



Project No.
Associated Case
Council Bill
Staff Reviewer

Zone Change 2002Z-099U-12
None
None
Hardison

Staff Recommendation

Disapprove as contrary to the General Plan. The proposed zoning is inconsistent with the Subarea 12 Plan's Residential Medium (RM) Policy.

APPLICANT REQUEST

Rezone 1.12 acres from Agricultural (AR2a) to Commercial Service (CS) at 529 Benzing Road and Bell Road (unnumbered).

Existing Zoning
AR2a zoning

AR2a zoning is intended for agricultural uses and residential uses requiring 2 acres per lot.

Proposed Zoning
CS zoning

CS is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

SUBAREA 12 PLAN POLICY
Residential Medium (RM)

RM policy is intended for 4 to 9 dwelling units per acre. A variety of housing types are appropriate for the RM areas, including compact single-family detached units, townhomes and walk-up apartments.

Policy Conflict

Yes. These properties are located in the Subarea 12 Plan's Residential Medium (RM) Policy area this rezoning is inconsistent with the intent of RM policy. The subarea plan states the following:
“Within this RM area, commercial development is occurring.... in conformance with the unmapped Retail Neighborhood (RN) policy. This retail policy is designed to meet the recurrent primary needs of the neighborhood and expansion of this commercial area is not recommended.”
This unmapped commercial node is located at the intersection of Bell Road and Old Hickory Boulevard. These properties are over 1,200 feet to the east of that intersection and is in no way considered apart of that unmapped commercial node.

Unmapped commercial nodes reflect the standards of the Retail Neighborhood (RN) policy area. The RN policy area allows for 30,000 to 100,000 sq. ft. of



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commercial development. Currently at this commercial node there is potential for more than 300,000 sq. ft. of commercial development, which exceeds the maximum of 100,000 sq. ft. In order to support the expansion of commercial zoning in this area the policy would have to be Retail Concentration Community (RCC) policy, which supports 100,000 to 500,000 sq. ft. of development.

Currently these properties are adjacent to residential uses to the east, west, and north. The Planning Commission recently disapproved commercial rezoning of the properties to south as an over-extension of the unmapped commercial node.

RECENT REZONINGS

Yes. MPC disapproved on 8/22/02 (2002Z-076U-12) rezoning parcels 105 and 130 from AR2a to CL and parcels 100, 101, 102, 103, 129, 194, 195, 196, 197, and 198 from AR2a to SCR. Currently both of these rezonings are before the Metro Council.

TRAFFIC

Based on typical uses in CS zoning, with on site parking allowing 10,000 sq. ft. of commercial development per acre, such as a fast-food restaurant, gas station with convenience market, and quick lubrication vehicle shop, approximately 448 to 5,557 trips per day could be generated by these uses (Institute of Transportation Engineers, 6th Edition, 1996). Other uses at different densities could generate more or less traffic.

Metro Traffic Engineer's Findings

Approve.



Project No.
Council Bill
Associated Cases
Staff Reviewer

Zone Change 2002Z-100G-14
 None
 None
 Hardison

Staff Recommendation *Approve*

APPLICANT REQUEST

Rezone 6.68 acres from Residential (R8) to Residential Multi-Family (RM9) at 4061 Dodson Chapel Road.

Existing Zoning
 R8 zoning

R8 zoning is intended for single-family and duplexes at 4.63 units per acre. The existing zoning would allow 31 units.

Proposed Zoning
 RM9 zoning

RM9 is intended for multi-family residences at 9 units per acre. This proposed zoning would allow the development of 60 units.

SUBAREA 14 PLAN POLICY

Residential Medium High (RMH)

RMH policy is intended for 9 to 20 dwelling units per acre.

Policy Conflict

None. RM9 district allows 9 units per acre, which is on the lower side of the RMH policy's allowed density. The existing R8 district is well below the intended density in the RMH policy area. The proposed RM9 district is consistent with the subarea policy.

RECENT REZONINGS

None

TRAFFIC

The proposed zone change would permit a total of 60 units. This number of units would create approximately 398 vehicle trips per day (Institute of Transportation Engineers, 6th Edition, 1996). Other uses at different densities could generate more or less traffic.

