



Project No. Proposed

Associated Case
Council Bill
Council District
School District
Requested by

**Amendment to the Southeast Community
Plan: 2004 Update**

2004Z-066U-12 and 2004P-021U-12
None
31 – Toler
2 – Blue
Daniel Burton, Hawkeye Constructors, LLC,
applicant/owner for Jerry and Wayne Whitehurst,
owners

Staff Reviewer
Staff Recommendation

Wood
Approve with proposed special policy language

APPLICANT REQUEST

Change the land use policy from Residential Medium Density (RM) to Mixed Use (MU) policy for 3.76 acres at 5606 Cloverland Drive, Old Hickory Boulevard (unnumbered), and 675 Old Hickory Boulevard.

Existing Land Use Policy
Residential Medium Density (RM)

RM is intended for residential development at densities between 4 and 9 dwelling units per acre.

Proposed Land Use Policy
Mixed Use (MU)

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

ANALYSIS

Staff recommends approval of this amendment under the condition that the area be covered by a special policy that would limit the mixture of uses to residential and small offices and limit the residential density to 6 dwelling units per acre, which is consistent with the density of adjacent development. This density limitation was the result of community meetings held in 2000, in connection with a plan amendment to the 1996, plan update.

A mixture of small offices and medium density residential uses is appropriate at this location, which has direct access to a major arterial street and is directly across the street from an office development and adjacent to medium-density residential development. Staff is satisfied that the design controls instituted through the Planned Unit Development associated with this requested policy change will ensure the compatibility of this small development with adjacent residential. The presence, age, and character of the



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Proposed Special Policy Language

surrounding development, which is recently constructed medium density residential development to the west and recently constructed low-medium density residential development designed for an arterial environment to the east, should effectively confine the mixed residential and office development to a small area.

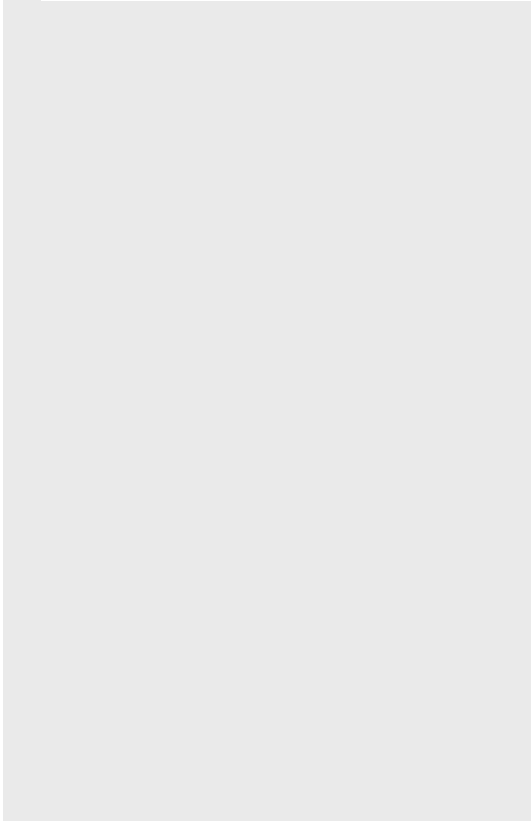
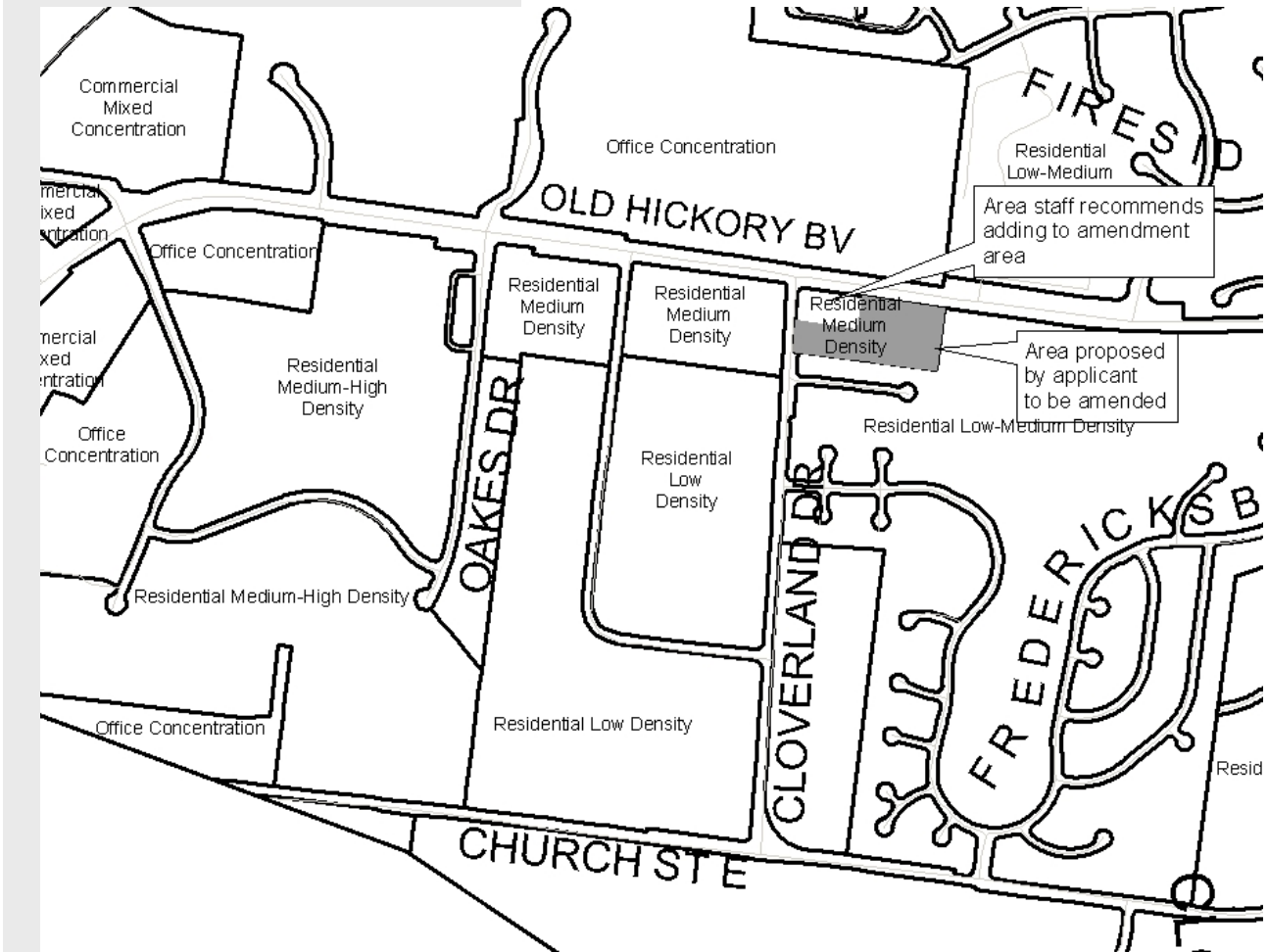
Map 160, Parcel 82 (1.21 acres), which adjoins the subject property, should be incorporated into the amendment and also covered by the special policy language. This parcel could then be developed either as a mixture of residential and small offices or as purely residential.

Special Policy Area 10

The mixture of uses within this special policy area shall be confined to small scale offices and medium density residential development at a density no higher than six dwelling units per acre. Development may be a combination of office and residential or residential only, but shall not be office only. The floor area ratio of office development within this special policy area shall be no higher than 0.20. This is to help ensure compatibility with adjoining residential development while recognizing the suitability of this location for office as well as residential use. Development in this area shall be subject to a Planned Unit or Urban Design Overlay District to ensure that it meets the intent of this special policy.



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Associated Case
Council Bill
Staff Reviewer

Project No. **Request to adopt the**
Donelson-Hermitage-Old Hickory
Community Plan: 2004 Update

None
None
Wallace, McCaig

Staff Recommendation

Approve

REQUEST

**Adopt the Donelson-Hermitage-Old Hickory
Community Plan: 2004 Update.**

This plan replaces the Subarea 14 Plan: 1996 Update.

Public Participation

Staff met with over 500 residents, property owners, and business owners during a series of nineteen community workshop meetings held during October 2003 – August, 2004. Staff presented the final draft plan at a meeting on August 31, 2004.

Highlights

Important goals of the plan include:

- Balancing commercial growth and revitalization with neighborhood preservation;*
- Accommodating demand for new residential development;*
- Encouraging walkable mixed-use communities, especially at the commuter rail stations;*
- Suggests several transportation improvements to increase connectivity, provide alternatives, and improve roadway function;*
- Recognizes value and preserves community open space; and*
- Provides opportunities for higher-intensity housing, especially for the area’s ageing population, along major thoroughfares.*

Land use policies for the developed portions of the community remain substantially unchanged. A large majority of the community is therefore in RLM policy, reflecting the predominance of suburban residential development patterns in the community. The plan also reflects the many open spaces, both public and private, in the community. Large areas, such as golf courses and state-owned properties have been placed in either Potential Open Space or Major



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Institutional policies, in order to visibly reflect their important places in the physical make-up of the area. Also, old Commercial Arterial Existing (CAE) and similar policy areas have been changed to the newer Community Center policy to encourage a wider mix of uses in these suburban centers.

A fairly significant change between the 1996 and 2004 plans is the use of Neighborhood General (NG) Structure Plan policy, as well as Mixed Use (MxU) Detailed Land Use policy. Neither of these existed or was available for use in 1996, and participants clearly stated the desire for a more balanced community in this recent update. The NG policy areas cover older neighborhoods like Old Hickory Village as well as newer areas that have potential to be developed into a more traditional neighborhood fashion. MxU covers properties, especially in “Downtown Donelson” and in Hermitage near the commuter rail stations, to encourage strategic intensification in these areas and to support ridership for the rail system.

The plan likewise prepares the community for the impending change in demographics, especially as the residents “age in place.” Corridor General (CG) policy areas, along Donelson Pike and Lebanon Pike not only prevent further commercial “stripping out” of these arterials, but more importantly allows higher-intensity residential such as senior housing, as well as many forms of institutional uses.

Several transportation improvements are also recommended in the plan – mainly aimed at balancing the need for roadway improvements with demand for alternative modes, such as greenways and bikeways. New street connections to serve the growing community are a critical part of the plan, the majority of which will be provided through the private sector as new development takes place.

Staff is recommending that the final draft plan be adopted.



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

Zone Change 2004Z-085G-13
None
None
32– Coleman
6 – Awipi
Joe McConnell, MEC, Inc., applicant for Luther Marie Vaughn, owner
Deferred from the August 26, 2004, Commission meeting

Deferral

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST

Rezone 60.41 acres from agricultural/residential (AR2a) to residential multi-family (RM6) district at Old Hickory Boulevard (unnumbered), approximately 1,650 feet north of Logistics Way.

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 zoning district would permit approximately 30 dwelling units total on this site.

