



Project No.
Associated Case
Council Bill
Staff Reviewer

Bellevue Community Plan 2003 Update
None
None
Wood

Staff Recommendation

Approve

APPLICANT REQUEST

Planning Department staff work program for follow-up items for the Bellevue Community Plan: 2003 Update.

The Planning Commission adopted the Bellevue Community Plan: 2003 Update at its February 13, 2003, meeting. Several follow-up items were identified at the public hearing, and the Commission directed staff to return in six weeks with a proposed work program, including any additional items needing follow-up. The follow-up items that were identified in February were:

- Areas (including Highway 70S) will be reassessed for neighborhood-scaled office potential subject to community input.
- A Special Policy Design Detail will be developed with property owners and surrounding neighborhoods for the area centered on Kroger and Collins Road.
- Follow-up discussions will be held regarding traditional neighborhoods and conservation subdivisions as alternative development patterns.

Staff identified two more items that need follow-up:

- Major and Collector Street Plan Update: The Major and Collector Street Plans for Nashville are now being updated. Given the timeline for this effort, Bellevue’s portion of those plans, along with any associated transportation plans, should also be updated and amend the recently adopted community plan update.
- “Taking Bellevue to the Next Level:” Before addressing any of the follow-up items, staff recommends holding a community meeting on strengthening Bellevue’s community identity and



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role as a center. The recently updated plan does include a vision statement for the community. However, in order to discuss the follow-up items, staff believes that the process would benefit substantially if it began with a discussion about “taking Bellevue to the next level” as a community with a strong sense of identity and cohesiveness that is home to one of Nashville’s four Regional Activity Centers.

Staff proposes the following work program for accomplishing the follow-up items:

- Begin the follow-up process with the concept-level discussion about “Taking Bellevue to the Next Level.” This process would begin in early May, with a community meeting and continue as a task force. The task force will develop recommendations on strengthening the Bellevue community’s identity and its role as a regional center, and report their findings to the community. *(Completion date: June)*
- Form a task force to discuss the draft Major and Collector Street Plans for Bellevue. This process would begin in early June with a community meeting. The draft street plans would be coordinated with other transportation plans (e.g., greenways, transit). The end product will be Bellevue’s portion of the Major and Collector Street Plans, and would amend the Bellevue Community Plan: 2003 Update as well as the Major and Collector Street Plans. *(Completion date: July)*
- The other three follow-up items would also begin as task force efforts in early June. Again the end products would be reports and any needed amendments to the Bellevue Community Plan: 2003 Update. Task force meetings will be scheduled in such a way that it would be possible for a person to participate in more than one task force, and Planning Department staff will coordinate the various task force efforts. Councilmembers Tygard and Bogen will be involved throughout the process. Any needed plan amendments will be brought before the Commission in early August. *(Completion date: July)*



Project No.
Council Bill
Associated Cases
Staff Reviewer

Zone Change 2002Z-095G-12
BL2003-1372
None
Hardison

Staff Recommendation

Approve with conditions. The council bill should be amended to include the conditions listed below.

APPLICANT REQUEST

Rezone 30 acres from Agricultural/Residential (AR2a) to Residential (RS10) at Route 1 Cane Ridge Road.

Existing Zoning
AR2a zoning

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

Proposed Zoning
RS10 zoning

RS10 is intended for single-family homes at 3.7 units per acre.

SUBAREA 12 PLAN POLICY

Residential Low Medium (RLM)

RLM policy is intended for 2 to 4 dwelling units per acre.

Policy Conflict

None. RS10 district allows 3.7 units per acre, while the RLM policy calls for 2 to 4 units per acre. The RS10 district is consistent with the Subarea 12 Plan's RLM policy.

RECENT REZONINGS

Yes. MPC recommended approval with conditions on 8/22/02 (2002Z-075G-12) rezoning parcels 1, 2, and 192 from AR2a to RS10 and RM15, approximately one and one-half miles to the north along Preston Road.

