



Project No.	<u>Zone Change 2004Z-056U-03</u>
Associated Case	88P-042U-03 & 2004P-012U-03
Council Bill	None
Council District	3 - Hughes
Council District	3 - Garrett
School Board District	
Requested By	Dale & Associates, applicant, for Jane D. & Dowlen Parmley and Howard Scott, owners.
Deferral	Deferred from 5/13/04 Commission Meeting
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Rezone 38.44 acres from shopping center neighborhood (SCN), residential single-family (RS20 and RS15) to residential single-family (RS10 – 32.49 ac.) and residential multi-family (RM9 – 5.95 ac.) district, as part of a requested new Planned Unit Development. The property is located along the east side of Whites Creek Pike, approximately two-thirds of a mile north of Briley Parkway.

Existing Zoning
SCN district

Shopping Center Neighborhood is intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas. The existing PUD called for 80,000 square feet of commercial uses.

RS20 district

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

RS15 district

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

Proposed Zoning
RS10 district

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. The proposed PUD plan includes 91 single-family homes.

RM9 district

RM9 is intended for single-family, duplex and multi-family dwellings at a density of 9 dwelling units per acre. The proposed PUD plan includes 46 townhomes.



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BORDEAUX – WHITES CREEK PLAN (SUBAREA 3)

Residential Low-Medium (RLM)

RLM policy is a policy category designed to accommodate residential development within a density range of 2 to 4 dwelling units per acre. The predominant development type in RLM areas is single-family, although some townhomes and other forms of attached housing may be appropriate. The newly updated and adopted Bordeaux – Whites Creek Plan states that in areas designated with an RLM policy, proposals for single-family residential development, civic activities, and low-rise public benefit uses may be considered on their merits.

Policy Conflict

No. The associated PUD plan proposes to develop the 38.44-acre tract with 91 single-family homes and 46 condominium townhomes at an overall density of 3.56 dwellings / lots per acre. If a PUD was not proposed, the RS10 portion (32.49 acres) of the tract would provide up to 120 single-family lots. The RM9 portion (5.95 acres) would provide up to 54 multi-family units. With the adoption of the associated PUD, the applicant is proposing to reduce the available units / lots each zone district to keep the overall density below the 4 dwelling units per acre ceiling of the RLM land use policy.

RECENT REZONINGS

No

METRO PUBLIC WORKS RECOMMENDATION:

Public Works recommends conditional approval, subject to the following conditions, generated from review of the required Traffic Impact Study (TIS):

1. Construct project access road with 2 exiting 12-foot wide lanes and 1 entering 12-foot wide lane. Left turn lane shall have 50 feet of storage with transition per AASHTO standards.
2. Construct 12-foot wide southbound left turn lane on Whites Creek Pike (WCP) at the project access with 100 feet of storage and transition per AASHTO standards.



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3. Construct 12-foot wide northbound right turn lane on WCP at the project access with 100 feet of storage and transition per AASHTO standards.
4. Provide adequate sight distance for the access road. Remove vegetation along east side of WCP to provide a minimum 425 feet of sight distance. Locate access road at crest of hill and submit sight triangles and road profile in conjunction with the PUD construction drawings.
5. Provide pedestrian and bike access to future Greenway west of site and future bike lanes on WCP.
6. Dedicate or reserve ROW for the U4 and right turn lane on WCP.

Typical Uses in Existing Zoning District: RS15

Land Use (ITE Code)	Acres	Units per Acre	Total # of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	25.64	2.47	63	603	48	64

Typical Uses in Existing Zoning District: SCN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office and Retail* (710)	12.8	--	80,000*	881	124	120

* Based on approved PUD plan

Typical Uses in Proposed Zoning District: RS10 with PUD

Land Use (ITE Code)	Acres	Units Per Acre	Total # of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	32.49	3.7	98*	938	74	99

*Based on proposed PUD plan

Typical Uses in Proposed Zoning District: RM9 with PUD

Land Use (ITE Code)	Acres	Units Per Acre	Total # of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Low Rise Residential Condo/Townhome (231)	5.95	9	46*	N/A	31	36

* Based on proposed PUD plan.



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

Land Use (ITE Code)	Acres	--	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--	--	--	--	-67	-49

METRO SCHOOL BOARD REPORT

Projected student generation: 28 Elementary 15 Middle 18 High

Schools Over/Under Capacity: Students would attend Alex Green Elementary School, Ewing Park Middle School, and Whites Creek High School. Alex Green Elementary and Ewing Park Middle schools have been identified as being over capacity by the Metro School Board. There is capacity at an elementary and middle school within the Whites Creek cluster. This information is based upon data from the school board last updated January 16, 2004.

COMMENTS

1. A condition addressing Metro Public Works conditions has been placed in the associated PUD staff report.



Project No.
Project Name
Associated Case
Council Bill
Council District
School Board District
Requested By

[Planned Unit Development 2004P-012U-03](#)
Parmley Cove PUD
88P-042G-03 & 2004Z-056U-03
None
3 - Hughes
3 - Garrett
Roy Dale & Associates, applicant, for Jane D. & Dowlen Parmley and Howard Scott, owner
Deferred from 5/13/04 Commission Meeting

Deferral

Staff Reviewer
Staff Recommendation

Mitchell
Approve with conditions

APPLICANT REQUEST
Cancel PUD & New PUD

Request to cancel an existing, unbuilt, preliminary Planned Unit Development (88P-042G-03) that has already been partially cancelled, and a request to approve a new preliminary Planned Unit Development overlay to allow for the development of 91 single-family lots and 46 condominiums on 38.44 acres. The property is located along the east side of Whites Creek Pike, approximately two-thirds of a mile north of Briley Parkway.

PLAN DETAILS

History:

The original residential PUD (88P-042G-03) was adopted by the Metro Council in 1988, and encompassed a larger land area than the 38.44-acre parcel was affected by this request. A portion of the PUD was previously cancelled in 1991, which was approved for single-family residential homes.

Site Design:

The applicant is requesting to cancel the remaining portion of the existing PUD – all of which is located within the SCN district along Whites Creek Pike. The new PUD plan proposes 91 single-family homes on the majority of the site and proposes 46 condominium units on a 5.95-acre portion in the northwest corner adjacent to Whites Creek Pike.

Access & Connectivity:

Access to the site is provided via a new public street from Whites Creek Pike. A stub street connection is being provided to the north for future development, but no connections have been provided to the east due to topographical constraints and land areas designated as Natural Conservation.



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METRO PUBLIC WORKS' RECOMMENDATIONS

Public Works recommends conditional approval, subject to the following conditions, generated from review of the required Traffic Impact Study (TIS):

1. Construct project access road with two exiting 12-foot wide lanes and one entering 12-foot wide lane. Left turn lane shall have 50 feet of storage with transition per AASHTO standards.
2. Construct 12-foot wide southbound left turn lane on Whites Creek Pike (WCP) at the project access with 100 feet of storage and transition per AASHTO standards.
3. Construct 12-foot wide northbound right turn lane on WCP at the project access with 100 feet of storage and transition per AASHTO standards.
4. Provide adequate sight distance for the access road. Remove vegetation along east side of WCP to provide a minimum 425 feet of sight distance. Locate access road at crest of hill and submit sight triangles and road profile in conjunction with the PUD construction drawings.
5. Provide pedestrian and bike access to future Greenway west of site and future bike lanes on WCP.
6. Dedicate or reserve ROW for the U4 and right turn lane on WCP.

CONDITIONS

1. 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.
2. This preliminary plan approval for this portion of the master 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.



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3. Prior to final plat recordation, all traffic mitigation recommendations provided by the Public Works Department shall be completed or bonded with the appropriate performance agreement.



Project No.	<u>Zone Change 2004Z-070U-14</u>
Associated Case	148-83-U-14
Council Bill	BL2004-292
Council District	15 - Loring
School Board District	4 - Nevill
Requested By	McKinney Engineering, applicant, for Venture Properties, owner.
Deferral	Deferred from 5/27/04 Commission meeting
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Rezone 8.66 acres from residential (R10) to residential (RM6) district, as part of a requested amendment to an existing Planned Unit Development. The property is located west of the terminus of Airwood Drive, south of Woodberry Drive.

Existing Zoning
R10 district

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

Proposed Zoning
RM6 district

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

SUBAREA 14

Residential Low-Medium (RLM)

RLM policy is a policy category designed to accommodate residential development within a density range of about 2 to 4 dwelling units per acre. The predominant development type in RLM areas is single-family, although some townhomes and other forms of attached housing may be appropriate. The plan specifically states that, "in this highly developed area, infill development should be guided by the standard policies."

Policy Conflict

The Council-approved PUD plan allowed for the development of 54 single-family lots and 98 townhomes in two phases. Although the current Subarea 14 Plan, and draft update for that plan, call for development within the RLM (2-4 du/ac) range, the



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existence of the PUD overlay allows for development that may not normally be recommended within a specific area of the county.

In 1996, the Metro Planning Commission approved a revision to the preliminary PUD plan that completely removed the proposed townhomes. Subsequent to that revision, the property owner recorded a plat that established common open space where the units were to be located. This applicant is now proposing to construct 42 townhomes, at a density of 4.85 dwelling units per acre. Since the Subarea Plan calls for standard policy guidance, this proposal falls just above the maximum allowable density range but is much lower than the Council-approved plan calling for 98 units.

RECENT REZONINGS

No

TRAFFIC

Metro Public Works Recommendation:

1. Remove concrete driveway ramp.
2. Show right of way consistent with ST-251 along roadway and turn around.
3. Show ST-251 cross section or label road ST-251.
4. Check for adequate driveway length.
5. Final approval subject to construction plans, and variance from MPC for extended cul-de-sac.

METRO SCHOOL BOARD REPORT

Projected student generation:

6 Elementary 4 Middle 3 High

Schools Over/Under Capacity:

Students would attend McGavock Elementary School, Two Rivers Middle School, and McGavock High School. Based on the most current data from the Metro School Board, there is capacity at all three school levels within the cluster. This information is based upon data last updated January 16, 2004.



Project No.	<u>Planned Unit Development 148-83-U-14</u>
Project Name	Park at Lakeland Residential PUD
Associated Case	2004Z-070U-14
Council Bill	BL2004-293
Council District	15 - Loring
School Board District	4 - Nevill
Requested By	McKinney Engineering, applicant, for Venture Properties, owner.
Deferral	Deferred from 5/27/04 Commission Meeting

Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve with conditions, and approve the request to vary from the 750-foot maximum length of permanent dead-end streets per Section 2-6.2.1 of the Metro Subdivision Regulations.</i>

APPLICANT REQUEST
Amend PUD

Request to amend an existing, partially unbuilt, preliminary Planned Unit Development to allow for the development of 42 townhomes on 8.66 acres, and a request to vary from the 750-foot maximum length of permanent dead-end streets per Section 2-6.2.1 of the Metro Subdivision Regulations. The property is located west of the terminus of Airwood Drive, south of Woodberry Drive.

PLAN DETAILS

History:

The original residential PUD, adopted by the Metro Council in 1983, allowed for the development of 54 single-family lots and 98 townhomes on a total of 27.5 acres. The single-family portion of the plan has since been developed, but the condo portion was revised out of the plan in 1996. The MPC approved a revision that removed all the townhomes and allowed for one lot on the 8.66-acre portion that is now being requested for revision. However, that revision was not approved by the Metro Council; therefore, the original entitlement of 98 townhomes remains in place.