Proposed Zoning
RM6 district

RM6 is intended for single-family, duplex, and multi-family dwellings at a density of 6 dwelling units per acre. The proposed zoning district would permit approximately 362 dwelling units total on this site.

**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. Residential development other than single family is also appropriate provided the location and the particular type of residential development proposed are supported by a detailed neighborhood design plan or, for areas lacking a design plan, a special policy or site plan.



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Policy Conflict

Yes. The proposed RM6 district is not consistent with the NG policy in this area in that the site plan submitted does not conform to the intent of the NG policy. According to the newly adopted LUPA document, the NG policy is intended to “contain a mix and arrangement of development that is appropriate to the site based on where it is situated within the neighborhood with respect to the center and edge of the neighborhood as envisioned in the Structure Plan.” The site plan does not provide for a mixture of housing types and does not provide the required street connections shown in the subarea plan. The plan shows multi-family townhomes only, where the NG policy calls for a mixture of lot sizes and housing types. The site plan does, however, provide a 15 acre park donation to the north of the property.

RECENT REZONINGS

Parcel 104 to the south was rezoned from IR to IG in January 2004, by Council. The Planning Commission recommended approval in September 2003.

TRAFFIC

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 per acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	60.41	0.5	30	288	31	31

Typical Uses in Proposed Zoning District: RM6

Land Use (ITE Code)	Acres	Density per acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	60.41	6	362	2122	160	189

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
				+332	+120	+158



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METRO SCHOOL BOARD REPORT

Projected student generation

25 Elementary 18 Middle 14 High

Schools Over/Under Capacity

Students would attend Mt.View Elementary School, Kennedy Middle School, or Antioch High School. All three schools have 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. There is capacity at an elementary school within the cluster and a high school at an adjacent cluster (McGavock, Maplewood, Whites Creek, and Stratford). There are no middle schools with capacity in the Antioch cluster. This information is based upon data from the school board last updated January 16, 2004.

Fiscal Liability

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 \$234,000 approximately 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	FY03-04



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

Zone Change 2004Z-109G-12
None
None
31 – Toler
2 – Blue
Mark Traylor, Boyle Nashville LLC, applicant for Michael Ray Boyle, et ux, owner.
Deferred from the August 26, 2004, meeting.

Deferral

Staff Reviewer
Staff Recommendation

Harris
Disapprove, no site plan was submitted and no Traffic Impact Study has been submitted.

APPLICANT REQUEST

Rezone 6.6 acres from agricultural/residential (AR2a) to mixed use limited (MUL) district at 7022 Nolensville Pike, south margin of Burkitt 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. The AR2a district allows approximately 3 dwelling units currently.

Proposed Zoning
MUL district

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses. The MUL district would allow approximately 287 dwelling units.

SOUTHEAST COMMUNITY PLAN POLICY

Neighborhood Center (NC)

NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities, open space, and small scale office and commercial uses.

Policy Conflict

The proposed MUL zoning district is not consistent with the NC policy, since a site plan has not been



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submitted. The LUPA document states that a site plan is to be submitted for development proposals other than single-family detached and civic uses in the NC policy area. The MUL district may be appropriate in this area, however, a site plan is needed to insure compliance with the Neighborhood Center policy.

RECENT REZONINGS

None.

TRAFFIC

A TIS is required prior to rezoning. A TIS has not been submitted.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	6.60	0.5	3	29	3	4

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	6.60	0.102	29,325	3060	75	279

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				3031	72	275

-

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	6.60	0.5	3	29	3	4

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	6.60	0.6	172,498	9682	218	898

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				9653	215	894



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METRO SCHOOL BOARD REPORT

Projected student generation*

20 Elementary 14 Middle 11 High

Schools Over/Under Capacity

Students would attend Maxwell Elementary School, Antioch 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 elementary school within the cluster and a high school at an adjacent cluster (McGavock, Maplewood, Whites Creek, and Stratford). There are no middle schools with capacity in the Antioch cluster. This information is based upon data from the school board last updated January 16, 2004.

Fiscal Liability

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 \$182,000 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	FY03-04



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

Zone Change 2004Z-110U-08
None
None
19 – Wallace
1 – Thompson
Rodney Harris, applicant for TOP Development, owner
Deferred from the August 26, 2004, Commission meeting

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 0.59 acres from residential (R6) to mixed-use neighborhood (MUN) district at 1707 6th Avenue North.

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. The R6 district allows approximately 5 dwelling units currently.

Proposed Zoning
MUN district

Mixed Use Neighborhood is intended for a low intensity mixture of residential, retail, and office uses. This MUN district would allow for approximately 26 dwelling units.

SUBAREA 8 PLAN POLICY

SALEMTOWN DETAILED NEIGHBORHOOD DESIGN PLAN

Mixed Use in Neighborhood Center (MxU in NC)

MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a mixed use in neighborhood center area is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. Appropriate uses include single- and multi-family residential, public benefit activities, open space, and small scale office and commercial uses.

Policy Conflict

The proposed MUN zoning district is consistent with the MxU in NC policy called for in the Salemtown Detailed Neighborhood Design Plan. The MUN district



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allows for residential, office, and commercial uses at a neighborhood scale which would be consistent with the intent of the policy called for in the Detailed Neighborhood Design Plan.

At the August 26, 2004, meeting, the Planning Commission suggested that staff review the detailed neighborhood design plan (DNDP) to insure that the proposed rezoning is consistent with the design standards of the DNDP. A site plan has been submitted showing six single-family homes along Garfield and two along 6th Avenue. Access is provided to the rear of the structures and the homes are near the street. A parking area is shown off of the alley with landscaping between the homes and the parking area. Therefore, the site plan is consistent with the Salemtown DNDP calling for single-family detached housing.

RECENT REZONINGS

None.

TRAFFIC

A Traffic Impact Study may be required at development.

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	0.59	6.18	4	39	3	5

Typical Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station w/Convenience Market ()	0.59	.067	1,722	NA	134	166

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--					131	161

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.59	6.18	4	39	3	5



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Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
OFFICE PARK (750)	0.59	0.60	15,420	570	46	125

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				531	43	120

METRO SCHOOL BOARD REPORT

Projected student generation*

2 Elementary 1 Middle 1 High

Schools Over/Under Capacity

Students would attend Brookmeade Elementary School, Hill Middle School, or Hillwood High School. Hill has been identified as being over capacity by the Metro School Board. There is capacity at a another middle school within the cluster. There is not capacity at a middle school within the cluster. 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
Brookmeade Elementary School	Renovations	FY07-08
Hillwood High School	Renovations	FY07-08



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

Zone Change 2004Z-119G-12
2004P-024G-12
None
31 - Toler
2 - Blue
Lose & Associates, Inc., applicant, for Turnberry Homes, LLC, owner.
This item was deferred at the September 9, 2004, meeting to allow the applicant time to revise the plan.

Deferral

Staff Reviewer
Staff Recommendation

Leeman
Approve

APPLICANT REQUEST

Rezone 20 acres from residential (R20) to residential (RS15) as part of a requested new Planned Unit Development. The property is located at the east end of Palomar Court and Christiansted Lane.

Existing 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. The R20 district permits 37 lots or 46 units with 25% duplex.

Proposed Zoning
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. The RS15 district permits a maximum of 49 lots.

SOUTHEAST COMMUNITY PLAN

Residential Low-Medium (RLM)

RLM policy should be applied to existing conventional suburban residential areas developed at densities of two to four dwelling units per acre and to underdeveloped and undeveloped areas suitable for development in that density range. Generally, local and collector roads provide RLM areas with adequate capacity for internal circulation and access to the major street system.

Special Consideration

Because of connectivity and infrastructure concerns associated with this area in particular, the Planning Commission required that special consideration be given to this and one other area within the newly-adopted Southeast Community Plan. The special



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consideration that should be given includes traffic calming devices or other measures to prevent a high-speed cut-through while still providing for the necessary connection with any development of this property. The associated PUD provides a connection from this property towards Bradford Hills Drive, but does so without creating a straight cut-through.

Policy Conflict

No. The rezoning portion of this application is consistent with the Subarea Plan's Residential Low Medium (RLM) policy calling for two to four dwelling units per acre. The associated PUD plan proposes to develop a 49-lot subdivision with a density of 2.45 lots per acre. This PUD proposal is utilizing the cluster option to reduce lot sizes because of hillside / slope constraints. Staff recommends approval of the zone change because the plan addresses the connectivity issues while not allowing a straight cut-through. The density and development pattern of the proposed PUD are consistent with the RLM policy.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

All of Public Works' comments were addressed by the applicant.

Typical Uses in Existing Zoning District: R20

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)	20	1.85	37	416	36	44

Typical Uses in Proposed Zoning District: RS15/PUD

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (230)	20	2.47	49*	550	--	--

*number of lots will be limited to 49 with the PUD

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

Land Use (ITE Code)	Acres	--	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+10	+135	--	--



Metro Planning Commission Meeting of 9/23/04

METRO SCHOOL BOARD REPORT

Projected student generation

1 Elementary 1 Middle 4 High

Schools Over/Under Capacity

Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. Overton has been identified as being over capacity by the Metro School Board. There is available capacity at the adjacent Glenclyff, Hillsboro, and McGavock high school clusters. This information is based upon data from the school board last updated January 16, 2004.



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

Planned Unit Development 2004P-024G-12
Christiansted Valley Subdivision
2004Z-119G-12
None
31 - Toler
2 - Blue
Lose & Associates, Inc., applicant, for Turnberry Homes, LLC, owner.

Deferral

This item was deferred at the September 9, 2004, meeting to allow time for the applicant to revise the plan.

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions

APPLICANT REQUEST
Preliminary PUD

Request to adopt a preliminary Planned Unit Development to allow for 49 single-family lots on 20 acres. The property is located east end of Palomar Court and Christiansted Lane.

PLAN DETAILS
Site Design & Access

The plan proposes 49 single-family lots that will be provided along an extension of Palomar Court and Christiansted Lane. The plan provides circuitous connectivity to the easternmost property line at the Holt Hills Road private roadway easement as is called for in the Subarea Plan to provide for non-direct connectivity of streets that will provide for traffic calming. These roadways, designated as a local streets with 50 feet of right-of-way, are planned to eventually provide a necessary connection to Bradford Hills Drive. Palomar Court will be permanently dead-ended into this subdivision by way of a new cul-de-sac. The other two cul-de-sacs, designated at minor local streets with 46 feet of right-of-way, will extend south off of the Christiansted Lane extension and a new local street that extends south of off the Christiansted Lane extension. Sidewalks are being provided along both sides of all new streets.

Environmental

There are hillside / slope constraints associated with this subdivision proposal. The applicant is using the cluster option to reduce lot sizes so as to avoid areas of slope that exceed 25%.



Metro Planning Commission Meeting of 9/23/04

Subarea Plan Special Consideration Traffic Calming

As part of the Southeast Community Plan update, the Planning Commission required that “special consideration” be given to this area with regards to traffic improvements and street connectivity. The PUD plan has been revised since the September 9, 2004, meeting so that there is not ultimately a straight and unbroken “cut-through” street from the existing Christiansted Lane towards Bradford Hills Drive. Based on the special consideration required in the Southeast Community Plan, staff recommends that the Commission approve this plan since the plan provides connectivity that is not a straight and un-broken cut-through.

