

# Metropolitan Planning Commission



Staff Reports

**March 14, 2013**

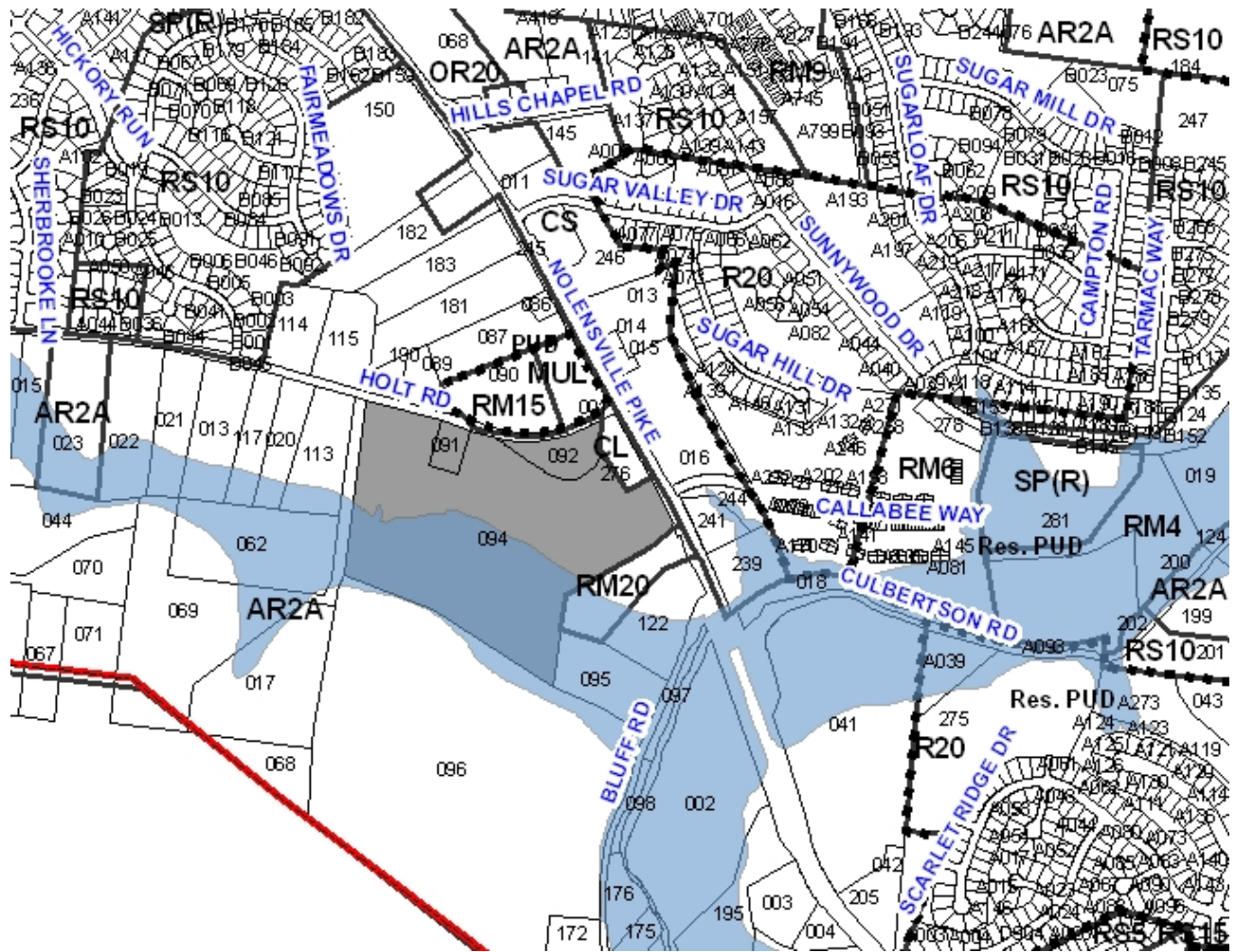


## **Metro Planning Commission Meeting of 03/14/2013**

*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.*



# Metro Planning Commission Meeting of 03/14/2013



**2013CP-012-001**  
SOUTHEAST NASHVILLE PLAN AMENDMENT  
Map 181, Parcel(s) 091-092, 094  
Southeast  
04 - Brady Banks



<b>Project No.</b>	<b>Minor Amendment 2013CP-012-001</b>
<b>Project Name</b>	<b><i>Amend the Southeast Community Plan: 2004 Update</i></b>
<b>Associated Case</b>	2013SP-005-001
<b>Council District</b>	4 – Banks
<b>School District</b>	2 – Brannon
<b>Requested by</b>	Ragan – Smith Associates, Inc., Jack Byrd, Sara McKee Allen and Lunette Pharr, Owners
<b>Staff Reviewer</b>	Caphart