Site Design:

The plan proposes to extend Airwood Drive further to the west and establish a permanent cul-de-sac at the end of parcel 227. The proposed street would be public and provided with sidewalks along both sides. All 42 units would face the extension of Airwood Drive and a small



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park would be provided between two of the units on the south side of the street.

According to the 1996, revision there are a number of large mixed deciduous and cedar trees located within this 8.66-acre portion of the site. Since those clusters (3 large areas) were specifically called out on the revised PUD plan, staff is conditioning the approval recommendation to state that the applicant must conduct a tree survey of the area in conjunction with final PUD approval.

Access & Connectivity:

Access to the site would be provided via the extension of Airwood Drive. The original PUD plan called for the condominium units to be accessed by a private drive that extended off of the Hibbitts Road cul-de-sac. Based on topographic constraints, an existing blue-line stream, and the minimized impact on the land with this proposal, staff supports the new plan to extend Airwood in lieu of providing a long driveway from the Hibbitts Road cul-de-sac.

Variance to Subdivision Regulations 2-6.2.1 Street Design Standards

The Subdivision Regulations require that, “turnarounds should be designed to accommodate emergency and service vehicles as well as passenger cars. Exceptions to the turnaround requirements may be made for short streets, up to 300 feet long where emergency and service vehicles are able to back out with relative ease. The maximum lengths of streets leading to turnarounds shall be 750 feet.”

Since the applicant is proposing to extend an already-permanent cul-de-sac to allow for the development of the townhomes, this extension will take Airwood Drive to approximately 1,630 feet in length. Staff recommends approval of this variance to the regulations since the proposal minimizes impact on the property. The Council-approved plan called for the townhomes to be accessed via a private drive extending from the permanent dead-end of Hibbitts Road. The construction of this private drive would upset hillside topography as well as an existing blue-line stream that both extend across the south side of the property.



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METRO PUBLIC WORKS' COMMENTS

Metro Public Works recommends approval, subject to the following revisions being made to the plan prior to final PUD approval:

1. Remove concrete driveway ramp.
2. Show right of way consistent with ST 251 along roadway and turn around.
3. Show ST 251 cross section or label road ST 251.
4. Check for adequate driveway length.
5. Final approval subject to construction plans, and variance from MPC for extended cul-de-sac.

CONDITIONS

1. 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.
2. This preliminary plan approval for this portion of the master 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.



Project No.
Project Name
Associated Cases
Council District
School District
Requested By

Subdivision 2004S-155U-10
Oxford Hills Subdivision
None
25 - Shulman
8 – Edward T. Kindall
Hammond Brandt Builders, developer, and Ragan Smith Associates, Engineer.
Deferred from 5/27/04 Commission Meeting

Deferral

Staff Reviewer
Staff Recommendation

Fuller
Approve with conditions and a variance for less than a 300 foot separation (265 feet) for the T-type intersection occurring along a collector street (2-6.2.1 H.(2)).

APPLICANT REQUEST
Preliminary Plat

Subdivide 2.97 acres into 8 single-family lots along the south side of Shackelford Road and the west side of Belmont Boulevard.

ZONING
R10 District

R10 district, requiring a minimum lot size of 10,000 square feet and intended for single and two-family dwellings at an overall density of 4.63 dwelling units per acre with 25% duplex lots. Two duplex lots are proposed.

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 R10 (minimum 10,000 sq. ft. lots) to R6 (minimum 6,000 sq. ft. lots).

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 applicant complies with this requirement by proposing a total of 17, 624 square feet (16%) of open space.

SUBDIVISION DETAILS

This subdivision proposal utilizing the cluster lot option to save a 72 inch diameter breast height Sycamore tree at the corner of Shackelford Road and Belmont Boulevard.

VARIANCE REQUEST

The applicant has requested a variance to the requirement for 300 feet in separation between T-type intersections on a collector road. The applicant has



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approximately 265 feet between the proposed intersection and the intersection of Shackelford Road and Belmont Boulevard. The applicant feels that they have shifted the intersection as far to the west as possible while still accommodating the proposed lots.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken
All preliminary plats are subject to Public Works' review and approval of construction plans.

CONDITIONS

1. If existing vegetation is to be used to satisfy the required landscape buffer yard requirements of the Zoning Code, landscape plans must be reviewed and approved by the Urban Forester prior to grading plan approval.
2. A C type buffer of 20' width is required at the perimeter of lots that are less than 8,000 square feet. The buffer in the area of lots 4-6 will need to be adjusted accordingly.

[VIEW SKETCH](#)



Project No.
Project Name
Associated Cases
Council District
School District
Requested By

[Subdivision 2004S-157G-04](#)

Forest Glen

None

9 - Forkum

3 – Garrett

Eddie and Christine Dilts, developer, and Bruce Rainey & Associates, Engineer.

Deferral

Deferred from 5/27/04 Commission Meeting.

Staff Reviewer
Staff Recommendation

Fuller

Disapprove as designed, but Approve with conditions, including relocation of the project access from Old Hickory Boulevard to McArthur Drive.

APPLICANT REQUEST
Preliminary Plat

Subdivide 3.04 acres into 15 single-family lots along the north side of Old Hickory Boulevard (State Route 45).

ZONING
RS7.5 District

RS7.5 district, requiring a minimum lot size of 7,500 square feet and intended for single family dwellings at an overall density of 4.94 dwelling units per acre.

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 RS7.5 (minimum 10,000 sq. ft. lots) to RS3.75 (minimum 3,750 sq. ft. lots).

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 applicant will need to prove that they have at least 16,884 square feet of open space to comply with this provision.

SUBDIVISION DETAILS

The project proposes the only access for the subdivision to be on Old Hickory Boulevard. Old Hickory Boulevard is a U6 arterial with high volumes of traffic and will restrict the access to the project to right-in and right-out only, with no possibility for left turns. Staff recommends that the project utilize the lot fronting McArthur Drive as the entry to the project and cul-de-sac the access to Old Hickory Boulevard. Traffic from the project would then have unrestricted turning access at the intersection of McArthur Drive and Old Hickory Boulevard.



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TRAFFIC PUBLIC WORKS RECOMMENDATION

“The Traffic Division was asked by the developer at the conceptual stage if we would approve a curb cut on Old Hickory Boulevard. At that time and as reflected in our recent comments, we determined that we would allow a curb cut for right-in and right-out only drive with no median cut on Old Hickory Boulevard.

Traffic will support replacing this Old Hickory Boulevard curb cut with an access drive off McArthur Dr. for these 15 lots. Since there is a median cut on Old Hickory Boulevard opposite McArthur Drive, the subdivision traffic will be able to turn in each direction on Old Hickory Boulevard.”

All preliminary plats are subject to Public Works’ review and approval of construction plans.

CONDITIONS

1. If existing vegetation is to be used to satisfy the required landscape buffer yard requirements of the Zoning Code, landscape plans must be reviewed and approved by the Urban Forester prior to grading plan approval.
2. Provide the square footage of the open space on a revised preliminary plat (a minimum of 16,884 square feet is required.)
3. Relocate the project access from Old Hickory Boulevard to McArthur Drive.

[VIEW SKETCH](#)



Project No.
Project Name

[Subdivision 2004S-092A-07](#)
**West Meade Farms, Resub of Lot 12,
revision to lot 2**

Associated Cases
Council District
School District
Requested By
Deferral

None
23 - Whitson
9 - Harkey
Brad Bolton, owner,
Deferred from 5/13/04 Commission Meeting

Staff Reviewer
Staff Recommendation

Fuller
Approve

APPLICANT REQUEST
Final Plat Amendment

Change the platted setback at 223 Brook Hollow Road from 225 feet to 180 feet.

A similar request was heard by the Planning Commission on April 8, 2004. At that time the applicant requested that the setback be changed from 225 feet to 125 feet. The Planning Commission disapproved that request indicating that they felt that the setback should remain at 225 feet.

ZONING
RS80 District

The RS80 district requires a minimum 80,000 square foot lot and is intended for single-family dwellings at a density of 0.46 dwelling units per acre.

APPLICATION DETAILS

The proposed lot was created in 1998, and the subdivision plat was approved with the condition that the lot have a 225-foot setback on Brook Hollow Road. Staff was unable to locate discussion of this condition in the minutes or the staff report from the meeting, but it is assumed that this setback was required because it would put the house at the same setback as the house next door to the north (6301 Jocelyn Hollow Road).

The applicant also owns 6301 Jocelyn Hollow Road and intends to demolish the existing home and build a new home fronting Jocelyn Hollow Road, creating a side yard of 150 feet on Brook Hollow Road. The applicant requests this amendment to allow the setback on the lot in question to be similar to the side lot setback for the new house to be built at 6301 Jocelyn Hollow.



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Platted Setbacks

The house to the south of the subject property is set back 290 feet from Brook Hollow Road. The setbacks on the rest of Brook Hollow Road are not uniform and range from around 90 feet up to 400 feet.

The final plat of West Meade Farms, Section I, recorded in 1948 put the setback for all other lots on Brook Hollow Road at 100 feet. Many of them are currently built at greater setbacks, but there are no restrictions from keeping someone from building at the 100 foot setback in the future.

Street Setbacks (Zoning Ordinance 17.12.030.)

In residential areas with an established development pattern, the required setback is the average of the lots immediately adjacent or the value specified in Table 12.12.030A, whichever is greater. However, if the average setback is greater than the standard required by the table, the setback shall not be more than twice that required by the table.

The average setback of the adjacent houses is 257 feet. The setback required by Table 17.12.030A is 40 feet. Therefore, the Code provides that the required setback is not required to be more than twice the value specified in the table, or 80 feet. The applicant's request to amend the setback is within allowable limits set out in the Zoning Code.



Project No.
Project Name

[Planned Unit Development 84-87-P-13](#)
**The Crossings at Hickory Hollow
Commercial PUD**

Associated Case
Council Bill
Council District
School Board District
Requested By

None
None
32 – Coleman
6 - Awipi
Wamble & Associates, PLLC, applicant, for Mt. View Food Mart, LLC, owner
Deferred from 5/13/04 Commission Meeting

Deferral

Staff Reviewer
Staff Recommendation

Mitchell
Approve with conditions

APPLICANT REQUEST
Revise Preliminary & Final PUD

Request for a revision to preliminary and for final Planned Unit Development approval for the Crossings at Hickory Hollow Commercial Planned Unit Development to allow for the development of a 2,645-square foot 2-bay automatic car wash. This portion of the PUD is located at the intersection of Mt. View Parkway, Crossings Place, and Hickory Hollow Parkway.

PLAN DETAILS

This portion of the larger commercial PUD was approved on July 8, 1999, as a revision to preliminary and final to allow for the development of the adjacent 6,180-square foot convenience market and fuel station. That revision also provided for the development of carwash and lube shop on parcel 387 – where the proposed automatic car wash will be constructed. Prior to the 1999, revision both parcels were approved for a larger 3,700-square foot convenience market and fuel station.

**METRO PUBLIC WORKS
COMMENTS**

No exceptions taken

CONDITIONS

1. 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



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Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.

2. 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.
3. 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.
4. 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 re-approval by the Planning Commission.

[VIEW SKETCH](#)



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-026U-10](#)
None
BL2004-276
25 – Shulman
8 – Harkey
Councilmember Jim Shulman, applicant, for various owners

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 19.13 acres from residential (R10) to residential single-family (RS10) district properties located between Frances and Glenwood Avenue and between Parkview Circle and Hillcrest Avenue.

