

Universal Robotics Preliminary SP Application

SP # 2009 SP-013-001

2518 Smith Springs Road

Map 135/Parcel 334

Council District 29

Councilmember Vivian Wilhoite



Owner:

**Benno Von Hopffgarten
101 Bella Vista Terrace #C
North Venice, FL 34275
615-337-6499**

Applicant:

**Looney Ricks Kiss Architects
209 10th Avenue South, Suite 534
Nashville, TN 37203
P: 615-726-1110
F: 615-726-1112**

Plan Prepared: July 2, 2009

Revisions: July 21, 2009

Universal Robotics Preliminary SP Zoning Application # 2009 SP-013-001
2518 Smith Springs Road
Map 135 / Parcel 334

1. **SP Pre-Application Conference** – On June 22, 2009, the applicant met with Bob Leeman and Cindy Wood of the Metro Planning Department to discuss the project and the SP application. In addition, the applicant has been communicating with Metro Water Services, Public Works, Metro Storm Water, Metro Fire Marshal and NES regarding the application including a meeting with Steve Mishu (Stormwater) on June 17, 2009 and with Devin Doyle, Jonathan Honeycutt and Charles Hasty (Public Works) on June 29, 2009.
2. **Public Sewer and Water** – On June 22, the applicant filed a Request for Water and Sewer Availability letter (Capacity Letter) and paid the \$500 fee to Metro Water Services for the study. See attached Capacity Letter from Metro Department of Water and Sewerage Services (June 23, 2009).
3. **SP General Plan Consistency:**

The 2.29 acre property is located on the north side of Smith Springs Road in Nashville and is zoned R10. Currently, there is one single-family house, a small guest house, a detached 2-car garage, a pool house and pool on the property. The existing stone-clad home, the front wrought iron fence, 2 stone entry piers, a winding driveway and a number of large hardwood trees are visible from the street and each contributes to the residential and semi-rural character of the area.

The plan is to retain this character precisely as it is by maintaining a single-family house as a single residence and to build a new small office building near the rear of the property with agrarian style architecture. The guest house and detached garage may be converted to an office use or may remain as accessory buildings to the residential use. The office use would serve a single tenant and may occupy the guest house and garage building prior to constructing planned improvements.

The property is located within the Antioch-Priest Lake Community Plan (Subarea 13) area. The Community Plan, states that “in the face of growth pressures, Antioch/Priest Lake residents seek to preserve a substantial measure of the community’s character – rural areas, unique environmental features, and a diverse population – while dealing with additional growth.” This SP supports the Community Plan’s Vision Statement and Goals for Guiding Development.

The Community Plan designates the property as Neighborhood General (NG) land use policy category. The property is located directly across Smith Springs Road from an area designated as Neighborhood Center (NC).

Metro's Land Use Policy Application (LUPA) states that "Neighborhood General (NG) Structure Plan category is intended to be used in conjunction with Appendix A" which supports Low-rise Nonresidential Buildings (1-3 stories) in the Transition land use designation of the Neighborhood General Structure Plan Area. LUPA also states "Transitional offices are another use occasionally found along the edges of NG areas next to an intense center or incompatible district."

Being located along the edge of the NG area and adjacent to a more intense district (Neighborhood Center), the proposed SP is consistent with the Policy, especially given the specific intent to maintain the residential/rural character of the area. The plan has no negative visual impact on the public realm and minimal impact otherwise (few trips, light footprint, etc.) Given the intent of the Neighborhood Center district right across the street, the plan supports the policy by putting a few more users within walking distance of the Neighborhood Center.

As currently zoned (R10), the property does not contribute to the mini-transect that one would like to find at a Neighborhood Center. To do this, one could rezone to a higher intensity residential district, which would unlikely preserve the beautiful residential/rural character of the area. Therefore, the proposal is not only consistent with the supported transitional building types in NG areas, but it also maintains the character of the area by preserving what is seen from the street, while supporting the adjacent Neighborhood Center with a slightly more intense transitional use; all consistent with the goals and policies of the Community Plan.

4. Permitted Land Uses:

Permitted Uses

1 Single Family Residence

Note: Occasional business activities are allowed to take place in the residence and on the grounds.

General Office (Single Tenant) – 7600 s.f. maximum (total for all buildings w/ office as the primary use)

Bed & Breakfast Inn or Homestay (may occupy any or all of the permitted buildings on site)

5. SP Development Standards:

Building Types:

1 Single-Family Residential Structure

Allowable height: 3 Stories

1 Guest House (existing 906 s.f.)
Allowable expansion: 50% of existing floor area
Allowable Height: 2 Story
May be used as guest house or office use

1 Detached Garage (existing 936 s.f.)
Allowable expansion: 50% of existing floor area
Allowable Height: 1 Story
May be used as garage or office use

1 New 2-story Office Building - Sprinklered
Allowable Size: 7600 s.f. maximum
Allowable height: 45 ft.; 2 story max.
Exterior Materials: Wood, Cementitious Siding, Masonry

Building Setbacks:

Front: 80 ft. from front property line (per Final Plat approved by the Metro Planning Commission, dated Feb. 14, 2006 – see attached)
Side: 20 ft.(exception for existing pool house)
Rear: 95 ft.

Landscaping:

Rear Buffer: Type C-1; Continuous hedge will be provided along rear property line and/or edge of parking area to minimize views of parking from rear neighborhood; the hedge shall count toward the minimum buffer requirements

Side Buffer: Type B-3; Buffer width may be less than 10 feet where site improvements exist(e.g. pool house, pool deck, parking, driveways, fences, etc.) and the total area of the yard is equal to or greater than the total area of the required landscape buffer yard.