ZONING & LAND USE POLICY *R20 to RS15*

This request for preliminary PUD approval is associated with a zone change request to change from R20 to RS15, which will allow for the development of the 49 single-family lots.

Southeast Community Plan RLM Land Use Policy

The proposed density for the subdivision is 2.45 lots per acre. The RLM policy supports this density and the proposed development pattern.

METRO PUBLIC WORKS’ RECOMMENDATION

Detailed comments were provided by Metro Public Works and adequately addressed by the applicant’s representative.

CONDITIONS

If the Commission recommends approval of this PUD, then the following conditions should be included in the recommendation:

1. A Tree Preservation / Removal and Grading Boundary Plan (24x36) must be submitted prior to, or in conjunction with, the submittal of the Final PUD application.
2. This preliminary plan is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.



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

Zone Change 2004Z-120G-12
None
None
32 – Coleman
2 – Blue
Anderson-Delk & Associates, Inc., applicant for or SAF Properties, Thelma Clark, and Charles and Martha Dornan, owners.
Deferred from September 9, 2004, Commission meeting

Deferral

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST

Rezone 59.15 acres from agricultural/residential (AR2a) to residential single-family (RS10) district to a portion of property at 5917, 5937, 5943, 5869 Pettus Road and Pettus Road (unnumbered).

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 30 dwelling units currently.

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 RS10 district would allow for approximately 219 single-family homes.

SOUTHEAST COMMUNITY 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 Southeast Community Plan’s RLM policy, but the property is located within a “major infrastructure deficiency area.” These areas were identified during



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Transportation deficiencies

the update process for the Southeast Community plan as areas where the existing road and school conditions are not “sufficient to handle current or expected population needs.”

Staff is working to develop a checklist, grid, or other tool that can be used to analyze projects proposed for transportation infrastructure deficiency areas. No such tool has been finalized at this time. Staff has reviewed the roads and schools in the area of this requested rezoning, however, to determine whether the proposed rezoning is appropriate at this time.

Pettus Road may be considered a substandard road and would be the major road providing access for this development. There are three required street connections shown on this property in the recently adopted Southeast Community Plan, which will be considered during the platting stage, if this property is rezoned. A street will be required to connect to the subdivision to the west (Hidden Creek Subdivision) providing another access point to Old Hickory Blvd., which may also be considered a substandard road.

Staff has determined that while Pettus Road and Old Hickory Boulevard in this area are substandard roads, the road connections that would be provided by development of this property will benefit the overall roadway network in this area.

Staff recommends that any approval of this rezoning request should include a condition that any future development of the property must include the three required street connections shown in the Southeast Community Plan. In addition, any development of the property must include improvements to bring Pettus Road to the appropriate Metro standards from the northern boundary of Parcel 008 on Pettus Road to the southern boundary of Parcel 141.

School Deficiencies

In addition to road infrastructure deficiencies, the Southeast Community Plan notes that “[i]nadequate school facilities in the area are also a problem in the Southeast Community.” Additional analysis of the projected student generation from this rezoning and school capacity in this area is provided below. Because the school board has programmed for new schools in



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this area, staff does not recommend disapproval of the requested rezoning based on school deficiencies.

At the June 26, 2003, meeting, the same request was made (with the exception of 18.82 acres in the request today) to rezone 40.33 acres from AR2a to RS10. There was concern by neighbors and the Commission about Swirl Canyon Cave and sinkholes on the property. The Commission voted to recommend disapproval of the request, citing concerns about safety and ecological issues that needed to be addressed. If the cave is on this site, the Southeast Community Plan states that Swirl Canyon Cave should be preserved.

Geotechnical Study

The applicant has submitted a geotechnical study that suggests that the entrance of Swirl Canyon Cave is on an adjacent property with a 150-ft. long section “under the northwest section of the site in a northwesterly and downgradient section.” The risk of cave-related damage is extremely low in this area, according to the study. Also, extensive blasting may not be necessary due to a thick soil layer in this area.

RECENT REZONINGS

Parcels 141 and 008 (also included in this zone change request) were disapproved for a rezoning by the Planning Commission on June 26, 2003, and the Council bill ultimately was withdrawn.

TRAFFIC PUBLIC WORKS RECOMMENDATION

A Traffic Impact Study (TIS) will be required at development.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	59.15	0.5	30	344	31	37

Typical Uses in Proposed Zoning District: RS10

Land Use (ITE Code)	Acres	Units per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	59.15	3.7	219	2144	163	218



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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				1800	132	181

METRO SCHOOL BOARD REPORT

**Projected student generation
Schools Over/Under Capacity**

42 Elementary 30 Middle 25 High

Students would attend Maxwell Elementary School, Antioch 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 elementary school within the cluster and a high school at an adjacent cluster (McGavock, Maplewood, Whites Creek, and Stratford). There are no middle schools with capacity in the Antioch cluster. This information is based upon data from the school board last updated January 16, 2004.

Fiscal Liability

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 \$169,000 for additional school capacity in this cluster. A new middle school is 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	FY03-04

Conditions

1. Any future development of the property must include the three required street connections shown in the Southeast Community Plan.
2. Any development of the property must include improvements to bring Pettus Road to the appropriate Metro standards from the northern boundary of Parcel 008 on Pettus Road to the southern boundary of Parcel 141.



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

Subdivision 2004S-250G-14
Tulip Reserve Subdivision
None
12 – Gotto
4 – Nevill
John N. Brasel, owner, Barge, Waggoner, Sumner & Cannon, surveyor
Deferred from the September 9, 2004, meeting

Deferral

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST
Preliminary Plat

Subdivide 9.93 acres into 24 lots at the northwest corner of Old Lebanon Dirt Road and Tulip Grove Road.

ZONING
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.

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 RS15 (minimum 15,000 sq. ft. lots) to RS7.5 size lots (minimum 7,500 sq. ft. lots). The cluster lot option does not allow additional density, however.

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 proposed plan complies with this provision.

SUBDIVISION DETAILS

The plan proposes access from Old Lebanon Dirt Road with a stub street to the adjacent property to the west. Sidewalks are provided within the subdivision and along both Tulip Grove and Old Lebanon Dirt Roads.

CONDITIONS

- Per Metro Public Works' requirements:
1. Submit site distance documentation for the site access at Old Lebanon Dirt Road intersection.
 2. Final plat must show right-of-way dedication along Tulip Grove Road and Old Lebanon Dirt Road to U4 standards (84 feet of ROW).



**Project No.
Project Name**

**Zoning Text Change 2004Z-019T
Exempt Residential Property from Tree
Removal Permit Requirements**

**Council Bill
Requested By**

BL2004-371
Councilmembers Gotto, White, Toler and Dozier

**Staff Reviewer
Staff Recommendation**

Kleinfelter
Disapprove

APPLICANT REQUEST

Amend Zoning Code to exempt residential property from the requirement of obtaining a tree removal permit and submitting a disposal plan.

APPLICATION DETAILS

The Council recently adopted two bills addressing permitting requirements for tree removal. One bill amended the Urban Forester section of the Metro Code (Chapter 2.104) to require a permit for removal of all trees, including those on private property. Previously, the Metro Code had only required a permit for removal of “public trees” and for the protection of public utility distribution lines.

The other bill recently enacted changed two provisions in Section 17.40.470 of the Code. The bill added language to extend the tree permit requirements to commercial tree services and added a provision to require each applicant for a tree removal permit to include a plan for disposal of the tree.

Under the current Metro Code, therefore, “any person” seeking a tree removal permit, including commercial tree services, is now required to obtain a tree removal permit before performing any tree trimming or removal.

The new ordinance, BL2004-371, amends the tree removal permit section of the Code to delete the words “and/or residential” property. The effect of the bill is that owners of residential property, and commercial tree services doing work on residential property, would no longer be required to obtain a tree removal permit. A plan for disposal of the tree also would not be required for work done by property owners or commercial tree services on residential property.

Staff Recommendation

Staff recommends disapproval of this text change because the recently adopted legislation requiring a



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plan for disposal of trees removed from property is expected to help prevent such materials from being left in the public right-of-way and added to the workload for the Metro chipper service. Staff recommends that the legislation be amended to allow property owners to trim or remove trees without a permit. Commercial services should continue to be required to obtain a permit for their activities, whether on commercial or residential property.



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

Zone Change 2004Z-066U-12
2004P-021U-12 and Land Use Policy Amendment
None
31 – Toler
2 – Blue
Daniel Burton, Hawkeye Constructors, LLC,
applicant/owner for Jerry and Wayne Whitehurst,
owners

Deferral

This item was deferred at the June 10, 2004, meeting to allow time for a PUD plan to be submitted.

Staff Reviewer
Staff Recommendation

Leeman
Approve

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.

SOUTHEAST COMMUNITY PLAN POLICY

Residential Medium (RM)
(Adopted July 22, 2004)

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)
Proposed Policy Update
on this agenda)

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



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Policy Conflict

offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density.

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. The MUN district is consistent, however, with the proposed Mixed Use policy calling for a mixture of residential, commercial, and office uses.

RECENT REZONINGS

This property was rezoned from RM4 to RM6 in November 2003. The Planning Commission recommended approval of that rezoning in August 2003. The RM4 zoning district to the west of 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 METRO PUBLIC WORKS' RECOMMENDATION

No Exception Taken.

Typical Uses in Existing Zoning District: RM6

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)	3.76	6	23	135	11	12



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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	1,234	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
			--	+1,099	+180	+128

Maximum Uses in Existing Zoning District: RM6

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)	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
Office Park (710)	3.76		12,015	137	21	19

*adjusted for type of use in PUD

Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	Dwelling Units	Total Dwelling Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome ()	3.76		16	124	10	11

*adjusted for type of use in PUD

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
	--	--	--	126	20	18

METRO SCHOOL BOARD REPORT

Projected student generation*

1 Elementary 1 Middle 1 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



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(Glencliff, 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 from the proposed residential units within the associated PUD.

Planned School Capital Improvements

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



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

Planned Unit Development 2004P-021U-12
President’s Reserve at Brentwood
2004P-021U-12 and Land Use Policy Amendment
None
31 – Toler
2 – Blue
Daniel Burton, Hawkeye Constructors, LLC,
applicant/owner for Jerry and Wayne Whitehurst,
owners

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions

APPLICANT REQUEST
Preliminary PUD

A request for preliminary plan approval for a Planned Unit Development district located at 5606 Cloverland Drive, Old Hickory Boulevard (unnumbered), and 675 Old Hickory Boulevard, to allow for 16 residential condominium units and 12,015 square feet of office uses in six buildings.

PLAN DETAILS
Site Design/Access

The proposed PUD plan includes one access driveway from Cloverland Drive that will serve 13 of the residential units. The other access point is from Old Hickory Boulevard, which will serve the live-work units, including 12,015 square feet of office uses and three residential units. The plan includes one residential unit above each of the three buildings with ground floor office. The PUD proposes an overall density of 4.24 dwelling units per acre.