Existing Zoning
R10 district

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

Proposed Zoning
RS10 district

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

SUBAREA 10 PLAN POLICY

Residential Low Medium (RLM)

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

Residential Low (RL)

RL policy is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominate development type is single-family homes.

Policy Conflict

The proposed zoning district (RS10) is consistent with the RLM policy, however, it is not entirely consistent with the RL policy. The portion that is within the RL policy area is already zoned R10 and the RS10 zoning district would decrease the density in the area to bring it



Metro Planning Commission Meeting of 6/10/04

closer to conformity with the policy. The R10 zoning district allows for a density of 4.63 dwelling units per acre with 25% duplex lots, while the RS10 zoning district allows for 3.7 dwelling units per acre.

Out of the 55 properties, there is one vacant lot, nine two-family dwellings, and the remaining lots are single-family dwellings.

The nine two-family dwellings in this area will be considered nonconforming and will be allowed to remain. Section 17.40.650 of the Zoning Code states “a structure containing a two-family *nonconforming* use within an RS district may be restored within one year regardless of percentage of damage or destruction.”

In recent months, many Councilmembers have expressed an interest in filing zone change applications to change properties in their district from R to RS zoning districts. The effect of these rezonings is to create a patchwork throughout the county where duplexes are permitted in some areas, but not in others. No comprehensive policy decision is being made by the Commission or the Council as to where duplexes should be permitted and where they should not be permitted. Except for those applications on the June 10 Commission agenda, staff does not plan to recommend to the Commission that they approve any further mass rezoning to eliminate duplexes until this issue has been resolved. Staff recommends approval of this application only because the request 1) is technically allowed by the policy in this area, which allows zoning for single-family homes, and 2) is consistent with recent staff recommendations for similar requests in other locations.

Rather than continuing to address this issue on a piecemeal basis, staff has written a letter to all members of the Council proposing to organize meetings among various interested parties to arrive at a county-wide solution to address duplexes. Planning Department staff will facilitate the meetings, which will include stakeholders such as property owners, developers, Councilmembers, neighborhood organizations, and affordable housing representatives.



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Staff believes this issue can possibly be addressed through an amendment to the Zoning Code. Such an amendment could establish a comprehensive set of criteria that may limit the number and location of duplexes, while still providing the opportunity for neighborhoods to have a diverse mix of housing options. These criteria could also ensure that new duplexes reflect the character of the neighborhoods in which they are located.

RECENT REZONINGS

None

TRAFFIC

No Exception Taken.

METRO SCHOOL BOARD REPORT

This rezoning is not expected to have a significant effect on student generation projections.



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-027U-10](#)
None
BL2004-274
25 – Shulman
8 – Harkey
Councilmember Jim Shulman, applicant, for various owners

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 17.48 acres from residential (R10) to residential single-family (RS10) district properties located between Warfield Drive and Temple Avenue and between Lone Oak Road and Belmont Park Terrace.

Existing Zoning
R10 district

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

Proposed Zoning
RS10 district

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

SUBAREA 10 PLAN POLICY

Residential Low Medium (RLM)

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

Policy Conflict

The proposed zoning district (RS10) is consistent with the RLM policy. The RS10 zoning district is within the density range of the RLM policy calling for two to four dwelling units per acre.

Out of the 41 properties, there are six two-family dwellings and the remaining lots are single-family dwellings.



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The six two-family dwellings in this area will be considered nonconforming and will be allowed to remain. The Zoning Code states “a structure containing a two-family *nonconforming* use within an RS district may be restored within one year regardless of percentage of damage or destruction.”

In recent months, many Councilmembers have expressed an interest in filing zone change applications to change properties in their district from R to RS zoning districts. The effect of these rezonings is to create a patchwork throughout the county where duplexes are permitted in some areas, but not in others. No comprehensive policy decision is being made by the Commission or the Council as to where duplexes should be permitted and where they should not be permitted. Except for those applications on the June 10 Commission agenda, staff does not plan to recommend to the Commission that they approve any further mass rezoning to eliminate duplexes until this issue has been resolved. Staff recommends approval of this application only because the request 1) is technically allowed by the policy in this area, which allows zoning for single-family homes, and 2) is consistent with recent staff recommendations for similar requests in other locations.

Rather than continuing to address this issue on a piecemeal basis, staff has written a letter to all members of the Council proposing to organize meetings among various interested parties to arrive at a county-wide solution to address duplexes. Planning Department staff will facilitate the meetings, which will include stakeholders such as property owners, developers, Councilmembers, neighborhood organizations, and affordable housing representatives.

Staff believes this issue can possibly be addressed through an amendment to the Zoning Code. Such an amendment could establish a comprehensive set of criteria that may limit the number and location of duplexes, while still providing the opportunity for neighborhoods to have a diverse mix of housing options. These criteria could also ensure that new duplexes reflect the character of the neighborhoods in which they are located.



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RECENT REZONINGS

None

TRAFFIC

No Exception Taken.

METRO SCHOOL BOARD REPORT

This rezoning is not expected to have a significant effect on student generation projections.



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-043U-05](#)
None
BL2004-234
5 – Murray
5 – Hunt
Councilmember Pam Murray, applicant, for various owners

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 100.28 acres from residential (R6) to residential single-family (RS5) district various parcels located along Treutlan, Berry, Grace, Hancock, Arrington, Wilburn, and Cleveland Streets.

Existing Zoning
R6 district

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning
RS5 district

RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.

SUBAREA 5 PLAN POLICY

Residential Medium (RM)

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.

Mixed Use (MU)

MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience



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Major Public Open Space (MPOS)

scale activities. Residential densities are comparable to medium, medium-high, or high density.

MPOS policy is intended to accommodate existing major public recreational and open space areas for active and passive use. The primary types of land use in MPOS policy are recreational activities that are accessible to the general public on land that is under public ownership or control.

Policy Conflict

The proposed zoning district (RS5) is consistent with all three polices in this area. The density of RS5 is within the density range called for within the RM policy and is also consistent with the MU policy. The MPOS policy applies to the McFerrin Park in this area that is currently zoned R6. In this instance, the use will stay the same, but if the use is changed in the future, the use will have to comply with the RS5 zoning district.

Out of the 412 properties, there are 94 vacant lots, 252 single-family lots, and 62 two-family or more lots.

The 62 two or more-family dwellings in this area will be considered nonconforming and will be allowed to remain. The Zoning Code states “a structure containing a two-family *nonconforming* use within an RS district may be restored within one year regardless of percentage of damage or destruction.”

In recent months, many Councilmembers have expressed an interest in filing zone change applications to change properties in their district from R to RS zoning districts. The effect of these rezonings is to create a patchwork throughout the county where duplexes are permitted in some areas, but not in others. No comprehensive policy decision is being made by the Commission or the Council as to where duplexes should be permitted and where they should not be permitted. Except for those applications on the June 10 Commission agenda, staff does not plan to recommend to the Commission that they approve any further mass rezoning to eliminate duplexes until this issue has been resolved. Staff recommends approval of this application only because the request 1) is technically allowed by the policy in this area, which allows zoning for single-family homes, and 2) is consistent with



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recent staff recommendations for similar requests in other locations.

Rather than continuing to address this issue on a piecemeal basis, staff has written a letter to all members of the Council proposing to organize meetings among various interested parties to arrive at a county-wide solution to address duplexes. Planning Department staff will facilitate the meetings, which will include stakeholders such as property owners, developers, Councilmembers, neighborhood organizations, and affordable housing representatives.

Staff believes this issue can possibly be addressed through an amendment to the Zoning Code. Such an amendment could establish a comprehensive set of criteria that may limit the number and location of duplexes, while still providing the opportunity for neighborhoods to have a diverse mix of housing options. These criteria could also ensure that new duplexes reflect the character of the neighborhoods in which they are located.

RECENT REZONINGS

None

TRAFFIC

No Exception Taken.

METRO SCHOOL BOARD REPORT

This rezoning is not expected to have a significant effect on student generation projections.



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-059G-13](#)
None
None
32 – Coleman
6 – Awipi
Laura Digan, applicant for Randall Tidwell, owner.

Staff Reviewer
Staff Recommendation

Harris
Disapprove as contrary to the General Plan

APPLICANT REQUEST

Rezone 5.15 acres from agricultural/residential (AR2a) to commercial service (CS) district property at 4046 LaVergne Couchville Pike, south of Hamilton Church Road.

Existing Zoning
AR2a district

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. This AR2a district allows approximately 2 dwelling units.

Proposed Zoning
CS district

Commercial Service is intended for a variety of commercial uses, including retail trade, consumer services, financial institutions, general and fast food restaurants, auto-repair, auto sales, self-storage, and light manufacturing and small warehouse uses.

**ANTIOCH-PRIEST LAKE
COMMUNITY PLAN POLICY**

Neighborhood General (NG)

NG is intended to apply to existing areas that are, and are envisioned to remain, predominantly residential in character, and the emerging and future areas that are planned to be predominantly residential. NG areas include single-family residential and public benefit activities. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Policy Conflict

The proposed zoning district (CS) is not consistent with the NG policy, which is intended for primarily residential development. It is also not consistent with



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the surrounding zoning pattern in the area. This property currently has no connection to public sewer and may not meet Metro Health Department's standards for a septic field.

There is CS zoning north of this property (parcel 021) that was rezoned from AR2a in June 2002, by Council. This property also has no connection to public sewer and did not meet Metro Health Department's requirements for a septic field at the time of this rezoning. The Commission recommended disapproval as contrary to the general plan in January 2002. There is also an undeveloped commercial Planned Unit Development (Four Corners Lodge—176-73-G) to the north was approved for a motel, nightclub, and a swimming pool in 1973.

RECENT REZONINGS

Parcel 021 was rezoned from AR2a to CS in June 2002. The Planning Commission recommended disapproval in January 2002.

TRAFFIC

PUBLIC WORKS RECOMMENDATION

With the submittal of Final Development Plans and review by the Traffic Engineer, a Traffic Impact Study may be required to determine the additional traffic generated by the proposed level of development and required mitigations.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	5.15	0.5	3	28	3	3

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	5.15	0.188	42,175	464	65	63

Change in traffic between Typical Uses in existing and proposed zone

Land Use (ITE Code)	Acres	--	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
			--	+436	+62	+60



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Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density per acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	5.15	0.5	3	28	3	3

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	5.15	0.4*	89,733	3853	93	336

*adjusted for type of use

Change in traffic between Maximum Uses in existing and proposed zone

Land Use (ITE Code)	Acres	--	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	--	--	--	+3825	+90	+333



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-060U-05](#)
None
BL2004-277
6 – Jameson
5 – Hunt
Metro Historical Commission, applicant for various owners

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

To apply the Neighborhood Conservation Overlay District to various properties between Douglas Avenue and Sharpe Avenue.

Existing Zoning
R6 district

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

SUBAREA 5 PLAN POLICY

Residential Medium (RM)

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.

Policy Conflict

The Neighborhood Conservation (NC) Overlay District is consistent with the policy in this area. The Subarea 5 plan calls for “Conservation of the established neighborhoods, including the nonconforming residential uses, and the nodes of neighborhood commercial development” (p. 84). The NC overlay district will protect the future development of these properties “in which no structure shall be constructed, altered, repaired, relocated or demolished in part or whole, increased in habitable area, or changed in height” unless approved by the Metro Historic Zoning Commission.



