



Project No.
Council Bill
Associated Cases
Staff Reviewer

Zone Change 2001Z-116U-10
BL2001-914
None
Fawcett

Staff Recommendation

Approve. The Neighborhood Landmark Overlay District eligibility criteria are fully met by this application and the district is supported by the surrounding neighborhood.

In order to make an approval recommendation to Council, the Commission must find that the following criteria have been met:

1. The feature is a critical component of the neighborhood context and structure;
2. Retention of the feature is necessary to preserve and enhance the character of the neighborhood;
3. The only reason to consider the application of the neighborhood landmark district is to protect and preserve the identified feature;
4. There is acknowledgement on the part of the property owner that absent the retention of the feature, the base zoning district is proper and appropriate and destruction or removal of the feature is justification for and will remove the neighborhood landmark overlay designation and return the district to the base zoning district prior to the application of the district;
5. It is in the community's and neighborhood's best interest to allow the consideration of an appropriate neighborhood landmark development plan as a means of preserving the designated feature.

APPLICANT REQUEST

Apply the Neighborhood Landmark Overlay District to Parcels 228, 229, 230 and 233 of Map 105-01.

The applicant wishes to adaptively reuse the complex of existing buildings for a mix of revenue-generating and other uses satisfactory to the residents of the neighborhood.

Existing Zoning
RS5 zoning

Single-family residential with minimum lot sizes of 5,000 square feet.



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Proposed Zoning

RS5 zoning

Single-family residential with minimum lot sizes of 5,000 square feet.

SUBAREA 10 PLAN

Policy

Residential Medium (RM)

Policy Conflict

None. The Neighborhood Landmark Overlay District is fully consistent with the RM policy

RECENT REZONINGS

No

TRAFFIC

Traffic Study Submitted

No – none required. A traffic study will be required with submittal of a master development plan subsequent to passage by Council of this overlay district.

Metro Traffic Engineer's Findings

N/A

STAFF FINDINGS

Background

The property is the site of the former White Way Cleaners business started in 1931, prior to the first zoning in Nashville, and therefore has status as a legally nonconforming use. The business was moved from the site in May of this year. One option of the property owner is to preserve this nonconforming status. In order to do this the owner would have to receive within two years approval by the Board of Zoning Appeals of a plan for reuse of the property as a laundry plant or another use(s) that is more conforming to the existing zoning of RS5. Properties on the west side of Villa Place are still used as a laundry pickup and drop-off facility and an antique mall facility and are legally nonconforming uses. While the owner could in all likelihood preserve the buildings through a plan for adaptive reuse approved by the BZA, he has expressed the desire to use the neighborhood landmark overlay district in order to ensure neighborhood participation and protection of neighborhood character.

Community Involvement

The neighborhood residents must be participants in determining some of the criteria for application of the NLOD and, in staff's view, their support is also critical since the neighborhood is an important benefactor of



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Extent of Staff Review

the overlay district. Staff participated at three work groups and one well-attended general community meeting organized by Councilmember Ginger Hausser for that purpose and to enable the applicant and the property owner to work with the neighborhood on land use, traffic and parking issues pursuant to development of a plan for adaptive reuse of the existing buildings. Retail, office, residential and community service uses are being explored. A community survey to determine attitudes and concerns that was generated during consideration of a previous zoning proposal last year has also been considered at the meetings.

It is clear from these meetings that the neighborhood supports the application of the neighborhood landmark overlay district.

There is no requirement that a plan be prepared until after Metropolitan Council has adopted the overlay district. Staff review has been limited to determining eligibility for the overlay district and ensuring that the criteria for Planning Commission approval have been met.



Project No.
Council Bill
Associated Cases
Staff Reviewer

Zone Change 2002Z-101U-06
None
None
Leeman

Staff Recommendation

Approve with conditions. The OR20 and MUL districts are consistent with the emerging zoning pattern in the area and the existing commercial and high-density multi-family zoning districts in the area. If a council bill is filed, it should include the following conditions to be completed or bonded prior to the recording of any final subdivision plat.

1. *Upgrade Charlotte Pike to Major Street Plan standards (currently U4) from Cabot Drive to the western property frontage of parcel 17 on tax map 102.*
2. *Widen Cabot Drive to collector street standards (37 feet of pavement) from the Charlotte Pike intersection to the driveway entrance on Cabot Drive, including a left-turn lane.*
3. *Developer needs to verify adequate sight distance from any proposed access point or provide remedies to obtain adequate sight distance.*

APPLICANT REQUEST

Rezone 12.39 acres from office and residential (OR20) and residential (R40) to OR20 (3.16 acres) and Mixed Use Limited (MUL) (9.238 acres) at 6950 Charlotte Pike.