TRAFFIC

The proposed zone change would permit a total of 111 single-family lots. This number of lots would create approximately 1,062 vehicle trips per day (Institute of Transportation Engineers, 6th Edition, 1996). Other uses at different densities could generate more or less traffic. The original request for this rezoning had access to Cane Ridge Road. Since this amended request will not have access to Cane Ridge Road no improvements will be required on Cane Ridge Road.

Metro Traffic Engineer's Findings

The Metro Traffic Engineer has indicated that no traffic impact study is necessary with this rezoning. A traffic impact study will be required prior to the approval of any subdivision plat on the property.



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SCHOOLS

Students Generated

22 Elementary 15 Middle 13 High School

Schools Over/Under Capacity

If the property were developed under the proposed zoning, 40 students would be generated. Students would attend Maxwell Elementary School, Antioch Middle School, and Antioch High School. Maxwell Elementary, Antioch Middle, and Antioch High have been identified as being overcrowded by the Metro School Board.

CONDITIONS

1. A detailed traffic impact study will be required with the submission of a subdivision plat to the Metro Planning Commission. The scope of the TIS is to be determined by the Metro Planning Department and the Public Works Department.

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 significant portions of the property contain steep slopes [slopes 20% or greater] and/or areas encompassed by the official floodplain maps, 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
- Zoning Ordinance Section 17.28.040 – Floodplain/floodway Development Standards
- Subdivision Regulation 2-3 – Suitability of the land
- Subdivision Regulation 2-7.5 – Open Space Conservation Easements
- 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).



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- 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.
Associated Case
Council Bill
Staff Reviewer

Zone Change 2003Z-042U-05
None
BL2003-1370
Hardison

Staff Recommendation

Approve

APPLICANT REQUEST

Rezone 0.69 acres from Commercial Services (CS) to Residential Single-Family (RS7.5) at 2900 Dickerson Pike and Pine Ridge Drive (unnumbered).

Existing Zoning
CS zoning

CS zoning is intended for a wide range of commercial service related uses, including low-intensity manufacturing, retail, and office uses.

Proposed Zoning
RS7.5 zoning

RS7.5 zoning is intended for single-family dwellings on 7,500 sq. ft. lots.

SUBAREA 5 PLAN POLICY

Commercial Arterial Existing (CAE)

CAE policy is intended for commercial development such as retail, office and some higher density residential, where locational criteria for higher density residential can be met, along arterial streets.

Policy Conflict

The policy in this area calls for commercial development or higher intensity residential. Directly to the west of the CAE policy area, however, is a Residential Medium (RM) policy area which calls for 4 to 9 dwelling units per acre. The requested RS7.5 district allows a density of 4.94 units per acre which is consistent with the RM policy area. The intent of the CAE policy is to contain the commercial uses along arterial roads to those properties fronting and accessing the arterial roads. It is preferable that the commercial uses not encroach into the residential areas that border the arterial road. Since this property fronts on Pine Ridge Drive, a residential street, rezoning to a residential use is appropriate.

The portion of the property on which rezoning is being requested is adjacent to the common open space of the Pine Ridge PUD. A portion of the open space for the PUD is also currently zoned CS and is included in this



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request. Since the Pine Ridge Homeowner's Association is not active, the Planning Department has initiated the rezoning request on this 0.17 acre portion.

RECENT REZONINGS

None

TRAFFIC

With RS7.5 zoning the applicant would be allowed to construct three single-family dwellings. Three units would generate approximately 29 trips per day. (Institute of Transportation Engineers, 6th Edition, 1996) Other uses at different densities could generate more or less traffic.

Traffic Engineer's Findings

No exception taken

SCHOOLS**Students Generated**

1 Elementary 0 Middle 0 High

Schools Over/Under Capacity

Students will attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School. Chadwell Elementary School has been identified as being overcrowded, Gra-Mar Middle and Maplewood High Schools have not been identified as being overcrowded by the Metro School Board.



Project No.
Associated Case
Council Bill
Staff Reviewer

Zone Change 2003Z-043G-13
None
BL2003-1359
Hardison

Staff Recommendation

Approve

APPLICANT REQUEST

Rezone 7.3 acres from Agricultural/Residential (AR2a) to Residential Single-Family (RS10) at 4455 and 4459 LaVergne-Couchville Pike.