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The Metro Historic Zoning Commission approved this district on May 26, 2004 citing that the boundaries for the Eastwood Neighborhood Conservation District are a “historically significant geographical area.” This area was also determined to be National Register eligible in 1999 by the Metro Historical Commission staff.

RECENT REZONINGS

None.

TRAFFIC

No Exception Taken.

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	25.19	6.18	112*	1072	84	113

*Existing Lots

Typical Uses in Proposed Zoning District: R6 with Overlay

Land Use (ITE Code)	Acres	Units Per acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	25.19	6.18	112 *	1072	84	113

*Existing lots

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

Land Use (ITE Code)	Acres	--	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--	--	--	0	0	0

METRO SCHOOL BOARD REPORT

This rezoning is not expected to have a significant effect on student generation projections.



Project No.	<u>Zone Change 2004Z-063G-04</u>
Associated Case	None
Council Bill	None
Council District	10 – Ryman
School District	3 – Garrett
Requested by	Homer and Randy Chance, applicant/owner
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Rezone 2.84 acres from commercial service (CS) to shopping center regional (SCR) district at 218 Crestview Drive, approximately 745 feet south of Alta Loma Road.

Existing Zoning
CS district

Commercial Service is intended for a variety of commercial uses, including retail trade, consumer services, financial institutions, general and fast food restaurants, auto-repair, auto sales, self-storage, and light manufacturing and small warehouse uses.

Proposed Zoning
SCR district

Shopping Center Regional is intended for high intensity retail, office, and consumer service uses for a regional market area.

SUBAREA 4 PLAN POLICY

Retail Concentration
Super Community (RCS)

Super community scale concentrations serve essentially the same function as community scale concentrations but are generally larger in size and provide a wider array of goods and services. Typical RCS uses include retail shops, consumer services, restaurants, and entertainment. In RCS areas that are located at highway interchanges, a limited amount of uses intended to serve travelers is also appropriate. In addition, super community scale retail concentrations usually contain large, single, specialized retail stores, which draw people from a wider market area.

Policy Conflict

The SCR district is consistent with the RCS policy in this area. It is also consistent with surrounding zoning districts and uses.



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RECENT REZONINGS

None.

TRAFFIC

An Access Study may be required at Final Development to determine any mitigations that may be necessary due to the proposed development.

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	2.84	0.173	21,402	949	147	108

Typical Uses in Proposed Zoning District: SCR

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Quality Restaurant (931)	2.84	0.135	16,701	1502	14	125

Change in traffic between Typical Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
		-038	-4701	+553	-133	+17

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (852)	2.84	0.6	74,226	N/A	2303	2566

Maximum Uses in Proposed Zoning District: SCR

Land Use (ITE Code)	Acres	FAR	Total Square footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	2.84	1.0	123,710	5312	128	464

*adjusted for type of use

Change in traffic between Maximum Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	--	+4	+49484	--	-2175	-2102

METRO SCHOOL BOARD REPORT

Projected student generation*

<1 Elementary 7 Middle 8 High

Schools Over/Under Capacity

Students would attend Gateway Elementary School, Brick Church Middle School, or Hunters Lane High School. All three schools have been identified as being



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Fiscal Liability

over capacity by the Metro School Board. There is capacity at an elementary school within the cluster and capacity at the high school in an adjacent cluster (McGavock, Maplewood, or Whites Creek clusters). There are no middle schools with capacity in the Hunters Lane cluster. This information is based upon data from the school board last updated January 16, 2004.

The Metro School Board reports that due to the overcrowded condition of the school(s) impacted by this proposed rezoning and the lack of capacity of other middle schools within the cluster, approval of the rezoning and the development permitted by the rezoning will generate a capital need liability of approximately \$91,000 for additional school capacity in this cluster. A new middle school is presently programmed in the 10 year school capital plan. This estimate is based on maintaining current school zone boundaries.

*The numbers for SCR zoning are based upon students that would be generated if the SCR zoning were to develop as multi-family residential instead of office or commercial. This also assumes each multi-family unit has 1,000 sq.ft. of floor area.

Planned School Capital Improvements

Location	Project	Projected Date
Gateway Elementary Renovation/Addition	Add 10 Classrooms, Library Additions, P.E. Room and Renovate Existing Facility	FY03-04



Project No.	<u>Zone Change 2004Z-064U-13</u>
Associated Case	None
Council Bill	BL2004-285
Council District	33 – Bradley
School District	6 – Awipi
Requested by	Hickory Hollow Baptist Church, owner
Staff Reviewer	Leeman
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Rezone 15.05 acres from residential multi-family (RM9) to agricultural/residential (AR2a) district property at 625 Bell Road.

Proposed Zoning
AR2a district

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district allows approximately 8 dwelling units.

Existing Zoning
RM9 district

RM9 is intended for single-family, duplex, and multi-family dwellings at a density of 9 dwelling units per acre. The RM9 district would permit a maximum of 135 multi-family units on this property.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN POLICY

Residential Medium High (RMH)

RMH policy is intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multi-family housing types are appropriate the most common types include attached townhomes and walk-up apartments.

Policy Conflict

The proposed AR2a zoning district returns the zoning on this property to its original zoning prior to August 8, 2002. This property was rezoned in 2002, with the intent that an assisted-living facility would be built on the back portion of the property. A church is currently located on the front portion of the property. Since the assisted-living facility has not been built, the owners of the property would now like to rezone the property



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back to its original zoning. Although the AR2a district is not entirely consistent with the RMH policy, it is a downzoning to a less intensive zoning, which will reduce the impact on schools and public infrastructure in the area.

RECENT REZONINGS

The Planning Commission approved

TRAFFIC

Public Works Recommendation

“No Exception Taken. An Access Study may be required at Final Development to determine any mitigations that may be necessary due to the proposed development.”

Typical Uses in Existing Zoning District: RM9

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	15.05	9	135	7,911	60	71

Typical Uses in Proposed Zoning District: AR2a

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	15.05	0.5	8	77	6	8

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

Land Use (ITE Code)	Acres	--	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--	--	127	-7834	-54	-63

METRO SCHOOL BOARD REPORT

Projected student generation For AR2a

2 Elementary 1 Middle 1 High

Projected student generation for RM9

9 Elementary 7 Middle 5 High

Schools Over/Under Capacity

Students would attend J.E. Moss Elementary School, Apollo Middle School, or Antioch High School. All three schools have been identified as being over capacity by the Metro School Board. There is capacity at an adjacent high school cluster. There are no elementary or middle schools with capacity in the



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Fiscal Liability

Antioch cluster. This information is based upon data from the school board last updated January 16, 2004.

The Metro School Board reports that due to the overcrowded condition of the school(s) impacted by this proposed rezoning and the lack of capacity of other middle schools within the cluster, approval of the rezoning and the development permitted by the rezoning will generate a capital need liability of approximately \$91,000 for additional school capacity in this cluster. A new middle school is presently programmed in the 10 year school capital plan. This estimate is based on maintaining current school zone boundaries.

Planned School Capital Improvements

Location	Project	Projected Date
Antioch Cluster (New middle school)	Purchase land and construct	FY03-04
Antioch High School	District Wide ADA Compliance	FY03-04



Project No.	<u>Zone Change 2004Z-065U-11</u>
Associated Case	None
Council Bill	None
Council District	13 – Burch
School District	7 – Kindall
Requested by	Earl H. Sadler, applicant/owner
Staff Reviewer	Harris
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Rezone 4.25 acres from commercial service (CS) to industrial warehousing/distribution (IWD) district at Philfre Court (unnumbered), south of Mill Creek Road.

Existing Zoning
CS district

Commercial Service is intended for a variety of commercial uses, including retail trade, consumer services, financial institutions, general and fast food restaurants, auto-repair, auto sales, self-storage, and light manufacturing and small warehouse uses.

Proposed Zoning
IWD district

Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

SUBAREA 11 PLAN POLICY

Commercial Arterial
Existing (CAE)

CAE policy is intended to recognize existing areas of “strip commercial” which is characterized by commercial uses that are situated in a linear pattern along arterial streets between major intersections. The predominant uses include retail and office activities such as eating establishments, automobile sales, rental, and service, hotels and motels, and consumer services.

Policy Conflict

The IWD district is not consistent with the CAE policy intended to stabilize the current condition, prevent additional expansion, and ultimately redevelop into nodal areas. The industrial zoning district does not stabilize the current condition, but would increase the intensity of this area since it is surrounded by CS and RS10 zoning districts. Mill Creek runs to the north of this property in which this property is consumed mostly



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by floodplain and floodway. If rezoned, the property will not have to follow any of the floodplain guidelines in Section 17.28.040 of the Zoning Ordinance, however, if developed under the CS zoning, the guidelines would be applied.

RECENT REZONINGS

None.

TRAFFIC

An Access Study may be required at Final Development to determine any mitigations that may be necessary due to the proposed development.

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (0)	4.25					

Typical Uses in Proposed Zoning District:

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
(0)	4.25					

Change in traffic between Typical Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
			--			

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
(0)	4.25					

Maximum Uses in Proposed Zoning District:

Land Use (ITE Code)	Acres	FAR	Total Square footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
(0)	4.25					

*adjusted for type of use

Change in traffic between Maximum Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	--	--	--			



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-066U-12](#)
None
None
31 – Toler
2 – Blue
Daniel Burton, Hawkeye Constructors, LLC,
applicant/owner for Jerry and Wayne Whitehurst,
owners

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST

Rezone 3.76 acres from residential multi-family (RM6) to mixed use neighborhood (MUN) district at 5606 Cloverland Drive, Old Hickory Boulevard (unnumbered), and 675 Old Hickory Boulevard.

Existing Zoning
RM6 district

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

Proposed Zoning
MUN district

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

SUBAREA 12 PLAN POLICY

Residential Medium (RM)

RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. However, there is a special policy that was adopted by the Planning Commission as part of a special update to the plan, that limits this area to six 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.

Policy Conflict

The MUN district is not consistent with the RM policy intended for residential development at a density of four to nine dwelling units per acre. MUN allows for uses that are not consistent with the residential policy called for in this area such as retail and restaurant uses.

RECENT REZONINGS

This property was rezoned in November 2003. The Planning Commission recommended approval in August 2003. The RM4 zoning district to the west of



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the property was rezoned in January 2002. The Planning Commission recommended approval in October 2001. The Seven Springs PUD to the north of this property (parcel 046) was recently amended to permit the development of two 4 story buildings, each containing 72 condominium units, to replace 222 independent living unit and 48 assisted living units. This was approved by the Commission on March 25, 2004 and approved by Council on May 18, 2004. The Commission also approved a request for a final PUD on parcel 241 to permit the construction of a 2-story 19,250 square foot office building.

TRAFFIC

No Exception Taken.

Typical Uses in Existing Zoning District: RM6

Land Use (ITE Code)	Acres	Density per acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	3.76	6	23	135	11	12

Typical Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	3.76	0.17	27,844	1234	191	140

Change in traffic between Typical Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
			--	+1099	+180	+128

Maximum Uses in Existing Zoning District: RM6

Land Use (ITE Code)	Acres	Density per acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	3.76	6	23	135	11	12

Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Square footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.76	0.6	98,271	1082	153	147

*adjusted for type of use



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Change in traffic between Maximum Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	--	--	--	+947	+142	+135

METRO SCHOOL BOARD REPORT

Projected student generation*

12 Elementary 8 Middle 7 High

Schools Over/Under Capacity

Students would attend Granbery Elementary School, Croft Middle School, or Overton High School. Granbery and Overton have been identified as being over capacity by the Metro School Board. There is capacity at an elementary school within the cluster and capacity at the high schools in adjacent clusters (Glenclyff, Hillsboro McGavock). This information is based upon data from the school board last updated January 16, 2004.