Metro Traffic Engineer's Findings

Approve

SCHOOLS

Students Generated

7 Elementary 4 Middle 3 High School

Schools Over/Under Capacity

If the property were developed under the proposed zoning, 14 students would be generated. Students would attend Tulip Grove Elementary School, Dupont-



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Tyler Middle School, and McGavock High School. Tulip Grove Elementary and McGavock High have not been identified as being overcrowded by the Metro School Board, but Dupont-Tyler Middle School has been identified as being overcrowded.



Project No.
Council Bill
Associated Cases
Staff Reviewer

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

Staff Recommendation

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

- 1. Upgrade Charlotte Pike to Major Street Plan standards (currently U4) from Cabot Drive to the western property frontage of parcel 17 on tax map 102.*

APPLICANT REQUEST

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

Existing Zoning
R40 district

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

OR20 district

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

Proposed Zoning
OR20 district

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

MUL district

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

SUBAREA 6 PLAN POLICY
Natural Conservation (NC)

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

Commercial Mixed Concentration (CMC)

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

Policy Conflict

The OR20 and MUL districts are consistent with the Subarea 6 Plan's CMC policy along the frontage of the



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property along Charlotte Pike, however, they are not literally consistent with the intent of the NC policy at the rear of the property. Previous rezonings have created the emergence of higher intensity development in the area, including the CS zoning to the west for the Super Wal-Mart. The OR20 and MUL districts are consistent with the emerging zoning pattern in the area and the existing commercial and high-density multi-family zoning districts in the area.

RECENT REZONINGS

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

TRAFFIC

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

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

Metro Traffic Engineer's Findings

Approve with condition, including upgrade Charlotte Pike to Major Street Plan standards (currently U4) to include a center turn lane from Cabot Drive to the western property frontage of parcel 17 on tax map 102.

SCHOOLS

4 Elementary 3 Middle 3 High

Schools Over/Under Capacity

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



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FUTURE SUBDIVISION

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

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

Included among those provisions are the following requirements:

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



Project No.
Council Bill
Associated Cases
Staff Reviewer

Zone Change 2002Z-103G-03
None
88P-023G-03
Leeman

Staff Recommendation

Approve

APPLICANT REQUEST

Rezone 22.97 acres from Commercial Limited (CL) to Commercial Service (CS) 7412 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered).

Existing Zoning
CL district

CL is intended for retail, consumer service, financial restaurant and office uses.

Proposed Zoning
CS district

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

SUBAREA 3 PLAN POLICY

Commercial Mixed Concentration (CMC)

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

Residential Medium (RM)

RM policy is intended for medium density residential development at 4 to 9 dwelling units per acre.

Policy Conflict

No. The proposed CS district is consistent with the Subarea 3 Plan's CMC policy calling for a wide range of retail, office, and residential uses, while the existing CL district and commercial PUD currently extends into the RM policy to the west. Changing the zoning from CL to CS at a large commercial interchange is consistent with the General Plan.

RECENT REZONINGS

Yes. The property directly to the east was rezoned from CL to CS in 2001. The Planning Commission approved this request in July of 2001. Two properties (parcels 24 and 161) to the north were also rezoned in 2001. The Planning Commission approved that request to rezone from R15 to CL on March 15, 2001.

TRAFFIC

Based on typical uses like retail, restaurant and office, approximately 568,400 square feet of commercial



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Metro Traffic Engineer's Findings

development would be allowed. Approximately 6,250 to 23,100 trips per day would be generated by a retail center or general office uses. Old Hickory Boulevard is classified on the Major Street Plan as a U2 (two lanes with a center turn lane), while the road currently has two lanes.

The Metro Traffic Engineer has indicated that a Traffic Impact Study may be required at the building permit stage depending on the proposed use.