Trees: There are a number of existing large trees on site of various species including many large oak trees. There are a few dead trees on site as well. These have been considered in the siting of the improvements to minimize the number of healthy trees to be removed. The new office building is located in a clearing where no trees exist and the design of the drive and parking minimizes tree loss. Appropriate measures will be taken to protect existing vegetation to be retained during site development.

Parking:

The Preliminary Site Plan illustrates 25 parking spaces. Minor modifications to the site plan may be allowed to accommodate varying (fewer or more) parking spaces, depending on the use and floor area. The number of parking spaces required for each land use classification of this SP shall be:

Office:	1 Space per 300 s.f. of office space*
Residential:	parking shared with other uses
Bed & Breakfast:	1 Space per guestroom

* Metro traffic engineer may allow a reduced parking ratio if the owner can illustrate a lower parking demand through the design of the space, the nature of the user's business or the method of operations of the business.

All other Standards: Standards that are not included in this Specific Plan shall be the same as in the MUN district.

6. **SP Preliminary Development Plan** – See attached Preliminary Site Plan. The Plan is conceptual and may vary within the allowable standards as defined by this SP. Specific location of the new driveway may vary and will be determined upon Final SP application.

7. **SP Development & Phasing Schedule** – Below is the anticipated schedule for the project:

September 2009 – File for new Use & Occupancy Permit (for use of the existing guest house and garage as office use)

Summer 2010(tentative) – File for Final SP, Site Plan and Building Permit for new commercial building

8. **Digital Data File** – Not Available

9. **SP Submittal Checklist** – See attached. (Provided July 2, 2009)

10. **Stormwater** – The applicant met with Steve Mishu to review the potential stormwater management concept options for the site. The site generally slopes to the south, toward Smith Springs Road and slightly to the east. The Preliminary Site plan illustrates two potential locations identified along the eastern edge of the property to accommodate storm water retention and quality treatment areas if necessary. It is the desire of the applicant to minimize the negative impacts to the site, such as tree loss, to accommodate storm water. Therefore, once a detailed survey of the site is completed and during the detailed design phase, the applicant and the project civil engineer will explore Metro's approved Best Management Practices most suited for the site to minimize the negative impacts of managing both quantity and quality of the storm water on site. Along with minimizing impact on the site, as always, the cost of each will be considered and evaluated in determining the best option. If the adjacent property to the east is acquired by the owner of the subject property, storm water management may be accommodated on the adjacent property.

11. **Signage** – No commercial signage will be allowed for the office and residential uses. Directional signage will only be installed if required by Metro at the entry. For Bed & Breakfast use only, one freestanding sign may be allowed in the form of a projecting sign hung from a single pole (examples of sign type illustrated below). Allowable sign height = 8 ft. maximum. Allowable sign size = 8 sq. ft. maximum.



12. **Sidewalk** – Currently no sidewalks exist along Smith Springs Road to the west of the property and only one small property on the other side of the street and to the east (between this property and Bell Road properties) has a sidewalk. The property at 2518 Smith Springs Road has a metal decorative fence running the length of the frontage approximately 7 ft. from the curb. This decorative fence and the two stone columns that mark the entry to the property contribute greatly to the semi-rural character of the area. Public Works has indicated that, if required, a minimum 5 ft. sidewalk and 2 ft. grass strip would be required. To construct this, would require the property owner to remove and reconstruct the stone columns and approximately 250 ft. of fencing that was installed only a few years ago. Additionally, a sidewalk, if constructed, would run directly into the adjacent property's fence to the west, which would appear awkward, unusual and nonsensical. In addition, installation of a sidewalk would detract from the semi-rural character of the area, which is described in the Community Plan as one of the goals of the plan. Therefore, the SP does not include a sidewalk along the street frontage.