Office Uses

General Office and Medical Office uses are permitted with conditions in the MUN zoning district. The Zoning Code’s conditions limit each tenant space to a maximum of 2,500 square feet. The proposed PUD plan includes three buildings with 5,400 square feet, 4,320 square feet and 2,295 square feet of office space respectively.

Stormwater Management

There is a stream running through this site diagonally from the northeast corner to the southern-central portion of the site. The preliminary plan will be conditioned upon the appropriate stream buffer being shown on the Final PUD plan. The plan will need to be adjusted slightly to remove the corner of one building from the stream buffer and to label the stream buffer



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correctly. Currently, the stream buffer is labeled as 50 feet wide, while it should be labeled as 60 feet wide. The number of residential units and office square footage may be less than what is approved to account for these adjustments.

TRAFFIC METRO PUBLIC WORKS' RECOMMENDATION

Although Public Works initially required an Access Study, the applicant revised the plan to disconnect the driveways between Old Hickory Boulevard and Cloverland Drive. Public Works has revised their recommendation and is no longer requiring the access study.

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. Prior to or in conjunction with the submittal of any Final PUD plan for Phases 2 or 3, the stream buffer must be shown correctly as 60 feet wide and buildings must be relocated out of the stream buffer. The number of residential units and office square footage may need to be reduced to account for these adjustments.
3. Prior to or in conjunction with the submittal of any final PUD plans, the plan must be revised to show sidewalks along the frontage of Old Hickory Boulevard and Cloverland Drive.
4. Any change in uses to any commercial uses other than office will require a PUD amendment and Metro Council approval.
5. Any future changes to the plan shall be limited to a Floor Area Ratio (FAR) of 0.08 for the office uses within the PUD. Increasing office uses beyond this amount will require Council approval of an amendment to the PUD.



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

Zone Change 2004Z-084G-14
2004Z-124G-14 and 2004P-025G-14
None
14 – White
4 – Nevill
Barge, Waggoner, Sumner & Cannon, Inc., applicant
for Ravenwood Club, owner

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST

Rezone 91.63 acres from agricultural/residential (AR2a) to residential single-family (RS10) district at 1176 Stones River 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. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan. This zoning district would permit approximately 45 dwelling units.

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. This zoning district would permit approximately 339 dwelling units on this site total.

SUBAREA 14 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

No. The proposed RS10 district is consistent with the Subarea 14 Plan’s Residential Low Medium (RLM) policy calling for two to four dwelling units per acre. There is a special policy in this area recommending that the maximum density in this area be limited two



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dwelling units per acre until there is better access proposed.

There is a Planned Unit Development (2004P-025G-14) associated with this zone change that proposes 301 single-family road and a new road off of Lebanon Pike. This road would connect to the existing Stones River Road. The plan proposes a new road off of Lebanon Pike, which will provide better access and eliminate the need to limit the development to two dwelling units per acre.

RECENT REZONINGS

None.

TRAFFIC

A Traffic Impact Study will be required to determine if mitigations are necessary due to the additional traffic generated by the proposed development. Please refer to the PUD staff report (2004P-025G-14).

Typical 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)	91.63	0.5	46	440	35	47

Typical Uses in Proposed Zoning District: RS10

Land Use (ITE Code)	Acres	Density per acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	91.63	3.7	301	3,245	255	343

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
			-	+2805	+220	+ 296

METRO SCHOOL BOARD REPORT

Projected student generation

56 Elementary 36 Middle 28 High

Schools Over/Under Capacity

Students would attend Hermitage Elementary School, Two Rivers Middle School, or McGavock High School. None of these schools have been identified as being over capacity by the Metro School Board. This



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School Site Dedication

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

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

If approved, this rezoning could generate over 100 students. Accordingly, the condition set out below that requires dedication of a school site must be included in any Council bill enacting this rezoning.

Planned School Capital Improvements

Location	Project	Projected Date
Hermitage Elementary	Renovations	FY03-04
McGavock Cluster-Middle School	Construct a New Middle School	FY08-09
Two Rivers Middle	Renovations	FY06-07

CONDITION

1. Due to the potential impact of this development on the public school system, a condition must be added to the Council bill requiring the applicant to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students. This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the locational criteria of the Metropolitan Board of Education and shall be within the McGavock High School cluster. The Board of Education may decline such



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dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement.



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

Zone Change 2004Z-124G-14
2004Z-084G-14 AND 2004P-025G-14
None
14 – White
4 – Nevill
Barge, Waggoner, Sumner & Cannon, Inc., applicant
for Ravenwood Club, owner

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

Rezone 11.32 acres from agricultural/residential (AR2a) and residential multi-family (RM20) to mixed use limited (MUL) district at 1014 and 1015 Stones River Road, at the terminus of Central Pike.

Existing Zoning
AR2a district

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan. This zoning district is not conforming currently (less than 2 acres).

RM20 district

RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. This zoning district allows for 192 units currently.

Proposed Zoning
MUL district

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses. This zoning district would permit approximately 493 dwelling units on this site total.

SUBAREA 14 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.



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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.

Natural Conservation (NCO)

NCO policy is intended for mostly undeveloped areas with the presence of steep terrain, unstable soils, floodway/floodplain, or other environmental features that are constraints to development. In this case, it is floodplain.

Policy Conflict

The proposed MUL district is consistent with the Subarea 14 Plan's CAE policy, however, it is not entirely consistent with the NCO and RLM policies. There is an associated PUD plan (2004P-025G-14) that includes these two parcels as the main entrance into the site. These two properties are shown in the PUD as providing 66,300 sq. ft. of retail development, which is consistent with surrounding development along Lebanon Pike.

The PUD plan also proposes an access road continuing from Central Pike that would create better access for these properties in which the land use policy suggests for this area. A greenway trail is also proposed through these parcels.

RECENT REZONINGS

None.

TRAFFIC

This zone change was addressed in Ravenwood Traffic Impact Study. Please see Public Works conditions listed in the PUD staff report (2004P-025G-14).

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	1.71	0.5	1	10	1	2



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Typical Uses in Existing Zoning District: RM20

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots/units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhouse (230)	9.61	20	192	1119	88	103

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	11.32	0.242	119,330	7616	123	704

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				7809	34	598

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	1.71	0.5	1	10	1	2

Maximum Uses in Existing Zoning District: RM20

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhouse (230)	9.61	20	192	1119	88	103

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center ()	11.32	1.0	493,099	19,149	508	1794

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				18020	419	1689



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

Planned Unit Development 2004P-025G-14
Ravenwood Community PUD
2004Z-084G-14 and 2004Z-124G-14
None
14 – White
4 - Nevill
Barge, Waggoner, Sumner and Cannon, for Ravenwood Club, owner

Staff Reviewer
Staff Recommendation

Harris
Approve with conditions

APPLICANT REQUEST
Preliminary PUD

Request to adopt a new Preliminary PUD to permit 301 single-family lots and 66,300 square feet of commercial development on 102.95 acres, on a portion of property located at 1014, 1015 and 1176 Stones River Road, at Lebanon Pike.

ZONING & LAND USE POLICY
AR2a to RS10

This request for preliminary PUD approval is associated with two zone change requests (2004Z-084G-14 and 2004Z-124G-14) to change from AR2a to RS10 and AR2a and RM20 to MUL to allow for single-family lots and retail development along Lebanon Pike.

Subarea 14 Plan
RLM policy

This property is located within a special policy area that limits residential development to two dwelling units per acre if better access is not provided.

CAE policy

Commercial Arterial Existing policy is intended to recognize existing commercial development along arterial streets.

PLAN DETAILS

Site Design

The plan proposes 301 single-family lots with a minimum lot size of 5,000 square feet. Phase 1 proposes 193 single-family lots and 108 lots with Phase 2. The front portion of the PUD is proposed for 66,300 sq. ft. of retail development with a range of uses from bank and restaurant uses to multi-family uses. The retail development is along Lebanon Pike while the residential development is to the rear of the property.



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Access

Access to the subdivision is proposed through the retail development along Lebanon Pike. Private roads are proposed through the development with sidewalks. A connection is proposed to Stones River Road, which provides a better access point as required in the Subarea 14 Plan's special policy for this area. The other portion of Stones River Road near Lebanon Pike will be abandoned.

Greenway

The applicant is providing a 75' greenway and conservation easement to connect with the existing Stones River Greenway system. The applicant is also proposing to construct a portion of the greenway along the front portion of the property. Metro Parks has not granted their approval on this provision and has some concerns about the placement of the greenway easement and the usage of the historic home on the site.

Metro Historical Commission

The Metro Historical Commission has reviewed the plan and has indicated that there is concern with the retail development near the historic structure on the site. The retail development may disturb the overall character of the site. The applicant has indicated that there will be no parking within 60 feet of the structure and additional landscaping will be provided between the structure and the retail development.

Archeological site

Nick Fielder with the Tennessee Department of Environment and Conservation is currently reviewing plans for the site. Staff will inform the Commission of his findings at the meeting.

METRO PUBLIC WORKS' RECOMMENDATION

1. Realign the relocated Stones River Road with the redesigned Central/Lebanon Road intersection project being constructed for Metro by TDOT.
2. The developer shall coordinate Ravenwood PUD intersection improvements with the TDOT/Metro Central Pike/Lebanon Road intersection construction drawings.
3. The relocated Stones River Road shall be reconstructed by the developer to provide 2 southbound right turn lanes with 75 feet storage length and transition per AASHTO standards, 1 thru



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lane and 1 left turn lane with 175 feet dedicated storage length.

4. Construct a westbound right turn lane on Lebanon Road at the relocated Stones River Road with 100 feet storage length and 120 feet transition.
5. Install an eastbound left turn lane on Lebanon Road at relocated Stones River Road with 125 feet storage length and transition per AASHTO standards.
6. Install a westbound left turn lane on Lebanon Rd at the relocated Stones River Road with 175 feet dedicated storage length.
7. Install a minimum 250 feet storage length for dual left turn lanes on Central Pike. Construct one northbound through lane on Central Pike. This may require additional ROW than is noted in TDOT APR. The storage lane lengths and construction shall be coordinated with the TDOT intersection construction plans. (The developer shall fund increased construction costs for the eastbound left turn lane on Lebanon Road and the northbound through lane on Central Pike, which are solely needed by this project.)
8. Modify signal at the Lebanon Road/Central Pike intersection as required in order to accommodate the relocated Stones River Road leg of the intersection. Prepare signal plan and submit to the Metro traffic Engineer for approval.
9. Abandon and scarify existing Stones River Road intersection with Lebanon Road when relocation is complete. Submit design to MPW for approval.
10. Provide adequate sight distance and intersection design of Ravenwood project access road with new Stones River Road traffic circle. Construct a 3-lane cross-section road from the traffic circle to Lebanon Road intersection improvements.
11. Provide ROW as required to implement the required improvements.



