

EXTENSION

PLANNED UNIT DEVELOPMENT EXTENSION STAFF REPORT

Date: October 2, 2003

DEVELOPMENT NAME

Spring Hill College

LOCATION

4000 Dauphin Street
(North side of Dauphin Street, 1800'± West of I-65)

REMARKS

The applicant is requesting a one-year extension of a previously approved PUD application in 2001, for a library on an existing college campus. The previous approval was for the proposed library which at that time was not under construction; however, the library is currently under construction and has not been issued Certificate of Occupancy. The Planning Commission approved the PUD application in September 2001 subject to the following conditions:

- 1) the submission of a parking plan which complies with the parking requirements of the Ordinance.
- 2) full compliance with landscaping and tree planting requirements of the Ordinance for the overall building site (including parking);
- 3) the vacation of all city streets within the campus property;
- 4) that all trees located within vacated city right-of-way be preserved, and all trimming or work within the drip line of the trees should be permitted by the Mobile Tree Commission;
- 5) that the maintenance of all trees within vacated city right-of-way be coordinated with approved by Urban Forestry; and
- 6) full compliance with all municipal codes and ordinances.

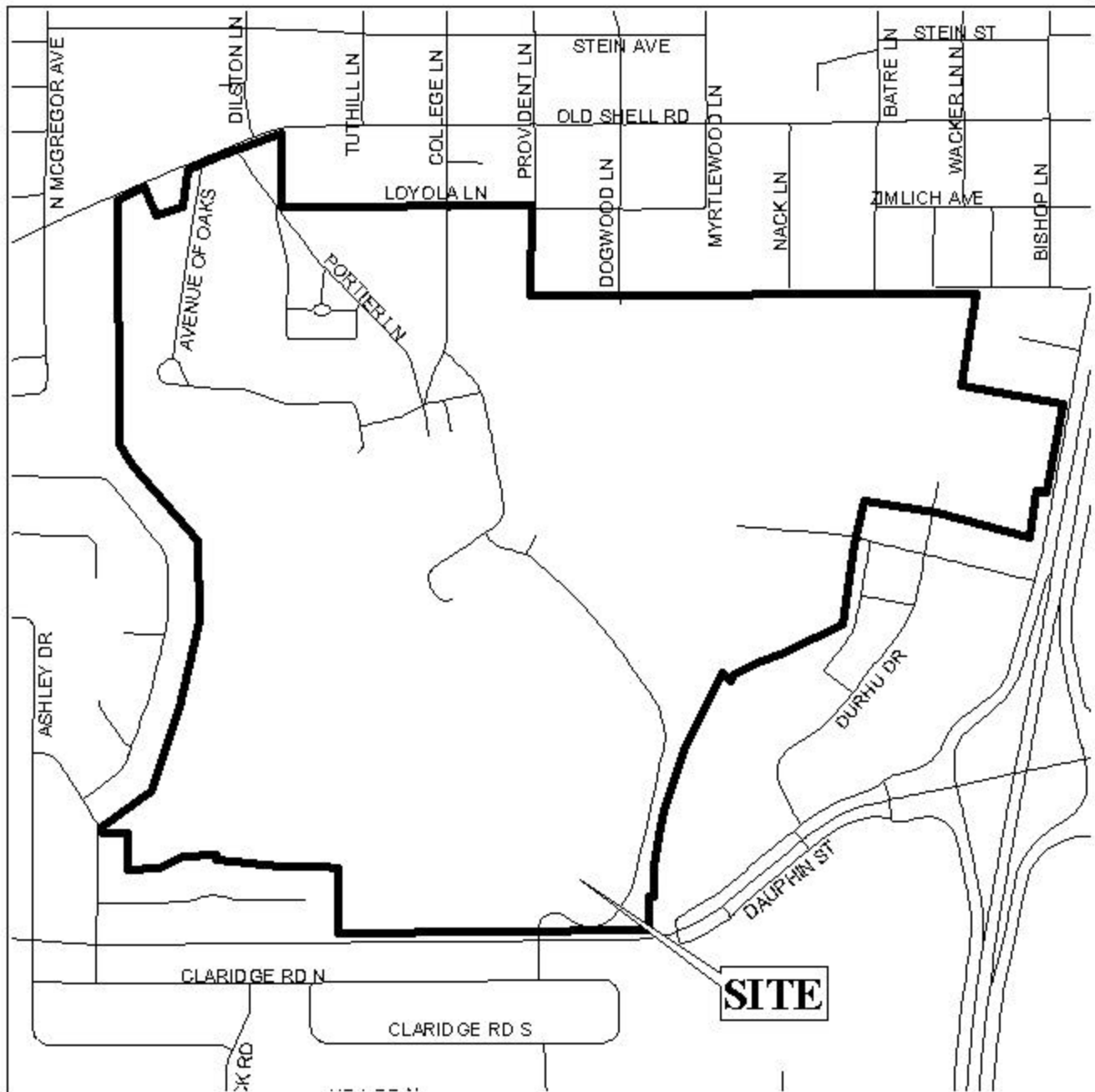
It should be noted that the City Council amended condition #3 allowed the vacation of portions of the right-of-way in the campus and that the applicant requests that the PUD to remain active.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

RECOMMENDATION

Based upon the preceding, it is recommended that the extension be approved.

