



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**  
Planning Department  
800 2nd Avenue South  
P.O. Box 196300  
Nashville, Tennessee 37219-6300

**MEMO**

**TO:** MEMBERS OF THE METRO PLANNING COMMISSION

**FROM:** METRO NASHVILLE PLANNING DEPARTMENT

**SUBJECT:** CORRECTION IN STAFF REPORT FOR ITEM 14

**DATE:** December 6, 2021

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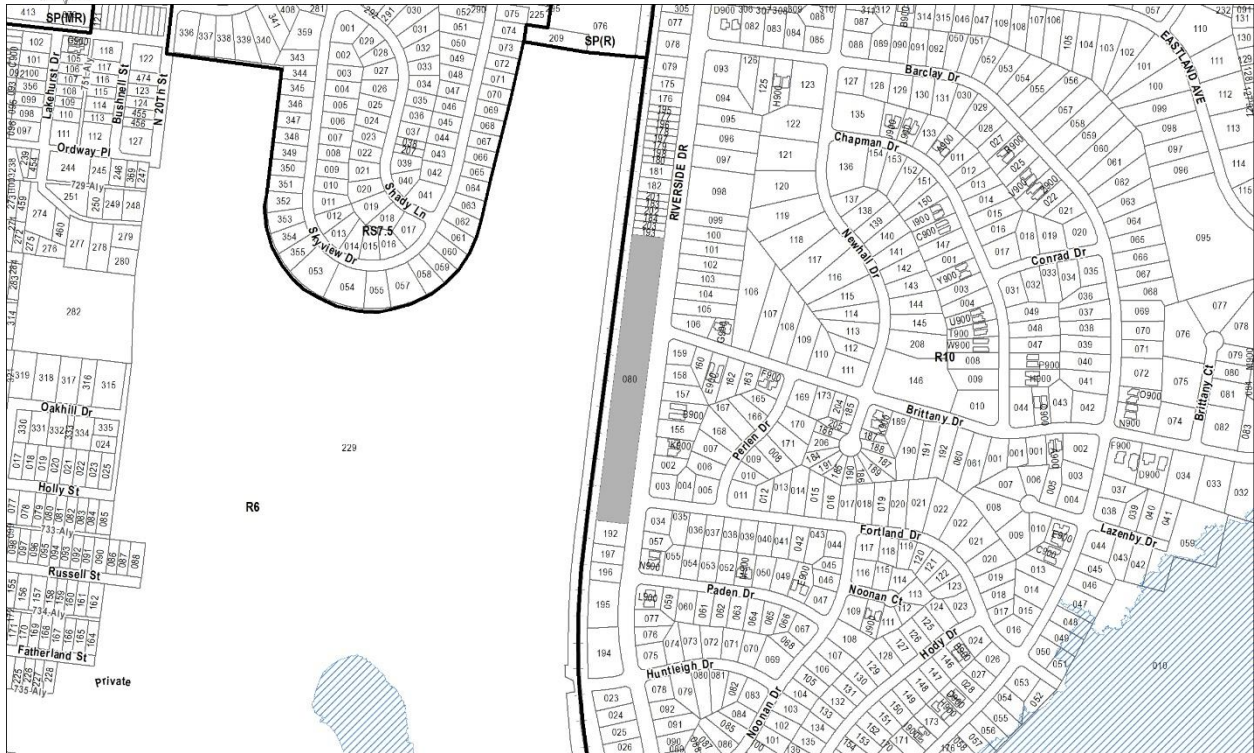
The staff report for the proposed concept plan, 2021S-218-001, published in the packet for the December 9, 2021, Planning Commission meeting has been amended from the previous recommendation.

Previous recommendation for this concept plan was deferral to the January 13, 2022, Planning Commission meeting. Due to an agency recommendation change, the recommendation has been modified to Approve with Conditions.

Attached is the modified Staff Report.