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12. Allowable Ravenwood PUD phasing and connection coordination to the proposed Lebanon Road/Central Pike Metro/TDOT project to be determined at the Final PUD submittal.

CONDITIONS

1. Public Works' conditions, as listed above, shall be incorporated into the PUD plan prior to final PUD approval.
2. Prior to final PUD approval, revised plans should include the following (per Metro Stormwater):
 - a. Show the buffer after it reached > 40 acres.
 - b. Show the buffer around the lake.
 - c. On C1.01 and C1.02 the floodplain is labeled floodway. Please correct.
 - d. Show the floodway and the 50 ft. floodway buffer.
3. Revised plans are to be submitted prior to final PUD approval that shows no parking within 60 feet of the historic structure on sides and adding additional screening from the commercial development around the historic structure.
4. This preliminary plan is based upon the stated acreage. The actual number of dwelling units to be constructed may be reduced upon approval of a final site development plan if a boundary survey confirms there is less site acreage.



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

Zone Change 2004Z-117U-10
None
None
25 - Shulman
8 - Harkey
Lineberry Properties, Inc., applicant/owner.

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST

A request to change 0.50 acres from residential multi-family (RM20) to mixed use limited (MUL) district property at 4200 Hillsboro Pike, on the southeast corner of Overhill Drive and Hillsboro Pike.

Existing Zoning
RM20 district

RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. The RM20 district would permit 10 multi-family units on this site.

Proposed Zoning
MUL district

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

SUBAREA 10 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

Yes. The proposed MUL district is not consistent with the Subarea 10 Plan's RMH Policy calling for residential development at 9 to 20 dwelling units per acre. The MUL district permits commercial and office uses that are not permitted by the policy in this area. The area to the northeast is within the Green Hills Regional Activity Center Policy; however, commercial uses should not be extended farther to the south across Overhill Road. There is a clear line where commercial development stops on this side of Hillsboro Pike.



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RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

An Access Study will be required at the development stage.

Typical Uses in Existing Zoning District: RM20

Land Use (ITE Code)	Acres	Density per acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/Townhome (230)	0.5	20	10	109	11	12

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Fast Food Restaurant (934)	0.5	0.07	1,525	757	81	53

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
	0.5			648	70	41

Maximum Uses in Existing Zoning District:RM20

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/Townhome (230)	0.5	20	10	109	11	12

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Gas Station w/Convenience Market (945)	0.5	0.2	4,356	NA	339	420

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.5				328	408



Project No.	Zone Change 2004Z-123U-12
Associated Case	15-85-P-12
Council Bill	None
Council District	31 - Toler
School District	2 - Blue
Requested by	Ross Starnes and Vanessa Saenz, owners
Deferral	Deferred from the July 8, 2004 meeting
Staff Reviewer	Leeman
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Rezone a total of 43.98 acres from Shopping Center Regional (SCR), Commercial Neighborhood (CN), and Agricultural/residential (AR2a) to Commercial Services (CS) district at Old Nolensville Road (unnumbered), 270 Cedarview Drive, 5816 Nolensville Pike #101, 5808 Old Nolensville Pike, Nolensville Pike (unnumbered), and 5830 Nolensville Pike.

Existing Zoning

CN district: (0.60 acres)

Commercial Neighborhood is intended for very low intensity retail, office, and consumer service uses, which provide for the recurring shopping needs of nearby residential areas.

SCR district: (24.46 acres)

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

AR2a district: (18.92 acres)

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

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.



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SOUTHEAST COMMUNITY PLAN POLICY

Retail Concentration Super Community (RCS) Policy

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

No. The proposed CS district is consistent with the Southeast Community Plan’s RCS policy calling for a wide range of commercial uses, including consumer services, restaurants, retail, and entertainment.

RECENT REZONINGS

None.

TRAFFIC PUBLIC WORKS’ RECOMMENDATION

A Traffic Impact Study was required, but was not submitted by the applicant in time to be reviewed and included in this staff report.

Typical Uses in Existing Zoning District: SCR

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	19.34	0.139	117,100	7526	173	696

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	24.04	0.5	12	115	9	13

Typical Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Fast Food Rest. With Drive-Thru (934)	0.6	.079	2,065	1025	110	72



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Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Free-standing discount store (815)	43.98	0.125	239,471	13416	202	1212

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				4,750	-90	431

Maximum Uses in Existing Zoning District: SCR

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	19.34	1.0	842,450	27,147	868	2556

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	24.04	0.5	12	115	9	13

Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office park (750)	0.6	0.25	6,534	478	12	10

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	43.98	0.60	1,149,461	33,224	1184	3137

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				5484	295	558

CONDITIONS

1. Prior to 3rd Reading by the Metro Council, the Traffic Impact Study must be approved by Metro Public Works and any required traffic mitigations must be amended into the Council Bill prior to 3rd Reading. **If the conditions are not made part of the Council Bill, the recommendation is to disapprove.**



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

Planned Unit Development 15-85-P-12
Bell Trace Plaza Commercial PUD
2004Z-123U-12
None
31 - Toler
2 - Blue
Gresham Smith and Partners, applicant, for Howard Claude and Patsy Claude, M.R. Bess, and Dennis W. Brandon, owners.

Staff Reviewer
Staff Recommendation

Leeman
Approve

APPLICANT REQUEST
Preliminary PUD

Request to cancel a 16 acre portion of a Commercial PUD located along the east side of Nolensville Pike, opposite Swiss Avenue approved for 132,288 square feet of retail, restaurant, and movie theater uses.

PLAN DETAILS

Site Design & Access – The original Council-approved plan for the portion of the PUD that is requested for cancellation included a shopping center layout for a movie theater, a grocery store, a drug store, several general retail tenant spaces and a fast-food restaurant outparcel. The plan includes 132,288 square feet of commercial uses on this portion of the PUD.

ZONING

CN district: (0.60 acres)

Commercial Neighborhood is intended for very low intensity retail, office, and consumer service uses, which provide for the recurring shopping needs of nearby residential areas.

SCR district: (15.4 acres)

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

LAND USE POLICY

Retail Concentration Super Community (RCS) Policy

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



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Policy Conflict

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.

No. The proposed CS district is consistent with the Southeast Community Plan's RCS policy calling for a wide range of commercial uses, including consumer services, restaurants, retail, and entertainment.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

A Traffic Impact Study was required, but was not submitted by the applicant in time to be reviewed and included in this staff report.

CONDITIONS

1. Prior to 3rd Reading by the Metro Council, the Traffic Impact Study must be approved by Metro Public Works. If the conditions are not made part of the Council Bill for Zone Change Proposal No. 2004Z-123U-12, the recommendation is to disapprove.



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

Zone Change 2004Z-126U-03
None
None
2 – Isabel
1 – Thompson
Scott Summerville, Facilities Design Group, applicant for Wanda Templeton, owner.

Staff Reviewer
Staff Recommendation

Harris
Disapprove

APPLICANT REQUEST

Rezone 5.6 acres from residential (R8) to mixed use limited (MUL) district at 1204 West Trinity Lane.

Existing Zoning
RS10 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. The R8 district allows approximately 30 dwelling units currently.

Proposed Zoning
MUL district

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses. The MUL would allow for approximately 244 dwelling units.

BORDEAUX-WHITES CREEK 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. Residential development other than single family is also appropriate provided the location and the particular type of residential development proposed are supported by a detailed neighborhood design plan or, for areas lacking a design plan, a special policy.

Policy Conflict

Yes. The proposed MUL district is not consistent with the Bordeaux-Whites Creek Community Plan’s NG policy in this area intended for residential development in a traditional neighborhood pattern, with a mixture of housing types and densities. The MUL district would allow for retail and office uses, while the land use



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policy calls for residential development. If rezoned, it could set a precedent and would allow for further expansion of these uses along West Trinity Lane. There is also a proposed greenway along the Cumberland River. If rezoned, this will need to be taken into consideration.

RECENT REZONINGS

None.

TRAFFIC

A Traffic Impact Study may be required at development.

Typical Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	5.6	4.63	26	220	18	20

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office Park (750)	5.6	0.086	20,979	628	59	132

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	--			408	41	112

Maximum Uses in Existing Zoning District: R8

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	5.6	4.63	26	220	18	20

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	5.6	0.3	73,181	3169	NA	198

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	5.6			2949		178



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METRO SCHOOL BOARD REPORT

Projected student generation*

36 Elementary 13 Middle 23 High

Schools Over/Under Capacity

Students would attend Bordeaux Elementary School, Ewing Park Middle School, or Whites Creek High School. Ewing Park has been identified as being over capacity by the Metro School Board. There is capacity at another middle school within the cluster. This information is based upon data from the school board last updated January 16, 2004.

*The numbers for MUL zoning are based upon students that would be generated if the MUL 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
Bordeaux Elementary School	Renovations	FY03-04



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

Zone Change 2004Z-127U-10
None
None
17 – Greer
7 – Kindall
Charles A. Howell, IV, applicant for The Shop Trust, LLC and Howell Realty Trust, owners.

Staff Reviewer
Staff Recommendation

Harris
Approval, excluding parcels 129 and 141.

APPLICANT REQUEST

Rezone 1.25 acres from residential (R8) and commercial service (CS) to mixed use limited (MUL) district at 1113 and 1115 Montrose Avenue, 1114A, 1114B, and 1116 Halcyon, 2600, 2702, 2704, and 2706 12th Avenue South.

Existing Zoning
RS10 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. The R8 district allows approximately 4 dwelling units currently.

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
MUL district

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses. The MUL would allow for approximately 54 dwelling units.

SUBAREA 10 PLAN POLICY

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



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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 proposed MUL district is consistent with the Subarea 10 Plan's MU policy intended for a mixture of residential, retail, and office uses. All of these parcels with the exception of parcels 129 and 141 are included in the MU policy, while these two are included in the RM policy.

Staff recommends approval of the MUL district for all the parcels in the MU policy (127-128, 142-146) and disapproval of parcels 129 and 141 at this time. Although the MUL district may be appropriate for these two parcels, it is not consistent with the RM policy. The Subarea 10 plan update is underway and this area will be further evaluated during this process.

RECENT REZONINGS

The Commission recommended approval of a zone change request on parcel 110 to the north from R8 to MUL on August 26, 2004.

TRAFFIC

A Traffic Impact Study may be required at development.

Typical Uses in Existing Zoning District: R8/CS

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	1.25	4.63	6	58	5	7

Typical Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Fast Food Restaurant (934)	1.25	0.07	3,812	1892	203	133

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	1.25			1887	198	126



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Maximum Uses in Existing Zoning District: R8/CS

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.25	4.63	6	58	5	7

Maximum Uses in Proposed Zoning District: MUL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market w/Gas (945)	1.25	0.115	6,262	NA	487	604

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	1.25				482	607

METRO SCHOOL BOARD REPORT

Projected student generation*

4 Elementary 3 Middle 2 High

Schools Over/Under Capacity

Students would attend Glendale Elementary School, Croft Middle School, or Overton High School. Overton has been identified as being over capacity by the Metro School Board. There is capacity at another middle school within the cluster. This information is based upon data from the school board last updated January 16, 2004.