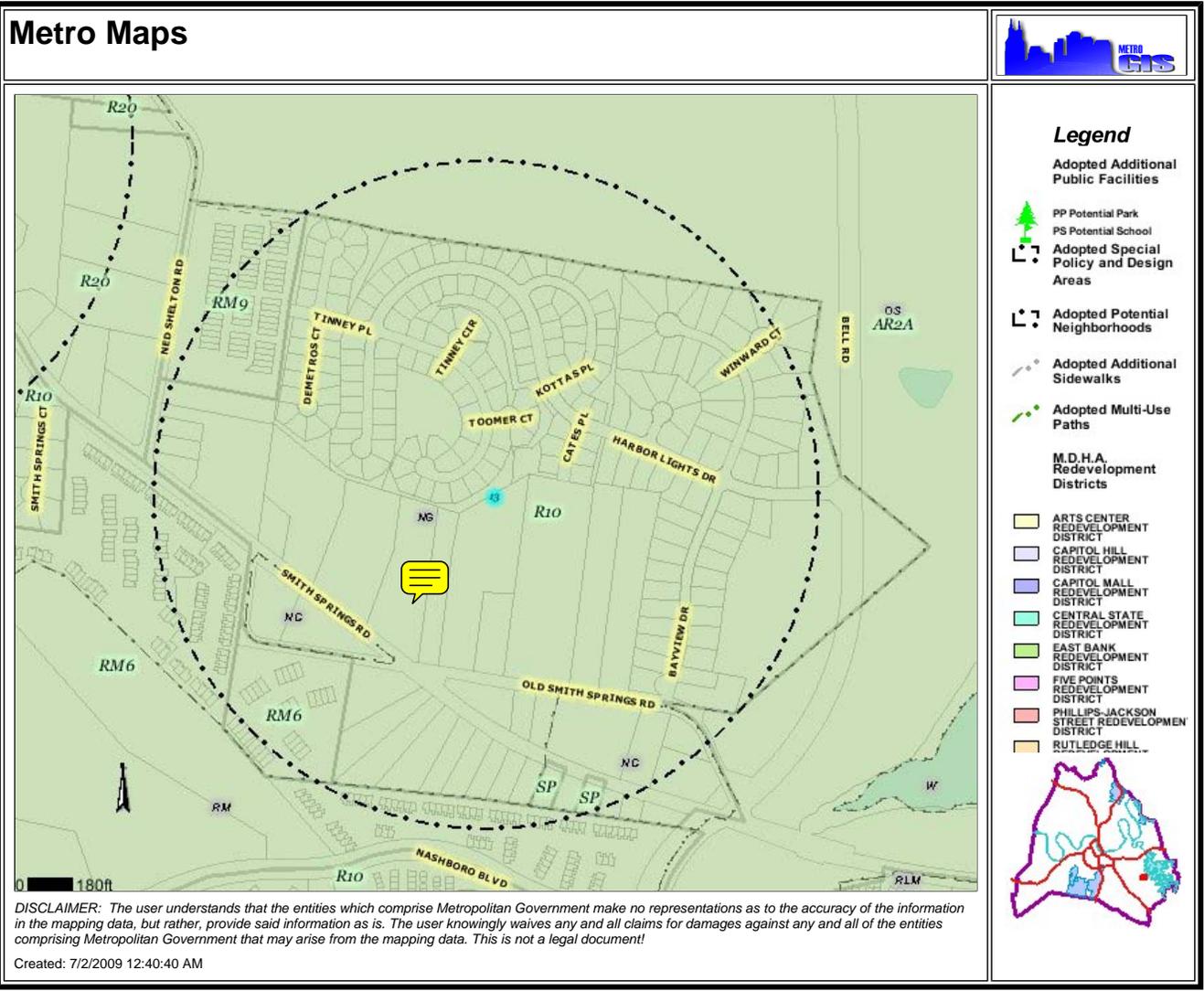
13. **Right of Way Reservation** – The Major Street Plan classifies Smith Springs Road as a U-4, requiring, in the future, an 84' right-of-way. Per the "Final Plat subdivision of the Gibbs & Von Hopffgarten Property" approved by the Metro Planning Commission (dated February 14, 2006) an approximate 7 ft. strip of the property along Smith Springs Road is reserved for future right-of-way (84' ROW).

14. **Entry Drive(s)** – In order to preserve the large oak trees at the existing entry drive and to preserve the residential character of the site, the existing entry drive will remain as it is today at approximately 14 ft. wide at the gate. As requested by Public Works, a new second entry drive with similar character is planned near the southeast corner of the property. The new drive will be 12 ft. in width and will have a new entry gate and 15' wide curb cut/driveway ramp. The applicant will work with Public Works to determine the exact location of the new driveway and the appropriate distance from the street for the gate, but it is the intent to duplicate the existing gate characteristics. Upon developing the final site plan, the location of the second entry may vary, and may be accommodated with an access easement or property transfer of an adjacent property to utilize an existing drive.

15. **Driveway width & turnaround** – Given the very low volumes of traffic that will be moving in and out of the site, the Fire Marshal's office has approved a 14 ft. wide driveway from the existing gate to the parking area in the rear of the property. Provisions have been made for a fire truck to turn around at the plaza area shown on the plan just south of the new building with a 25' inside turning radius and a 50' outside turning radius. The Fire Marshal's office has approved this T-type turnaround as a permanent solution (see e-mail from John Kelly of the Metro Fire Marshal's office dated July 20, 2009, attached). The applicant and the Civil Engineer will continue to work with the Fire Marshal's office during the detailed design phase to provide adequate emergency vehicle access to the site and to each of the buildings.

16. **Solid Waste** – The site is located within the Urban Services District and the Department of Public Works will provide curbside trash service once per week. The business anticipated to occupy the property is a small software business with little waste that will initially employ 5-6 employees and, upon development of the new office building, may grow up to approximately 20 employees. It is anticipated that one or two 96-gallon carts/containers (provided and/or purchased through Metro) will be adequate for solid waste disposal. Note: Applicant understands that the Solid Waste Division of Public Works is currently in the process of revising their standards for service and will work with Public Works through developing the Final SP application to determine final solid waste plan. The residence will utilize Metro's standard residential curbside trash and recycling service with carts/containers provided by Metro.

17. **Fire Hydrants** – There is currently one fire hydrant directly in front of the property near the southeast corner of the parcel. Based on data provided by Metro Water Services (see Water Hydrant Inventory Detail Attached), on March 30, 2009, flow test of the fire hydrant in front of the property determined the following: Static Pressure = 104.0, Flow Pressure = 85 and GPM = 1546. Based on this information, the Fire Marshal's office has indicated that adequate water pressure is available at the existing fire hydrant.