*The numbers for MUN zoning are based upon students that would be generated if the MUN zoning were to develop as residential instead of office and commercial. This also assumes each multi-family unit has 1,000 sq.ft. of floor area.

Planned School Capital Improvements

Location	Project	Projected Date
Antioch Cluster (New middle school)	Purchase land and construct	FY03-04



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-067G-14](#)
None
None
11 - Brown
4 - Nevill
William H. Hawkins, Charles Hawkins Company, Inc,
applicant, for Rayon City Investors, owner.

Staff Reviewer
Staff Recommendation

Leeman
Disapprove

APPLICANT REQUEST

Rezone 12 acres from commercial services (CS) to residential multi-family (RM15) district a portion of properties at Robinson Road (unnumbered), abutting the east side of Robinson Road.

Proposed 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.

Existing Zoning
RM15 district

RM15 is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. The RM15 district would permit a maximum of 180 multi-family units on this property.

SUBAREA 14 PLAN

Industrial (IND)

IND policy is intended for existing and future areas of industrial and distribution development. Most types of industrial and distribution uses are found in this policy category including: storage, business centers, wholesale centers, and manufacturing. Certain support uses such as sales, service, and office facilities will also be present in IND areas.

Policy Conflict

Yes. The proposed RM15 zoning district is not consistent with the Subarea 14 Plan's IND policy intended for industrial and distribution type activities. Although the Donelson-Hermitage Subarea Plan has not yet been updated, the draft plan calls for Community Center (CC) Policy. CC policy is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major



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thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. The CC policy also supports multi-family districts such as RM15 accompanied by a PUD, UDO, or site plan. If an appropriate plan is submitted, staff could support the RM15 district under the draft CC policy, if/when that policy is adopted by the Commission.

RECENT REZONINGS

None

TRAFFIC

Public Works Recommendation

“With the submittal of Final Development Plans and review by the Traffic Engineer, a Traffic Impact Study may be required to determine the additional traffic generated by the proposed level of development and required mitigations.”

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	12	0.198	103,498	1140	161	155

Typical Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density per acre	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	12	15	180	1055	80	94

Change in traffic between Typical Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	--	--	--	-85	-81	-61

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Footage	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	12	0.6	313,632	3453	486	468

Maximum Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	12	15	180	1055	80	94



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*adjusted for type of use

Change in traffic between Maximum Uses in existing and proposed zone

Land Use (ITE Code)	Acres	FAR	--	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	--	--	--	-2398	-406	-374

METRO SCHOOL BOARD REPORT

Projected student generation for RM15

20 Elementary 13 Middle 10 High

Schools Over/Under Capacity

Students would attend Dupont Elementary School, Dupont-Hadley Middle School, or McGavock High School. Dupont-Hadley has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated January 16, 2004.

Planned School Capital Improvements

Location	Project	Projected Date
Dupont-Tyler	Renovations	FY08-09
McGavock Cluster Middle School	Build new School	FY08-09
McGavock Elementary	Renovations	FY03-04
Tulip Grove Elementary	Renovations	FY07-08



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-075U-10](#)
None
BL2004-271
18 – Hausser
8 – Harkey
Councilmember Ginger Hausser, applicant, for various owners

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 36.31 acres from residential (R8) to residential single-family (RS7.5) district properties located between 31st Avenue to Acklen Avenue.

Existing Zoning
R8 district

R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.41 dwelling units per acre including 25% duplex lots.

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.

SUBAREA 10 PLAN POLICY

Residential Low Medium (RLM)

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

Major Public Open Space (MPOS)

MPOS policy is intended to accommodate existing major public recreational and open space areas for active and passive use. The primary types of land use in MPOS policy are recreational activities that are accessible to the general public on land that is under public ownership or control.

Policy Conflict

The proposed zoning district (RS7.5) is consistent with the RLM and MPOS policy areas, in that this is a request for residential zoning in a developed neighborhood and the proposed zoning does not significantly increase the allowable density over what is existing. The policy allows for residential development



Metro Planning Commission Meeting of 6/10/04

within a density range of two to four dwelling units per acre. The MPOS policy area is not used for residential development and will continue to be used by the Department of Metro Water & Sewerage Services.

Out of the 137 properties, there are 19 vacant lots, 74 single-family dwellings, and 42 two or more-family or more dwellings.

The 42 two or more-family dwellings in this area will be considered nonconforming and will be allowed to remain. The Zoning Code states “a structure containing a two-family *nonconforming* use within an RS district may be restored within one year regardless of percentage of damage or destruction.”

In recent months, many Councilmembers have expressed an interest in filing zone change applications to change properties in their district from R to RS zoning districts. The effect of these rezonings is to create a patchwork throughout the county where duplexes are permitted in some areas, but not in others. No comprehensive policy decision is being made by the Commission or the Council as to where duplexes should be permitted and where they should not be permitted. Except for those applications on the June 10 Commission agenda, staff does not plan to recommend to the Commission that they approve any further mass rezoning to eliminate duplexes until this issue has been resolved. Staff recommends approval of this application only because the request 1) is technically allowed by the policy in this area, which allows zoning for single-family homes, and 2) is consistent with recent staff recommendations for similar requests in other locations.

Rather than continuing to address this issue on a piecemeal basis, staff has written a letter to all members of the Council proposing to organize meetings among various interested parties to arrive at a county-wide solution to address duplexes. Planning Department staff will facilitate the meetings, which will include stakeholders such as property owners, developers, Councilmembers, neighborhood organizations, and affordable housing representatives.



Metro Planning Commission Meeting of 6/10/04

Staff believes this issue can possibly be addressed through an amendment to the Zoning Code. Such an amendment could establish a comprehensive set of criteria that may limit the number and location of duplexes, while still providing the opportunity for neighborhoods to have a diverse mix of housing options. These criteria could also ensure that new duplexes reflect the character of the neighborhoods in which they are located.

RECENT REZONINGS

None

TRAFFIC

No Exception Taken.

METRO SCHOOL BOARD REPORT

This rezoning is not expected to have a significant effect on student generation projections.



Project No.
Associated Case
Council Bill
Council District
School District
Requested by

[Zone Change 2004Z-078U-05](#)
None
BL2004-272
5 – Murray
5 – Hunt
Councilmember Pam Murray, applicant, for various owners

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 260.75 acres from residential (R6) to residential single-family (RS5) district various parcels located within Council District 5, west of Dickerson Road and west of Gallatin Pike.

Existing Zoning
R6 district

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning
RS5 district

RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.

SUBAREA 5 PLAN POLICY

Residential Medium (RM)

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.

Commercial Arterial
Existing(CAE)

CAE policy is intended to recognize existing areas of “strip commercial” which is characterized by commercial uses that are situated in a linear pattern along arterial streets between major intersections. The predominant uses include retail and office activities such as eating establishments, automobile sales, rental, and service, hotels and motels, and consumer services.



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Commercial Mixed Concentration (CMC)

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

Industrial and Distribution (IND)

IND policy is intended for existing and future areas of industrial and distribution development. Most types of industrial and distribution uses are found in this policy category including: storage, business centers, wholesale centers, and manufacturing. Certain support uses such as sales, service, and office facilities will also be present in IND areas.

Policy Conflict

The proposed zoning district (RS5) is consistent with two of the four polices in this area, while the remainder of the properties fall within established residential neighborhoods. This rezoning does not significantly alter the intensity or overall land uses within the area.

Out of the 781 properties, there are 108 vacant lots, 544 single-family dwellings, and 124 two or more-family dwellings.

The 124 two-family or more dwellings in this area will be considered nonconforming and will be allowed to remain. The Zoning Code states “a structure containing a two-family *nonconforming* use within an RS district may be restored within one year regardless of percentage of damage or destruction.”

In recent months, many Councilmembers have expressed an interest in filing zone change applications to change properties in their district from R to RS zoning districts. The effect of these rezonings is to create a patchwork throughout the county where duplexes are permitted in some areas, but not in others. No comprehensive policy decision is being made by the Commission or the Council as to where duplexes should be permitted and where they should not be permitted. Except for those applications on the June 10 Commission agenda, staff does not plan to recommend to the Commission that they approve any further mass rezoning to eliminate duplexes until this issue has been resolved. Staff recommends approval of this application only because the request 1) is technically



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allowed by the policy in this area, which allows zoning for single-family homes, and 2) is consistent with recent staff recommendations for similar requests in other locations.

Rather than continuing to address this issue on a piecemeal basis, staff has written a letter to all members of the Council proposing to organize meetings among various interested parties to arrive at a county-wide solution to address duplexes. Planning Department staff will facilitate the meetings, which will include stakeholders such as property owners, developers, Councilmembers, neighborhood organizations, and affordable housing representatives.

Staff believes this issue can possibly be addressed through an amendment to the Zoning Code. Such an amendment could establish a comprehensive set of criteria that may limit the number and location of duplexes, while still providing the opportunity for neighborhoods to have a diverse mix of housing options. These criteria could also ensure that new duplexes reflect the character of the neighborhoods in which they are located.

RECENT REZONINGS

None

TRAFFIC

No Exception Taken.

METRO SCHOOL BOARD REPORT

This rezoning is not expected to have a significant effect on student generation projections.



Project No.

Project Name

Associated Cases

Council District

School District

Requested By

Subdivision 2004S-158G-12

Waterford Estates

Cane Ridge Estates, 2002S-154-12 (Approved 8/22/02)

32 - Coleman

2 – Blue

Dotson & Thomasson, developer, and Dale & Associates, engineer.

Staff Reviewer

Fuller

Staff Recommendation

Approve with conditions

APPLICANT REQUEST

Preliminary Plat

Subdivide 30.6 acres into 74 lots using the cluster lot option, at a proposed density of 2.4 units per acre. The property is located on the east side of Cane Ridge Road, opposite the Cane Ridge Farms Subdivision.

A similar preliminary plat for 86 lots was approved on this site 8/22/02, entitled Cane Ridge Estates.

ZONING

RS15 District

RS15 district requiring a minimum lot size of 15,000 square feet and intended for single family dwellings at a density of 2.47 dwelling units per acre.

CLUSTER LOT

Applicant proposes to reduce lots two (2) base zoning districts, from RS15 (minimum 15,000 sq. ft. lot) to RS7.5 (minimum 7,500 sq. ft. lot). The proposed lots range in size from 7,500 sq. ft. to 13,400 sq. ft. The plan sets aside 33.4% (11.01 acres) in open space.

SUBDIVISION DETAILS

The strip of land that abuts the south side of Cane Springs Road and runs approximately 580 feet starting at the project entrance on Cane Ridge Road and extending east is being dedicated by the plat as right-of-way. This dedication will make possible future access or utility connections for property to the south. It is not a “spite strip.”

Sycamore Tree

A very large, mature, sycamore tree, over 30 inches in diameter, exists in the vicinity of the rear of lot 3. This tree has been located on the plat but needs to be delineated that it is to be protected and retained through the grading and building process.



