)**

Conditions of Approval:

1. Dimension right-of-way along Myatt Drive.
2. Show the ROW radius of the turnaround.
3. Detail incorrectly shows sidewalk on one side.
4. An Access Study shall be required in order to determine any necessary mitigations.
5. Preliminary comments include: Myatt Drive is classified as a U4—84ft ROW and has substandard pavement width. Construct standard pavement cross section along Myatt Drive Frontage.
6. Identify driveways which are opposite this property.
7. Prior to final plat recordation, the Public Works comments must be addressed as follows:
8. An access study must be submitted prior to final plat approval. If access is found to be inadequate, then further conditions may be required prior to final plat approval.”

X. FINAL PLATS

- 14. 2004S-171U-05**
 H.M Doaks Subdivision, Resub Of Part Of Lot 6
 Maps 83-02 Parcel 33
 Subarea 5 (1994)
 District 6 (Jameson)

A request for final plat approval to subdivide 1 lot into 2 lots along the west side of Chapel Avenue and along the south side of McKennie Avenue, (0.37 acres), classified R6, requested by John Kohl, and Patrick Coode, surveyor, for Ed Meek, applicant/owner.

Staff Recommendation - Approve

APPLICANT REQUEST - Preliminary Plat

Request to create 2 lots from an existing 0.37 acre lot, located on the southwest corner of the intersection of Chapel Avenue and McKennie Avenue.

ZONING

R6 District - R6 district, requiring a minimum lot size of 6,000 square feet allowing single-family dwellings and duplexes at an overall density of 5.41 dwelling units per acre including 25% duplex lots.

SUBAREA 5 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.

SUBDIVISION DETAILS - A lot comparability test yielded a minimum lot size of 6,347.31 square feet and a minimum lot frontage of 52.02 feet. Both lots passed the comparability test.

PUBLIC WORKS RECOMMENDATION- No exception taken.

Approved (10-0), *Consent Agenda*

Resolution No. 2004 –270

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004S-171U-05 is **APPROVED. (10-0)**”

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15. **2004S-219U-10**
Henry Sperry Subdivision, Second Resubdivision Of Lot 1
Maps 117-05, Parcel 78
Subarea 10 (1994)
District 25 (Shulman)

A request for final plat approval to create 2 lots from 1 existing lot, located at the northeast corner of the intersection of Woodmont Boulevard and Lynnbrook Road, (1.11 acres), requested by Mike Nixon, owner, and John Kohl and Company, surveyors.

Councilmember Shulman announced that he spoke with Mr. Nixon and stated he was in agreement to defer this item until August 26, 2004. He requested that the Commission remove this item from the approved consent agenda.

Upon agreement, the Commission suspended their normal rules in order to act on the request to remove Final Plat 2004S-219U-10 from the approved consent agenda.

Mr. Lawson moved and Ms. Nielson seconded the motion which passed unanimously to remove final plat 2004S-219U-10 from the adopted consent agenda. 10-0

Mr. Lawson moved, and Ms. Nielson seconded the motion to rehear final plat 2004S-219U-10 at the August 26, 2004 meeting. (9-1) No Vote – Tonya Jones

The Metropolitan Planning Commission removed this item from the Consent Agenda and scheduled for a re-hearing at the August 26, 2004 meeting.

XI. PLANNED UNIT DEVELOPMENTS (revisions)

16. **58-85-P-12**
Rucker Landing (Formerly Brentwood Midlands)
Map 161, Parcel 71 and 254
Subarea 12 (1997)
District 27 (Foster)

A request to revise the preliminary and for final approval for the residential Planned Unit Development district located along the east side of Edmondson Pike, approximately 2,100 feet north of Old Hickory Boulevard, classified R10, (16.09 acres), to develop 102 townhomes, replacing 124 apartments, requested by Devinder Sandhu consultants, for Zachary Rucker, owner.

The Metropolitan Planning Commission DEFERRED Planned Unit Development 58-85-P-12 to August 26, 2004. (10-0)

17. **2000P-003G-06**
Riverwalk, Phase 4
Map 126, Parcel 48
Subarea 6 (2003)
District 35 (Tygard)

A request for final approval for a portion of the Residential Planned Unit Development district located along the north side of Newsom Station Road, north of the CSX Railroad, classified RS15, (28.90 acres), to develop 70 single-family lots, requested by Civil Site Design Group, for Riverwalk Development Partners, owner.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Final PUD

Permit the development of 70 single-family lots (phase 4) on a 28.9-acre portion of the 150-acre section of the Riverwalk Community residential subdivision located north of the CSX railroad tracks and south of the Harpeth River. The entire 150-acre section of this PUD includes phases 2, 3, and 4.