Existing Zoning
AR2a zoning

AR2a zoning permits one dwelling unit per two acres. It is intended for uses that generally occur in rural areas.

Proposed Zoning
RS10 Zoning

RS10 zoning is intended for single-family homes at 3.7 units per acre.

SUBAREA 13 PLAN POLICY

Residential Low Medium (RLM)

RLM policy is intended for two to four dwelling units per acre

Policy Conflict

None. The RS10 district allows 3.7 units per acre, which is consistent with the RLM policy. The Subarea 13 Plan calls for this area to continue to develop with the existing densities and prevailing zoning. The prevailing density in the area is between 3.5 to 4 units per acre, the request for RS10 is in keeping with the overall zoning pattern and density

RECENT REZONINGS

None

TRAFFIC

With RS10 zoning the applicant would be allowed to construct 27 single-family dwellings. Twenty-seven dwellings would generate approximately 258 trips per day. (Institute of Transportation Engineers, 6th Edition, 1996) Other uses at different densities could generate more or less traffic.

Traffic Engineer's Findings

No exception taken

SCHOOLS

Students Generated

5 Elementary 4 Middle 3 High

Schools Over/Under Capacity

Students will attend Mt. View Elementary School, Kennedy Middle School, and Antioch High School.



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Mt. View Elementary, Kennedy Middle, and Antioch High Schools have been identified as being overcrowded by the Metro School Board.



Project No.
Associated Case
Council Bill
Staff Reviewer

Zone Change 2003Z-044G-04
None
None
Hardison

Staff Recommendation

Disapprove

APPLICANT REQUEST

Rezone 0.85 acres from Residential Single-family (RS7.5) and Commercial Limited (CL) to Commercial Services (CS) at 100, 102, 106, and 108 Myatt Drive.

Existing Zoning
RS7.5 zoning

RS7.5 zoning is intended for single-family dwellings at 4.94 dwelling units per acre.

CL zoning

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

Proposed Zoning
CS zoning

CS zoning is intended for a wide range of commercial service related uses, including low-intensity manufacturing, retail, auto-repair, auto sales, mini-storage warehouse, and office uses.

SUBAREA 4 PLAN POLICY
Residential Medium (RM)

RM policy calls for residential development at four to nine dwelling units per acre.

Policy Conflict

Yes. The Subarea 4 Plan designates this area within the Residential Medium (RM) policy calling for four to nine dwelling units per acre. Three of the parcels within this request are currently zoned CL which is not consistent with the RM policy. Rezoning these properties to CS will intensify the existing commercial activities in this stable residential area, and will allow commercial uses to encroach further into the residential neighborhood.

The Subarea 4 Plan has specific language concerning this portion of Myatt Drive:

“Intermingled with the duplexes are vacant lots and single-family homes, both of which represent opportunities for additional infilling with duplexes. Heavy truck traffic traveling south to State Route 45 has a negative impact on the homes fronting on Myatt Drive.”



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Staff recommends disapproval of the CS zoning since the rezoning will only increase the potential for heavy amounts of commercial traffic on this residential street.

RECENT REZONINGS

The Planning Commission recommended disapproval on 1/9/97 (97Z-005U-04) rezoning parcels 142 – 144 from R8 to CS. Council amended the request to CL and approved on 8/25/99 (BL97-660).

TRAFFIC

Based on typical uses in CS district approximately 160 to 5,092 vehicle trips per day. (Institute of Transportation Engineers, 6th Edition, 1996) Other uses at different densities could generate more or less traffic.

Traffic Engineers Comments

No exception taken



Project No.
Project Name
Associated Cases
Staff Reviewer

Subdivision 2001S-215G-14
Cumberland Landing
None
Leeman

Staff Recommendation

Approve with conditions.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

This request is for preliminary plat approval for 124 lots on 101.37 acres at Hurst Drive (unnumbered), including 31 duplex lots.