Existing Zoning
R40 district

R40 is intended for single-family homes and duplexes at 0.92 units per acre.

OR20 district

OR20 is intended for office and multi-family residential at a maximum density of 20 dwelling units per acre.

Proposed Zoning
OR20 district

OR20 is intended for office and multi-family residential at a maximum density of 20 dwelling units per acre. The portion of the site proposed for OR20 would allow 63 multi-family units.

MUL district

MUL is intended for moderate intensity mixture of residential, retail, and office uses.

SUBAREA 6 PLAN POLICY



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Natural Conservation (NC)

NC policy is intended for low-intensity residential and commercial development that will protect the environmentally sensitive features of the site.

Commercial Mixed
Concentration (CMC)

CMC policy is intended for major concentrations of retail, offices, and medium density residential.

Policy Conflict

No. The OR20 and MUL districts are consistent with the Subarea 6 Plan's CMC policy along the frontage of the property along Charlotte Pike; however, they are not literally consistent with the intent of the NC policy at the rear of the property. Previous rezonings have created the emergence of higher intensity development in the area, including the CS zoning to the west for the Super Wal-Mart. The OR20 and MUL districts are consistent with the emerging zoning pattern in the area and the existing commercial and high-density multi-family zoning districts in the area. Further, the current draft of the Subarea 6 Plan proposes CMC policy for this area, which is consistent with the current request.

RECENT REZONINGS

Yes. The property directly to the west was rezoned from R40 and AR2a to CS in 1997 to allow for the Super Wal-Mart.

TRAFFIC

Charlotte Pike is classified as a U4 on the Major Street Plan, calling for four lanes with 84 feet of right-of-way and a center turn lane. Currently, this portion of Charlotte Pike has only four lanes with no center turn lane. Charlotte Pike already exceeds the minimum right-of-way requirement with 152 feet of right-of-way. Based on the typical uses in OR20 and MUL, which would allow approximately 512,000 square feet of commercial and office uses or 465 multi-family residential units*, approximately 2,700 to 5,600 trips per day would be created. The Metro Traffic Engineer has indicated that TDOT is planning on installing a traffic signal at Charlotte Pike and Cabot Drive, and one at the eastbound on-ramp and westbound off-ramp of I-40 and Charlotte Pike.

* The number of residential units is based on an assumption of 1,000 square foot units.

Metro Traffic Engineer's Findings

Approve with condition, including upgrade Charlotte Pike to Major Street Plan standards (currently U4) to include a center turn lane from Cabot Drive to the



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western property frontage of parcel 17 on tax map 102, and widen Cabot Drive to collector street standards from the Charlotte Pike intersection to the driveway entrance on Cabot Drive, including a left-turn lane. Also, developer needs to verify adequate sight distance from any proposed access point or provide remedies to obtain adequate sight distance.

SCHOOLS

4 Elementary 3 Middle 3 High

Schools Over/Under Capacity

If the property were developed under the proposed zoning districts, 10 students could be generated. Students would attend Brookmeade Elementary School, H.G. Hill Middle School, and Hillwood High School. The Metro School Board has not identified any of these schools as being over crowded for the current school year.

FUTURE SUBDIVISION

The Planning Department recommendation for this rezoning addresses only the questions of compliance with adopted land use policy and adequacy of infrastructure, given entitlements associated with the requested zoning district. Any future subdivision requested for this property must meet all of the specific requirements of the Metropolitan Zoning Code and the additional requirements of the Subdivision Regulations. If a significant portion of the property contains steep slopes [slopes 20% or greater], the following subdivision standards may materially affect the development yield and form of development on the site.