# Metro Planning Commission Meeting of 12/9/21



**2021S-218-001**  
**RIVERSIDE DRIVE – SECTION TWO**  
Map 083-11, Parcel(s) 080  
05, East Nashville  
06 (Brett Withers)



## Metro Planning Commission Meeting of 12/9/21

|                             |  |
|-----------------------------|--|
| <b>Item #14</b>             | <b>Concept Plan 2021S-218-001</b>                          |
| <b>Project Name</b>         | <b>Riverside Drive – Section Two</b>                       |
| <b>Council District</b>     | 06 – Withers   |
| <b>School District</b>      | 05 – Buggs   |
| <b>Requested by</b>         | Chandler Surveying, applicant; Janet Devasher Kolb, owner. |
| <b>Staff Reviewer</b>       | Harrison   |
| <b>Staff Recommendation</b> | <i>Approve with conditions.</i>                            |

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### APPLICANT REQUEST

**Concept plan approval to create 8 lots.**

#### Concept Plan

A request for concept plan approval to create eight lots on property located at Riverside Drive (unnumbered), approximately 900 feet south of Barclay Drive, zoned One and Two-Family Residential (R10) (4.44 acres)

### SITE DATA AND CONTEXT

**Location:** The site is located at the west side of Riverside Drive, west of the intersection of Fortland Drive and Riverside Drive.

**Street Type:** The site has frontage onto Riverside Drive and Riverside Drive is classified as a Collector Avenue in the Major and Collector Street Plan.

**Approximate Acreage:** The proposed area for subdivision is 4.44 acres or 193,406 square feet.

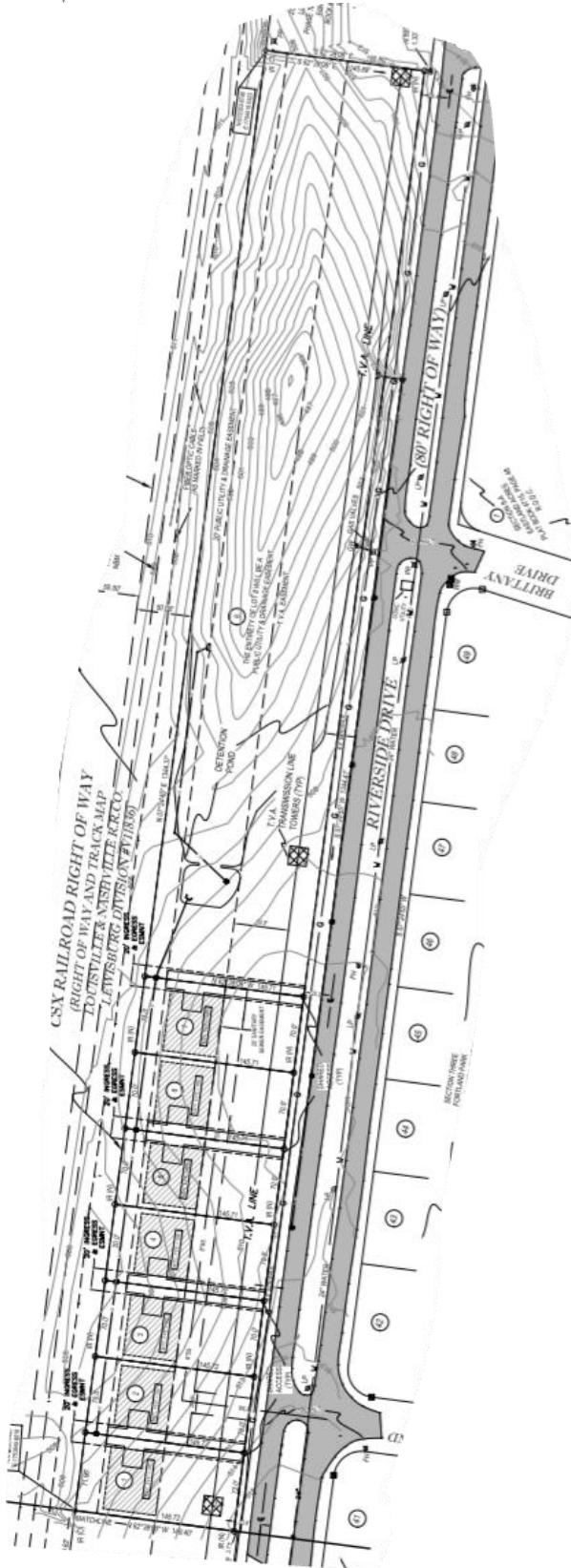
**Parcel/Site History:** This site is comprised of one parcel which was created in 2000. The site currently vacant.