ZONING

R15 zoning

R15 district allows single-family and duplex residential requiring minimum lot size of 15,000 square feet. A maximum of 25% of the lots are permitted to be duplex lots. R15 allows a maximum density of 2.47 dwelling units per acre, while this plat proposes an overall density of 1.53 dwelling units per acre with 124 lots, including 31 duplex lots (155 total units).

SUBDIVISION VARIANCES

No variances requested.

SUBDIVISION DETAILS

Stub Streets

The proposed subdivision is along the Cumberland River, adjacent to the City of Lakewood. The applicant proposes to connect the subdivided property to three existing stub streets, one at Riverway Drive through the Waterford Subdivision, and two through the Fairway View Subdivision at Hurst Drive.

Floodplain/Floodway

The proposed subdivision falls completely within the floodplain of the Cumberland River. On March 18, 2003, the Metro Council adopted changes to the Zoning Code requiring 50% of the natural floodplain to remain undisturbed with any new development (Council Bill BL2002-1021). This plat leaves 49.78 acres out of 92.07 acres in a natural state, or 54% of the floodplain.

Greenway/Conservation Easement

The applicant has agreed to provide the required "Conservation/Greenway Public Access Trail Easement Area" for the floodway and the stream buffer, as is



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Stormwater Management

required by Section 2-7.5 of the Subdivision Regulations.

The Stormwater Management Committee has approved the proposed stream crossings on this plat since they cross the blue-line stream at 90-degree angles.

The plan also proposes to address stormwater management issues by creating a lake to address the water quality and runoff requirements of Metro Water Services. The plat will be conditioned that the lake be maintained by the Homeowner's Association.

Critical Lots

All 124 lots are designated as critical lots due to floodplain.

TRAFFIC

Public Works Recommendation

1. All street classifications of all roadway segments should be labeled;
2. Per the TIS, please show two 12-foot lanes for northbound traffic on Hurst Drive at Old Hickory Boulevard. These shall consist of a right turn lane and a left turn lane. The left turn lane shall provide a minimum of 100 feet of storage and be designed to AASHTO standards.
3. The developer shall install all necessary pavement markings and traffic signs to delineate these lanes.

CONDITIONS

1. All street classifications of all roadway segments must be labeled;
2. Per the TIS, the final plat shall include construction plans for two 12-foot lanes for northbound traffic on Hurst Drive at Old Hickory Boulevard. These shall consist of a right turn lane and a left turn lane. The left turn lane shall provide a minimum of 100 feet of storage and be designed to AASHTO standards;
3. The developer shall install all necessary pavement markings and traffic signs to delineate these lanes;
4. A revised plan shall be submitted by April 24, 2003, eliminating one duplex lot so that there is a total of 31 duplex lots, not 32.



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5. All floodway, 50' floodway buffer, and 60' stream buffer is to be a conservation/greenway easement. Conservation area is to remain in an undisturbed natural state, excluding the installation of a trail by the Greenways Commission. Easement may be relocated upon approval of a flood study by FEMA.
6. Any final plat shall include a note labeling all of the floodway plus a 50' floodway buffer and all of the 60' wide stream buffers shown on this plan: "Conservation/Greenway public access trail easement area".



Project No. 2003S-067U-12
Project Name Ackerman Subdivision
Associated Cases None
Staff Reviewer Fuller

Staff Recommendation *Approve with conditions*

APPLICANT REQUEST

Preliminary Plat

Preliminary & Final Plat Final Plat

Create 3 lots on part of a parcel, located on the west margin of Faulkner Drive, with a sidewalk variance.

ZONING

RS10 Zoning

RS10 district requires a minimum lot size of 10,000 square feet.

SUBDIVISION DETAILS

All 3 lots pass the comparability test for minimum lot size.

SUBDIVISION VARIANCES

Lot Comparability (Sec. 2-4.7)

The lot comparability study for the proposed subdivision finds that lots 2 and 3 fail the minimum lot frontage requirement by approximately 2 feet. The minimum allowable lot frontage is 51.52 feet. The frontage of lot 2 is 50.18 feet and the frontage of lot 3 is 50 feet.