- Zoning Ordinance Section 17.28.030 – Hillside development standards
- Subdivision Regulation 2-3 – Suitability of the land
- Subdivision Regulation, Appendix C – Critical Lots (Plans and Procedures)

Included among those provisions are the following requirements:

- “The development of residentially zoned property shall minimize changes in grade, cleared area, and volume of cut or fill on those hillside portions of the property with twenty percent or greater natural slopes.” 17-28-030(A) (emphasis added).
- “For lots less than one acre, any natural slopes equal to or greater than twenty-five percent shall be platted outside of the building envelope and preserved to the greatest extent possible in a natural state.” i.e., grading of lots with twenty-five percent slopes to create a buildable lot is not permitted. 17.28.030(A)(1) (emphasis added).
- In areas with slopes of twenty percent or greater, subdivisions are encouraged to use the cluster lot option of 17.12.080. “In general, lots so created shall be clustered on those portions of the site that have natural slopes of less than twenty percent Large contiguous areas containing natural slopes in excess of twenty-five percent should be recorded as common open space and permanently maintained in a natural state.” 17.28.030(A)(2) (emphasis added).



Project No.
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Associated Cases
Staff Reviewer

Zone Change 2002Z-106U-12
None
None
Scott

Staff Recommendation

Approve

APPLICANT REQUEST

Rezone .57 acres from Residential (R10) to Commercial Service (CS) at 5220 Nolensville Pike.

Existing Zoning
R10 zoning

R10 zoning is intended for single-family and duplexes at 4.63 dwelling units per acre.

Proposed Zoning
CS district

CS is intended for a wide range of commercial service related uses, including low-intensity manufacturing, self-service storage, light-manufacturing, auto-repair, vehicular sales, distributive business wholesale, retail, office and restaurant.

SUBAREA 12 PLAN POLICY

Commercial Arterial Existing (CAE)

CAE policy is designed to recognize existing areas of "strip commercial."

Policy Conflict

None. This CAE Policy applies to the properties fronting on Nolensville Pike from Edmondson Pike to Ocala Drive. This property is located within these boundaries. CS district allows for a wide range of commercial service related uses, which are all permitted within the CAE policy area. The proposed CS district is consistent with the Subarea 12 Plan policy.

RECENT REZONINGS

Yes. MPC recommended approval of (99Z-062U) of rezoning parcel 26 from R10 to CS on 5/13/99. Metro Council approved the rezoning of parcel 26 on 7/21/99.

TRAFFIC

Based on typical uses like retail, restaurant and office, approximately 5,700 square feet of commercial development would be allowed. Approximately 353 to 4,207 trips per day would be generated by these uses. Nolensville Pike is classified on the Major Street Plan as a U4, four lanes with a center turn lane, and is built as such.

Metro Traffic Engineer's Findings

Approve



Project No.
Associated Case
Council Bill
Staff Reviewer

Zone Change 2002Z-108U-08
None
None
Hardison

Staff Recommendation

Approve

APPLICANT REQUEST

Rezone 0.18 acres from Residential (R6) to Mixed-Use Neighborhood (MUN) at 1313 7th Avenue North.

Existing Zoning
R6 zoning

R6 zoning is intended for residential lots with a minimum area of 6,000 square feet.

Proposed Zoning
MUN zoning

MUN zoning is intended for a low intensity mixture of residential, retail, and office uses.

SUBAREA 8 PLAN POLICY
Neighborhood Urban (NU)

NU policy is calls for a mixture of residential and neighborhood scale commercial development.

Policy Conflict

None. The Subarea 8 Plan defines this area as NU policy. This property is also within the Germantown Detailed Neighborhood Design Plan. The detailed neighborhood plan defines this area as a Mixed Live/Work area. The proposed MUN zoning is consistent with the intent of the NU and Mixed live/Work policy.

RECENT REZONINGS

Yes. MPC recommended approved on 9/16/99 (99Z-123U-08) rezoning parcel 45 from IR to MUN. Metro Council approved the bill on 11/18/99.

TRAFFIC

Based on typical uses in MUN districts, this proposed zoning would generate approximately 4 to 20 trips per day could be generated by these uses (Institute of Transportation Engineers, 6th Edition, 1996). Other uses at different densities could generate more or less traffic.

Traffic Engineer's Findings

Approve.



Project No.
Project Name
Associated Cases
Staff Reviewer

Subdivision 2001S-230G-04
Walton Oaks, Section 2, Revised
None
Hardison

Staff Recommendation

Approve with conditions subject to a submission of a revised preliminary plat that shows the following:

- 1. Top of the creek banks on both sides.*
- 2. Label the required 25-foot stream buffer on both sides of the creek.*
- 3. Show sidewalks along all new roads and the property's frontage on Walton Lane and Saunders Lane.*

APPLICANT REQUEST

Revised Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 8.41 acres into 29 lots, at a proposed density of 3.44 units per acre along Walton Lane and Saunders Avenue.