Project No.
Project Name
Council Bill
Associated Cases
Staff Reviewer

Planned Unit Development 88P-023G-03
Little Creek Farms
None
Zone Change 2002Z-103G-03
Leeman

Staff Recommendation

Approve

APPLICANT REQUEST

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

Existing Zoning

CL District/Commercial PUD

This request is to cancel the 22.97 acre undeveloped Commercial PUD district located at 7412 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered). The PUD was originally approved in 1988 for 195,025 square feet of retail, restaurant and convenience market uses.

CL is intended for retail, consumer service, financial restaurant and office uses. The Commercial PUD is a grandfathered plan approved for retail, restaurant and convenience market uses.

TRAFFIC

Metro Traffic Engineer's Findings

Old Hickory Boulevard is classified on the Major Street Plan as a U2 (two lanes with a center turn lane), while the road currently has two lanes.

The Metro Traffic Engineer has indicated that a Traffic Impact Study may be required at the building permit stage depending on the proposed use.



Project No.
Project Name
Associated Cases
Reviewer

Subdivision 2001S-242U-11
Twin Oaks Subdivision, Section 2, Phase 2
None
Jones

Staff Recommendation

Approve subject to bond for the extension of roads, public utilities, and the construction of sidewalks prior to recordation.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 4.98 acres into 22 lots, at a proposed density of 4.4 units per acre.

The Planning Commission approved the preliminary plat for Twin Oaks Subdivision, Section 2 on February 14, 1991. The preliminary proposed to create 28 new lots. Twin Oaks, Section Two, Phase One was approved by the Planning Commission on June 20, 1991. This granted preliminary and final plat approval to create six lots. The current request for preliminary and final plat approval to create 22 lots will complete the 28 lots approved with the original preliminary.

ZONING

R8 district requiring minimum lot size of 8,000 sq. ft. The R8 district will allow 4.63 units per acre.

SUBDIVISION DETAILS

This request matches the approved preliminary. It extends two cul-de-sacs from Twin Oaks Drive to the south. All lots are accessed from Twin Oaks Drive or one of the two cul-de-sacs, with the exception of Lot 1, which will be accessed from Glencliff Road. Sidewalks are proposed along all street frontages.

The proposed subdivision complies with the Subdivision Regulations, and all departments have recommended approval.

TRAFFIC ENGINEER'S FINDINGS

Approval

CONDITIONS

Bond for the extension of roads, public utilities, and the construction of sidewalks prior to recordation.



Project No.
Project Name
Associated Cases
Staff Reviewer

Subdivision 2002S-217G-14
Hagar's Grove Subdivision
None
Mitchell

Staff Recommendation

Approve with conditions subject to a revised plat prior to recordation.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide a 24.14-acre tract into a 55-lot Cluster Lot subdivision, at a proposed density of 2.3 dwellings units per acre.

ZONING

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

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 (minimum 7,500 sq. ft. lots). Although allowed to reduce minimum lot size two base zone districts, the applicant has chosen to use the RS10 district as the alternative lot size for bulk standard compliance since proposed lots range from 11,587 sq. ft. to 21,497 sq. ft.

Applicant has justified utilizing the cluster lot option by providing for additional open space and asserting that significant vegetation will be preserved in open space areas 'A', 'B', and 'C'. Pursuant to Section 17.12.080(D) of the Metro Zoning Ordinance, open space provisions require a minimum of 15% open space per phase. Applicant successfully complies with this requirement by proposing a total of 4.5 acres (18.6%) of open space – which exceeds the minimum open space acreage required per phase of 2.16 acres and 1.46 acres, respectively.

SUBAREA 14 POLICY

This subdivision falls within the Subarea 14 Policy's Residential Low-Medium (RLM) policy that supports and provides opportunities for new residential development within a density range of 2 to 4 units per acre. Due to the location of this subdivision, the subarea plan specifically calls for consideration being



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given to the density of development in an area with the widespread presence of sinkholes – which may have limited drainage capacity – and the potential impact of runoff on the J. Percy Priest Lake. Total lot yield permitted for this subdivision is 60 lots; however, the applicant proposes to provide 55 lots, at a density of 2.3 dwelling units per acre.