Staff Recommendation

Approve the lot comparability variance. Although the lots fail the technical comparability test, there are several lots directly to the south on Faulkner Drive that are comparable to the proposed lots.

Sidewalks (Sec. 2-6.1)

The Subdivision Regulations require a 5-foot wide public sidewalk and a 4-foot wide grass strip along the frontage of the residential properties for a length of approximately 155 feet. A sidewalk variance is requested for all three lots.

Metro Public Works Findings

The existing pavement is approximately 23 feet with a 5-foot shoulder. There is an existing extruded curb. No widening or addition of a curb and gutter is required. It is recommended that the existing extruded curb



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Staff Recommendation

remain for compatibility with the rest of the neighborhood.
Disapprove the sidewalk variance. Sidewalks are buildable with some roadside grading.

Public Works Recommendation

No exception taken

CONDITIONS

1. A revised preliminary plat must be submitted by April 24, 2003, showing the required sidewalks.
2. Prior to the recording of the final plat, a bond must be posted for the construction of the sidewalks.
3. Prior to the recording of the final plat, the balance of the parcel 105 must be deeded to the Kimbro property to the west (parcel 29).



Project No.
Project Name
Associated Cases
Deferral

Subdivision 98S-129U-10
Baldwin Arbor, First Revision

None
This item was deferred at the March 27, 2003, Planning Commission meeting in order to allow the Metro Urban Forester to attend the meeting.

Staff Reviewer

Leeman

Staff Recommendation

Disapprove. There is no property hardship that is not self-created that would warrant a sidewalk variance or that would prevent the sidewalk from being installed.

On April 2, 2003, the applicant, Planning Department staff, Public Works staff, and the Urban Forester met on-site. The Urban Forester indicated that he would like to see the trees preserved, however, he also indicated that the remaining trees on the east side of Baldwin Arbor Road have already been impacted by the construction of the road and homes and will likely not survive over the long term.

APPLICANT REQUEST

Preliminary Plat Preliminary & Final Plat Final Plat

This request is for a variance to the sidewalk provisions (Section 2-6.1) of the Subdivision Regulations to eliminate an unbuilt, 600-foot long sidewalk along the east side of Baldwin Arbor Road.

The Planning Commission approved the preliminary and final plats in 1998, including a 4-foot wide sidewalk and a 2-foot wide grass strip between the sidewalk and the curb—meeting the requirements of the Subdivision Regulations at that time.

ZONING

RS10 zoning

RS10 district allows single-family residential requiring minimum lot size of 10,000 square feet.

SUBDIVISION VARIANCES

Sidewalks (Section 2-6.1)

The applicant has requested a variance to the sidewalk regulations to avoid having to remove several mature trees, or to cause grading that would kill the trees.

Staff recommends a variance to eliminate the required 2-foot grass strip, allowing the sidewalk to be moved



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Metro Public Works Findings

Existing Conditions

farther from the existing trees. This will require relocation of the existing irrigation facilities.

The sidewalk variance request is to exempt the sidewalk along the east side of Baldwin Arbor Road. Construction of this street including curb, gutter and drainage is complete. There is a gentle slope away from the roadway.

Sidewalk Construction

Pursuant to Chapter 13.20 of the Metro Code, the Department of Public Works regulates all work done in the right of way. Current construction standards are applicable. A detailed site survey and drainage study may reveal other items than those listed herein.

This street was built on a 40-foot wide right of way. Therefore it may not be possible to include the current standard four-foot grass strip without additional easement or right of way. A minimum two-foot grass strip would be required.

Five existing driveway ramps will require removal and reconstruction to be ADA compliant if sidewalks are added to this street. Four gas lights will require relocation, and possibly five trees will have to be removed.