PUD PLAN DETAILS

History - On March 15, 2001, the Planning Commission approved a revision to the preliminary plan and a final PUD plan for phase 1, which is the section of the PUD located south of the CSX railroad tracks and along Newsom Station Road.

On May 8, 2003, Phase 2 received final PUD approval following a January amendment to the PUD, by the Metro Council, which added seven single-family lots to Phase 2. Although the plan was amended to add lots, the overall design did not significantly change. The previous final PUD approval for Phase 2 had been approved by the Metro Planning Commission in October of 2002. On October 13, 2003, phases 3A & 3B received final PUD approval for 47 single-family lots along the main perimeter road of the north side of the PUD.

In 2004, the townhomes portion, adjacent to and north of Newsom Station Road, received final PUD approval as well as a final PUD approval for phases 3C & 3D.

Proposed Plan - The phase 4 plan proposes 70 single-family lots in two separate sections in the northeast corner of the remaining portion of the PUD. Forty of the lots will be located adjacent to the dedicated open space and proposed Greenway Trail – which runs along the riverside perimeter of the entire 150-acre northern portion of the PUD and adjacent to the Harpeth River.

TRAFFIC

PUBLIC WORKS' RECOMMENDATION - No more traffic counts will be required for this project to determine whether a traffic signal is warranted. The developer has agreed to contribute \$35,000 to Metro Public Works in an escrow account to go towards any future traffic signal at the Newsom Station Road/McCrory Lane intersection. With that donation, Public Works agreed that no future traffic counts would be required of the Riverwalk Development.

CONDITIONS

1. Prior to the recording of the final plat for Phase 4, \$35,000 must be placed in an escrow account to be used by Public Works toward any future traffic signal at the Newsom Station Road/McCrory Lane intersection.
2. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
3. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met before 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 (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
5. These plans 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 will require reapproval by the Planning Commission.

Approved with conditions **(10-0)**, *Consent Agenda*

Resolution No. 2004 –271

“BE IT RESOLVED by the Metropolitan Planning Commission that 2000P-003G-06 is **APPROVED WITH CONDITIONS.**

Conditions of Approval:

1. Prior to the recording of the final plat for Phase 4, \$35,000 must be placed in an escrow account to be used by Public Works toward any future traffic signal at the Newsom Station Road/McCrory Lane intersection.
2. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.
3. The requirements of the Metropolitan Fire Marshal’s Office for emergency vehicle access and fire flow water supply during construction must be met before 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 (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
5. These plans 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 will require reapproval by the Planning Commission.”

XII. MANDATORY REFERRALS

- 18. 2004M-055U-11**
 Closure of Alley #688
 Alley Closure/Hart St. And 1st Avenue
 Map 105-8, Parcels 50, 51, 52, 56, 57
 Subarea 11 (1999)
 District 17 (Greer)

A request to close alley #688, west of 1st Avenue South, south of Hart Street by Donnel Wordlaw and Morning Star Baptist Church, applicant for Metro Government, owner.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST

A request to abandon alley No. 688 located south of Hart street along the west side of the unbuilt 1st Street South.

APPLICATION REQUIREMENTS - None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Public Works Department, Water & Sewerage Services Department, Stormwater, and Nashville Electric Service. NES has requested to retain all easements.

Since this is an unbuilt alley between 1st Street South (unbuilt) and Alley # 694, Planning staff also supports the request. This is a non-functioning alley and all adjacent property owners have signed the application.

CONDITIONS

1. All easements are to be retained.

Approved with conditions **(10-0)**, *Consent Agenda*

Resolution No. 2004 –272

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004M-055U-11 is **APPROVED WITH CONDITIONS. (10-0)**”

Conditions of Approval:

1. All easements are to be retained.”

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- 19. 2004M-064G-06**
Harpeth River Greenway Easement
Map 142-13 B, Parcel 121
Subarea 6 (2003)
District 35 (Tygard)

A request to accept and record an easement to the Metro Government for use in connection with the development of the Harpeth River Greenway at 928 Glenridge Lane, requested by Metro Legal Department.

Ms. Harris presented and stated that staff is recommending approval.

Mr. James Pfeiffer, 7029 Northridge Drive, requested that this item be deferred to resolve issues and concerns he had regarding the proposal.

Ms. Neilson expressed concerns regarding this referral and the history of actions taken by the Commission on the Harpeth River Greenway. She requested that the Commission defer this item indefinitely to allow time for staff to research this item and provide additional information to the Commission.

Ms. Nielson moved, and Mr. Clifton seconded the motion, which passed unanimously to defer mandatory referral 2004M-064G-06 until August 26, 2004. **(9-0)**

The Metropolitan Planning Commission DEFERRED this item to the August 26, 2004 meeting. (9-0)

- 20. 2004M-065U-10**
Dixie Place Easement Abandonment
Map 104-08 Parcel 47
Map 104-04 Parcel 10
Subarea 10 (1994)
District 18 (Hausser)

A request to abandon an easement between 21st and 22nd Avenue, requested by Mary Pat Teague, applicant for Vanderbilt University, owner.