*The numbers for MUL zoning are based upon students that would be generated if the MUL 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.



Project No.	Zone Change 2004Z-128U-11
Associated Case	97P-005U-11
Council District	16 - McClendon
School Board District	7 - Kindall
Requested By	Dale and Associates for Bhomar, LLC, owner.
Staff Reviewer	Leeman
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Rezone a 0.78 acre portion of property from Office/Residential (OR20) and residential single-family and duplex (R6) to Commercial Services (CS) district property at 375 Glenrose Avenue, east of Nolensville Pike.

Existing Zoning
OR20 district

Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

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
CS district

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

SUBAREA 11 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

Yes. The proposed CS district is not consistent with the Subarea 11 Plan's Residential Low Medium (RLM) policy calling for residential development at two to four dwelling units per acre. The proposed automobile repair use in the associated PUD amendment is also not



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consistent with the policy in the area, or the Council-approved PUD plan.

RECENT REZONINGS

None. Two previous zone changes on the property, prior to the adoption of the Commercial PUD, were disapproved by the Planning Commission in February, 1995 (from OP and CG to CS) and in November, 1995 (from OP, CG and R6 to OP and CS). The first request was subsequently withdrawn after second reading in the Council and the latter request was approved in 1997. The existing Commercial PUD was recommended for disapproval by staff in 1997, however, the Planning Commission approved the PUD on January 23, 1997. There was some concern by the Commission that allowing the Commercial PUD may lead to other uses beyond what was approved at the time, but the motel plan was recommended for approval.

TRAFFIC PUBLIC WORKS' RECOMMENDATION

A Traffic Impact Study is not required.

Typical Uses in Existing Zoning District: R6/OR20

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached (210)	0.78	6.2	5	48	4	6

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Auto Sales (841)	0.78	0.07	2,378	80	5	5

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.78			32	1	-1



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Maximum Uses in Existing Zoning District: R6/OR20

Land Use (ITE Code)	Acres	Units Per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.78	6.2	5	48	4	6

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Auto-care center (942)	0.78	0.14*	3,499	NA	11	13

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

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.78				7	6

*FAR was determined by the associated PUD (97P-005U-11).



Project No.	Planned Unit Development 97P-005U-11
Project Name	Bhomar PUD (Import Specialty Service)
Associated Case	2004Z-128U-11
Council Bill	None
Council District	16 - McClendon
School Board District	7 - Kindall
Requested By	Dale and Associates for Bhomar, LLC, owner.
Staff Reviewer	Leeman
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Preliminary PUD

Request amend the Commercial Planned Unit Development district located at 375 Glenrose Avenue, at Hester Avenue to permit a 7,200 square foot, 8-bay, automotive repair facility, replacing an unbuilt 32,800 square foot, 4-story, 60-unit motel.

PLAN DETAILS

Site Design & Access

The proposed PUD plan includes an ingress/egress driveway to Glenrose Avenue. The plan also includes a 10 foot wide “B” Landscape Buffer yard along the frontage of Glenrose Avenue and Hester Avenue with a 6-foot tall masonry wall.

Staff recommends disapproval of the amendment since the automotive repair use is inconsistent with the surrounding residential neighborhood, and allows more intense commercial uses to encroach further into the neighborhood. Although the original plan was approved for a motel use, the intensification of commercial uses in this area is inconsistent with the Subarea 11 Plan’s Residential Low Medium (RLM) policy calling for residential development. The more intense commercial uses, such as automotive repair should be limited to areas directly accessing Nolensville Pike.

METRO PUBLIC WORKS’ RECOMMENDATION

1. Submit Trip Generation Analysis for new land use and comparison to approved PUD trips. This has not been submitted by the applicant.
2. Install required parking per code and 24 foot drive aisle.



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

Subdivision Proposal No. 2004S-204U-05
Maple Manor, Preliminary Plat
None
2 - Isabel
5 - Hunt
George W. Hussey, owner and Bruce Rainey & Associates, engineer.

Staff Reviewer
Staff Recommendation

Fuller
Approve with conditions

APPLICANT REQUEST
Preliminary Plat

A request for preliminary plat approval to create 80 single-family lots on 17.34 acres (4.7 dwelling units per acre) located west of Dickerson Pike and along the north side of Pine Ridge Drive.

ZONING
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

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 7,500 sq. ft. lots) to RS3.75 size lots (minimum 3,750 sq. ft. lots). In this case the applicant is reducing one lot size to RS5 size lots (5,000 square feet).

Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, cluster lot subdivisions require a minimum of 15% open space per phase. The plan proposes 3.07 acres of open space (17.7%), which complies with this provision.

The proposed subdivision will gain access via two local roads, Surf Drive (to the north) and Pine Ridge Drive (to the south). The subdivision plat for Pine Ridge Subdivision shows an access easement from Pine Ridge Drive, across the open space to this property. A condition of approval for this subdivision is that the private access easement be dedicated as public right-of-way. These two access points are crucial to the approval of this subdivision.



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PUBLIC WORKS RECOMMENDATION

1. The developer for Maple Manor will need to show proof of right-of-way dedication to the Metropolitan Government of Nashville & Davidson County for the area through the open space of Pine Ridge, Section 2 to allow a public connection to Pine Ridge Drive.
2. Preliminary approval is subject to construction plan approval.

CONDITIONS

1. The developer must ensure that there are two street connections into this proposed development.
2. If a detention pond is placed in the open space behind lots 1 through 8, an access easement must be provided to the pond from the street that is wide enough to accommodate maintenance machinery.
3. Comply with Public Works' conditions of approval.



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

Subdivision 2004S-268G-04
Pridemore Subdivision
None
9 - Forkum
3 - Garrett
Denise Pridemore, owner and Dale and Associates, surveyor.

Staff Reviewer
Staff Recommendation

Leeman
Approve with conditions

APPLICANT REQUEST
Preliminary Plat

Subdivide 4.6 acres into 5 single-family lots along the south side of Hudson Road, approximately 700 feet east of Neelys Bend Road.

ZONING
RS40 District

RS40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of 0.93 dwelling units per acre.

SUBDIVISION DETAILS

The proposed plat is not a cluster lot subdivision since each lot has a minimum of 40,000 square feet; therefore, there is no requirement to provide open space in this subdivision. However, since this plat is subdividing a portion of a larger parcel, a note has been placed on the plat, and the plat will be conditioned that: "Prior to the submittal of a final plat, the remaining portion of parcels 102 and 187 will be combined with either parcel 210 or 212, all being under the same current ownership."

Lot Sizes and Lot Comparability

The proposed lots are between 40,000 square feet and 40,439 square feet. Lot Comparability was not required since this subdivision is proposed in a rural area without a predominant development pattern.

Sidewalks

Sidewalks are not required along the frontage of Hudson Road since the property is zoned RS40 and the lots are 40,000 square feet or greater. The Subdivision Regulations do not require sidewalks on lots zoned for 20,000 square feet or greater with lot sizes equal to or greater than 20,000 square feet.



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**TRAFFIC
PUBLIC WORKS
RECOMMENDATION**

No Exception Taken

CONDITIONS

1. Prior to the submittal of a final plat, the remaining portion of parcels 102 and 187 will be combined with either parcel 210 or 212, all being under the same current ownership.



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

Subdivision 2004S-260G-01
Winters Subdivision
None
1- Gilmore
3 - Garrett
Wayne Winters, Trustee, and William Marlin Keel, surveyor.

Staff Reviewer
Staff Recommendation

Leeman
Approval

APPLICANT REQUEST
Preliminary Plat

Subdivide 6.21 acres into 5 single-family lots, abutting the north side of Morgan Road, 1,000 feet west of Wilkinson Road.

ZONING
RS40 District

RS40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of 0.93 dwelling units per acre.

SUBDIVISION DETAILS

The proposed plat is not a cluster lot subdivision since each lot has a minimum of 40,000 square feet; therefore, there is no requirement to provide open space in this subdivision. However, since this plat is subdividing a portion of a larger parcel, it does provide for 50 feet between Lot 4 and Lot 5 for future access.

Lot Sizes and Lot Comparability

The proposed Lots range in size from 40,200 square feet to 100,391 square feet. Lot Comparability was not required since this subdivision is proposed in a rural area without a predominant development pattern.

Sidewalks

Sidewalks are not required along the frontage of Morgan Road since the property is zoned RS40 and the lots are 40,000 square feet or greater. The Subdivision Regulations do not require sidewalks on lots zoned for 20,000 square feet or greater with lot sizes equal to or greater than 20,000 square feet.

TRAFFIC
PUBLIC WORKS
RECOMMENDATION

No Exception Taken



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

Subdivision 2004S-263G-13
Author Harris Subdivision
None
33 – Bradley
6 – Awipi
Author Harris, owner, H & H Land Surveying, surveyor

Staff Reviewer
Staff Recommendation

Harris
Disapprove, due to irregular lot lines

APPLICANT REQUEST
Final Plat

Request to create two lots on 8.15 acres, on the north side of Hamilton Church Road, approximately 1400 feet east of Mt. View Road.

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.

VARIANCE REQUESTS
Section 2-4.2 (Lot Dimensions)

Section 2-4.2 states that “side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan.” This requirement is usually referred to as discouraging the use of “irregular” lot lines.

The applicant is requesting a variance from the irregular lot line prohibition in the regulations. Lot 1 is U-shaped, abutting Hamilton Church Road on both sides of Lot 2. This would allow both lots to access the septic system that is located on Lot 2. There is no sewer available in this area at this time and the soils on the property will not allow the creation of a septic area for a third lot.

The applicant has stated that he is requesting the irregular lot line because he would like to resubdivide to create a third lot once sewer is available, and because he wants to limit the size of Lot 2 to the two acre minimum required under AR2a zoning.

Staff recommends disapproval of the request for a variance from the lot line provisions in the Subdivision



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Regulations. Two lots exist at this location, and no hardship has been demonstrated that requires reconfiguring the lots into the proposed very irregular shapes. Lot lines at right angles to the street could be used to reconfigure the lots by creating a new Lot 2 from the southwest corner of the property. The applicant has chosen not to pursue this option because the applicant only wants to create a 2 acre lot.

PUBLIC WORKS RECOMMENDATION

1. Dedicate 5 ft. of right-of-way along Hamilton Church Road.

The revised plan shows this ROW dedication. No exception taken.



Project No.
Project Name

Subdivision 2004S-267U-07
West Meade Village, Section C-1, Resub. of Lot 8

Associated Case
Council District
School District
Requested by

None
23 – Whitson
9 – Norris
Joan B. Hager, owner and John Hood, surveyor

Staff Reviewer
Staff Recommendation

Harris
Approve, including a lot comparability waiver

APPLICANT REQUEST
Final Plat

Request to subdivide one existing lot into 2 lots on 2.13 acres at the southeast corner of Davidson Road and Bresslyn Road.

ZONING
RS40 district

RS40 requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre.