<b>Staff Recommendation</b>	<i>Withdrawal</i>

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**APPLICANT REQUEST**

**Amend the policies from Natural Conservation, Residential Low Medium Density, and Corridor General to Suburban Neighborhood Evolving and Neighborhood Center, and Conservation**

Minor Plan Amendment

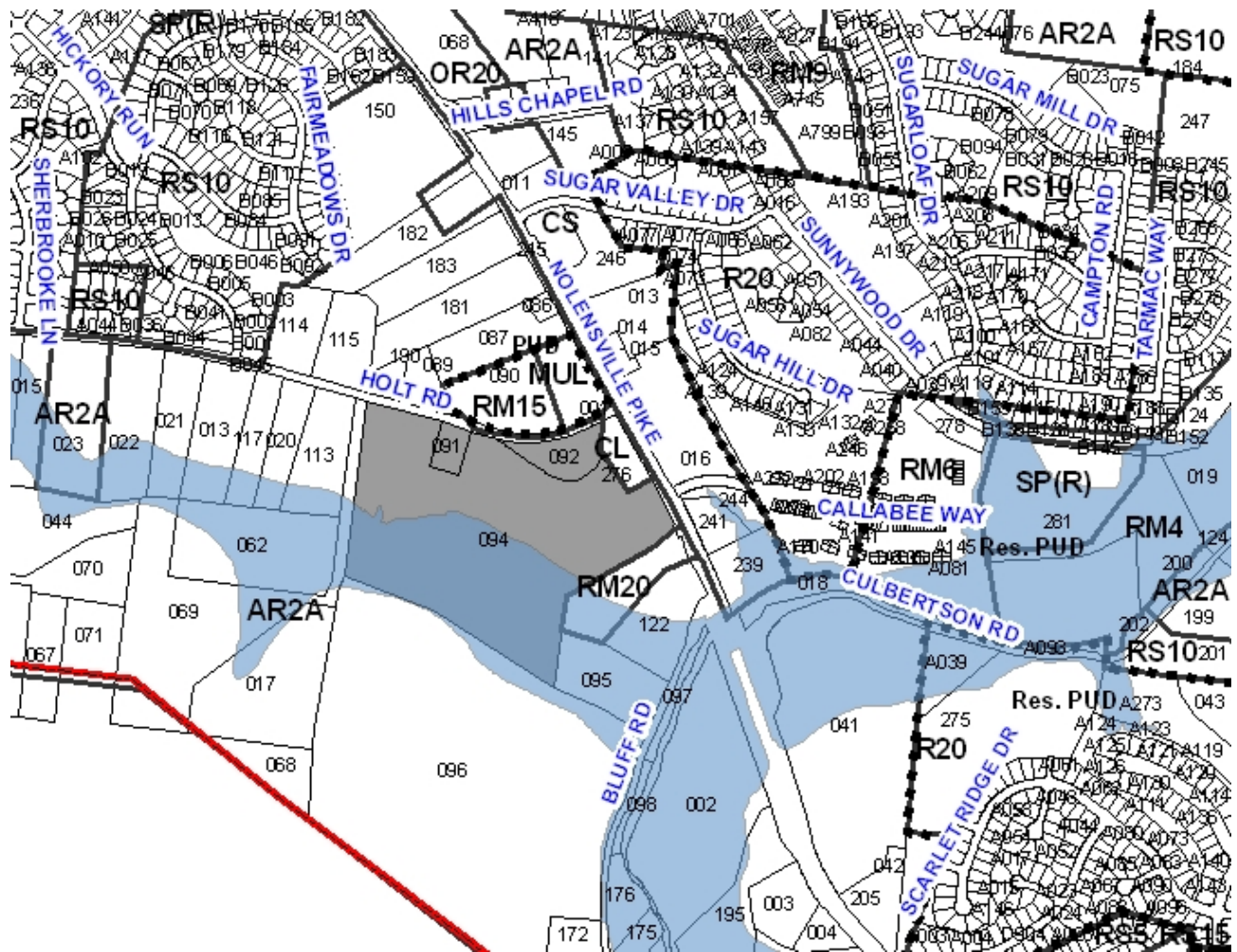
A request to amend the *Southeast Community Plan: 2004 Update* to change the policy from Natural Conservation (NCO), Residential Low Medium Density (RLM), and Corridor General (CG) policies to Suburban Neighborhood Evolving (T3 NE), Suburban Neighborhood Center (T3 NC), and Conservation Policies (CO) for properties located at 6415, 6419, and 6435 Holt Road, at the southwest corner of Holt Road and Nolensville Pike.