SUBDIVISION DETAILS

The 24.14-acre tract, approximately 2,400 feet deep, lies along the south margin of John Hagar Road in the eastern portion of the county, and just north of the J. Percy Priest Lake. The proposed 55 lots are located on either side of a single, curvilinear, spine road that provides for a temporary dead-end to lands located north of Seven Points Trace that have yet to be subdivided. The proposal includes two possible detention areas that are located in the north end of the subdivision and four areas of open space that total 4.5 acres. Additionally, the applicant proposes a 20-foot access easement to allow for students living in this subdivision and The Meadows of Seven Points – located further east – to access the proposed Ruby Major Elementary and Middle School.

SUBDIVISION VARIANCES

None

TRAFFIC ENGINEER'S FINDINGS

Metro Department of Public Works provided the following comments regarding the proposed subdivision:

1. Where the new roadway intersects John Hagar Road, the developer will need to clear vegetation in both the east and west directions to obtain the required 350 feet of sight distance.
2. Since almost all traffic is expected to access the new development by traveling South New Hope Road (minor arterial) to John Hagar Road (collector), the number of left turns at this intersection should increase dramatically. In addition, vehicles making a left turn from South New Hope Road to John Hagar Road are forced to stop at the bottom of a long downgrade, and we have concerns that this may increase the number of rear end accidents. Therefore, we are recommending the developer construct a left turn lane on South New Hope Road at the intersection of



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John Hagar Road. It should contain 80 feet of storage and a 150-foot taper.

CONDITIONS

Staff recommends conditional approval of this plat subject to a revised plat being submitted prior to recordation:

1. Add to existing note #13, "Wheelchair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings."
2. A left-turn lane must be constructed on South New Hope Road, at the intersection of John Hagar Road, providing for 80 feet of storage and 150 feet of taper.
3. Vegetation must be cleared along John Hagar Road, in both the east and west directions from the subject property, to obtain a minimum of 350 feet of sight distance.
4. Improvements to John Hagar Road along the front of the subject property, to bring it into compliance with the Major Street Plan standards for a collector roadway, must be completed or bonded prior to the recordation of the final plat.
5. Open Space 'C' must be designated as Open Space and as an Access Easement. This is to preclude an HOA from fencing off this portion of open space, which would prevent direct access to the Ruby Major Schools.
6. Performance bonds must be posted to secure the satisfactory construction, installation, and dedication of all required public improvements.



Project No.
Project Name
Associated Cases
Deferral
Staff Reviewer

Subdivision 2002S-229G-14
Windstar Estates
None
Deferred by the MPC on 8/22/02
Jones

Staff Recommendation

Approve with the following conditions:

- 1. No grading permit issued prior to final plat approval*
- 2. A geotechnical study indicating the location and extent of sinkholes shall be submitted to the Stormwater Division of Water Services with grading plans prior to grading plan approval;*
- 3. Grading plans will be approved by the Stormwater Division based on care taken to minimize environmental disturbance and to prevent increased stormwater runoff onto adjacent properties;*
- 4. The final plat shall demonstrate that at least one-half of the natural floodplain is designated as common open space and maintained in a natural state;*
- 5. Warren Drive and Keeton Avenue along the property's frontage must be bonded for or upgraded to Public Works standards for a local street containing 50 feet of right-of-way prior to final plat recordation; and*
- 6. Public Works must approve the proposed "Divided Roadway Entrance" prior to final plat approval.*

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Subdivide 35.73 acres into 83 lots using the cluster lot option, at a proposed density of 2.3 units per acre.

ZONING

R15 district requiring minimum lot size of 15,000 sq. ft. and R10 district requiring minimum lot size of 10,000 sq. ft.

CLUSTER LOT

Applicant proposes to reduce lots two base zoning districts, from R15 (minimum 15,000 sq. ft. lot) to R8 (minimum 8,000 sq. ft. lot) and from R10 (minimum 10,000 sq. ft. lot) to R6 (minimum 6,000 sq. ft. lot). The proposed lots range in size from 7,500 sq. ft. to nearly 15,000 sq. ft.