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Blue Line Stream

The plan has been revised to account for blue line stream, or drain, traversing the property. Concern about these blue line streams was raised during the review of the Cane Ridge Estates plat in 2002, and staff indicated that a redesign would most likely be necessary. The applicant is showing a 60-foot buffer around the drain. This means that the stream is only 10 feet wide with 25-foot buffers on each side. On the grading plans and the final plat, the applicant will be required to show the top of the bank and the stream buffer. If the drain turns out to be more than 10-feet wide and causes the encroachment of the buffer into the lots, some of the lots may be lost. Lots cannot encroach into the buffers.

Spring House

Concern was raised during the last review over a natural spring that is located in the vicinity of the Cane Springs Road/Springhouse Way intersection, adjacent to lots 273 and 274. This plat makes reference in that the spring will be protected by temporary fencing during construction. Crossing of the springbed must be approved by TDEC before construction begins. There is great concern about this spring as it feeds a well and a pond on the adjacent neighbor's property (Mark W. and Carol A. Dugger).

The previous approval of Cane Ridge Estates included a condition that until more details have been presented about the spring's preservation and the treatment of the blue-line stream, **no grading, blasting or building construction permits be issued until after Metro Stormwater and TDEC conduct their final investigation, and the Planning Commission approves a final plat.** Staff recommends that this condition remain.

Southeast Arterial

The Southeast Arterial is proposed to cross this property on the south side of the TVA easement. A reservation of 84 feet was negotiated in 2002, and has been shown on the plat. Since that time, it has been determined that the need for the Southeast Arterial will be 92 feet.

SUBDIVISION VARIANCES

None



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TRAFFIC PUBLIC WORKS RECOMMENDATION

The following were the previously approved conditions for Cane Ridge Estates and are recommended being included as a condition of approval for this project:

As a condition of this approval, the developer will provide additional pavement width on Cane Ridge Road south of Preston Road. This is to be the continuation of the southbound, right side edge of pavement from north of Preston Road to south of Preston Road and then a smooth transition back to the existing alignment. In addition, the developer will smooth the transition on Cane Ridge Road through the intersection by attempting to shave the top of the hill and create a less severe drop in the roadway. A plan will need to be submitted to and approved by the Traffic Engineer prior to the approval of any final plats.

Additionally:

Cane Ridge Road is identified as a U4. Identify Cane Ridge Road and the proposed Cane Springs Road intersection design to include a southbound left turn lane on Cane Ridge Road, 84 feet of ROW and the proposed Cane Ridge Road alignment with the existing road.

Sight distance at the proposed access road shall be documented.

All preliminary plats are subject to Public Works' review and approval of construction plans.

The minimum radius of a turnaround is 41.5 feet.

CONDITIONS

The following conditions need to be satisfied prior to the planning commission meeting:

1. A standard "C" type landscape buffer yard must be clearly delineated as running the entire western boundary of the perimeter of the subdivision. If existing vegetation is to be used to satisfy the required landscape buffer yard requirements of the Zoning Code, landscape plans must be reviewed and approved by the Urban Forester prior to grading plan approval.



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2. Due to the issues involved with this site and the lack of information that is available at the preliminary plat stage, a note must be added across the plat's lot layout in large, bold font: "No grading, blasting, or building permits shall be issued for any portion of this property prior to the approval of the final plat."
3. All conditions listed in the Public Works Recommendation shall be required, and the developer must submit a plan to the Metro Traffic Engineer for the improvement of the Cane Ridge Road in the vicinity of Preston Road prior to the approval of any final plats.
4. The reservation of 84 feet for the Southeast Arterial needs to be adjusted to 92 feet.



Project No.
Project Name
Associated Cases
Council District
School District
Requested By

[Subdivision 2004S-162U-10](#)
Hobbs Place
None
34- Lynn Williams
8- Harkey
Gresham Smith and Partners, for Thomas and Lesley Nabors, owners.

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions, including a variance to the 4:1 Rule

APPLICANT REQUEST
Preliminary Plat

This request is to subdivide 0.91 acres on one existing lot into two duplex lots (four total units), at 3300 Hobbs Road, along the north side of Hobbs Road. The lots will be served by a private joint access easement, not a public road.

ZONING
R20 District

R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots. However, since this parcel was created before August 1, 1984, the Zoning Regulations allow each new lot to have a duplex for any subdivision up to three lots.

SUBDIVISION DETAILS

This plat proposes two lots of 20,098 s.f. and 20,470 s.f., with frontages of 79 feet and 24 feet. The comparability standards require the lots to be no less than 38,387 s.f., with a minimum frontage of 129 feet.

Although the two proposed lots fail lot comparability for lot frontage and lot size, the applicant has requested a waiver under Section 2-4.7 A1 of the Subdivision Regulations. This section of the regulations allows the Planning Commission to grant a waiver to the lot comparability standards when a subdivision is within a one-half mile radius (2,640 feet) of a Regional Activity Center (RAC) policy. This subdivision is approximately 2,400 feet from the Green Hills Mall RAC policy. Staff supports the lot comparability waiver since this layout is consistent with the pattern of development along the north side of Hobbs Road.



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Variance
4:1 Rule

Section 2-4.2E of the Subdivision Regulations requires the lot width at the frontage of the lot to be not less than 25% of the average lot depth. The applicant has requested a variance to this rule stating: "The existing lot has a long and narrow configuration that barely satisfies the 4:1 standard in its current condition."

Sidewalks

Although sidewalks are not required for properties zoned R20 or larger, there is an existing sidewalk along the frontage of Hobbs Road. The applicant is also providing a 5 foot sidewalk along the joint access easement leading back to the two lots.

TRAFFIC ENGINEER'S FINDINGS

No exception taken.

CONDITIONS

Staff recommends conditional approval of this preliminary plat, subject to the following conditions:

1. Buildings must be located so as to avoid the existing 20 foot wide sewer easement at the back of the lot.
2. All common parking areas must be located as shown on the preliminary plat. No common parking spaces are to be located directly facing Hobbs Road.
3. The front-façade of the unit along Hobbs Road shall face Hobbs Road.



Project No.	<u>Subdivision 2004S-163U-10</u>
Project Name	Woodmont Village
Associated Cases	None
Council District	25 - Shulman
School District	8- Harkey
Requested By	Gresham Smith and Partners, for John Cobb, owner.
Staff Reviewer	Leeman
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Preliminary Plat	This request is to subdivide 0.95 acres on one existing lot into three duplex lots (six total units), at 3500 Granny White Pike, at the southeast corner of Granny White Pike and Woodmont Boulevard. The lots will be served by a private joint access easement, not a public road. Access will be from Granny White Pike only.
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**ZONING
R10 District**

	R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots. However, since this parcel was created before August 1, 1984, the Zoning Regulations allow each new lot to have a duplex for any subdivision up to three lots.
--	---

Residential Low (RL) Policy

The RL policy was applied to this area because it is developed residentially with densities at or below 2 dwelling units per acre. According to the Subarea 10 Plan, "the intent of this plan is to ensure that future development of infill sites conform with the existing character of surrounding areas...and the plan recommends that the prevailing character and densities of these areas be conserved." This plan proposes a density of 3.15 dwelling units per acre, which exceeds what the RL policy calls for in this area.

SUBDIVISION DETAILS

	This plat proposes three lots of 12,157 s.f., 13,515, and 13,307 s.f., with frontages of 80 feet, 125 feet, 109 feet, and 81 feet.
--	--

Variances

Lot Comparability

All of the proposed lots fail Lot Comparability for lot size and two of the lots fail for lot frontage. The



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minimum lot size required by lot comparability analysis for the proposed lots would be 15,860 square feet and the minimum lot frontage is 92 feet. This property does not qualify for a Lot Comparability Waiver as defined in the Subdivision Regulations, so the applicant has requested a variance with the following statement: “While there is a broad diversity of lot sizes and configurations along this segment of the Woodmont Boulevard corridor, the larger lots in the immediate vicinity of the property yield (from the lot comparability calculations) averages that are higher in this area of the corridor than that which is typical.” The applicant also states: “This property is notably larger than the other three lots in this intersection. There is also a variety of housing types at this intersection; specifically a multi-family structure in the northeast quadrant, and a multiple duplex structure in the northwest quadrant.”

Staff recommends disapproval of the variance for lot comparability finding no unique hardship.

Sidewalks

Sidewalks are proposed along both frontages of Woodmont Boulevard and Granny White Pike.

TRAFFIC ENGINEER'S FINDINGS

No exception taken.



Project No.
Project Name
Associated Cases
Council District
School District
Requested By

[Subdivision 2004S-164U-10](#)
Habersham Way
None
34 – Williams
8 – Kindall
Charles and Richard Howell, developers and Gresham Smith & Partners, engineer.

Staff Reviewer
Staff Recommendation

Fuller
Disapprove

APPLICANT REQUEST
Preliminary Plat

Subdivide two lots on 2 acres into four lots, with variances for flag shaped lots and lots that exceed the 4:1 ratio for length to width. The property is located on the west side of Trimble Road, north of Colewood Drive.

ZONING
R20 District

R20 district, requiring a minimum 20,000 square foot lot size and intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

SUBDIVISION DETAILS

The subdivision creates four lots from two existing lots, including a private joint access easement serving two of the new lots that are proposed on flag lots behind the two lots along Trimble Road. The lots utilize a central, common driveway in-lieu of a private street. The two lots in the front will maintain the existing front yard setback to “maintain the visual character along Trimble Road”.

Stormwater

It appears that public water drains from a culvert under the road. For the final plat, an appropriate width drainage easement will need to be provided for the existing ditch that gets water across the property. If it is to be relocated, approval will be needed from the Stormwater Board of Appeals.

Subarea Policy

This property is located in the Subarea 10 Plan’s RL (Residential Low) land use policy.

The proposed plan is inconsistent with the subarea plan. The Subarea 10 plan calls for potential sites for



Metro Planning Commission Meeting of 6/10/04

resubdivision to be consistent with what exists in the surrounding area.

“The intent of this plan is to ensure that future development of infill sites conform with the existing character of surrounding areas. It is important to recognize that the potential for resubdivision does exist in parts of these areas, since the policy allows up to two dwelling units per acre. Much of the area is developed far below that threshold. However, the plan recommends that the prevailing character and densities of these areas be conserved. Any resubdivisions should result in densities close to what exists in the surrounding area.”

This plan conforms to the prescribed density, if developed as single-family, but does not conserve the existing character of the area.

SUBDIVISION VARIANCES

Flag Lot and 4:1 ratio (depth to width)

The applicant has proposed a subdivision that places two new residential lots at the rear portion of the two existing lots, utilizing a single, common driveway easement in lieu of a public street.

The applicant has stated that denial of the variance would require the introduction of a public street into the property. The new street would only serve one development and have no connectivity. The applicant also states that the subject properties are deeper and have shorter frontages than the typical lots in the neighborhood. They have also noted that on the existing lots they have the ability to construct four residences with 2 duplex structures, but would prefer to construct 4 single-family residences to maintain the existing character of Trimble Road.

Staff recommends disapproval since the proposed lot layout, or a layout with a public cul-de-sac, would not be an appropriate form of infill development in this area since it is not in keeping with the surrounding character.

Lot Comparability

Lot Comparability (2-4.7) was applied to this proposal and yielded a minimum lot size of 31,608 square feet and a minimum lot frontage of 118.17 feet.



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Although the proposed plat may qualify for a waiver to the lot comparability standards, because it is located within approximately a one-half mile radius of the Green Hills Regional Activity Center (RAC) policy, staff does not feel it merits a waiver from the standards, as it is not of comparable character to the existing neighborhood.