The Planning Commission approved a preliminary plat for this property on May 25, 2000. The approved preliminary plat proposed to create 25 new lots.

ZONING

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

CLUSTER LOT OPTION

The cluster lot option allows the applicant to reduce minimum lot size two base zone districts from base zone classification of R10 (minimum 10,000 sq. ft. lots) to R6 (minimum 6,000 sq. ft. lots). Although allowed to reduce the minimum lot size two base zone districts the applicant has kept all lots above 7,500 square feet.

The applicant has justified utilizing the cluster lot option by providing for additional open space and asserting that significant vegetation will be preserved in a large open space area. Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, open space provisions require a minimum of 15% open space. The applicant successfully complies with this requirement by proposing a total of 1.72 acres (20.5%) of open space – which exceeds the minimum open space acreage required for this phase.



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SUBDIVISION DETAILS

Location

This 8.41-acre tract is located at the intersection of Walton Lane and Saunders Avenue.

Detention/Creek

This plat proposes two detention areas to the south of the property. There is a creek that runs from the southeastern corner to the west to the northwestern edge of the property. The applicant has provided a 25-foot buffer from the top of the creek banks.

Floodway/Floodplain

This site is not encumbered by floodway or floodplain. There is a creek that passes through the property but there are no associated flood areas.

Lot Sizes

This subdivision is located in the R10 district, which requires 10,000 square foot lots. The applicant is using the cluster lot option to reduce the size of the lots in order to maintain the creek area and steeper slope areas on the southwestern corner of the property. The lot sizes proposed for this subdivision are between 19,786 square feet and 7,501 square feet, which are well above the 6,000 square feet lots allowed under the cluster lot option.

Access

Twenty of the proposed 29 lots will access Walton Lane by way of the interior road network. Eight of the proposed lots will have direct access to Walton Lane. One Lot will have direct access to Saunders Avenue.

SUBDIVISION VARIANCES

None

TRAFFIC ENGINEER'S FINDINGS

Approve

CONDITIONS

Approve with conditions subject to a submission of a revised preliminary plat that shows the following:

1. Top of the creek banks on both sides; and
2. Label the required 25-foot stream buffer on both sides of the creek; and
3. Show sidewalks along all new roads and the property's frontage on Walton Lane and Saunders Lane.



Project No.
Project Name
Associated Cases
Staff Reviewer

Subdivision 2002S-271U-14
The Griggers Subdivision
None
Hardison

Staff Recommendation

Approve subdivision and variance for three times the base zoning rule, but disapprove the requested sidewalk variance.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 2.16 acres into two lots, with a sidewalk variance.

ZONING

RS10 district requiring a minimum lot size of 10,000 square feet.

SUBDIVISION VARIANCES

Sidewalks
(Section 2-6.1)

A sidewalk is required along the property frontages on Disspayne Drive. Currently there are sidewalks along Lebanon Pike, which these sidewalks would connect with. The applicant has requested a variance due to absences of sidewalks in this area and the amount of roadwork that would be required by Public Works standards to construct sidewalks in this location. Sidewalks are required along both streets since these proposed lots will have frontage on both streets.

Metro Public Works Findings

Disspayne Drive has a pavement width of 20 feet with a shoulder and a slight swale. In order for sidewalks to be constructed some trees may have to be removed, two NES poles may have to be relocated, and drainage structures may have to be constructed.

Recommendation

Disapprove. Since this property is the first property into the neighborhood and sidewalks currently are along the frontage on Lebanon Pike placing sidewalks along Disspayne will begin the network of sidewalks in this area. The sidewalks will be connected to existing sidewalks and will not result in an isolated widening and/or addition of curb in a mid-block location.



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Three Times Base Zoning (Section 2-4.2.D, Lot Sizes)

Lots one and two both are greater than 40,000 sq. ft. The base zoning in this area is RS10, which requires a minimum lot size of 10,000 sq. ft. and a maximum lot size of 30,000 sq. ft. The applicant is requesting a variance for the three times the base zoning rule in order to subdivide this 2.16 acre lot into two smaller lots.

Recommendation

Since this subdivision will decrease the existing large lot into lots that are closer to the zoned lot size staff recommends approval of the request for the three times the base zoning variance.

