

2006SP-152-002

Nolensville Road Automart (Amendment #1)
Map: 119-09 Parcels: 042, 062, 063
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Brian Sexton

A request to amend the Nolensville Road Automart Specific Plan District located at 2721 and 2725 Nolensville Pike and 2722 Grandview Avenue, at the northwest corner of Nolensville Pike and McClain Avenue (0.82 acres), zoned SP-A, to amend Condition 3 in Council Bill 2006-1258 pertaining to sidewalk requirements, requested by the Metro Planning Department and Ronald and Alfred J. Haislip, applicants, for Ronald and Alfred J. Haislip, owners.
Staff Recommendation: Approve

APPLICANT REQUEST - A request to amend the Nolensville Road Automart Specific Plan District located at 2721 and 2725 Nolensville Pike and 2722 Grandview Avenue, at the northwest corner of Nolensville Pike and McClain Avenue (0.82 acres), zoned Specific Plan - Auto (SP-A), to amend Condition 3 in Council Bill 2006-1258 pertaining to sidewalk requirements.

History On September 28, 2006, the Metro Planning Commission recommended approval of a change in zoning from CS to Specific Plan for the Nolensville Road Automart SP. The approved SP plan consists of a one story used automobile dealership.

On January 16, 2007, Metro Council approved the Nolensville Road Automart SP (BL2006-1258) and included the following additional condition of approval in Section 3 of the ordinance:

3. *Along McClain Avenue and Grandview Avenue adjacent to the property, the applicant shall construct a sidewalk that meets current Metro standards for construction. Any damage to the sidewalk along Nolensville Pike shall be repaired by the applicant.*

Amendment The existing approval required that a sidewalk be constructed along both McClain and Grandview Avenues. The amendment adds an option for a contribution to the sidewalk fund in lieu of construction the sidewalks. The applicant had posted a bond for the sidewalks in the amount of \$10,000. With the amendment of the sidewalk condition, the applicant has agreed to contribute the amount of the bond towards the construction of a sidewalk in another location within Council District 16. The proposed condition reads as follows:

3. *Along McClain Avenue and Grandview Avenue adjacent to the property, the applicant shall construct a sidewalk that meets current Metro standards for construction. Any damage to the sidewalk along Nolensville Pike shall be repaired by the applicant. In lieu of construction of the sidewalks, the applicant shall make a contribution of \$10,000 towards the construction of a sidewalk in another location within Council District 16, with the location of the sidewalk to be determined by the District 16 Councilmember.*

STAFF RECOMMENDATION Staff recommends approval of the request to amend the condition in BL2006-1258. The applicant has indicated that a contribution of \$10,000 towards the construction of a sidewalk in another location within Council District 16 will be made.

Approved, (9-0) **Consent Agenda**

Resolution No. RS2009-57

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-152-002 is **APPROVED WITH REVISED AMENDMENT. (9-0)**”

Amendment Revision:

Along McClain Avenue and Grandview Avenue adjacent to the property, the applicant shall construct a sidewalk that meets current Metro standards for construction. Any damage to the sidewalk along Nolensville Pike shall be repaired by the applicant. In lieu of construction of the sidewalks, the applicant shall make a contribution of \$10,000 towards the construction of a sidewalk within -the same pedestrian benefit zone.

The proposed amendment to the SP to allow the property owner to make a \$10,000 contribution to Metro for the construction of sidewalks within the same pedestrian benefit zone in lieu of constructing the sidewalk along McClain and Grandview Avenue providing a means for new sidewalks within the same area.”