**STAFF RECOMMENDATION**

As requested by the applicant, staff recommends withdrawal of this request.



# Metro Planning Commission Meeting of 03/14/2013



**2013SP-005-001**  
THE VILLAGES AT HOLT ROAD  
Map 181, Parcel(s) 091-092, 094  
Southeast  
04 - Brady Banks



**Project No.** Zone Change 2013SP-005-001  
**Project Name** The Villages of Holt Road  
**Associated Case** 2013CP-012-001  
**Council District** 4 – Banks  
**School District** 2 – Brannon  
**Requested by** Ragan, Smith and Associates, Inc., applicant for Jack Richard Byrd, Lunette Allen Pharr and Sara Mckee Allen, owners

**Deferral** This request was deferred from the February 14, 2013, MPC meeting.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Withdrawal*

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**APPLICANT REQUEST**

**Permit a mixed use development consisting of multi-family residential and non-residential uses.**

SP Development Plan

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan-Mixed Use (SP-MU) on properties located at 6435, 6415 and 6419 Holt Road, at the southwest corner of Nolensville Road and Holt Road (40.06 Acres), to permit a mixed-use development.

**STAFF RECOMMENDATION**

As requested by the applicant, staff recommends withdrawal of this request.



# Metro Planning Commission Meeting of 03/14/2013



**2013SP-001-001**  
WORTHY & WORTHY SP  
Map 081-15, Parcel(s) 365-366  
North Nashville  
21 – Edith Taylor Langster



<b>Project No.</b>	<b>Zone Change 2013SP-001-001</b>
<b>Project Name</b>	<b>Worthy and Worthy SP</b>
<b>Council District</b>	21 – Langster
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Artmas L. Worthy and the Metro Planning Department, applicants
<b>Staff Reviewer</b>	Johnson
<b>Staff Recommendation</b>	<i>Approve the preliminary SP with conditions and disapprove without all conditions</i>

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**APPLICANT REQUEST**

**Preliminary SP for four attached residential dwellings**

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential units.

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of two units on this site.*

**Proposed Zoning**

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the Community Plan and the General Plan. This Specific Plan includes only one residential building type.

**CRITICAL PLANNING GOALS**

- Supports Infill Development
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices
- Creates Walkable Neighborhoods

The SP meets several critical planning goals. Through the reuse of a previously developed lot and existing infrastructure, the SP is a good example of infill development. Placement of attached dwellings along a main arterial street will provide a housing type other than the abundant single-family detached type. Additional density along a transit line will support alternate transportation. The layout of the project with building frontage along both streets will improve the pedestrian-oriented design of the street.