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Landscape Buffer yards

The Cluster Lot Option within the Zoning Regulations allows perimeter lots abutting a conventional subdivision to be reduced in size the equivalent of one zoning district with the installation of a standard “B” landscape buffer yard, or perimeter lots may be reduced in size the equivalent of two zoning districts with the installation of a standard “C” landscape buffer yard.

The proposed plat shows a standard “C” landscape buffer yard between the abutting property line and lots 55, 56, 74, and 75, as well as a standard “B” landscape buffer yard between the abutting property line and lots 2, 3, 4, 7, 8, and 9.

Proposed lots 9 and 10 are double-frontage lots. Double-frontage lots are lots containing front and rear frontage on a public street. The Cluster Lot Option within the Zoning Regulations allows double-frontage lots oriented to an internal street to be reduced in size the equivalent of one zoning district provided that a standard “C” landscape buffer yard is provided within common open space along the existing street, or lots may be reduced in size the equivalent of two zoning districts with the installation of a standard “D” buffer yard. A standard “C” landscape buffer yard has been provided to satisfy this requirement.

No landscape buffer yard is required for the lots abutting the southern property line because they meet the minimum lot size requirements for the base zoning.

SUBDIVISION DETAILS

Floodplain

The majority of this property lies within the floodplain of the Cumberland River. The Zoning Regulations encourage subdivisions containing natural floodplain and floodway areas to employ the cluster lot option. The cluster lot option allows the clustering of lots within the manipulated areas of the natural floodplain with the condition that at least, “one-half of the natural floodplain area including all of the floodway area shall be dedicated as common open space and maintained in a natural state, with the clearing of trees and brush exceeding eight inches in diameter prohibited” (17.28.040A2).

The proposed subdivision dedicates one-half of the natural floodplain area as common open space, and



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Sinkholes

labels the open space as “to be maintained in a natural state.”

The property contains several large depressions that may be sinkholes. The Stormwater Division of the Water Services Department has indicated that a geotechnical study indicating the location and extent of sinkholes must be submitted prior to grading plan approval. The final lot count and layout may be effected by the findings of the geotechnical study.

Street Layout and Access

Access to the development is proposed at the intersection of existing Warren Drive and Keeton Avenue. Public Works has indicated that a traffic device such as a roundabout may be necessary in order to provide an acceptable intersection at this point. The plat shows a “Divided Roadway Entrance” at the intersection, but Public Works will have to approve the entrance prior to final plat approval.

Warren Drive and Keeton Avenue both contain fifty feet of right-of-way, but the streets are currently not built to Public Works standards. Warren Drive and Keeton Avenue along the property’s frontage shall be bonded for or upgraded to Public Works standards for a local street containing 50 feet of right-of-way prior to final plat recordation.

The plat proposes a street connection to the property to the north as well as two stub-out streets for future development to the west.

Blue-Line Stream and Ponds

The proposed plat preserves an existing blue-line stream and a series of ponds in the northern portion of the site. A twenty-five-foot-wide buffer is shown from the top of bank of the blue-line stream. The stream and ponds are located within common open space.

SUBDIVISION VARIANCES

None

CONDITIONS

1. No grading permit issued prior to final plat approval;
2. A geotechnical study indicating the location and extent of sinkholes shall be submitted to the



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- Stormwater Division of Water Services with grading plans prior to grading plan approval;
3. Grading plans will be approved by the Stormwater Division based on care taken to minimize environmental disturbance and to prevent increased stormwater runoff onto adjacent properties;
 4. The final plat shall demonstrate that at least one-half of the natural floodplain is designated as common open space and maintained in a natural state;
 5. Warren Drive and Keeton Avenue along the property's frontage must be bonded for or upgraded to Public Works standards for a local street containing 50 feet of right-of-way prior to final plat recordation; and
 6. Public Works must approve the proposed "Divided Roadway Entrance" prior to final plat approval.



Project No.	Subdivision 2002S-260A-12
Project Name	McMurray Woods Addition, Sect. 1, Lot 25
Associated Cases	None
Staff Reviewer	Fuller

Staff Recommendation *Disapprove*

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

Reduce the setback on Hilson Drive from 20 feet to 10 feet. The subject property is located at the corner of Hilson Drive and Amalie Drive. The dwelling unit fronts on Amalie Drive.