TRAFFIC ENGINEER'S FINDINGS

Approve



Project No.
Project Name
Associated Cases
Staff Reviewer

Subdivision 2002S-134G-04
Stratton Heights Subdivision
None
Hardison

Staff Recommendation

Approve with conditions subject to a variance for sidewalks along the frontage of Lot 2 along Gibson Drive and a revised final plat that shows the following:
1. The sanitary sewer service for Lot 1; and
2. A private utility easement, if necessary, for the sanitary sewer line and a private easement note.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 0.85 acres into two lots, with a sidewalk variance.

ZONING
RS20

RS20 district requiring a minimum lot size of 20,000 square feet.

RS15

RS15 district requiring a minimum lot size of 15,000 square feet.

SUBDIVISION VARIANCES

Sidewalks
(Section 2-6.1)

A sidewalk is required along the frontage of lot 2 on Gibson Drive. Currently there are no sidewalks along Due West Avenue or Gibson Drive. The applicant has requested a variance due to absences of sidewalks in this area and the amount of roadwork that would be required by Public Works standards to construct sidewalks in this location. Sidewalks are required only along Lot 2 since lot 1 is zoned RS20 and there is an existing residence on lot 1.

Metro Public Works Findings

Gibson Drive has a pavement width of 21 feet with a 2-foot shoulder and a road ditch. In order for sidewalks to be constructed the road will have to be widened 2 additional feet, several trees will have to be removed, two NES poles, a gas line, and a water meter will have to be relocated, and drainage structures will have to be constructed.



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Recommendation

Approve. A section of sidewalks approximately 115 feet in length will require major reconstruction of the roadway by widening and construction of the curb and gutter system for a relatively short section of sidewalk in a midblock location, which is inconsistent with good planning and design.

TRAFFIC ENGINEER'S FINDINGS

Approve

CONDITIONS

Approve with conditions subject to a variance for sidewalks along the frontage of Lot 2 along Gibson Drive and a revised final plat that shows the following:

1. The sanitary sewer service for Lot 1; and
2. A private utility easement, if necessary, for the sanitary sewer line and a private easement note.



Project No.
Project Name
Associated Cases
Staff Reviewer

Subdivision 2002S-290U-05
Sleep Inn Subdivision
None
Hardison

Staff Recommendation

Conditional approval subject to a variance for sidewalks along Homestead Road, a bond for sidewalk construction along Dickerson Pike prior to final plat recordation, a variance for the grass strip for a portion of the sidewalk on Dickerson Pike, and a revised final plat that shows the following:

- 1. A sidewalk in the public right-of-way along the frontage of parcels 16 and 100 on Dickerson Pike.*

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 4.27 acres into two lots, with a sidewalk variance.

ZONING

CS district, which provides for a diverse range of commercial uses.

SUBDIVISION VARIANCES

Sidewalks
(Section 2-6.1)

A sidewalk is required along the property frontage on Homestead Road and Dickerson Pike. Currently there are no sidewalks along Homestead Road. Homestead dead ends at I-65. Along the property frontage on Dickerson Pike there are plans for sidewalks to be constructed at the adjacent property to the south. The applicant has agreed to place sidewalks on the frontage of parcel 16 and the frontage of Lot 1 of parcel 100. This sidewalk will connect and create a continuous sidewalk from West Maplewood Lane to the property line of parcel 17.

Type of Sidewalk

There several obstacles that will hinder the sidewalk from being constructed in accordance with normal standards, which includes 5 feet of sidewalk, 4 foot grass strip, and curb and gutter. At the property line between parcels 16 and 100 there are several utility poles as well as two utility meters. In order to keep from relocating the meters and poles the applicant has proposed constructing the sidewalks from the beginning



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Metro Public Works Findings Homestead Road

of the pole area on parcel 16 to the end of the pole area on parcel 100 without the 4 foot grass strip. Staff recommends approval of a variance for the 4-foot grass strip requirement for this section of sidewalk. This will be only section of the sidewalk that will vary from the typical sidewalk section.

Dickerson Pike

Homestead at this location has 21 feet of pavement plus a 2-foot shoulder. There is a slight drainage swale. Homestead Road would require a widening of 2-feet to construct sidewalks to the minimum Metro Standard ST-251. Curb and gutter is also required.

Dickerson Pike at this location has 60 feet of pavement and 84-feet of right-of-way. There is a slight drainage swale. Dickerson Pike will not require any widening since the existing right-of-way is sufficient for the construction of sidewalks.

Recommendation

Approve. A sidewalk on Homestead Road would be of less value to a continuous sidewalk network and the applicant has agreed to construct sidewalks from the southern property line of parcel 16 to the southern property line of parcel 17. By having the applicant place the sidewalks along Dickerson Pike a viable network of sidewalks will be created instead of a lone stretch of sidewalk on a dead-end road.