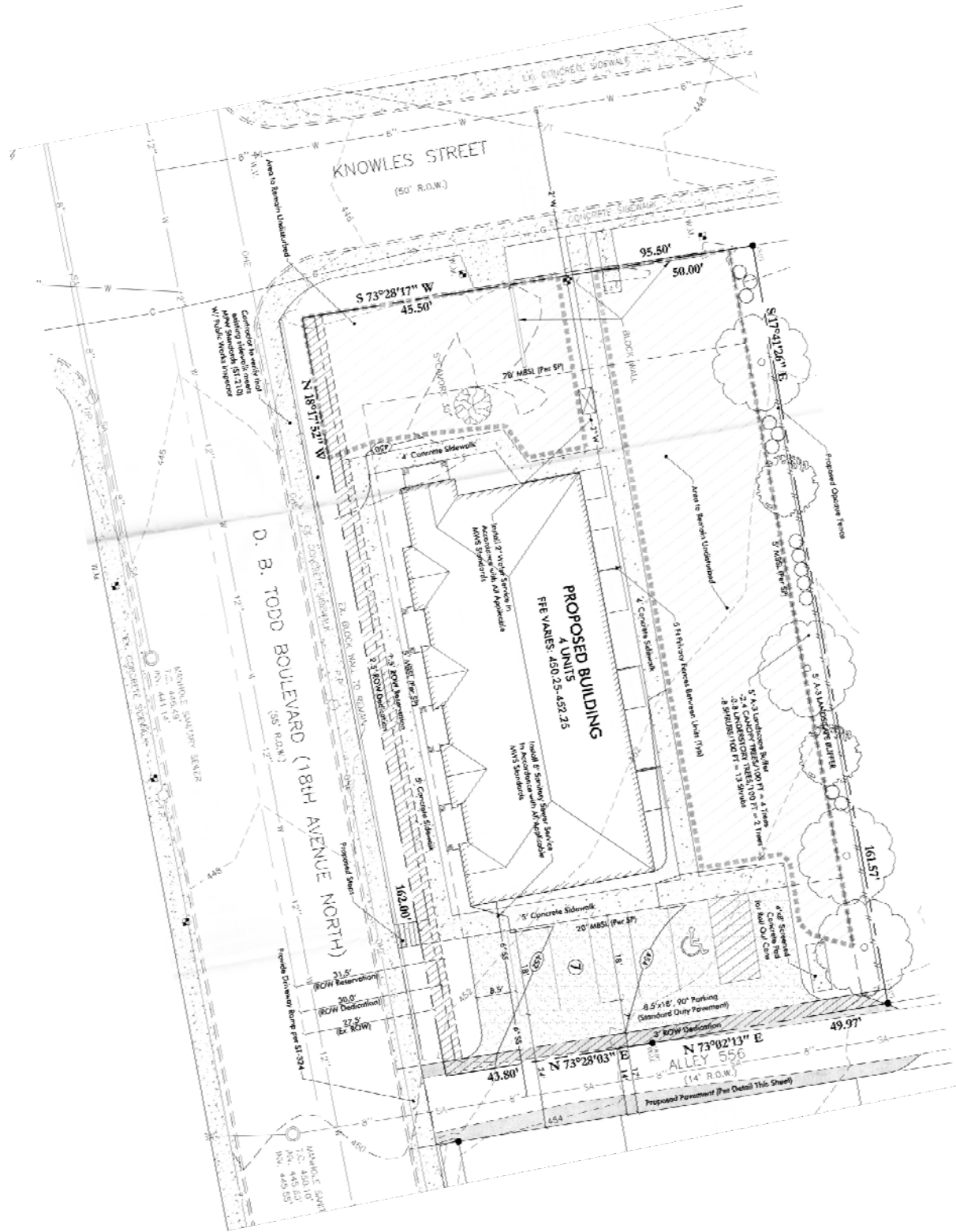
**NORTH NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and





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Proposed Specific Site Plan



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associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

The North Nashville Community Plan contains a design principle for the T4 Neighborhood Maintenance policy which states: *Additional residential density along the prominent Dr. D.B. Todd Boulevard corridor may be appropriate when accompanied by design-based zoning, such as a SP, PUD or UDO. Residential buildings should abut the street with parking at the rear.*

### Consistent with Policy?

Yes. The SP will add a diversity of housing types along Dr. D.B. Todd Boulevard with a building and parking layout recommended by the design principles of the policy. The attached units will face D.B. Todd Boulevard and parking will be placed away from the street frontages along an alley to the south of the site. This basic layout complies with the design principle for the D.B. Todd Boulevard corridor. The proposed dwellings will be similar to the form of surrounding development in terms of building height and street setbacks.