Staff Recommendation - Approve

APPLICANT REQUEST

A request to abandon an easement between 21st and 22nd Avenue, requested by Mary Pat Teague, applicant for Vanderbilt University, owner.

APPLICATION REQUIREMENTS - None

DEPARTMENT AND AGENCY RECOMMENDATIONS

Metro Water & Sewerage Services recommends conditional approval upon the following: Installation of a meter in the abandoned R.O.W. of Dixie Place. Metro Water Services will have no objection with the easement rights being abandoned and the water line converted to a private line.

The Stormwater Division of Metro Water Services recommends conditional approval: Vanderbilt will be responsible for correcting any drainage problems created by closing this area.

Nashville Electric Service recommends approval.

Planning staff also supports this request.

Approved (10-0), *Consent Agenda*

Resolution No. 2004 –273

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004M-065U-10 is **APPROVED. (10-0)**”

- 21.** **2004M-066U-10**
Wallace Lane Easement Abandonment/Relocation
Map 130-04, Parcel 108
Subarea 10 (1994)
District 34 (Williams)

A request to abandon and relocate an easement located at Wallace Lane (unnumbered), between Hobbs Road and Sneed Terrace, requested by Brian Hamilton, Civil Site Design Group.

Staff Recommendation - Approve

APPLICANT REQUEST

A request to abandon and relocate an easement located at Wallace Lane (unnumbered), between Hobbs Road and Sneed Terrace, requested by Brian Hamilton, Civil Site Design Group.

APPLICATION REQUIREMENTS - None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, and Nashville Electric Service. Planning staff also supports the request.

Approved (10-0), *Consent Agenda*

Resolution No. 2004 –274

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004M-066U-10 is **APPROVED. (10-0)**”

- 22.** **2004M-067U-05**
Sam Levy Easement Abandonment/Relocation
Map 104-09, Parcels 122,123
Subarea 5 (1994)
District 5 (Murray)

A request to abandon and relocate a water and sewer line easements between Berry and Spring Streets, Metro Water Services Project No. 04-SL-80 and 04-WL-71, where the new lines will be in the street right of way, requested by Metro Water and Sewer Services

Staff Recommendation - Approve

APPLICANT REQUEST

A request to abandon and relocate water and sewer line easements, Metro Water Services Project No. 04-SL-80 and 04-WL-71, where the new lines will be in the street right of way.

APPLICATION REQUIREMENTS - None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, and Nashville Electric Service. Planning staff also supports the request.

Approved (10-0), *Consent Agenda*

Resolution No. 2004 –275

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004M-067U-05 is **APPROVED. (10-0)**”

23. **2004M-068U-10**
Granny White Sidewalk Improvements Project
Map 118-05, Parcel 30
Map 118-01, Parcels 95.01, 94
Subarea 10 (1994)
District 17 (Greer)

A request to acquire property for Granny White Pike Sidewalk Improvements Project for curb and gutter, grass strip, sidewalk and associated improvements from Kirkwood Avenue to Clayton Avenue/requested by George Fowler, US Infrastructure, Inc.

Staff Recommendation - Approve

APPLICANT REQUEST

A request to acquire property for Granny White Pike Sidewalk Improvements Project for curb and gutter, grass strip, sidewalk and associated improvements from Kirkwood Avenue to Clayton Avenue, requested by George Fowler, USInfrastructure, Inc.

APPLICATION REQUIREMENTS - None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, Public Works, and Nashville Electric Service. Planning staff also supports the request.

Approved (10-0), *Consent Agenda*

Resolution No. 2004 –276

“BE IT RESOLVED by the Metropolitan Planning Commission that 2004M-068U-10 is **APPROVED. (10-0)**”

XIII. OTHER BUSINESS

24. Discussion of Planning Commission Policy for School Site Dedication
25. Public Hearing and endorsement of Nashville and Davidson County Traffic Study Requirements

Approved (10-0), *Consent Agenda*

26. Contract for *Redpepper Inc.* to provide public relations consulting services to Music City Moves! (Active Living Program). Consultant fees will be paid for by grant received from *Active Living by Design*, a national program of the *Robert Wood Johnson Foundation*.

Approved (10-0), *Consent Agenda*

27. Executive Director Reports
28. Legislative Update
29. (**Addendum**) Update Employee contracts for Matt Meservy and Michelle Kubant

XIV. ADJOURNMENT

The meeting adjourned at 7:25 p.m.



Chairman

Secretary