**TRAFFIC
PUBLIC WORKS
RECOMMENDATION**

No exceptions taken



Project No.
Project Name
Associated Cases
Council District
School District
Requested By

Subdivision 2004S-165U-12
Brentwood Marketplace
None
31 – Toler
2 – Blue
Alliant Partners 1, developers and Gresham Smith & Partners, engineer.

Staff Reviewer
Staff Recommendation

Fuller
Approve

APPLICANT REQUEST
Preliminary Plat

Subdivide 1 lot on 3.11 acres into 3 lots. Located on Old Hickory Boulevard, 800 feet west of Edmondson Pike.

ZONING
SCC district

Shopping Center Community is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

SUBDIVISION DETAILS

The proposed plat subdivides one existing commercial lot into three lots. The lots utilize a central, common driveway to limit access to one curb-cut on Old Hickory Boulevard. The access point is to have one lane in and two lanes for exiting traffic. Additionally, cross access has been provided for the condominium development, Creekside at Brentwood, located immediately to the south.

Lot 3, containing the access drive, does not meet the 4:1 ratio (depth to width) because the Subdivision Regulations (2-4.2. E) exempt commercial development from this requirement.

TRAFFIC
PUBLIC WORKS
RECOMMENDATION

Lot 3 should be wide enough to accommodate 3 lanes for future development.

Approvals are subject to Public Works’ review and approval of construction plans for any construction within the public right-of-way.

CONDITIONS

A revised preliminary plat shall be submitted revising note 4 to state that the flood information shown is from the Sevenmile Creek Basin Plan.



Project No.
Project Name
Associated Case
Council District
School District
Requested By

[Subdivision 2004S-166U-12](#)

Pallisades Subdivision

None
31 - Toler
2 - Blue
Gresham, Smith & Partners, applicant, for Pulte Homes of Tennessee, LP, owner

Staff Reviewer
Staff Recommendation

Mitchell
Approve with conditions, and approve a variance for distance between offset T-type intersections along a collector street.

APPLICANT REQUEST
Preliminary Plat

Request for preliminary plat approval to allow for the development of a 15-lot cluster lot subdivision. Property is located along the south side of Cloverland Drive across from the intersection of Church Street and the north-south portion of Cloverland Drive.

PLAN DETAILS

Current Zoning:
R40

The R40 district requires a minimum 40,000-square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25% duplex lots.

Cluster Lot Option
Sec. 17.12.090:

The proposed plan utilizes the cluster lot option provided by the Metro Zoning Code for areas with environmental constraints – such as wetlands, floodplain, or hillside topography issues. Pursuant to the Zoning Code, lots within a cluster lot subdivision may be reduced one or two zone districts in square footage with the installation of a type ‘B’ or type ‘C’ buffer yard, respectively. In addition, cluster lot subdivisions are required to provide a minimum of 15% open space as part of the subdivision plat.

Site Layout:

The applicant is using the cluster lot option because of hillside topography issues associated with this site. The plan proposes a reduction of lot sizes by two zone districts to the minimum of 20,000 square feet. In doing so, they are required to comply with the bulk



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Offset T-type Intersection Variance Sec. 2-6.2.1(H)

standards associated with 20,000-square foot lots. Regarding the provision of open space, the applicant is proposing 22.2% open space – which exceeds the minimum requirement by 7.2 percent.

The Metro Subdivision Regulations require that all offset t-type intersections, located along a collector street, be a minimum of 300 feet apart. Since the applicant is requesting to utilize the cluster lot option of subdivision development, staff recognizes that there are significant topographic constraints associated with this property. Because of these constraints, all lots have been brought adjacent to the proposed Jones Parkway collector street. Rather than proposing multiple driveways along a collector street – which is not preferred – the applicant is proposing small offset cul-de-sacs along Jones Parkway that will keep driveways off of the collector street. Therefore, staff recommends approval of this requested variance.

METRO PUBLIC WORKS’ RECOMMENDATION

“The following mitigations by the developer will be required for Traffic approval of a subdivision plan with connections to Williamson County roads. These mitigations are based on the Traffic review of the Foxview development TIS dated January 9, 2004:

At the Cloverland Dr/ Old Hickory Blvd (OHB) intersection

(Planned EB right turn lane and NB left turn lane completion date is summer 2004.)

1. On Cloverland, install 12 ft wide northbound right turn lane with 375 ft storage length and transition per AASHTO standards.
2. On Cloverland, install a 2nd 12 ft wide northbound left turn lane. Provide 215 ft of storage length for both and 175 ft transition per AASHTO standards for both left turn lanes.
3. On Cloverland, restripe northbound through/right/left lane to thru lane only.
4. On Seven Springs, restripe southbound lanes to 2 left turn lanes and a right through lane.
5. On OHB install 12 feet wide eastbound through lane improvements approximately 750 feet each side of the OHB Edmondson Pike intersection vs. the eastbound lane between Edmondson Pike and I-65.
6. On OHB, increase westbound left turn lane storage length to 250 ft with transition per AASHTO standards.
7. Modify signal to provide optimum traffic movement with intersection redesign. Install Pedestrian signals per ADA standards.

At the Cloverland Dr/Church St intersection



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1. Improve intersection geometry to improve lane alignment and identified storage lengths for turn lanes. Due to Row restrictions, a 15% skew of the intersecting roads will be allowed. Intersection design shall provide 3 southbound lanes, 2 eastbound lanes, 3 westbound lanes, and 2 northbound lanes. The developer shall also provide for optional driveway relocation for any neighboring properties impacted by the intersection redesign.
2. On project access road, install northbound 12 ft wide left turn lane with 150 ft storage length and transition per AASHTO standards.
3. On project access road, install 12 ft wide northbound through /right lane.
4. On Cloverland, install 12 ft wide southbound through lane.
5. On Cloverland, install new southbound right turn lane with 200 ft storage lane and transition per AASHTO standards.
6. On Cloverland, provide southbound left turn storage length of 300 ft. with 140 ft transition per AASHTO standards.
7. On Church, restripe 2 way left turn lane to left turn lane with storage length as needed for both the eastbound and westbound left turn lanes.
8. On westbound approach, retain right turn lane with 100 ft of storage and AASHTO transition.
9. Modify existing signal to optimize traffic movements with intersection redesign.
10. Install pedestrian signals per ADA standards.

Cloverland Drive

1. Cloverland Drive is currently identified as a collector street. In lieu of the developer improving Cloverland Drive to collector status, the developer is to place \$200,000 in an escrow account acceptable to Metro. Such funds shall be spent at the discretion of the Department of Public Works to address roadway issues in the project's impact area.

Edmondson Pike/ Cloverland

1. Install and coordinate with Metro turn lane increased storage lengths as identified in TIS.
2. On Edmondson Pike, Increase northbound left turn lane storage length to 175 ft from Metro designed 150 ft length.
3. On Edmondson Pike, increase southbound right turn lane to 425 ft from metro designed 400 ft storage.

Other Condition Items

1. All roadway improvements are to be in place prior to issuance of any building permits or an improvement scheduled as approved by Public Works.
2. All drawings require a professional seal.
3. The Metro subdivision regulations require a minimum distance of 300 feet between offset T-type intersections. The preliminary plat as presented will require a variance.
4. If the connection to the existing Cloverwood Drive can not be made within the existing right-of-way using 30 mile/hour design criteria, then the new section of Cloverwood should be a cul-de-sac.
5. The preliminary plat approval is subject to Public Works' review and approval of construction plans.



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CONDITIONS

1. Prior to the recordation of any final plat for the proposed subdivision, roadway improvements, as required by Metro Public Works, shall be completed or bonded with the first final plat.



Project No.

Project Name

Associated Cases

Council District

School Board District

Requested By

Subdivision 2004S-160U-10

Sharondale Heights Crossing

None

25 – Shulman

8 - Harkey

Mickey Collins, owner for BWSC, surveyor

Staff Reviewer

Harris

Staff Recommendation

Approve, including a lot comparability waiver and sidewalk variance.

APPLICANT REQUEST

Final Plat

This request is to subdivide one lot into two lots on 0.71 acres on the east side of White Oak Drive.

ZONING

R10 District

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

SUBDIVISION DETAILS

The plan proposes two lots fronting on White Oak Drive. The plan also proposes to demolish the existing residence on the property. The square footage for lot 1 is 13,503 and lot 2 is proposed for 17,294, which are both over the minimum lot size of the R10 zoning district requirement of 10,000 square feet.

Lot Comparability

Lot comparability was reviewed for this subdivision since it is within a predominantly subdivided and developed area. Both lots failed comparability for lot area and frontage. The minimum allowable lot size based on the lot comparability analysis is 19,738 square feet, while the square footage for lot 1 is proposed for 13,503 sq. ft. and 17,294 square feet for Lot 2. The minimum lot frontage figure is 105 feet, while the lot frontage for both lots is proposed for 88.5 feet.

Staff recommends approval of a lot comparability waiver. Section 2-4.7(A) of the Subdivision Regulations state that the Planning Commission may waive lot comparability if “the proposed lot sizes are consistent with the adopted land use policy that applies to the property.” The policy in this area is Residential Low Medium (RLM) policy, which calls for two to four dwelling units per acre. This subdivision plat is



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Sidewalk Variance

consistent with the RLM policy in that two lots are proposed on 0.71 acres, for an overall proposed density of 2.81. The proposed density is consistent with the density range of the RLM policy designated for this area. It is also consistent with the character of the area.

A sidewalk variance has been requested citing that an existing drainage ditch runs along the frontage of the two lots. A storm pipe and headwalls would be required along the 135 feet of frontage to drain the roadside ditch from south to north.

White Oak Drive is consistent with the street standards for a minor local street. White Oak is also a dead-end street. The sidewalk would be a mid-block sidewalk on a dead-end street.

Staff recommends approval of the sidewalk variance. A section of sidewalk approximately 180 feet in length will require moderate reconstruction of the roadway with curb and gutter for a relatively short section of sidewalk in a mid-block location, which is inconsistent with good planning and design.

TRAFFIC Public Works Recommendations

No Exception Taken.



Project No.
Project Name
Associated Case
Council District
School District
Requested By

Subdivision 2004S-161U-10
Glen Echo, Resubdivision of Lot 12
None
25 - Shulman
8 - Harkey
Barge, Waggoner, Sumner & Cannon, applicant, for Eugene T. Collins, owner

Staff Reviewer
Staff Recommendation

Mitchell
Approve with a recommendation to grant a waiver for Lot Resubdivision Comparability since the property is located within 1/2 mile of a Regional Activity Center, and a recommendation to disapprove the requested sidewalk variance.

APPLICANT REQUEST
Preliminary & Final Plat

Subdivide a 0.89-acre tract into a 2-lot subdivision, at a proposed density of 2.2 dwellings units per acre. The applicant is also seeking a sidewalk variance for the requirement to construct a Metro-standard sidewalk along Hillmont Drive fronting the two new lots.

ZONING
R10 district

R10 district requiring a minimum lot size of 10,000 square feet

SUBAREA 10 POLICY
RL (Residential Low-Density)

This subdivision falls within the Subarea 10 Plan’s Residential Low-Density (RL) policy. The RL policy was applied to this area because it is developed residentially with densities at or below 2 dwelling units per acre. According to the Subarea 10 Plan, “the intent of this plan is to ensure that future development of infill sites conform with the existing character of surrounding areas...and the plan recommends that the prevailing character and densities of these areas be conserved.”