### **PLAN DETAILS**

The SP site is currently a vacant property that was formerly occupied by a single-family dwelling. It is at the southeast corner of D.B. Todd Boulevard and Knowles Street.

The SP proposes four attached residences and associated parking. According to the plan and elevations, three of the four dwellings will face D.B. Todd Boulevard. The façade facing Knowles Street will have a front entrance for the corner unit and a consistent pattern of windows. Parking for the dwellings is shown on an alley along the southern border of the property. The site plan includes a landscape buffer with a fence along the east property line.

Conditions of approval have been added to address internal walkway connections, landscaping, and building design.

### **ANALYSIS**

The SP is consistent with the intent of the T4 Neighborhood Maintenance policy along D.B. Todd Boulevard. The development will provide some additional density along the corridor, while maintaining consistency in building form with surrounding residential buildings in terms of building height and setbacks. The building is designed to provide a front façade on both street frontages to be consistent with existing dwellings on the opposite side of D.B. Todd Boulevard and Knowles Street.

### **STORMWATER RECOMMENDATION**

No Agency Review Required (Stormwater Only).

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- The proposed steps on the site need to be relocated outside of the public ROW.



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Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.34	7.41 D	2 U	20	2	3

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family (220)	0.34	-	5 U	34	3	4

Traffic changes between maximum: **RS5** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3	+14	+1	+1

## SCHOOL BOARD REPORT

Projected student generation      0 Elementary      0 Middle      0 High

Students would attend Churchwell Elementary School, John Early Middle School, or Pearl-Cohn High School. All three of the schools have been identified as being over capacity by the Metro School Board. However, this development is not anticipated to generate additional students beyond what would be generated under the current zoning district.

## STAFF RECOMMENDATION

Staff recommends approval of the preliminary SP with conditions and disapproval without all conditions. The SP is consistent with the T4 Urban Neighborhood Maintenance policy of the North Nashville Community Plan.

## CONDITIONS

1. The pavement for the existing driveway entrance to Knowles Street shall be removed. The wall along Knowles Street shall be extended across the driveway entrance to discourage parking in that location on the site.
2. The Final SP plan shall include a plan to repair or replace the existing block wall along Knowles Street. At minimum, broken parts of the wall shall be fixed, wall edges shall be straightened and aligned, unneeded gaps in the wall shall be filled, and a finish cap shall be added to the top of the wall.
3. A revised landscaping plan shall be provided showing screening of the parking area between D.B. Todd Boulevard and the parking along the alley.
4. Landscape screening shall be provided on the south and north and west sides of the backflow preventer along Knowles Street.

