

**OVERLAY DEVELOPMENT PLAN
CITY-COUNTY PLANNING COMMISSION
October 19, 2011
ODP-5-2011**

Olde Towne Apartments, LLC and Lovers Lane Land and Farm have applied for approval of an Overlay Development Plan on a tract of land containing approximately 4 acres, located on a proposed extension of New Towne Drive, approximately 238' northeast of Olde Towne Boulevard. The Plan proposes the construction of (2) three-story apartment buildings, containing (24) two-bedroom units and (12) one-bedroom units, and (1) three-story apartment building containing (24) one-bedroom units, for a total of (24) two-bedroom units and (36) one-bedroom units. Also proposed is all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development) with Binding Elements.

STAFF REVIEW: This plan was reviewed based on the PUD (Planned Unit Development) zone, Binding Elements and the overlay development standards as follows:

Total site area:	4.00 acres	
Lot coverage:	<u>Allowed/Required</u> 70%	<u>Provided</u> Proposed: 49.5%
Building setbacks:	<u>Allowed/Required</u>	<u>Provided</u>
Front:	30'	30'
Side:	20'	20' (south)
	35' (Binding Elements)	35' (north)
Rear:	20'	approx. 53'
Floor Area Ratio:	maximum 0.50	0.36
Building area:	Two buildings containing 22,740 square feet each, One building containing 17,496 square feet, 62,976 square feet total.	
Density:	18 units per acre on the proposed lot.	
Building height:	N/A	46' 5"
Parking:	132	143 spaces
Landscape:	Landscaping plan meets the requirements of the Ordinance, and is preliminarily approved. Final approval will be required before issuance of a building permit.	
Signage:	The applicants are proposing a 10' wide by 5' tall monument style sign.	

Drainage: The drainage plan is preliminarily approved. Final approval will be required before issuance of a building permit.

Traffic: A Traffic Impact Study was not required for this submission.

Access: The site will have one access on the proposed extension of New Towne Drive.

Design elements for review:

Building materials:

- Siding shall be brick, color: Old Vienna; and Fiber Cement siding, color: Heather Grey, Antique White, Linen
- Stone band, color: Oak Ridge.
- Porch columns: Antique White
- Steel Rails
- Wood Shutters, color: Belle Meade Green.
- Simulated Leader Heads
- Pre-manufactured Cupola
- Bracket lighting
- Under porch lighting

Roof material:

- Roofing material shall be asphalt, color: colonial slate.
- Gutters and downspouts shall be aluminum in a bronze finish.

Landscape Design/plant material: Plant material is appropriate and approved.

STAFF RECOMMENDATION: Approval with the following condition:

1. A plat must be recorded to create the lot.

MOTION TO APPROVE THE OVERLAY DEVELOPMENT PLAN:

I make the Motion to approve the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket #**ODP-5-2011 with one condition:**

- 1. A plat must be recorded to create the lot.**

My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the Overlay Development Plan is in agreement with the adopted development standards contained in the Zoning Ordinance Section 4.9 and Section 3.18.

Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed plan.

MOTION TO DENY OVERLAY DEVELOPMENT PLAN:

I make a motion to deny the proposed Overlay Development Plan within the Lovers Lane Urban Growth Overlay District, docket number **ODP-5-2011**. My motion is based on the findings of fact as presented in the staff report and the testimony as presented in this public hearing that the Overlay Development Plan is not in agreement with the adopted development standards in the Zoning Ordinance Section 4.9 and Section 3.18:

(State specific policies: scale, architecture; landscape, materials or potential glare)

Further, the following corrections to the Overlay Development Plan may be satisfactorily completed before approval will be given and no building permit will be issued at this time.

Further, I request that the Overlay Development Plan not be considered by this body until an amended Overlay Development Plan has been submitted.