LOCATOR MAP



APPLICATION NUMBER Extension DATE October 2, 2003
APPLICANT The President And Trustees Of The Spring Hill College
REQUEST Planned Unit Development



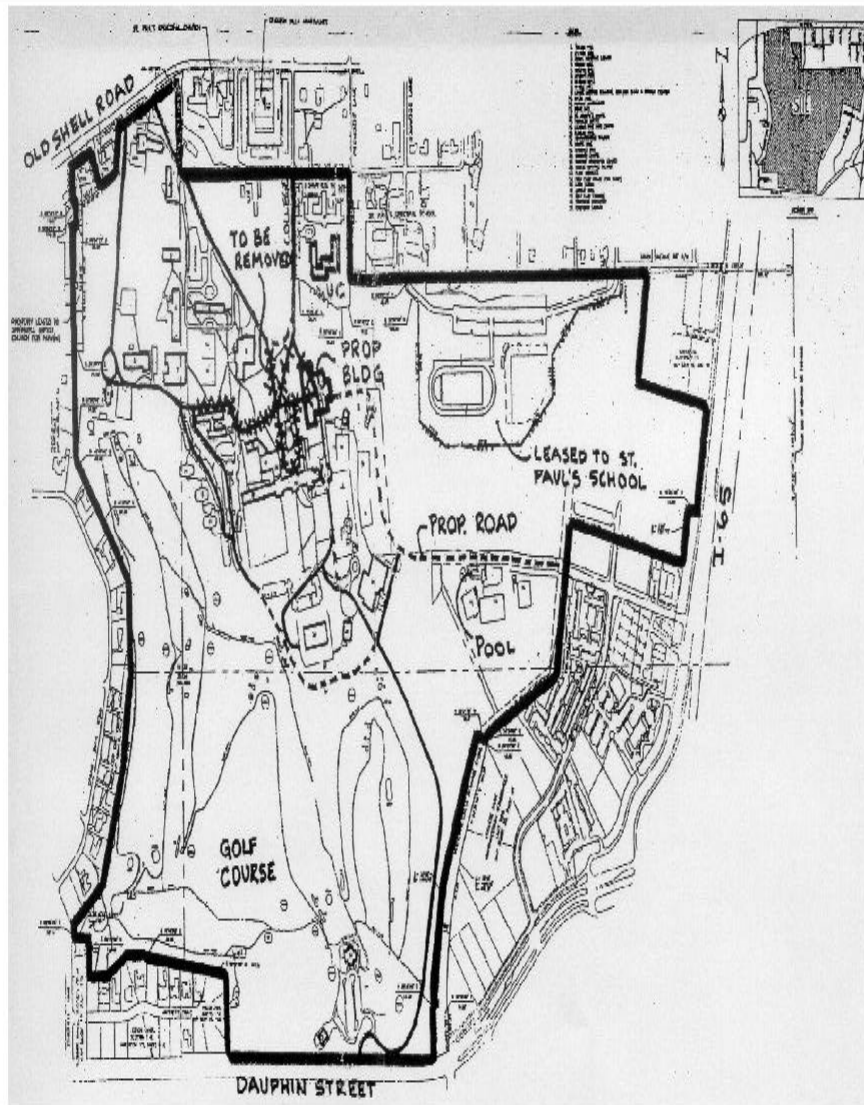
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This is a detailed land use map of the Spring Hill area in Nashville, Tennessee. The map is color-coded to show different types of land use: orange for retail and bank, green for apartments, blue for medical and hospital, and red for mixed-use. Key landmarks include Spring Hill College, St. Paul School, Spring Hill Hospital, and several churches and schools. Major roads like I-40, I-75, and I-24 are shown. The map is labeled with 'Nashville, Tennessee' and 'Spring Hill, Tennessee'.

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SITE PLAN



The site is located on the North side of Dauphin Street, 1800' West of Interstate 65. The plan illustrates the existing buildings, drives, and parking along with the proposed building.

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