TRAFFIC ENGINEER'S FINDINGS

Approve



Project No. 53-84-U-12
Project Name Hickory Heights
Council Bill N/A
Associated Cases N/A
Staff Reviewer Leeman

Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Preliminary PUD Revised Preliminary Revised Preliminary & Final PUD
 Final PUD Amend PUD Cancel PUD

This request is to revise Phases 1-3 of the preliminary plan for the Residential PUD district located along the south side of Zermatt Avenue and the west side of Swiss Avenue, and for final approval for Phases 1-3 to develop 86 single-family lots. This plan replaces 100 single-family lots and 56 apartment units. Phase 4 remains unchanged with 128 apartment units.

All 86 single-family lots are designated as critical lots due to steep topography, requiring individual review and approval of the grading plans for each lot by the Metro Water Services Stormwater Management division, Public Works, and Metro Planning Department staffs.

Existing Zoning

Multi-Family Res. (RM15)/
Residential PUD

The RM15 district is intended for multi-family residential at up to 15 dwelling units per acre. The Metro Council originally approved the PUD in 1985 for 1,114 apartment units.

The Planning Commission approved a revision to the preliminary PUD plan on December 6, 2001, to reduce the number of units from 1,114 units to 284 units with 100 single-family lots and 184 apartment units in 23 buildings.

SUBAREA 12 PLAN POLICY

Residential Medium High (RMH)

The RMH policy is intended for residential development at densities between 9 and 20 dwelling units per acre.



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Policy Conflict

No. Although the proposed density (5.1 units per acre) is less than that intended by the RMH policy, the steep topography on this site limits the actual number of units that can be built.

TRAFFIC

A traffic impact study (TIS) was submitted in December 2001 and was reviewed by the Metro Traffic Engineer. The TIS and the Metro Traffic Engineer are requiring the same off-site road improvements as were required in December 2001, including:

1. Prior to the recording of a final plat for any phase, bond must be posted for a traffic signal at the intersection of Old Hickory Boulevard and Zermatt Avenue, as per an agreement between the Metro Traffic Engineer and the applicant. The traffic signal shall be installed prior to the issuance of any Use and Occupancy permits for any phase. No right turn lane will be required with the installation of the traffic signal.
2. In conjunction with any final PUD plans, construction details showing an improved turning radius at the southwest corner of Old Hickory Boulevard and Zermatt Avenue must be submitted for review and approval by the Planning Commission and Public Works Department. The turning radius must be designed in accordance with the Metro Traffic Engineer's requirements.
3. Prior to the issuance of any Use and Occupancy permits for the 41st unit/lot, Zermatt Avenue must be widened and striped to include one southbound entering lane and two northbound exiting lanes. The northbound lanes must include a minimum of 150 feet of storage with a transition to AASHTO standards. Plans detailing these improvements must be submitted to the Planning Commission in conjunction with final plat for the first phase.
4. Prior to the issuance of any Use and Occupancy permit for the 51st unit/lot, Swiss Avenue must be striped to include one westbound entering lane and two eastbound exiting lanes. The eastbound exiting lanes shall be striped as separate left and right turn lanes with a minimum of 100 feet of storage with a transition



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to AASHTO standards. Plans detailing these improvements shall be submitted to the Planning Commission in conjunction with final plat for the first phase.

5. As per an agreement between the applicant and the Metro Traffic Engineer, a bond shall be established with the plat that includes the 51st unit/lot for a possible traffic signal at the intersection of Nolensville Pike/Swiss Avenue. The bond shall remain in place for three years thereafter. If the applicant and Public Works agree that the signal is not warranted after that three year time period, the bond may be released and the developer will be relieved of any obligation to install the signal.
6. Prior to the issuance of a Use and Occupancy permit for any phase, a separate right-turn lane must be constructed on Nolensville Pike at Swiss Avenue, including 75 feet of storage with a transition to AASHTO standards. Construction plans shall be submitted in conjunction with the final plat for the first phase of development.



