
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CAROTHERS CROSSING URBAN DESIGN OVERLAY PUBLIC BUILDING LOCATIONS
DATE: MAY 11, 2023

BACKGROUND

The Carothers Crossing Urban Design Overlay (UDO) was established in 2005 by BL2005-683 and amended by BL2006-1295 in 2007 to guide growth and development within the boundaries of the overlay.

The UDO includes a Regulating Plan which delineates major neighborhood zones (Town Center, Neighborhood Center, Neighborhood General, and Neighborhood Edge) as well as Parks and Greens, Open Space, Waterways and Ponds, Dry Detention, and Public Buildings and Schools. The Public Buildings and Schools category features several illustrative buildings shown on the Regulating Plan, including an elementary school and other undefined civic buildings and community uses.

The regulating plan attached is illustrative and as detailed plans and locations of buildings are reviewed, they may vary from the Regulating Plan so long as their locations are consistent with the intent of the UDO. Page 34 of the UDO states the following regarding the role of the Regulating Plan in the implementation of the overlay:

Regulating Plan shown for illustrative purposes and intent. Actual detailed plans and locations of individual villages, streets and lots may vary, subject to constraints and conditions as yet to be determined; however, any changes proposed must be consistent with the intent of the illustrative plan.

The Metro Nashville Fire Department (MNFDD) has discussed acquiring a site along the western boundary of the UDO from Arden Village Apartments, LLC, to construct a fire hall as shown in the attached exhibit. Donations of real property are processed via the Mandatory Referral process. In accordance with that process as outlined by Section 11.504(c) of the Metropolitan Charter, Case 2023M-004PR-001 authorizes the Director of Public Property Administration, or his designee, to accept a donation consisting of 5.08 acres located at 0 Carothers Road (Parcel 18800003400).