THE ENCLAVE AT
BAYVIEW ESTATES
PHASE 5
MAP 136-5-A
ZONING R10/PUD
PLAT BOOK
20040325-0033733

ROBERTA L. & DANIEL L. DELL'OMO
MAP 135 / PARCEL 203
ZONING R10
PLAT BOOK 9700 - PG 468
DEED BOOK 10808 - PG 718

AUTREY F. & SHIRLEY LYNN GIBBS
MAP 135 / PARCEL 202
ZONING R10

Notes:

1. The purpose of this zone change is to change from R10 to SP property located at 2518 Smith Springs Road to create a new SP district proposed for residential and commercial uses.
2. Council District 29; Councilmember Vivian Wilhoite
3. Owner: Benno Von Hopfgarten
101 Bella Vista Terrace #C
North Venice, FL 34275
615-337-6499
4. FEMA Map No. 47037 C 359 F dated April 20, 2001
5. Right-of-way reservation: an approximate 7 foot strip of land along Smith Springs Road was reserved as part of the "Final Plat subdivision of the Gibbs & Von Hopfgarten Property" approved by the Metro Planning Commission (dated February 14, 2006) in order to provide a future 84 ft. right-of-way
6. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
7. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
8. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
9. If required, driveway culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).
10. Side Buffer (Type B-3) may be less than 10 feet where site improvements exist (e.g. pool house, pool deck, parking, driveways, fences, etc.) and the total area of the yard is equal to or greater than the total area of the required landscape buffer yard.

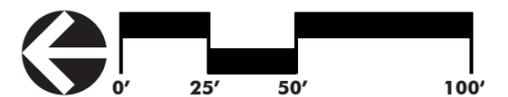
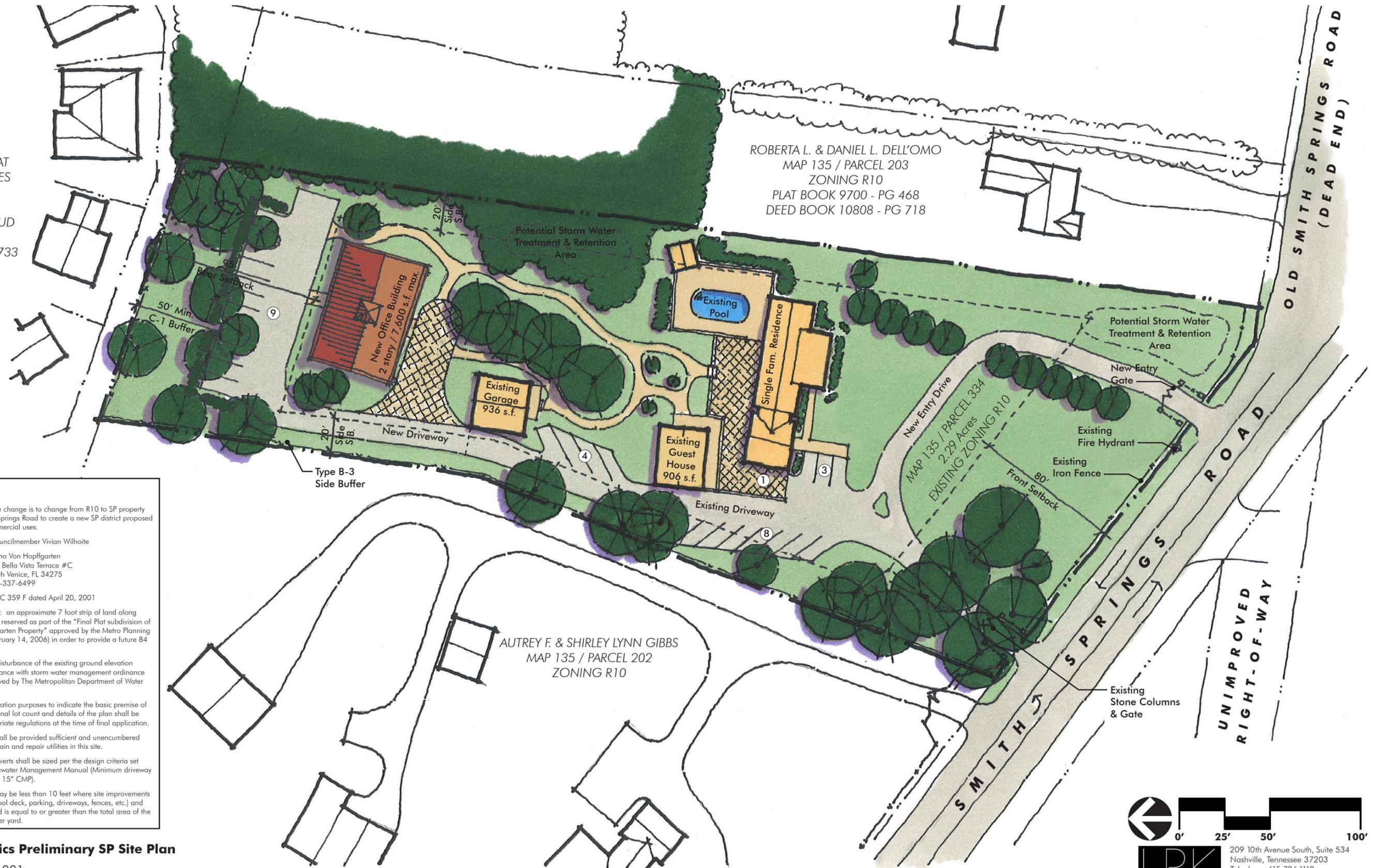
Universal Robotics Preliminary SP Site Plan