ZONING

R10 district requiring minimum lot size of 10,000 sq. ft.

SUBDIVISION DETAILS

The final plat of McMurray Woods Addition; Section 1 was recorded in 1973 with minimum building setback lines of 20-feet on both Hilson Drive and 30-feet on Amalie Drive. The front of the house faces Amalie Drive. Both Hilson Drive and Amalie Drive are classified as local streets.

Section 17.12.030.C.3 of the Zoning Ordinance applies to this request. In residential areas with an established development pattern and when the subject lot abuts a side street, the value provided in Table 17.12.030A (street setbacks) shall be used for the setback on that side. The setback provided in Table 17.12.030A for an R10 zoned property abutting a local street is 20 feet. Therefore, this request is 10 feet short.

It appears that Section 17.12.030.C.2 of the Zoning Ordinance could be applied to this request. That section states that a corner residential lot created prior to effective date of the ordinance (1998) may reduce the required setback of Table 17.12.030A by 50 percent along that street running parallel with the side of the structure. This would allow the setback to be reduced to 10 feet (assuming that any public utilities having easements in the setback agree to the reduction).

Staff recommends, however, that Section 17.12.030.C.3 be applied in this instance to protect the established setback pattern on Hilson Drive.



Project No.
Project Name
Council Bill
Associated Cases
Staff Reviewer

Planned Unit Development 182-83-G-03
Westport Senior Living Community
None
None
Leeman

Staff Recommendation

Approve with conditions, including the installation of a traffic signal by the developer/owner at the intersection of Old Hickory Boulevard and Nesbitt Lane/Port Drive prior to the issuance of any Use and Occupancy permits for Phase 2, or any further phases.

APPLICANT REQUEST

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

This request is to revise the preliminary plan for Phases 2-6, and for final grading plan approval for Phases 2 and 3 for the residential PUD located north of Old Hickory Boulevard and west of I-65 in the Madison area. This plan does not change the number or type of units approved on the last preliminary plan, but it does change the grading plan.

The Planning Commission approved a previous revision on March 14, 2002, including 40 assisted-living units, 90 independent-living units, 15 townhomes, and 196 duplex units (314 total units where every 3 assisted living units counts as 1 dwelling unit). That plan replaced 670 apartment units and 104 townhomes (874 total units). Phase 1 is currently developed with 190 apartment units.

Existing Zoning
Residential Multi-Family
(RM9)/Res. PUD

This proposal is consistent with the existing RM9 base zoning and the Subarea 3 Plan's Residential Medium (RM) policy allowing multi-family dwellings at up to 9 dwelling units per acre. The plan proposes 3 dwelling units per acre for Phases 2-6.

PROPOSED PLAN

While the current proposal alters the grading plan, the layout of the units, the unit types, and the proposed internal street network remains consistent with the plan approved by the Planning Commission in March 2002. The current proposal also maintains a future collector



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street connection between the existing portion of Nesbitt Lane at Old Hickory Boulevard and the existing portion of Nesbitt Lane on the east side of I-65. The collector road currently stubs-out into this property and has always been intended to connect to Nesbitt Lane on the east side of I-65.

TRAFFIC

Metro Traffic Engineer's Findings

The Metro Traffic Engineer has analyzed the Traffic Impact Study (TIS) that was submitted for this project and is requiring the following condition:

1. Prior to the issuance of any Use and Occupancy permits for Phase 2, the developer/owner must install a traffic signal at the intersection of Old Hickory Boulevard and Nesbitt Lane/Port Drive.