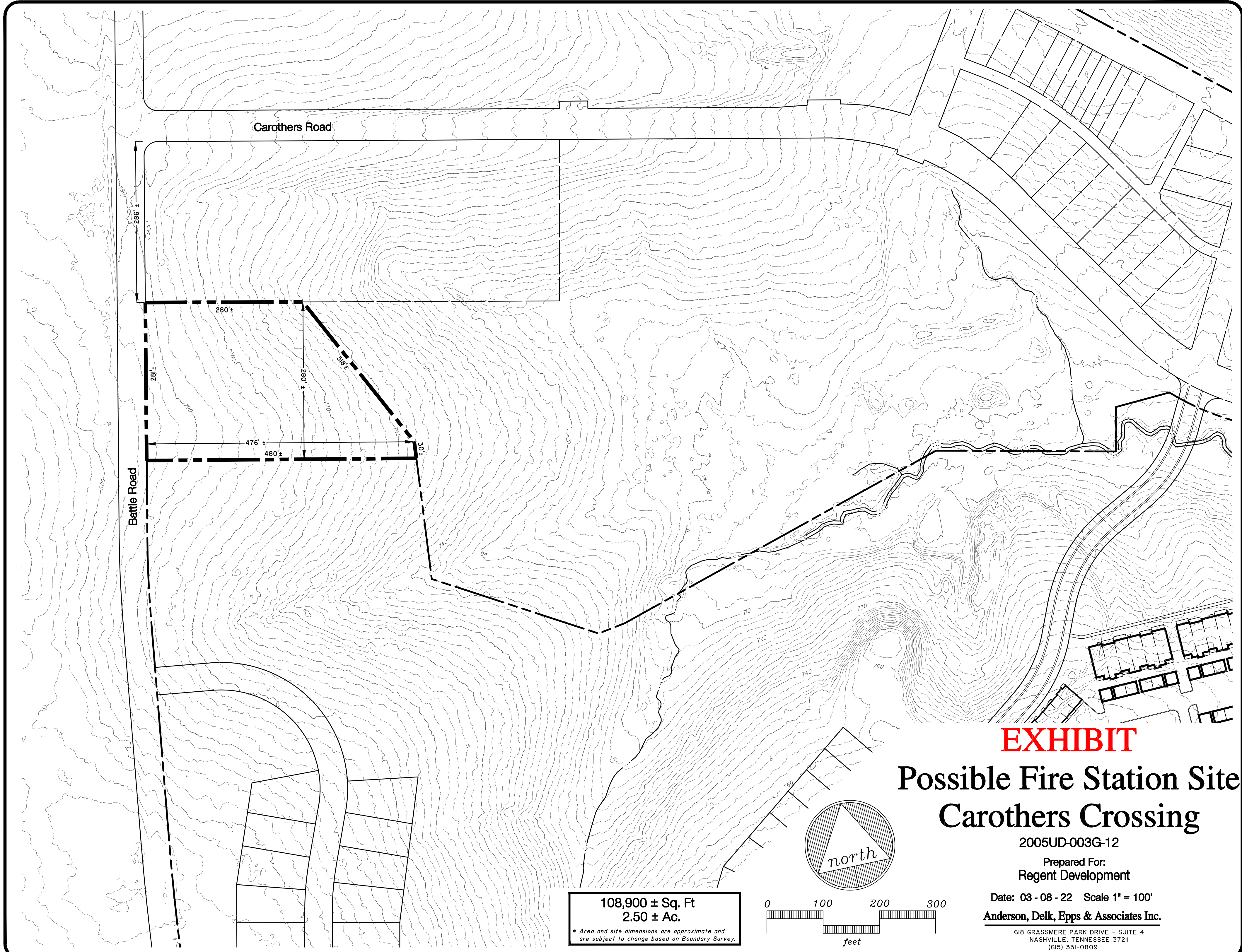
Condition 11 of the ordinance creating the UDO (BL2005-683) states that the developer is required to offer a dedication for a school site of 12 acres adjacent to Cane Ridge Park to the Metro Board of Education prior to the approval of a final plat. It further specifies that if the Metro Board of Education did not act prior to a final plat approval, the condition is waived. The first final plat was approved On June 14, 2007.

ANALYSIS

Staff finds that the acquisition of the site and construction of a fire hall to be consistent with the intent of the UDO. With the school site not acquired by the Metro Board of Education, the siting of another public building within the neighborhood to service the community is an appropriate implementation of the goals and intent of the UDO. Notwithstanding the above, the required percentage of open space listed on the Regulating Plan shall be unchanged.



Carothers Crossing Regulating Plan



Carothers Road

Battle Road

286' ±

280' ±

280' ±

318' ±

476' ±

480' ±

305' ±

108,900 ± Sq. Ft
2.50 ± Ac.
* Area and site dimensions are approximate and are subject to change based on Boundary Survey.

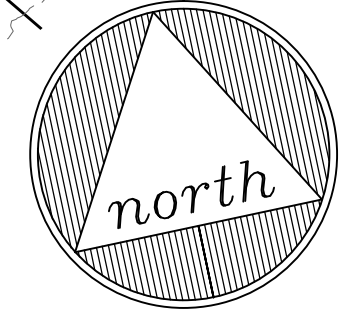
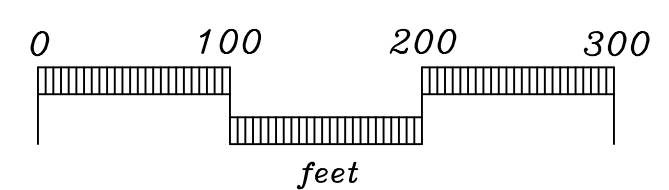


EXHIBIT
Possible Fire Station Site
Carothers Crossing

2005UD-003G-12
Prepared For:
Regent Development
Date: 03 - 08 - 22 Scale 1" = 100'
Anderson, Delk, Epps & Associates Inc.
618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615) 331-0809