SP # 2009 SP-013-001

Date: July 2, 2009

Revisions: July 21, 2009

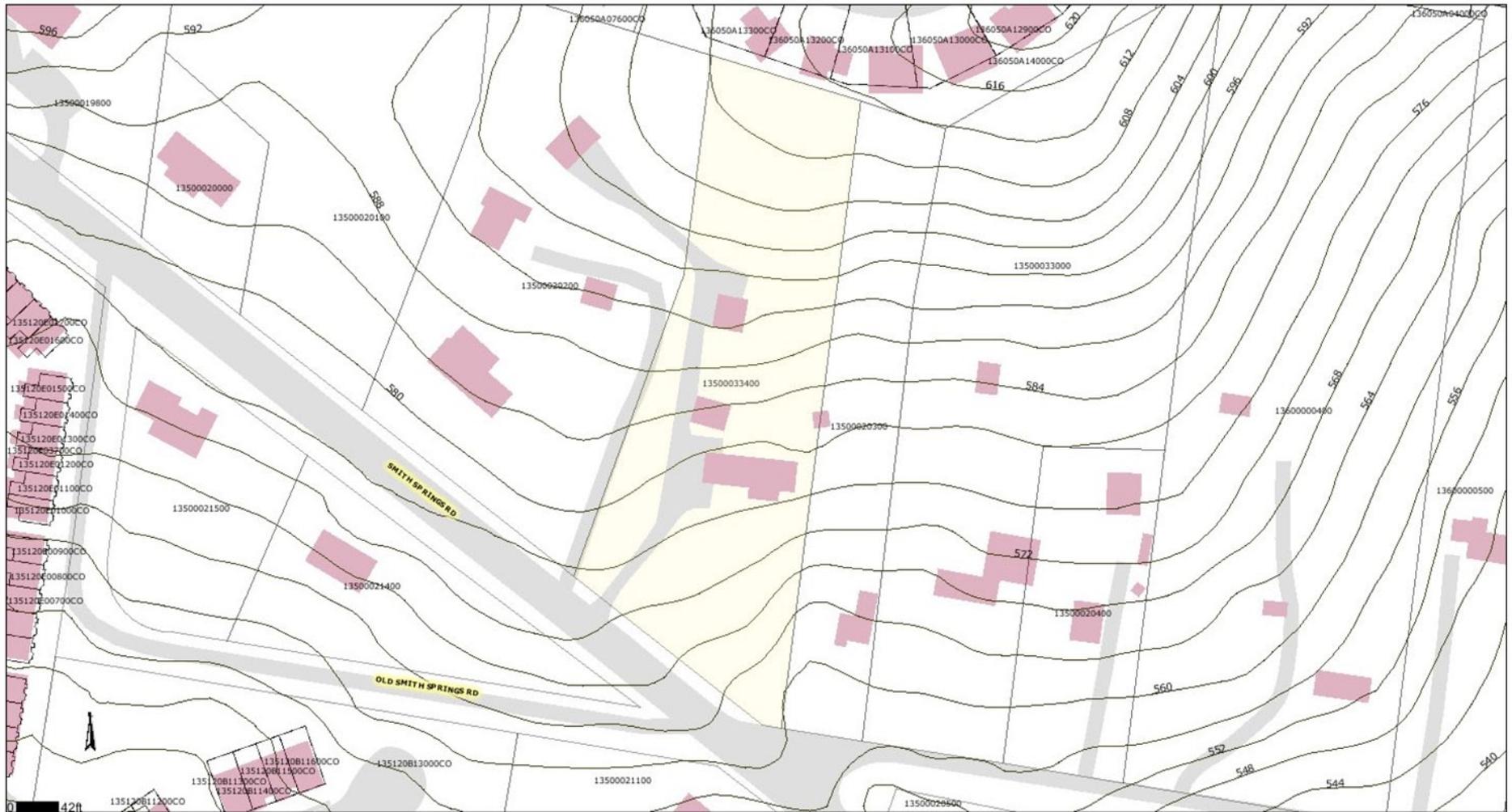
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Attachments:

Vicinity Map

Universal Robotics Preliminary SP Site Plan (Revised July 21, 2009)

Existing Topography Map (Metro Maps)

Policy Map

Final Plat subdivision of the Gibbs & Von Hopffgarten Property (MPC approved February 14, 2006)