Staff Recommendation

Staff recommends disapproval of the variance request for the following reasons:

- There is not an extraordinary hardship that is not self-created. The existing mailboxes, gas lights, monument sign, irrigation valves, driveways, and landscaping were installed after the final plat was approved showing a sidewalk.
- Grading for the street, lots and general site preparation has taken place around the trees that may have already damaged the root system.
- The road has already been constructed within the drip-line of the trees, possibly impacting the trees even without the sidewalk. It is standard practice to avoid development within the drip-line of a tree if intending to preserve the tree.
- This sidewalk, approved in 1998, will connect to an existing sidewalk on Hobbs Road, a major pedestrian link to the Green Hills commercial area.



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If this request is approved, the revised plat shall include the following prior to recordation:

1. Signatures of all property owners within the subdivision.
2. Note number 14 must be changed to reference Instrument # 20000128-0009264.



Project No.
Project Name

2003S-072G-14
Rolling Green, Section 1, Resubdivision of Lot 111 and 112

Associated Cases
Staff Reviewer

None
Fuller

Staff Recommendation

Approve with conditions

APPLICANT REQUEST

Preliminary Plat

Preliminary & Final Plat Final Plat

Create 3 lots on the west margin of Fowler Street, with a sidewalk variance.

ZONING

R10 Zoning

R10 district requires a minimum lot size of 10,000 square feet.

SUBDIVISION DETAILS

This request involves dividing two existing lots in to 3 lots. There is an existing house that straddles the current property line between the two lots. This house will remain on the proposed center lot.

There is an existing garage that will remain on lot 3. A demolition bond is required to be posted because there is an existing garage that will become a stand-alone use on lot 3. The applicant intends to use the garage and build a new duplex on lot 3 within the next three years. The demolition bond for \$2,200 will be set for a time period of 3-years to allow the applicant to pull the necessary building permits.

The existing garage sits on an Old Hickory Utility District Water Line. Prior to the recording of the final plat the applicant must obtain verification from Old Hickory Utility that they are in agreement with the existing encroachment.

All 3 lots pass the comparability test for minimum lot size.

SUBDIVISION VARIANCES

Lot Comparability (Sec. 2-4.7)

The lot comparability study for the proposed subdivision finds that all three lots fail the minimum allowable lot frontage. The minimum allowable lot



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Staff Recommendation

frontage is 68.72. The frontage of lots 1 and 2 is 56 feet and the frontage of lot 3 is 56 feet.

Approve the variance for frontage. The lots are slightly pie shaped with a rear property line of approximately 70 feet.

Sidewalks (Sec. 2-6.1)

The Subdivision Regulations require a 5-foot wide public sidewalk and a 4-foot wide grass strip along the frontage of the residential properties for a length of approximately 170 feet. A sidewalk variance requested for all three lots.

Metro Public Works Findings

Fowler Street can support construction of standard sidewalk and curb with gutter. However, the 19-foot pavement width should be widened by 2 feet on either side, for a standard local road width of 23 feet.

Widening the road and building a sidewalk probably would not require relocation of the utility pole, which is nine feet away from the existing pavement. The pole should remain inside the grass strip. Construction of curb and gutter on this side would require an additional 1 ½ feet, and would ensure the pole remained in the grass strip.

There is an existing sidewalk, built to the curb, on the other side of the adjacent vacant commercial property to the south.

Staff Recommendation

Disapprove the request for a sidewalk variance. Fowler Street will need to be widened by 2-feet along the frontage of the three lots in addition to the construction of the curb, gutter and sidewalks

CONDITIONS

1. A revised preliminary plat shall be submitted by April 24, 2003 showing the required sidewalks.
2. Sidewalk construction plans will need to be submitted to the Department of Public Works for a sidewalk bond estimate.
3. Bonds will need to be posted for the construction of sidewalks and the demolition of the existing garage prior to the recording of the final plat.
4. Verification from Old Hickory Utility District must be obtained that the utility district is in agreement with the existing garage encroachment over the water line.



Project No.
Project Name
Council Bill
Associated Case
Staff Reviewer

Planned Unit Development 122-74-G-14
The Lakes Condominiums, Phase II
None
None
Leeman

Staff Recommendation

Approve with conditions

APPLICANT REQUEST

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

Existing Zoning
RM15/Residential PUD

This request is for final approval to permit 146 condominiums. This plan matches the revised preliminary approved by the Planning Commission on January 23, 2003, which replaced 224 multi-family apartments.