Project No.
Project Name
Council Bill
Associated Case
Staff Reviewer

Planned Unit Development 84-87-P-13
Christian Network International
None
None
Mitchell

Staff Recommendation

Disapprove the request to remove sidewalks from the Phase 2 final PUD plan with the following conditions:

- 1. Sidewalks may be deferred to the development of Phase 3 following the review, approval, and recordation of a consolidation plat of the entire PUD site, at which time the appropriate right-of-way must be dedicated along Mt. View Road to comply with the Major Thoroughfare Plan's requirement of 60 feet of right-of-way for the U2 designation.*
- 2. Sidewalks installed along Mt. View Road may stop short of the creek bridge located just west of the current entrance to the facility.*

APPLICANT REQUEST

Preliminary PUD Revised Preliminary Revised Preliminary & Final PUD
 Revise Final PUD Amend PUD Cancel PUD

Revise the phase two final PUD plan, approved for a 50,900-sq. ft. warehouse/distribution and office facility on a 13.72-acre site, to remove sidewalks along the south margin of Mt. View Road and along the north margin of Old Franklin Road.

TRAFFIC ENGINEER'S FINDINGS

Existing Conditions

The south side of Mt. View Road at this location has a large drainage ditch with steep embankment at times. Old Franklin Road has drainage facilities near the intersection with Mt. View Road.

Sidewalk Construction

Brush removal, tree cutting, filling of slopes, and drainage improvements will be necessary to install sidewalks at this location. There are no other sidewalks in the immediate vicinity. Any sidewalk construction must meet the Metro Standard ST-251. Curb and gutter is required along with a 4-foot grass strip between the back of curb and front of walk. Concrete driveway ramps will be required.



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STAFF FINDINGS & CONCLUSIONS

Pursuant to digital photographs provided by the Metro Public Works Department and an on-site inspection of the property, staff has determined that a sidewalk variance is not appropriate along Old Franklin Road and Mt. View Road. Furthermore, sidewalks installed along Mt. View Road will need to be constructed in consideration of a necessary right-of-way dedication along Mt. View Road. Mt. View Road is designated on the Major Thoroughfare Plan as a U2, or a 3-lane arterial highway, which requires a minimum right-of-way width of 60 feet.

The Christian Network Commercial PUD allows for three phases of development. The third phase is approved for retail to access off of Mt. View Road and has yet to receive final PUD approval. Staff recommends that sidewalks along Mt. View Road be deferred to the third phase for two reasons:

1. Although the development of this PUD has been allowed to continue with the consolidation of all parcels by deed, staff believes it is necessary to consolidate all parcels within this PUD by plat – at which time the necessary right-of-way dedications will be required along Mt. View Road. Staff recommends that a consolidation plat be submitted to the Planning Department for review and approval and subsequently recorded by the Register of Deeds prior to the issuance of any building permits for phase three. Following the recording of the consolidation plat, sidewalks must be installed along Mt. View Road at the new right-of-way line.
2. Staff is in agreement that the existing topography associated with a creek located just west of the current entrance would require that a sidewalk bridge be constructed adjacent to the current bridge – or the current bridge widened – to accommodate the necessary sidewalk connection. Staff recommends that the sidewalks constructed along Mt. View Road stop short of the existing bridge. This would allow for the sidewalks to be properly installed on the bridge when Mt. View Road is widened to U2 Major Thoroughfare Standards.



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The applicant has stated to staff that sidewalks would have little or no benefit to the public in this location because there are no walks along either Mt. View Road or Old Franklin Road for “significant distances”. Staff is of the opinion that commercial, mixed-use, and residential development will very likely be occurring in this area in the near future. Just north, across Mt. View Road from the Christian Network International (CNI) development site, an applicant has submitted a request for the rezoning of 388 acres to residential zone districts. Access to any residential development will very likely occur off of Mt. View Road in addition to many others. Secondly, an applicant has submitted a PUD request for the development of a mixed-use and residential development on 42.5 acres just east of the CNI site across Old Franklin Road. These latter developments will also produce an increase in pedestrian activity.

CONDITIONS

1. Prior to the issuance of any building permits for phase 3, a consolidation plat needs to be recorded that reflects the consolidation of parcels 147, 150, 190, and 323.
2. All sidewalk construction must meet the Metro Standard ST-251.