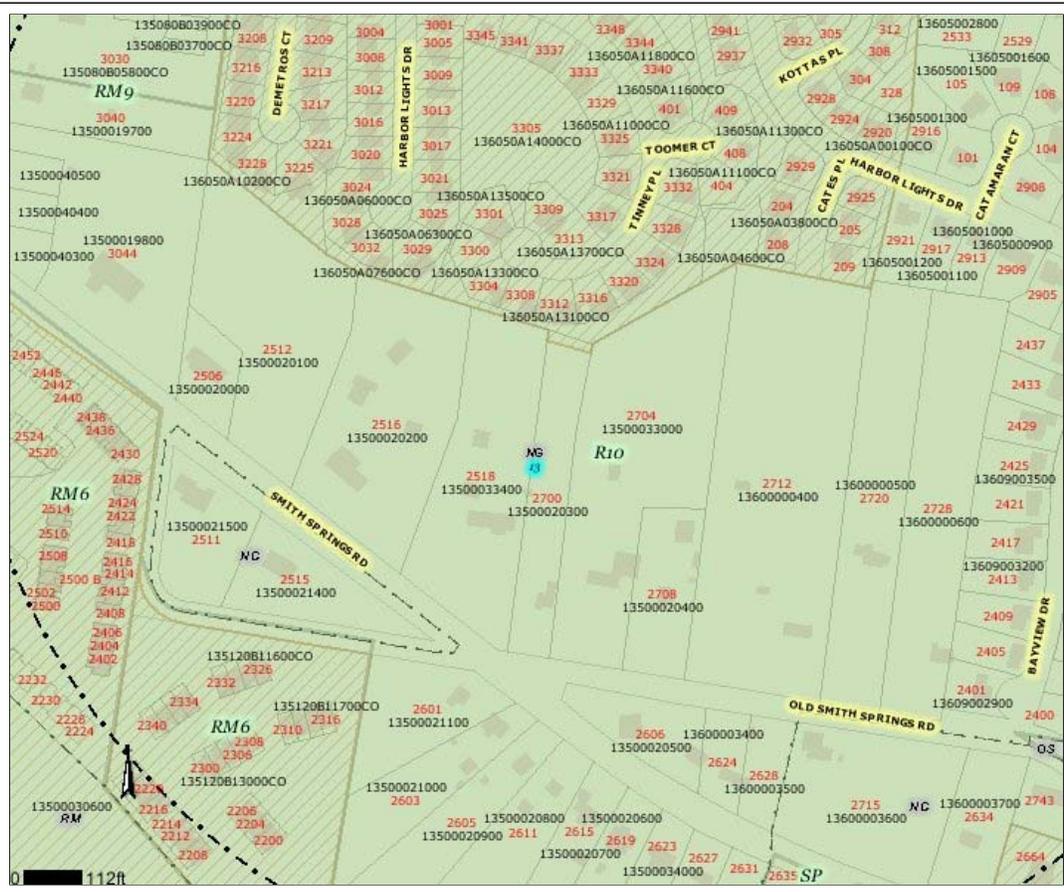
Water & Sewer Capacity Letter (June 23, 2009)

Water Hydrant Inventory Detail

Preliminary SP Application and Checklist (provided with original application, July 2, 2009)

Letter from Owner (provided with original application, July 2, 2009)

Plans/Policies



Legend

Adopted Additional Public Facilities

- PP Potential Park
- PS Potential School
- Adopted Special Policy and Design Areas

Adopted Potential Neighborhoods

- Adopted Additional Sidewalks
- Adopted Multi-Use Paths

Pedestrian Benefit Zones

1
2
3
4
5
6
7
8
9
10
11

Street Names

Land Use Policy

Airport

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KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2206

June 23, 2009

Mr. David Peters
Universal Robotics, Inc.
2518 Smith Springs Road
Nashville, TN 37217

Re: Sewer/Water Capacity Requirements, 2518 Smith Springs SP, Proposed 4,500 Sq. Ft. Office & One Existing S.F. Home, 2518 Smith Springs Road, Map 135, Parcel 334, (2.29 Acres)

Dear Mr. Peters:

Water and sanitary sewer service will be available as requested on June 22, 2009, upon payment of capacity charges based on the projected 500 gallons per day average daily flow. Private water and private sewer extensions will be required for the proposed development. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

The water capacity charge for this development is \$500.00. The sewer capacity charge for this development is \$1,500.00. The total calculated capacity charge for this development is \$2,000.00.

This non-refundable charge must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, 800 Second Avenue South, Nashville, TN 37210. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits.

If you have any questions, please contact Ms. Diane Martindale by phone at (615) 862-4598 and select Option 1 or by email at diane.martindale@nashville.gov.

Sincerely,

Michael D. Morris, P.E.
Engineer 3

cc: Mr. Alan W. Hand, P.E., Engineer 2
Ms. Mary Ellen Jackson, Customer Service Assistant Manager-Permits
Mr. Robby Ervin, System Services Assistant Manager
Ms. Vivian Wilhoite, Council District 29



If you need assistance or accommodations, please contact Metro Water Services,
Mr. Joseph A. Estes Sr. at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208.



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Nashville, TN
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Report Date 06/17/2009 02:28 PM

Submitted By

Page 2

History Work Order # Priority	Activity Problem	Act Type Project	Act Group	Initiated	Scheduled	Completed	Source	Maint Type
693452 5	SSPA			05/07/2009	05/07/2009	05/07/2009	SUP	SM
678726 5	SSFLOW			03/30/2009	03/30/2009	03/30/2009	SUP	SM
519162 6	SSFLOW			08/01/2007		08/01/2007	SUP	SM
521773 6	SSPA			08/01/2007		08/01/2007	SUP	SM
484515 6	SSFLOW			03/21/2007		03/21/2007	SUP	SM
402082 6	SSFLOW			05/25/2006		05/25/2006	SUP	SM
246499 6	SSFLOW			05/01/2004		05/24/2004	I	US

Associated Parts Part #	Description	Quantity
There are no associated parts for this asset		

Safety Procedures Message	Description	Activity	Comments
There are no safety messages for this asset. Please follow required safety procedures.			

Warranty Information Warranty #	Type	Mfg	Effect Date	Expire Date	Details
There are no warranties.					

Contacts
There are no contacts for this asset.