SUBDIVISION DETAILS

Lot Comparability

Section 2-4.7 of the Subdivision Regulations state that lots in areas that are predominantly developed to be generally in keeping with the lot frontage and lot area of surrounding lots. A lot comparability waiver can be granted if the lot is smaller in lot frontage and area if it is consistent with the land use policy in the area.

A lot comparability test was conducted and the lot area yielded a minimum lot size of 51, 245 sq. ft. and a minimum allowable lot frontage of 167 feet. Both lots failed for lot area since the proposed lot area for lot 1 is 49,720 sq. ft. and for lot 2 is 42,263 sq. ft. The lots passed for lot frontage since the proposed lots have over the 167 feet minimum.

Sidewalks are not required for lots greater than 20,0000 square feet in the RS40 zoning district.

PUBLIC WORKS
RECOMMENDATION

No Exception Taken.

STAFF RECOMMENDATION

Staff recommends approval of the subdivision and a lot comparability waiver. These lots are located within the



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Subarea 7 Plan's Residential Low policy intended for residential development within a density of 1 to 2 dwelling units per acre. The proposed subdivision allows for two dwelling units on two acres, which is consistent with the existing RL policy.

The Subdivision Regulations were amended in 2003, to allow the Planning Commission to exercise their judgment in areas where the proposed infill development is consistent with the Subarea Policy, but fails lot comparability. Although staff recommends approval since the proposal is consistent with the lot pattern along Bresslyn Road, the Commission could consider other factors to not grant the waiver.



Project No.	Planned Unit Development 126-78-U-14
Project Name	Lakeshore Estates Residential PUD
Associated Case	None
Council Bill	None
Council District	15 – Loring
School Board District	4 – Nevill
Requested By	Dale & Associates, applicant, for Heartland Christian Tower, owner
 Staff Reviewer	 Leeman
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Final PUD

Request for a Final PUD approval for a portion of the Residential Planned Unit Development to allow for the development of a 4-story, 48,000-square foot, 58-bed, assisted living facility in phase 2 of the PUD. The property is located along the south side of Fernbrook Lane, approximately one-half mile east of McGavock Pike.

PLAN DETAILS

The plan proposes one new building (48,000 square feet) that will contain a 58-bed assisted living facility. This plan is consistent with the revised preliminary PUD plan approved on March 25, 2004. That revision to the PUD was to phase 2 & 3 of the plan. The Council-approved plan allows for the development of an assisted living facility, in three phases, for a total of 106,500 square feet and 220 beds. Specifically, phase 2 allowed for 80 beds and 33,500 square feet of floor area. The revision reduced the number of beds by 22 but increases the square footage by 14,500 square feet. Phase 3 has been appropriately revised to account for the phase 2 increases and reductions.

Currently, phase 1 is the only portion of the assisted-living facility that has been completed. This phase provides 50 beds and 40,000 square feet of gross floor area.

METRO PUBLIC WORKS' COMMENTS

No exceptions taken.



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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.



Project No.	Planned Unit Development 89P-022U-10
Project Name	Melrose Shopping Center (Medical Office)
Associated Case	None
Council Bill	None
Council District	17 - Greer
School Board District	7 - Kindall
Requested By	Barge Waggoner Sumner and Cannon, for Land Trust Corporation, owner
Staff Reviewer	Leeman
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Revise Preliminary and Final PUD

Request to revise the preliminary plan and for final approval for a portion of the Commercial Planned Unit Development located at the corner of Gale Lane and Franklin Road, to permit a 12,000 square foot medical office building, replacing an 8,400 square foot, unbuilt, retail use.

PLAN DETAILS
Site Design/Access

The proposed plan revises one of the undeveloped outparcels of the Melrose Shopping Center to allow for a 12,000 square foot medical office building. The building will front on Gale Lane, but will have no direct access to Gale Lane. Access will be at the same location as was originally approved, which is through the internal, private access driveway, which leads up to the Kroger portion of the PUD.

ZONING & LAND USE POLICY
SCC Zoning

Although the Council approved plan included office uses, the SCC base zoning also allows for office uses, therefore, the proposed medical office building is a revision, not an amendment requiring Council approval.

Subarea 10 Plan Policy
Retail Concentration Community (RCC)

RCC policy is intended to accommodate concentrations of community scale retail. Community scale retail includes many forms of retail activity, including most types of retail shops, restaurants, entertainment, and consumer services but at a scale smaller than that of a regional mall.



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TRAFFIC METRO PUBLIC WORKS' RECOMMENDATION

No Exception Taken

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
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 prior to the issuance of any building permits.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
5. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.



**Project No.
Project Name**

**Planned Unit Development 2004P-001U-10
Hair of the Dog Restaurant
(Beer License Distance Exemption PUD)**

**Council Bill
Council District
Associated Case
Requested By**

None
18 - Hausser
None
Dale and Associates, engineer and Tracy Crawford, for James Christian, owner.

**Staff Reviewer
Staff Recommendation**

Leeman
Approve with conditions

**APPLICANT REQUEST
Preliminary & Final PUD**

Request for preliminary and final PUD approval to allow for a distance exemption from the beer licensure requirements for an existing restaurant that is located at 1831 12th Avenue South, at the northwest corner of 12th Avenue South and Acklen Avenue.

Reason for Request

Per Metro Ordinance BL2003-1353, restaurants / bars that have already obtained a license from the Tennessee Alcoholic Beverage Commission permitting the sale of alcoholic beverages for on-premises consumption will be exempted from the minimum distance requirements for the issuance of beer permits if a Commercial PUD is established over the subject property.

**EXISTING 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.

Although a restaurant / bar is a permitted use by right within the CS district, the intent of this PUD is to provide the Metro Council the ability to decide whether an applicant will be exempt from the distance requirements from certain uses as required in order to obtain a license to sell beer on premise.

PLAN DETAILS

The plan shows an existing building that fronts Acklen Avenue with the majority of parking located across 12th Avenue South in the Special Olympics of Tennessee Parking area. This shared parking arrangement



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provides 23 parking spaces from the Special Olympics of Tennessee parking area, as well as 8 parking spaces in front of the building on Acklen Avenue.

Staff recommends that the parking area across 12th Avenue be used for employee parking and valet parking to avoid customers having to cross four lanes of traffic without a signalized crosswalk. In the alternative, a flashing light or other signal could be installed to provide increased visibility for patrons of the restaurant who will be crossing 12th Ave., south.

METRO PUBLIC WORKS' FINDINGS

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



Project No.
Project Name

Mandatory Referral 2004M-024U-09
Aerial encroachment: James Robertson
Apartments/awning

Council Bill
Council District
Requested By
Deferral

None
19 - Wallace
James Robertson Apartments
Deferred from the April 8, 2004, Commission meeting

Staff Reviewer
Staff Recommendation

Kleinfelter
Approve with conditions.

APPLICANT REQUEST

A request for an aerial encroachment in the public right of way at 118 Seventh Avenue North for construction of an awning over an existing canopy above an existing sidewalk requested by James Robertson Apartments, applicant. This request is to replace the existing awning with a new awning.

Completed in 1929 as the James Robertson Hotel, the building is on the National Register of Historic Places but not within any redevelopment district.

DEPARTMENT AND AGENCY COMMENTS

When this request was originally submitted for approval, the Metro Historical Commission recommended disapproval because the proposed awning concealed the historic building. The applicant has worked with the Historic Commission and is now proposing an alternative design in keeping with the design of the existing building and does not excessively conceal the façade of the building.

RECOMMENDATION

The following departments or agencies have reviewed this request and taken no exception: Metro Water Services, Public Works, and Emergency Communications Center. NES has recommended approval with the condition that there be no encroachment into NES access to electric facilities.

Planning staff recommends approval with the condition that there be no encroachment on NES access to electric facilities.



Project No.
Project Name
Council Bill
Council District
Requested by

Mandatory Referral 2004M-057-09
12th Avenue North Street Closure
None
19 - Wallace
Nashville Electric Service, applicant, for Metro Government, owner.

Staff Reviewer
Staff Recommendation

Leeman
Disapprove

APPLICANT REQUEST

A request by the Nashville Electric Service to close a 1,100 foot section of 12th Avenue North, located between Charlotte Avenue and Church Street, and to close a 487 foot portion of Church street underneath the Church Street Bridge. The applicant has indicated that they wish to close this portion of roadway due to Homeland Security issues, since this road provides easy access to the NES building.

APPLICATION REQUIREMENTS

This request was required to go before the Traffic and Parking Commission on September 13, 2004. The Traffic and Parking Commission disapproved the request citing the need for the availability of traffic circulation in the area. They also indicated the need to keep this road open to the public for alternative access to the Gulch. This would be the only alternative if 11th Avenue North had to be closed.

A Traffic Impact Study was submitted by the applicant and reviewed by the Public Works Department. The TIS was required since the traffic volumes on this street are over 1,000 vehicle trips per day.

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Stormwater, Emergency Communications Center, and Nashville Electric Service. Metro Water & Sewerage Services Department recommends conditional approval: Easement rights must be retained for a 12” water and 12” sewer line. NES recommends conditional approval with the following comments: “Retain any/all easements”



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Public Works

Public Works recommends disapproval since this portion of roadway is needed for traffic circulation, and to provide alternative access to the Gulch if 11th Avenue North had to be closed. The Traffic Engineering staff report to the Traffic and Parking Commission states: “The traffic study submitted by RPM Transportation Consultants addresses the amount of traffic affected and how it would be handled if this portion of 12th Avenue were closed. The consultants found that 60 to 80 percent of the traffic on 12th Avenue is NES related. They showed the reassignment of both NES and non-NES traffic to other streets in the area, primarily 11th Avenue and George L. Davis Boulevard (13th Avenue). During the AM peak hour, approximately 365 trips would be diverted, with a slightly smaller number in the PM. In order to accommodate this diverted traffic, the consultant recommended modifications to the signal at 11th Avenue and Charlotte Avenue. The consultant also proposed that the intersection of 12th Avenue North and Church Street become an all-way Stop.

[Public Works] Staff remains concerned about the request because of the loss of area circulation that would result. This would leave 11th Avenue as the only way out of the Gulch area to the north. Although 11th Avenue has a traffic signal at Charlotte and 12th does not, there is still the possibility that 11th could be blocked by an accident or other unanticipated event, and that there would be a need for alternate access. Staff also notes that the recommendations for the 11th/Charlotte intersection would require increasing the signal cycle length, which would disrupt the synchronization of the signals along Charlotte in this area. This is not a reasonable method to accommodate the diverted traffic.”

Planning staff recommends **disapproval** for the reasons stated by Public Works staff, and since closing this portion of 12th Avenue North would limit access in the area. Twelfth Avenue North provides a direct connection from Broadway to Charlotte Avenue – the only one in this immediate area.

CONDITION (If approved)

1. Easement rights must be retained for a 12” Water and 12” sewer line.



Project No.
Project Name

Mandatory Referral 2004M-082U-13
Rename section of Anderson Road to “Old Anderson Road”

Council Bill
Council District
Requested By

None
29 – Wilhoite, and 33 – Bradley
Metro Public Works

Staff Reviewer
Staff Recommendation

Kleinfelter
Approve

APPLICANT REQUEST

Request to rename a 1,150 foot section of Anderson Road, between Anderson Road and New Smith Springs Road, to "Old Anderson Road," requested by Metro Public Works.