Project No.
Project Name

Planned Unit Development 239-84-G-13
Canter Chase Commercial, (Am South Bank)

Council Bill
Associated Cases
Staff Reviewer

None
None
Leeman

Staff Recommendation

Approve with conditions as follows:
1. *Recordation of a final subdivision plat prior to the issuance of any building permits*
2. *Right-of-way dedication along Harding Place to bring this portion of roadway into conformance with the Major Street Plan (U4 with 84 feet of right-of-way).*

APPLICANT REQUEST

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

Existing Zoning
CL district/Commercial PUD

This request is to revise a portion of the preliminary plan and for final PUD approval for a portion of the Commercial Planned Unit Development to permit a 478 square foot, 5-lane, drive-thru bank facility located along the south side of Murfreesboro Pike, west of Harding Place. The proposed plan does not include direct access to Murfreesboro Pike. An access driveway is proposed along Harding Place.

CL is intended for retail, consumer service, financial, restaurant and office uses. The existing Commercial PUD is a grandfathered plan approved for an 8,850 square foot restaurant or convenience store. This portion of the PUD plan is currently undeveloped.

TRAFFIC

Murfreesboro Pike is classified as a U6 (108 feet of right-of-way) on the Major Street Plan, while Harding Place is an unbuilt U4 (84 feet of right-of-way) street on the Major Street Plan.

Metro Traffic Engineer's Findings

Approve.



Project No.	Planned Unit Development 27-87-P-03
Project Name	Creekside Trails Residential PUD, Phase 3
Council Bill	None
Associated Case	None
Staff Reviewer	Mitchell

Staff Recommendation *Approve with conditions*

APPLICANT REQUEST

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

Permit the development of 22 single-family lots on the 8.49-acre phase 3 of the Creekside Trails Cluster Lot Subdivision, formerly Eaton’s Creek Subdivision, and located along Eaton’s Creek Road.

PLAN DETAILS

Proposal is consistent with the revised preliminary PUD plan approved by the Metro Planning Commission on February 17, 2000.

Proposed lots will range in size from 6,729 sq. ft. to 13,921 sq. ft., and sidewalks will be provided along both sides of Creekside Drive.

TRAFFIC ENGINEER’S FINDINGS

Approve

CONDITIONS

1. Prior to the Planning Commission meeting, plans detailing the northbound left-turn lane from Eaton’s Creek Road onto Rambling Brook Road need to be approved by Metro Public Works.
2. A final plat needs to be recorded prior to the issuance of any building permits.



Project No.
Project Name
Council Bill
Associated Cases
Staff Reviewer

Planned Unit Development 88P-009G-12
Autumn Oaks, Phase 5
None
None
Leeman

Staff Recommendation

Approve with conditions as follows:
1. *Recordation of final plat prior to the issuance of any building permits.*
2. *Public Works must approve the final PUD plan prior to the Planning Commission meeting.*

APPLICANT REQUEST

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

This request is to revise phases 5 through 10 of the preliminary plan and for final approval to allow 18 single-family lots in Phase 5, replacing 14 single-family lots approved in 1988. This plan revises the layout of several phases in order to provide more street connectivity throughout the remainder of the development. Phase 5 has been modified from the approved preliminary PUD plan to compensate for a small cemetery found during site preparation work, and to meet the current Stormwater Management Regulations.

Previous revisions have reduced the number of lots by 14, which allows for the additional 4 lots in Phase 5. The overall preliminary plan includes 354 single-family lots—the same number approved on the preliminary PUD plan.

All lots will be designated as critical lots to be reviewed and approved by Metro Water Services, Public Works, and the Planning Department prior to the issuance of any building permits. A final plat must be recorded and bonds must be posted for the construction of public sidewalks and other necessary public improvements.

Existing Zoning
R20/Res. PUD

The plan is grandfathered to permit 354 single-family lots within the R20 district. The plan was approved in 1988.



Project No.
Project Name

Planned Unit Development 98P-002G-13
Villages of Longhunter Residential PUD
Phase 3

Council Bill
Associated Case
Staff Reviewer

None
None
Mitchell

Staff Recommendation

Approve with conditions

APPLICANT REQUEST

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

Permit the development of 100 single-family lots on the 25.04-acre phase 3 of the Villages of Longhunter residential subdivision, formerly a part of the Longhunter Chase Residential PUD, and located along the south side of Hobson Pike.

PLAN DETAILS

Proposal is consistent with the preliminary PUD plan approved by the Metro Council on May 26, 1998.