Custom					
Compkey	275512	Added	05/31/1999		
Cap Color	OR	Added By:	CONVERSION	LocID	0
Dome Color	WH	Modified	03/11/2008		
BK/RT No	S011070000	Modified By	EARLSLM		
Council	0	Latitude	36.092027		
		Longitude	-86.630723		
		13600015300 NW CORNER SMITH SPRINGS RD & OLD SMITH SPRINGS RD			

Pressure History Reading Date	Static Pressure	Flow Pressure	GPM
03/30/2009	104.0	85.0	1546
08/01/2007	85.0	60.0	1299
03/21/2007	101.0	71.0	1413
05/25/2006	100.0	75.0	1453
05/24/2004	101.0	72.0	1423

July 21, 2009

MEMO

TO: Jason Swaggart, Bob Leeman

FROM: Hunter Gee, AIA

RE: 2009SP-013-001 – 2518 Smith Springs Road; Map 135/Parcel 334 – Response to Metro Comments

Jason and Bob - Below are all of the comments we have received from Metro regarding 2009SP-013-001 with our response to each. Please give me a call if you have any questions.

Metro Planning Comments

1. Add SP Application number to cover sheet: 2009SP-013-001.
Response: Provided, See cover Sheet.
2. Add vicinity map on cover or following page. **Response: Provided, See 2nd Page.**
3. The word commercial is often used to describe the proposed use. The use appears to be more of an office type use; therefore, you should consider replacing commercial with office. **Response: Application corrected throughout.**
4. Check the wording of the third sentence in the second paragraph of Section 3 SP General Plan Consistency. **Response: Corrected.**
5. Revise the name of Section 4, “SP Land Use Table”, or provide table. I would suggest “Permitted Land Uses”. **Response: Revised as suggested.**
6. Delete the third paragraph in Section 4 SP Land Use Table. **Response: Deleted.**
7. Delete additional land uses except Bed and Breakfast Inn or Homestay. **Response: Deleted.**
8. Identify the single-family house as “existing” as with the guest house and garage in Section 5 SP Development Standards. **Response: The SP allows 1 single family residence (existing or new) allowing the owner to replace the house if ever so desired**
9. If the max size of a single-family residential home on the site can be 1.5 times larger than the existing house then the existing floor area should be stated on the plan (Section 5 SP Development Standards).
Response: Allowable size has been eliminated to be consistent with zoning regulations for single-family homes.
10. If the max size of a guest house on the site can be expanded by 50% then the existing floor area should be stated on the plan (Section 5 SP Development Standards). **Response: existing floor area has been**

added. See Site Plan and Section 5 Development Standards. Also note, the revised application has corrected the allowable height for the guest house to be 2 stories. The existing guest house has an existing attic loft which has been included in the existing floor area noted.

11. If the max size of a detached garage on the site can be expanded by 50% then the existing floor area should be stated on the plan (Section 5 SP Development Standards). **Response: existing floor area has been added. See Site Plan and Section 5 Development Standards.**
12. A side buffer yard will be required. A B-3 Landscape Buffer Yard or acceptable alternative shall be required. **Response: See Section 5 SP Development Standards – Landscaping has been edited to require the following Side Yard Buffer: Type B-3; Width may be less than 10 feet where site improvements exist(e.g. pool house, pool deck, parking, driveways, fences, etc.) and the total area of the yard is equal to or greater than the total area of the required landscape buffer yard.**
13. Remove all uses and parking standards except for Office, Residential, and Bed and Breakfast. **Response: Deleted as suggested.**
14. There are no signage standards in the Zoning Code for SP. Since this is a residential policy free standing signs are not appropriate; however, signage consistent with what is allowed with a Rural Bed and Breakfast may be appropriate. **Response: See Section 11 for allowable signage as follows: For Bed & Breakfast use only, one freestanding sign may be allowed in the form of a projecting sign hung from a single pole (maximum height 8 ft.) Allowable sign size = 8 sq. ft. maximum.**





15. Sidewalks are required. The requirement can be met by constructing sidewalks or making a contribution to the pedestrian network as specified in Section 17.20.120 of the Metro Zoning Code. **Response: Applicant is requesting the Planning Commission consider not requiring a sidewalk in front of the property for reasons stated in the application.**
16. Check with Fire Marshal's Office on Section 15 Driveway Width (also see comments below). **Response: Fire Marshal has approved the 14 ft. wide driveway width (see attached e-mail from John Kelley of the Fire Marshal's office)..**

Fire Marshal Comments

1. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. **Response: Applicant, owner, and/or owner's agent will continue to work with the Fire Marshal's office to satisfy this requirement during the Final SP application process and understand that an additional fire hydrant may be required to resolve this issue.**
2. Fire Hydrants shall be in-service before any combustible material is brought on site. **Response: See Section 16 – Fire Hydrants (see attached e-mail from John Kelly of the Fire Marshal's office dated July 20, 2009).**
3. A fire department access road shall extend to within 50 ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. **Response: Site Plan illustrates**

adequate access road to each building. Fire Marshal has approved a 14 ft. wide driveway width (see attached e-mail from John Kelly of the Fire Marshal's office dated July 20, 2009).

4. All applicable fire codes shall be adhered to. **Response: Fire Codes must be adhered to for building permit. No response necessary.**
5. All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office. **Response: The Fire Marshal's office has approved the proposed T Turnaround condition as an acceptable permanent solution, so as long as the inside turning radius is 25 ft. minimum and the outside turning radius is 50 ft. minimum (see attached e-mail from John Kelly of the Fire Marshal's office dated July 20, 2009).**
6. All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to (<http://www.nashfire.org/prev/tableH51.htm>) **Response: Based on the data provided by Metro Water Services (see Water Hydrant Inventory Detail included in application), on March 30, 2009, flow test of the fire hydrant in front of the property determined the following: Static Pressure = 104.0, Flow Pressure = 85 and GPM = 1546. Based on this information, the Fire Marshal's office has indicated that adequate water pressure is available at the existing fire hydrant. (see attached e-mail from John Kelly of the Fire Marshal's office dated July 20, 2009).**

NES Comments

Response: See attached e-mail from Holly Lively of NES dated July 17, 2009, stating that all of NES's comments are for Final SP submittal.