The property is currently zoned RM15 with a Residential PUD overlay. The RM15 zone district allows a density of 15 units per acre. This plan has a density of 8.16 units per acre. The underlying RM15 base zoning permits the proposed use.

PLAN DETAILS

Prior to January 2003, the last revision of this portion of the PUD was approved September 27, 1984. That plan called for 224 multi-family units. It also included a pool, clubhouse and tennis courts, which are no longer included on the plan. The existing phase 1 includes a separate amenity area.

Traffic Engineer's Findings

Approval with conditions, including the following:
1. The applicant needs to demonstrate that there is adequate site distance at the entrance to the project on the private drive south of Lincoya Bay Drive.
2. The applicant will be responsible for a left turn lane into the project entrance on the private drive south of Lincoya Bay Drive.

CONDITIONS

1. Prior to the issuance of any permits, the Stormwater Management and the Traffic Engineering Sections of the Metropolitan Departments of Public Works and Water Services shall forward confirmation of final approval of this proposal to the Planning Commission.



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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. 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.
6. Prior to the issuance of any Use and Occupancy permits, the applicant needs to demonstrate that there is adequate site distance at the entrance to the project on the private drive south of Lincoya Bay Drive.
7. Prior to the issuance of any Use and Occupancy permits, a left turn lane into the project entrance on the private drive south of Lincoya Bay Drive must be constructed by the developer of this phase.



Project No.	Planned Unit Development 206-83-G-13
Project Name	Chelsea Village, Phase 6 Section 2
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

Revise the preliminary master plan for a phase (Phase 6, Section 2) of the Chelsea Village Residential PUD to permit the development of 12 single-family lots along Edge-O-Lake Drive and Dover Glen Drive.

PLAN DETAILS

This proposal reduces the approved number of lots for this section from 13 to 12. The Metro Council originally approved the PUD plan in 1984 for 237 single-family lots. It was revised in 1987 to allow for the 13 lots along Edge-O-Lake Drive and Dover Glen Drive.

Proposed lots will range in size from 6,176 sq. ft. to 13,535 sq. ft. Sidewalks are proposed along the front of all lots on both streets.

Five of the single-family lots are designated as critical lots due to steep topography – which requires individual review and approval of the grading plans for each lot by the Stormwater Division of the Water Services Department, Public Works Department, as well as Planning Department staff.

Existing Zoning
R15 Zoning/Residential PUD

The R15 district is intended for single and two-family residential development, requiring minimum lot sizes of 15,000 sq. ft.

TRAFFIC ENGINEER'S FINDINGS

Approve

CONDITIONS

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



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2. 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 and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
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.
5. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four copies of the corrected/ revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The following revisions are required on this plan:
 - a. The zone district needs to be revised to reflect the R15 zone district.



Project No.
Project Name

Mandatory Referral 2003M-029U-10
Vanderbilt Place Storm & Water Line
Relocation

Council Bill
Staff Reviewer

None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to relocate a 54-inch stormwater line and a 18-inch water line for Project No. 02-SC-124, located on Vanderbilt Place at 29th Avenue, as requested by the Department of Water & Sewerage Services.

APPLICATION REQUIREMENTS

None

DEPARTMENT AND AGENCY COMMENTS

None

RECOMMENDATION

All reviewing departments or agencies recommend approval.



Project No.
Project Name

Mandatory Referral 2003M-037U-10
Capers Avenue Street renaming to
‘Children’s Way’

Council Bill
Staff Reviewer

None
Mitchell

Staff Recommendation

Approve

APPLICANT REQUEST

A request to rename a 200-foot section of Capers Avenue in conjunction with an optional renaming of the private portion of Capers Avenue to ‘Children’s Way’. The remaining portion of Capers Avenue to Natchez Trace is a private street. Requested by Vanderbilt University.

APPLICATION REQUIREMENTS

Application properly completed and signed?