Proposed lots will range in size from 5,877 sq. ft. to 11,138 sq. ft., with sidewalks proposed along both sides of South Hampton Drive and Ole Nottingham Drive. During the review and final approval for phase 2, staff worked with the applicant to provide a workable sidewalk network. It was agreed-upon that sidewalks would be placed along both sides of the minor local streets running throughout phases 2 and 3, but sidewalks would not be required within the cul-de-sacs – which was originally agreed-upon for the preliminary plan.

TRAFFIC ENGINEER'S FINDINGS

Approve

CONDITIONS

1. A final plat needs to be recorded prior to the issuance of any building permits.



Project No.	Mandatory Referral 2002M-093U-05
Project Name	Public Property Disposition: 800 Fatherland Street/711 Stockell Street
Council Bill	BL2002-1198
Associated Case	2002M-094G-14
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST	An ordinance approving the disposition of 800 Fatherland Street and 711 Stockell Street, properties currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Metro Director of Public Property.
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APPLICATION REQUIREMENTS	None
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DEPARTMENT AND AGENCY COMMENTS	None
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RECOMMENDATION	All reviewing departments and agencies recommend approval.
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Project No.
Project Name

Mandatory Referral 2002M-094G-14
Public Property Disposition: 4304 Old Hickory Boulevard

Council Bill
Associated Case
Staff Reviewer

BL2002-1198
2002M-093U-05
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

An ordinance approving the disposition of 4304 Old Hickory Boulevard, properties currently held by the Metropolitan Government of Nashville & Davidson County, as requested by the Metro Director of Public Property.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments and agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2002M-095U-09
Washington Square Building Underground Encroachment

Council Bill
Associated Case
Staff Reviewer

None
None
Mitchell

Staff Recommendation

Approve with conditions. Applicant must coordinate with Nashville Electric Service (NES) prior to conducting any work within the right-of-way, in order to verify location of utilities.

APPLICANT REQUEST

A request for an underground encroachment to core within the public sidewalks along 2nd Avenue North, Bank Street, and 1st Avenue North for the purpose of termite protection of the Washington Square Building, located at 214 & 222 2nd Avenue North, as requested by Cook's Pest Control, applicant, for WS Investment Holdings, L.P., et al, owners.

APPLICATION REQUIREMENTS

License to Encroach Agreement

Yes – one was submitted in correct form.

Insurance Certificate

Yes – one was submitted providing general liability of \$1,000,000 for each occurrence and \$5,000,000 for general aggregate coverage, as required by Metro Legal.

Property Owner Sign Application

No – application signed by Cook’s Pest Control on behalf of property owner since Cook’s has been contracted to perform all work. The property owner, W.S. Investment Holdings, L.P., et al, has duly executed the License Agreement.

Tenant Sign Application

N/A

DEPARTMENT AND AGENCY RECOMMENDATIONS

“NES has facilities at corner of 2nd Av. N. and Bank St., and 1st Av. N. south of Brandon St. Cook’s Pest Control responsible for having utilities located prior to construction.”



Project No.
Project Name
Council Bill
Associated Case
Staff Reviewer

Mandatory Referral 2002M-096U-08
Close Portions of Various Alleys
None
None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to close Alley #1177 between Georgia Avenue and Alley #1221, to close a portion of Alley #1202 extending approximately 100 feet west from Alley #1177, and to close a portion of Alley #1221 from the east property line of parcel 174 of map 92-10 to its' terminus at the east property line of parcel 162 of map 92-10, requested by St. James Missionary Baptist Church, applicant, for the St. James Missionary Baptist Church, Clifton & Linda Rhodes, and Chas. L. Ethridge, abutting property owners.

Easements are to be abandoned.

Applicant understands that utility relocations are to be made at the applicant's expense.

APPLICATION REQUIREMENTS

Signatures of All Abutting & Affected Property Owners

Yes – and they match tax assessor information.

DEPARTMENT AND AGENCY RECOMMENDATIONS

All reviewing departments and agencies recommend approval.