**Zoning History:** The parcel has been zoned R10 since 1974 (O73-650).

**Existing land use and configuration:** The site is currently vacant with access only from Riverside Drive.



# Metro Planning Commission Meeting of 12/9/21



**Proposed Concept Plan**



## Metro Planning Commission Meeting of 12/9/21

### Surrounding land use and zoning:

North: Single-Family Residential (R10)  
South: Single-Family Residential (R10)  
East: Single-Family Residential (R10)  
West: One and Two-Family Residential (R6)

### Zoning: Single-Family Residential (R10)

Min. lot size: 10,000 square feet  
Max. height: 3 stories  
Min. street setback for properties on Riverside Drive: 40'  
Min. rear setback for all properties: 20'  
Min. side setback for all properties: 5'  
Maximum Building Coverage: 0.40

### PROPOSAL DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application.

**Number of lots:** 8 single-family

**Lot sizes:** Lot sizes range from 0.23 acres (10,200 square feet) to 2.85 acres (124,190 square feet).

**Access:** The lots have frontage onto Riverside Drive and the site draws access from Riverside Drive.

**Subdivision Variances or Exceptions Requested:** None.

### APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed. Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the T3 Suburban Neighborhood Maintenance (T3 NM) policy. For sites within the T3 transect, the conventional regulations found in Chapter 3 are utilized.

#### 3-1 General Requirements

Staff finds that all standards are met.



## **Metro Planning Commission Meeting of 12/9/21**

### **3-2 Monument Requirements**

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed.

### **3-3 Suitability of the Land**

There are no sensitive environmental features on the site including steep slopes, problem soils, or streams.

### **3-4 Lot Requirements**

All proposed lots comply with the minimum lot size of the Zoning Code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R10 zoning at the time of building permit. All proposed lots have frontage on Riverside Drive.

### **3-5 Infill Subdivisions**

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

Section 3-5.2 requires lots to meet compatibility with the existing lots along Riverside Drive. There are a total of 8 lots required to meet compatibility as stated in the Regulations. With this being located with T3 NM, compatibility is determined by both lot frontage and lot area of existing lots along the same block face. The required minimum lot frontage is about 58 feet and the minimum lot area is 9,130 square feet. Lots 1-8 have a minimum lot frontage of 70 feet and minimum lot area of 10,200 square feet. As proposed, the plan meets the requirement.

### **3-6 Blocks**

Not Applicable for this case.

### **3-7 Improvements**

Construction plans for any required public or private improvements (stormwater facilities, water and sewer, public roads, etc.) will be reviewed with the final site plan.

### **3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities**

Not Applicable for this case. No new streets proposed.

### **3-9 Requirements for Streets**

Not Applicable for this case. No new streets proposed.

### **3-10 Requirements for Dedication, Reservations, or Improvements**

Not applicable to this case. The proposal does not include ROW dedication.



## **Metro Planning Commission Meeting of 12/9/21**

### **3-11 Inspections During Construction**

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

### **3-12 Street Name, Regulatory and Warning Signs for Public Streets**

Public Works reviews street names and signage requirements for public roads and has recommended approval of this concept plan. See comments in the recommendations from all agencies section below.

### **3-13 Street Names, Regulatory and Warning Signs for Private Streets**

Not applicable to this case. The proposal does not include private streets.

### **3-14 Drainage and Storm Sewers**

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

### **3-15 Public Water Facilities**

Public Water is provided to this site by Metro. These conditions are listed in the recommendations from all agencies section below.

### **3-16 Sewerage Facilities**

Metro Water Services has reviewed this proposed concept plan for sewer and has recommended approval with conditions.

### **3-17 Underground Utilities**

Not applicable to this case. Utilities in subdivisions are required to be located underground whenever a new street is proposed. No new streets are proposed.

## **PLANNING STAFF COMMENTS**

The proposed subdivision meets the standards of the subdivision regulations and zoning code. Future development will be required to meet the standards of the Metro Zoning Code in regard to setbacks, etc. Staff recommends approval with conditions as the proposed subdivision meets the requirements of the Zoning Code and Subdivision Regulations.

## **COMMENTS FROM OTHER REVIEWING AGENCIES**

### **FIRE MARSHAL RECOMMENDATION**

**Approve**

### **STORMWATER RECOMMENDATION**

**Approve**



## **Metro Planning Commission Meeting of 12/9/21**

### **NASHVILLE DOT RECOMMENDATION**

#### **Approve with conditions**

- Dimension right-of-way and dimension the distance to the centerline of pavement.
- New driveway connections or access points will require a permit from the Nashville Department of Transportation. Adequate sight distance must be provided per AASHTO for new driveway connections.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Concept Plan only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits. (See Capacity Permit #'s T2021039188 and T202139195).

### **CONDITIONS**

1. Comply with all conditions and requirements of Metro agencies.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2021S-218-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.