Project No.
Project Name

Mandatory Referral 2002M-100G-03
Sale of Real Property Interests to State of Tennessee

Council Bill
Associated Case
Staff Reviewer

BL2002-1214
None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

An ordinance authorizing the conveyance of certain interests in two parcels of real property, of which an easement upon Parcel 1 (portion of Whites Creek Park) and the fee interest in a portion of Parcel 2 (portion of Whites Creek High School) which are required in connection with Project No. 19045-2237-94, to the State of Tennessee for a total of \$400.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-101U-14
Sale of Real Property Interests to State of Tennessee

Council Bill
Associated Case
Staff Reviewer

BL2002-1214
None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

An ordinance authorizing the conveyance of a certain interest in a parcel of real property, of which an easement upon "Parcel 3" (portion of Two Rivers Park) which is required in connection with Project No. 19076-2242-14, to the State of Tennessee for a total of \$1,800.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-104U-13
Rename a portion of Oak Forest Drive to Highmeadows Drive

Council Bill
Associated Case
Staff Reviewer

None
None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request by the Assistant Director of Public Works to rename a 1,300-foot portion of Oak Forest Drive to Highmeadows Drive, from Clapham Road to the fence west of parcels 67 & 68 on Oak Forest Drive for improved E911 emergency efficiency and response.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-105U-10
Rename a portion of 21st Avenue North to Shortview Avenue

Council Bill
Associated Case
Staff Reviewer

None
None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request by the Assistant Director of Public Works to rename a portion of 21st Avenue North, between Clifton Avenue and Charlotte Avenue, to Shortview Avenue for improved E911 emergency efficiency and response.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.	Mandatory Referral 2002M-106G-14
Project Name	Rename Percy Street to Fowler Street
Council Bill	None
Associated Case	None
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request by the Assistant Director of Public Works to officially rename a portion of Fowler Street, officially known as of 1951 as Percy Street from the northern property line of parcel 130 of map 44-14 to its' terminus at Cunningham Street, to officially become Fowler Street for improved E911 emergency efficiency and response.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-107G-02
Grizzard Manor Grinder Pump Installation
Easement Acquisition

Council Bill
Associated Case
Staff Reviewer

None
Project No. 01-SG-86A
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to acquire a permanent 15-foot sewer easement, extending southward from the terminus of Graceland Drive across all of parcel 60 and across approximately 185 feet of parcel 59, for Project No. 01-SG-86A for the Grizzard Manor Grinder Pump Installation.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-108U-14
Close Unnamed Street south of Woodberry Drive

Council Bill
Associated Case
Staff Reviewer

None
None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to close an unnamed street located south of Woodberry Drive, between parcels 191 & 192 of map 95-8, requested by Lloyd & Myrtle Price for Molly E. Fosbinder, abutting property owner.
(Easements are to be retained).

APPLICATION REQUIREMENTS

Application properly completed and signed?

Yes

Abutting property owners sign application?

Yes

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-109U-09
133 7th Avenue North Right-of-Way
Encroachment

Council Bill
Associated Case
Staff Reviewer

None
None
Mitchell

Staff Recommendation

Conditional Approval, subject to receiving all department approvals.

APPLICANT REQUEST

A request for an existing building to encroach 0.76 feet into the Alley #113 (Polk Alley) Right-of-Way, property located at 133 7th Avenue North, as requested by Boulton, Cummings, Conners, & Berry, PLC, applicant, for Nashville Enterprises, Inc., property owners.

APPLICATION REQUIREMENTS

License to Encroach Agreement

Yes – one was submitted in correct form.

Insurance Certificate

Yes – one was submitted providing general liability of \$1,000,000 for each occurrence and \$1,000,000 for general aggregate coverage, as allowed by Metro Legal.

Property Owner Sign Application

Yes

Tenant Sign Application

N/A

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

Conditional Approval, subject to receiving all department approvals.



Project No.
Project Name

Mandatory Referral 2002M-110U-03
Property Acquisition for Ewingdale
Drainage Project

Council Bill
Associated Case
Staff Reviewer

None
Project No. 60-1-13A
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to purchase real property, located at 3099 Ewingdale Drive (Map 60-1, Parcel 176), for the Ewingdale Drainage Project (Project No. 60-1-13A), as requested by the Metro Department of Finance, Real Property Services, for the Metro Department of Water Services.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-111U-12
Property Acquisition for Seven Mile Creek
Home Buyout

Council Bill
Associated Case
Staff Reviewer

None
Project No. 02-D-149
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to purchase various properties along Blackman Road, Milner Drive, and Milner Court for the Seven Mile Creek Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-112U-11
Property Acquisition for
Wimpole Drive Home Buyout

Council Bill
Associated Case
Staff Reviewer

None
Project No. 02-D-149
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to purchase various properties along Wimpole Drive for the Wimpole Drive Home Buyout, for Project No. 02-D-149, as requested by the Metro Department of Water Services.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.