1. Developer to provide construction drawings and a digital .dwg file @ state plane coordinates that contains the civil site information (after approval by Metro Planning w/ any changes from other departments) **Response: To be provided at time of submission of Final SP application**
2. Developer drawing should show any and all existing utilities easements on property. **Response: To be provided at time of submission of Final SP**
3. NES can meet with developer/engineer upon request to determine electrical service options (currently existing properties are serviced from Smith Springs Rd) **Response: Owner, owner's agent and/or his/her engineer to meet with NES prior to Final SP application**
4. NES needs any drawings that will cover any road improvements that Metro PW might require. **Response: Not applicable, no required road improvements have been identified by Public Works**

5. NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules **Response: None Required.**
6. NES needs load information and future plans or options to buy other property (over all plans). **Response: To be provided at time of submission of Final SP application**

Public Works Comments

1. All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. **Response: None Required**
2. Identify plans for solid waste disposal and recycling collection. Solid waste disposal and recycling collection to be approved by the Department of Public Works Solid Waste Division. **Response: See Section 16 of the revised SP application.**
3. Construct minimum driveway ramp width not less than fifteen (15') feet. **Response: New driveway ramp will be minimum 15' wide. See Section 14 – Entry Drives**
4. Locate proposed driveway outside of the Smith Springs Road / Old Smith Springs Road curb return street corners, and clear of utility poles, drainage structures, signs, fire hydrants, etc. **Response: As discussed with Public Works, there is not an accurate survey of the property at this time. Applicant recognizes that Public Works may have some concern with the location of the new driveway as it relates to Old Smith Springs Road and will work with Public Works to determine the specific driveway location upon preparing a Final SP application.**

Stormwater Comments

1. Proposed Site Layout (Scale no less than 1" = 100', Contours no greater than 5'). Add scale to plans. **Response: Site Plan is at 1" = 50'. See scale on site plan drawing.**
2. Add 78-840 Note to plans:(Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.) **Response: Note added. See site plan drawing.**
3. Add Preliminary Note to plans:(This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.) **Response: Note added. See site plan drawing.**
4. Add Access Note to plans: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.) **Response: Note added. See site plan drawing.**

5. Add C/D Note to plans: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).) **Response: Note added. See site plan drawing. Stormwater department has recognized that a driveway culvert may not be required and this will be determined upon preparing Final SP application. (See e-mail from Steve Mishu dated July 17, 2009).**
6. Show Existing Topo on plans. **Response: No topographic survey is available at this time. Metro Map provided with revised application. Stormwater department has indicated that for Preliminary, a Metro Map is adequate. (See e-mail from Steve Mishu dated July 17, 2009).**
7. Affix Engineer / Architect stamp on plans. **Response: Architect's seal has been provided. See revised Site Plan.**

Urban Forester Comments

No comments received at this time.

Water Services Comments

1. Must pay capacity fees. **Response: Subsequent to receiving this comment, Water Services has indicated that the only requirement for the Preliminary SP is an active capacity fee letter. See letter included in SP application. (See e-mail from Diane Martindale at Metro Water Services dated July 20, 2009).**

This concludes the applicant's responses to comments received from Metro agencies. Should you have any questions regarding the resubmitted SP Application dated July 21, 2009, please do not hesitate to contact me.

Thank you.

Attachments:

Metro Planning E-mail (dated July 20, 2009)
Metro Stormwater E-mail (dated July 17, 2009)
Metro Fire Marshal E-mail (dated July 20, 2009)
Public Works E-mail (dated July 17, 2009)
Metro Water Services E-mail (dated July 20, 2009)
NES E-mail 9 (dated July 17, 2009)

DAVID PETERS

2518 Smith Springs Road, PO Box 171062
Nashville, TN 37217 (615) 366-7281

October 6, 2009

Dear Mr. Bernhardt and Planning Commission members,

Regarding the SP rezoning request for 2518 Smith Springs Road, I and Councilwoman Wilhoite met with the twenty-five individuals at a neighborhood meeting on August 31st to discuss the questions and concerns raised at the August 13th Planning Commission meeting. We also had numerous individual meetings with adjoining neighbors. We understand our neighbors' desire to retain the bucolic character of the site and area, and, as residents and neighbors, we share their passion for this. We have every intention of developing this site as specified in the SP as a low-impact development that has negligible visual impact from Smith Springs Road and from adjoining properties. In addition to the proposed SP, we wish to add the following conditions that will address many of the neighbors' concerns and further minimize the impact of our development.

1. Office use for software company only (in effect limiting the business use to my company, Universal Robotics).
2. Office structure will appear to be a wooden barn-like building.
3. Change barn (office) maximum height from 45 ft. to 35 ft. measured from grade at the back of the building.
4. Parking area surface behind the barn (office) will be pavers.
5. North property line buffer will be densely planted evergreens to a depth of 50 ft.
6. Parking area lighting behind the barn (office) will be ground level.

As presented to the Planning Commission previously, we believe this is a unique situation and opportunity to preserve the character of the community while providing jobs and growth for Davidson County. While, according to the Planning Staff, this unique proposal seems to not fit within the prescribed Community Plan toolbox, the impact will be negligible on the community character and on the nearby properties and neighborhoods. We respectfully request your support of our SP rezoning request.

Sincerely,



David Peters