Yes

DEPARTMENT AND AGENCY COMMENTS

The applicant is proposing to rename the private portion of Capers Avenue to Children’s Way and must request that the 200-foot public portion be renamed as well. The public portion of Capers Avenue extends west from 21st Avenue South.

All reviewing agencies recommend approval.



Project No.	Mandatory Referral 2003M-038U-09
Project Name	410 2nd Avenue South (May Property) Sewer Easement Abandon & Relocation
Council Bill	None
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST	A request for sewer easement abandonment and relocation for Project No. 02-SL-188, the Frank May property, as requested by the Metro Department of Water & Sewerage Services.
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APPLICATION REQUIREMENTS	None
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DEPARTMENT AND AGENCY COMMENTS	None
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RECOMMENDATION	All reviewing departments or agencies recommend approval.
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Project No.
Project Name

Mandatory Referral 2003M-039U-05
Lakehurst Drive and Alley #729 Partial
Right-of-Way Closure

Council Bill
Staff Reviewer

None
Mitchell

Staff Recommendation

Disapprove

APPLICANT REQUEST

A request to close a 25-foot portion of Lakehurst Drive right-of-way along the eastern property boundary of 1810 Ordway Place and a request to close a 55-foot portion of Alley #729, extending from Lakehurst Drive westward to its terminus at Map 83-10, Parcel 238, requested by March Egerton, for Larry O. & Susan T. Hanson, abutting property owners.

APPLICATION REQUIREMENTS

Application properly completed and signed?

Yes

DEPARTMENT AND AGENCY COMMENTS

Planning Department staff does not support the applicant's request to close portions of Lakehurst Drive because it is designated as a Collector on the adopted Major Thoroughfare Plan. A residential collector requires a minimum right-of-way width of 60 feet. Currently, Lakehurst Drive has approximately 50 feet of right-of-way. Planning staff also does not support the closure of Alley #729 because it would landlock parcel 273, located on the south side of the alley.

Public Works Department staff does not approve the applicant's request because Lakehurst Drive is substandard and may need right-of-way for widening. Also [the closure of the alley] would landlock a parcel [south of the alley].

Nashville Electric Service (NES) pole 086-36-053 is located in this proximity. If it is in the portion affected by this proposal, the pole, lines, and any other NES facilities requiring relocation will be at the expense of others.



Project No.	Mandatory Referral 2003M-040U-03
Project Name	Price Street Closure
Council Bill	None
Staff Reviewer	Mitchell
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST	A request to close Price Street from W. Trinity Lane to Freesilver Road, as requested by Parker Toler, for Sabbath Day Church and Wade Phelps, abutting property owners.
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(All easements to be retained)

APPLICATION REQUIREMENTS

Application properly completed and signed?

Yes

Abutting property owners' sign application?

The Sabbath Day Church of God has a Contract for Sale on the Phelps' property. A copy of this Contract for Sale is located within the file.

DEPARTMENT AND AGENCY COMMENTS

Public Works Department recommends approval only if the Phelps' property is purchased by the church. If not, Public Works recommends disapproval because the requested closure would require a connection to West Trinity Lane – which the Public Works Department is not allowing at this time.



Project No. **Mandatory Referral 2003M-042U-10**
Project Name **1121 12th Avenue South Property Lease**
Council Bill None
Staff Reviewer Mitchell

Staff Recommendation *Approve*

APPLICANT REQUEST

An Ordinance approving a lease agreement between The Metropolitan Government of Nashville and Davidson County and J.D. Eatherly Properties for property located at 1121 12th Avenue South for office space for the Metropolitan Nashville Police Department for continued use as the Police Alert Center, for a term retroactive to Council approval and beginning on December 1, 2002 and ending on December 3, 2007, as requested by the Metro Department of Finance and Metro Public Property Administration.

APPLICATION REQUIREMENTS None

DEPARTMENT AND AGENCY COMMENTS None

RECOMMENDATION All reviewing departments or agencies recommend approval.



Metro Planning Commission Meeting of 4/10/03