February 10, 2003
Glen Echo / Hillmont
Community Meeting

On February 10, 2003, planning staff met with Councilman Shulman and invited citizens at the Green Hills Library Branch to discuss the intensification of this area of Green Hills. The citizens expressed that single-family homes were preferred over duplexes, that



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the intensification of their neighborhood was acceptable under an RLM land use policy, and that the applicant's (previous) request – to subdivide Lot 12 into three lots – be disapproved because of the considerable size difference between the proposed lots and existing lots on Hillmont Drive. Staff concluded that an extension of the RLM policy should be seriously considered south of the zoning line between Graybar Lane and Hillmont Drive and inclusive of all lots along Glen Echo Road and Benham Avenue.

SUBDIVISION DETAILS

The 0.89-acre tract lies along the north margin of Hillmont Drive, and just north of Glen Echo Road. The applicant is proposing two lots, each 72.52 feet in width and lot sizes of 19,036 and 19,776 square feet. This plan proposes a density of 2.2 dwelling units per acre. Although this density still exceeds the Subarea 10 Plan's RL policy of 0-2 units per acre, staff believes it would be appropriate to update the policy for this area to support greater infill developing. In addition, at previous neighborhood meetings, some residents of this area recommended that the applicant return to the Planning Commission with a 2-lot subdivision in lieu of the previously proposed 3-lot subdivision.

SUBDIVISION VARIANCES

Sec. 2-6.1, Sidewalks

The applicant has requested a sidewalk variance due to the absence of sidewalks along Hillmont Drive, due to the amount of drainage construction that would be required to meet Metro Public Works sidewalk construction standards, and due to the possibility of having to relocate or remove a utility pole and existing trees, respectively.

The subdivision regulations require a 5-foot wide public sidewalk and a 4-foot wide grass strip along the frontage of the residential properties less than 20,000 square feet in size to be located within the public right-of-way. Should an applicant believe that the installation of sidewalks creates an undue hardship; a variance may be requested by the Planning Commission. The Planning Commission will make findings based upon the evidence to determine if a claimed hardship is true. In making a recommendation to the Planning Commission, staff has reviewed the criteria and determined that:



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Sidewalk Constructability Report

- The conditions upon which the request for this variance is based are not unique to the subject property and are applicable to other surrounding properties.
- The physical surroundings, shape of the lot frontage, and topography of the grassy swale fronting the subject property do not create an undue hardship to the owner of this property.

The Metro Public Works' Sidewalk Constructability Report states that currently there is a grassy swale, one utility pole at or near the northeast corner of the parcel, and that the street currently has no sidewalk, nor curb and gutter system. Construction of a standard Metro sidewalk along this lot would require the installation of a curb and gutter and possible relocation of one utility pole.

Staff Recommendation

Staff recommends disapproval of the sidewalk variance. Staff further recommends that any sidewalk constructed in front of the two lots stop short of the one utility pole at the far northeast corner of the site. The relocation of the one utility pole is not practical because it is located in the far northeast corner of the site – essentially on the property line. If the sidewalk is continue in the future or a sidewalk is brought southward to join, the relocation of one or more utility poles must be completed in conjunction with the new sidewalk connection.

METRO PUBLIC WORKS' RECOMMENDATION

No exception taken.



Project No.
Project Name

[Subdivision 2004S-167U-10](#)
Belmont Land Company, Resub. of a portion of Lots 209 and 210

Associated Cases
Council District
School District
Requested By

None
18 - Hausser
8 - Harkey
Eric and Susan Cullison, owners.

Staff Reviewer
Staff Recommendation

Reed
Approve final plat and one foot width variance for new Lot 2

APPLICANT REQUEST

A request for final plat approval on 0.44 acres to replat a shared lot line including a variance to the 4 to 1 depth to width rule, at 1802 Beechwood Avenue, located along the north side of Beechwood Avenue, opposite Hawthorne Place,

ZONING
RS7.5 district

RS7.5 district 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.

SUBDIVISION DETAILS

This is a request to replat two adjacent lots by shifting the shared property line between Lots 209 and 210 two and a half feet to the east. What exists as 50 foot wide lots that are 192 and 194 feet deep are proposed to be 52 ½ and 47 ½ wide with unchanged depth. The lots have been combined for tax purposes but exist as separate, legally platted lots.

VARIANCE REQUEST

Section 2-4.2(E) of the Subdivision Regulations requires that lot width shall not be less than 25% of the average lot depth (the 4 to 1 rule). Existing parcel 209 (proposed Lot 2) is 194 feet deep requiring a minimum width of 48.5 feet (25% x 194). Proposed Lot 2 is 47.5 feet wide, one foot less than the regulations require. Applicant is requesting a one foot (2%) width variance.

Planning staff recommends approval of the variance. It will not set a precedent for further construction in the immediate area as the area is built out. A one-foot variance will not create conditions out of character with existing development on nearby 50 foot wide lots. The existing addition to the house on Parcel 210 is architecturally significant and extends one foot over the



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mark needed to comply with the 4 to 1 rule. This condition does not apply generally to other structures on the block face.

TRAFFIC ENGINEER'S FINDINGS

No exception taken.



Project No.	<u>Planned Unit Development 88P-038G-13</u>
Project Name	Long Hunter Chase Residential PUD
Council Bill	None
Associated Case	None
Council District	33 - Bradley
School District	6 - Awipi
Requested By	John Coleman Hayes, PC, applicant and owner
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Final PUD

Request for final Planned Unit Development approval to allow for the development of 41 lots, in two separate sections, on a total of 10.2 acres. The property is located along the north side of Hobson Pike, at the eastern terminus of Mt. View Road.

PLAN DETAILS

The plan proposes a total of 41 single-family lots on two separate tracts within the PUD. Map 151, Parcel 22 will contain 31 lots and will complete Paddington Way, as well as provide the last connection to Ascot Way. Map 151, Parcel 97 will contain the remaining 10 lots along a short cul-de-sac street, as well as providing the last link of Derbyshire Way down to Hobson Pike.

Completion of Smith Springs Pkwy

Although not a part of this proposal for final PUD approval, staff has informed the applicant that the Planning Department has a responsibility to ensure that the preliminary (master) PUD plan be constructed and completed as last approved. The current preliminary plan calls for the connection of Smith Springs Parkway from the eastern terminus of Mt. View Road down to Hobson Pike. The completed Smith Springs Parkway will serve the proposed lots on parcel 22. This connection is especially important because the parkway is intended to act as a collector for traffic from Mt. View to Hobson Pike. Since this 1,000-foot section has yet to be completed, traffic is accessing Hobson Pike via the local neighborhood roads within the Long Hunter Chase subdivision. Therefore, staff recommends that the connection be made, or at a minimum bonded for a short time, prior to the



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recording of this or any other future plats associated with this PUD master plan.

METRO PUBLIC WORKS' RECOMMENDATION

All comments were adequately addressed by the applicant during the plan review process, except for a comment requiring the completion of Smith Springs Parkway.

CONDITIONS

1. The remaining unfinished portion (approx. 1,000 linear feet) of Smith Springs Parkway shall be completed and open to vehicular traffic prior to the recording of any final plat for this PUD subdivision, or the appropriate performance bond shall be posted with the Metro Planning Department for a bonding period not to exceed 6 months.
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



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these plans will require reapproval by the
Planning Commission.



Project No.
Project Name
Council Bill
Associated Case
Council District
School District
Requested By

Planned Unit Development 2003P-013U-10
Village Hall PUD
None
None
34 - Williams
8 - Harkey
Gresham, Smith & Partners, applicant, for Haury & Smith, owner.

Staff Reviewer
Staff Recommendation

Mitchell
Approve with conditions

APPLICANT REQUEST
Rev. to Preliminary & Final PUD

Request for a revision to the preliminary Planned Unit Development and for final PUD approval to allow for the development of a 20-unit townhouse development on 5.08 acres. The property is located along the north side of Hobbs Road, across from the northern terminus of Stammer Place.

PLAN DETAILS

The applicant’s plan proposes an attached townhouse residential development on 5.08 acres. This property is currently a vacant tract that lies just west of another multi-family development and south of the Green Hills YMCA. Hobbs Road is designated as a collector street on the adopted Major Street Plan.

The development calls for attached townhomes of 2 units per structure, where each unit will be provided with a rear-loaded garage. Except for the units fronting Hobbs Road, the remaining units will face open space areas or landscaped recreational areas. The vehicular network is provided through a private driveway system that provides access to each garage as well as providing scattered surface parking for residents and guests. Pursuant to the PUD regulations of the Metro Zoning Code, a single-family or two-family residential development is required to provide a minimum of 15% open space. The applicant exceeds this requirement by providing approximately 62% open space. In addition, the applicant further meets the intent of the regulation by providing the largest section of open space to the rear (north) of the property where it is more heavily vegetated.



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Pedestrian Connection to YMCA

As part of the Metro Council approval of the proposed PUD, the district Councilmember added a condition to the plan that a pedestrian connection shall be provided between the YMCA and this site. The applicant has designed this pedestrian connection into the site as part of this request for final PUD approval.

METRO PUBLIC WORKS' RECOMMENDATION

All comments were adequately addressed by the applicant during the plan review process.

CONDITIONS

1. 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.
2. 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.
3. 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.
4. 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.



No.	<u>Mandatory Referral 2004M-043U-13</u>
Project Name	Street name change: Oakwood Forest Drive to Dover Glen Drive
Council Bill	None
Council District	33 - Bradley
Requested By	Metro Public Works
Staff Reviewer	Reed
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to change the name of Oakwood Forest Drive to Dover Glen Drive from the intersection of Oak Forest Drive 250 feet south to its terminus, by Metro Public Works, applicant.

Property owners adjacent to the affected portion of right-of-way have been notified.

Staff supports the requested renaming due to the importance of clearing up discrepancies in street names that could lead to such safety problems as emergency response.

DEPARTMENT AND AGENCY COMMENTS

No responding departments or agencies take exception.

RECOMMENDATION

The following departments or agencies have reviewed this request and recommended approval: Metro Public Works, Historical Commission, Water Services, Stormwater, Codes, Emergency Communications Center, and NES.



Project No.
Project Name

[Mandatory Referral 2004M-044G-06](#)
Surplus property: Right of way along River Road

Council Bill
Council District
Requested By

None
35 - Tygard
Harpeth Valley Utility District, applicant for Metro Government, owner.

Staff Reviewer
Staff Recommendation

Reed
Approve

APPLICANT REQUEST

A request to dispose of surplus right-of-way (0.92 acres) along the north side of River Road from Overall Creek to 1,000 feet east.

DEPARTMENT AND AGENCY COMMENTS

There are no future plans for sidewalks or bikeways along this section of River Road according to the Strategic Plan for Sidewalks and Bikeways. No responding departments or agencies take exception.

RECOMMENDATION

The following departments or agencies have reviewed this request and recommended approval: Metro Public Works, Water Services, Stormwater, Codes, and Emergency Communications Center.



Project No.	<u>Mandatory Referral 2004M-045G-14</u>
Project Name	K.R. Summit Water Line
Council Bill	None
Council District	14 – White
Requested by	Department of Water and Sewerage Services.
Staff Reviewer	Harris
 Staff Recommendation	 <i>Approve</i>

APPLICANT REQUEST

A request for a water main and easement acquisition at 3803 Central Pike, Metro Water Services Project No. 99-WG-85, 99WG-86, requested by Metro Water and Sewerage Services.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

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