

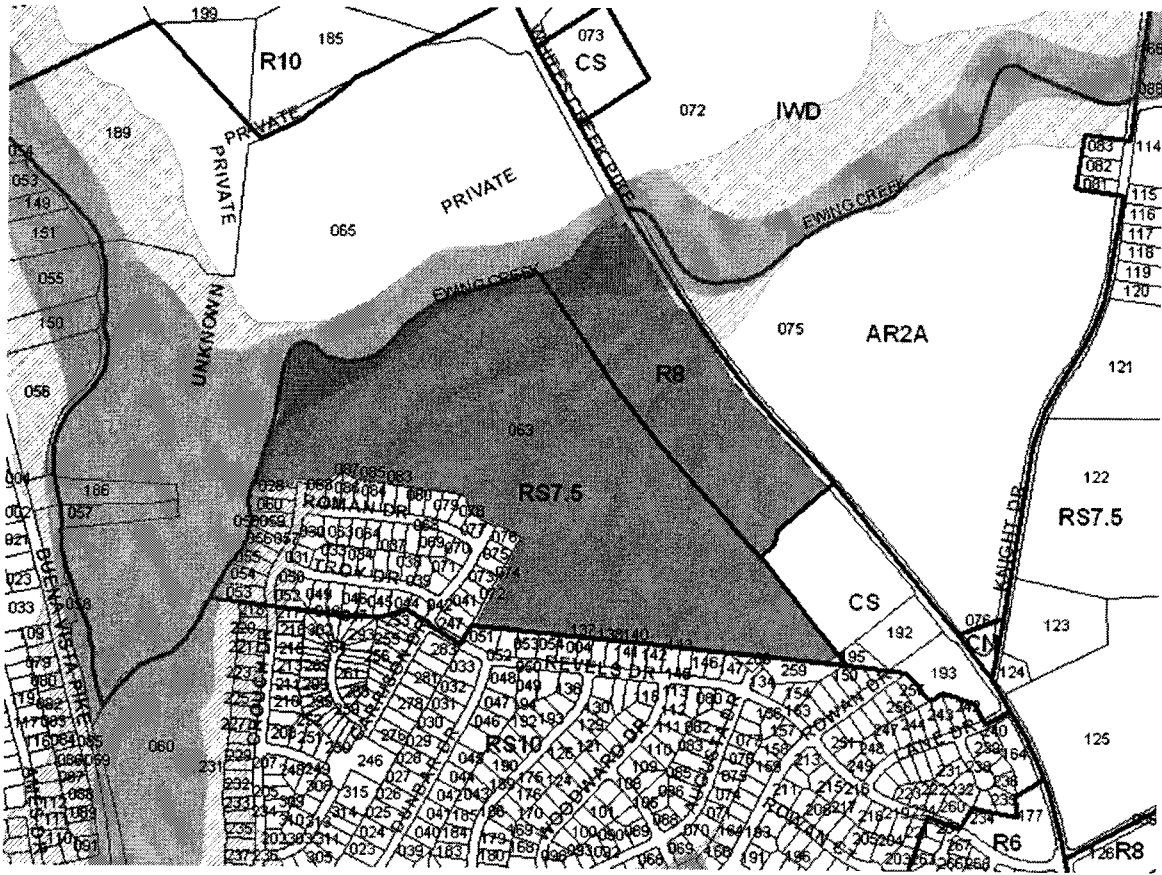
Metropolitan Planning Commission



Staff Reports

March 13, 2008

PREVIOUSLY DEFERRED ITEMS



2008S-007U-03
VILLAGES OF EWING CREEK
 Map: 059-00 Part of Parcel 063
 Subarea 3
 Council District 2



Project No.	Subdivision 2008S-007U-03
Project Name	Villages of Ewing Creek
Council District	2 - Harrison
School District	1 - Thompson
Requested By	Mark and Lisa Wright et al, owners, Dale & Associates, surveyor
Deferral	<i>Deferred from the February 14, 2008, Planning Commission meeting</i>
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST
Concept Plan

A request for concept plan approval to create 266 lots within a cluster lot development, 247 single-family lots and 19 duplex lots for a total of 285 units, on a portion of property located at 2832 Whites Creek Pike, approximately 1,510 feet south of Briley Parkway (84.21 acres), zoned Single-Family Residential (RS7.5) and One and Two-Family Residential (R8).

HISTORY

The Planning Commission deferred this application at the February 14, 2008, Planning Commission meeting in order to allow for additional community input. The Planning Commission must act on the application at this meeting or it will be deemed approved as the next meeting will be more than 30 days from the date the application was placed on the agenda, in this case, February 14, 2008. A community meeting was scheduled for March 6, 2008.

ZONING

RS7.5 District

RS7.5 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.

R8 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.

PLAN DETAILS

This concept plan application proposes a 266-lot cluster-lot subdivision with 247 single-family lots and 19 duplex lots for a total of 285 units. The cluster lot option is provided for in Section 17.12.090 of the Metro Code. The option allows the applicant to reduce the