There is an older section of Anderson Road that runs north from the newer section of Anderson Road to Smith Springs Road. According to Public Works, many people in the area assume that the name of the older section is “Old Anderson Road,” but the official name of the street is still “Anderson Road.”

Having two separate streets with the same name has caused confusion for emergency services. This request to rename a portion of the road originated with the Metro Emergency Communications Center.

The section of Anderson Road to be renamed “Old Anderson Road” is in Council Districts 29 and 33. Both Councilmembers Wilhoite and Bradley have been informed of the proposed street renaming. Approximately 100 property owners would be affected by the proposed renaming. All property owners have been mailed notices of the proposed renaming.

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, Emergency Communications Center, Water Services, Stormwater, and NES.

Planning staff also recommends approval of this request.



Project No.
Project Name
Council Bill
Council District
Requested by

Mandatory Referral 2004M-084U-05
Hendricks Easement Acquisition
None
7 – Cole
Metro Water and Sewerage Services

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for an easement acquisition at 1100 Kirkland Avenue, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0714.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, Emergency Communications Center, and Nashville Electric Service (NES).

Planning staff also supports the request.



Project No.
Project Name

Mandatory Referral 2004M-085U-10
Sisters of Mercy of Nashville Easement
Acquisition

Council Bill
Council District
Requested by

None
18 – Hausser
Metro Water and Sewerage Services

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for an easement acquisition at 2021 24th Avenue South, for a permanent drainage easement, requested by Metro Water and Sewerage Services, Project No. 04-DL-0713.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, and Emergency Communications Center.

Planning staff also supports the request.



Project No.
Project Name
Council Bill
Council District
Requested by

Mandatory Referral 2004M-086U-08
18th Ave. Drainage Improvements
None
2 – Isabel
Metro Water and Sewerage Services

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for an easement on the west side of 18th Avenue South, requested by Metro Water Services, Project No. 04-D-0705.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, and Emergency Communications Center.

Planning staff also supports the request.



Project No.	Mandatory Referral 2004M-087G-12
Project Name	Christiansted Lane Easement Acquisition
Council Bill	None
Council District	31 – Toler
Requested by	Metro Water and Sewerage Services
Staff Reviewer	Harris
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request for an easement acquisition at 6605, 6609, 6613, 6617, 6621, 6625 Christiansted Lane, for permanent drainage easement, requested by Metro Water Services, Project No. 03-D-0613.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, Emergency Communications Center, and Nashville Electric Service.

Planning staff also supports the request.



Project No.
Project Name

Mandatory Referral 2004M-088G-06
M & M Tennessee Drainage Investments
Easement Acquisition

Council Bill
Council District
Requested by

None
35 – Tygard
Metro Water and Sewerage Services

Staff Reviewer
Staff Recommendation

Harris
Approve

APPLICANT REQUEST

A request for easement acquisition at 8116 Highway 100, requested by Metro Water Services, Project No. 04-D-0712.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, Emergency Communications Center, and Nashville Electric Service.

Planning staff also supports the request.



Project No.	Mandatory Referral 2004M-089U-12
Project Name	Edmondson Pike Property Acquisition
Council Bill	None
Council District	27 – Foster
Requested by	Metro Water and Sewerage Services
Staff Reviewer	Harris
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

A request for property acquisition at the corner of Edmonson Pike and Nolensville Pike, requested by the Metro Parks Department.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Stormwater, Emergency Communications Center, Metro Historical Commission, and Nashville Electric Service.

Metro Water & Sewerage Services Department recommends conditional approval: Easement rights must be retained for an 8” and 30” sewer line on the parcels.

Planning staff also supports the request.

CONDITION

1. Easement rights must be retained for an 8” and 30” sewer line on the parcels.



Project No.
Project Name

Mandatory Referral 2004M-092U-08
Right of way abandonment -- Close a portion of 31st Ave., North

Council Bill
Council District
Requested by

None
21 – Whitmore
Hella Temple, property owners.

Staff Reviewer
Staff Recommendation

Kleinfelter
Disapprove

APPLICANT REQUEST

A request to close an unbuilt 200-foot portion of 31st Ave., North, between Delaware Ave. and Georgia Ave., requested by Hella Temple, property owner.

The applicant states that the reason for the request is that the road has not previously been developed.

DEPARTMENT AND AGENCY COMMENTS

The Department of Public Works has recommended disapproval of the request to abandon this portion of Metro right of way. Closure of this section of right of way would eliminate a connection to the adjacent unimproved Alley #1202, and completely isolate an unnamed alley to the west from Metro right of way.

RECOMMENDATION

Staff recommends **disapproval** of this alley closure for the following reasons:

1. Abandonment of the requested section of 31st Ave., North, would eliminate all public road frontage for two parcels – 033 and 164. Parcels 033 and 140 are owned by the applicant and could be combined to prevent creation of a parcel without street frontage, but Parcel 164 is not owned by the applicant. In addition, Parcel 164 cannot be combined with any lot facing Georgia Avenue because it is separated from those lots by unimproved Alley #1202.
2. The applicant has not provided the required signature from the owner of Parcel 164. The remaining parcels abutting the right of way requested to be abandoned are owned by the applicant. Documentation must be provided, however, to demonstrate that the person who signed the application is authorized to act on behalf of the property owner, Hella Temple.



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3. As stated by Public Works, closing this portion of 31st Ave., North, would cut off an access to Alley #1202. Although Alley #1202 currently is unimproved, it potentially could provide access to the rear of the properties on Georgia Avenue and Delaware Avenue if needed in the future.

In addition to Public Works, the following departments or agencies have reviewed this request: NES and the Stormwater Division recommend approval. Metro Water Services recommends approval with retention of easement rights for an 8" sewer and 6" water line.



Project No.
Project Name

Mandatory Referral 2004M-094U-06
Melrose Easement Abandonment and Relocation

Council Bill
Council District
Requested by

None
17 – Greer
Metro Water and Sewerage Services

Staff Reviewer
Staff Recommendation

Harris
Approve.

APPLICANT REQUEST

A request for an easement abandonment and relocation at Gale Lane (unnumbered), requested by Barge Waggoner Sumner & Cannon, Inc.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY RECOMMENDATIONS

This item is recommended for approval by the Metro Water & Sewerage Services Department, Stormwater, Emergency Communications Center, and Nashville Electric Service.

Planning staff also supports the request.



Project Name
Associated Case
Staff Reviewer

Subdivision Text Amendment/Sidewalks
None
Hammond

Staff Recommendation

Conduct a public hearing;
Continue the public hearing until October 14 to allow time for the required public notice to be given;
Approve the text amendment on October 14.

REQUEST

Amend the text of section 2-6.1, Sidewalks, and section 5-2, Words and Terms Defined, of the Subdivision Regulations as they apply to requirements for sidewalks.

BACKGROUND

At a retreat last fall and a workshop in March, Planning Commissioners discussed objectives for revising sidewalk requirements in the Subdivision Regulations. More recently, Metropolitan Council BL2004-289 has proposed changes to the sidewalk requirements of the Zoning Code.

Professional staffs of Metro's development review departments have collaboratively developed and now recommend compatible changes to both Zoning and Subdivision requirements for the private construction of sidewalks through the building and development processes.

ANALYSIS

Presently, the Subdivision Regulations require sidewalk to be constructed through the development process along existing street(s) that front a subdivision and along both sides of all new streets developed within the subdivision. Relief can only be granted by the Planning Commission for justifiable variances that meet the hardship standards of section 1-10 of the Subdivision Regulations.

The proposed amendments to the Subdivision Regulations use the adopted *Strategic Plan for Sidewalks and Bikeways* as a guide to bring private sector responsibility for sidewalk construction in line with Metro's own capital investments in new sidewalk. The goal is to create a partnership that, over time, will build contiguous networks of sidewalk that provide safe and useful pedestrian connections between destinations. To achieve this goal, sidewalks along existing streets are required in developed and developing areas, which are defined as the Urban Services District (USD) and areas



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HIGHLIGHTS OF RECOMMENDED TEXT

where streets score “20” or above on the *Strategic Plan’s* Sidewalk Priority Index (SPI).

In addition, several new options for relief from sidewalk construction requirements are proposed. These are summarized in the highlights, below.

Throughout the county, on new subdivision streets sidewalks are required on both sides, with the following exceptions:

1. Sidewalks are not required on new subdivision streets in industrial zoning districts.
2. Sidewalks are not required on new streets in residential subdivisions where the base zoning district requires a minimum lot area of at least 20,000 square feet and the area of each lot to be platted will be 20,000 square feet or greater.
3. Where all interior lots of an infill subdivision development are accessed from permanently dead-ended street(s) of no more than 750 feet in length, sidewalks are not required along the dead-end street(s).
4. Sidewalks are not required where a development regulated by an Urban Design Overlay, or other district governed by urban design standards, sets out special design intentions that exclude sidewalk on a street at the neighborhood edge, if approved by the respective decision-making body, either the Metropolitan Council or the Planning Commission.

On Existing Street(s) fronting a Subdivision, the developer has sidewalk responsibility only in the Urban Services District (USD) and on streets with a Sidewalk Priority Index (SPI) score of “20” or above. Streets scoring 20 or greater are in areas where Metro’s capital investments are expected to build sidewalk connections, linking developer-built sidewalks into the larger sidewalk network. A map of the USD/SPI \geq 20 can be found on the following page.

On existing streets where there is a partial sidewalk network, the developer has the following obligations along the development’s frontage:

- Repair or replace existing sub-standard sidewalk;



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- Fill in a gap;
- Extend the existing sidewalk network;
- If there is already sidewalk on the same block face, build the sidewalk in front of the developing property.

On existing streets where there are no nearby sidewalks, the developer makes the choice to construct or pay a fee in lieu of constructing the sidewalk.

- If he/she builds the sidewalk instead of paying the fee, he can build in a manner consistent with the existing context (i.e., if there is curb and gutter drainage, build sidewalk with curb and gutter; if there is ditch drainage, build sidewalk with drainage in a ditch/swale).
- The planning commission will determine the “existing context” or existing conditions, with input from the metro technical departments. This provision ensures that the developer has an appeals process from the decision of the technical departments.
- If he/she opts for the fee, the fee must be spent by metro in the “pedestrian benefit zone” in which it is collected. The fee will be spent to further the implementation of the Strategic Plan (using plan priorities) in that pedestrian benefit zone, and must be allocated to a specific sidewalk project within two years of receipt.

A definition of “pedestrian benefit zones” is added. Eleven zones are established and represent individual areas where pedestrian circulation can take place without traversing major barriers to movement such as freeways, major highways, and rivers.

Staff recommends approval of the attached Subdivision Regulation Amendment following properly noticed public hearing on October 14, 2004.

RECOMMENDATION



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