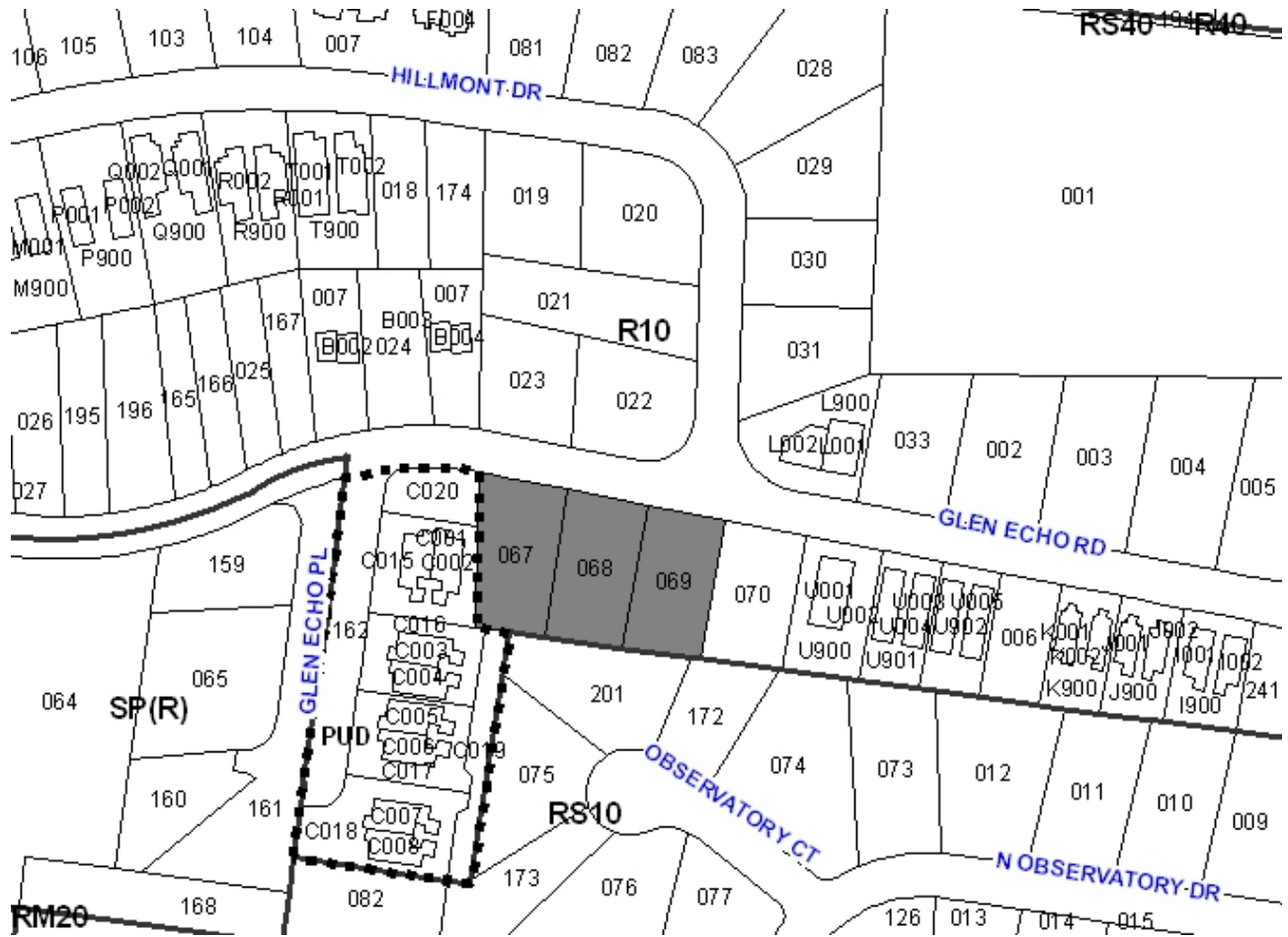


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5. Revised architectural elevations shall be provided with final site plan enhancing the south building elevation with the addition of upper and lower story windows on the western half of the façade.
6. A walkway connection shall be provided to the building from the Knowles Street frontage.
7. Steps connecting the internal walkways to the public sidewalk shall be placed outside of the public right-of-way.
8. Development shall comply with comments listed above from Metro Public Works.
9. Permitted land uses within this SP shall be limited to a maximum of four dwellings.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



# Metro Planning Commission Meeting of 03/14/2013



**2013SP-010-001**  
GLEN ECHO COTTAGES  
Map 117-15, Parcel(s) 067-069  
Green Hills - Midtown  
25 - Sean McGuire



<b>Project No.</b>	<b>Zone Change 2013SP-010-001</b>
<b>Project Name</b>	<b>Glen Echo Cottages</b>
<b>Council District</b>	25 – McGuire
<b>School District</b>	8 – Hayes
<b>Requested by</b>	Dewey-Estes Engineering, applicant for Nancy Shipley and Ruth Baker, owners
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve the SP with conditions and disapprove without all conditions</i>

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**APPLICANT REQUEST**

**Permit 8 detached residential units.**

Preliminary SP

A request to rezone from Single and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit eight residential units.

**Existing Zoning**

One and Two Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 4 lots including 1 duplex lot for a total of 5 units.*

**Proposed Zoning**

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the Community Plan and the General Plan. This Specific Plan includes only one residential building type.

**CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods

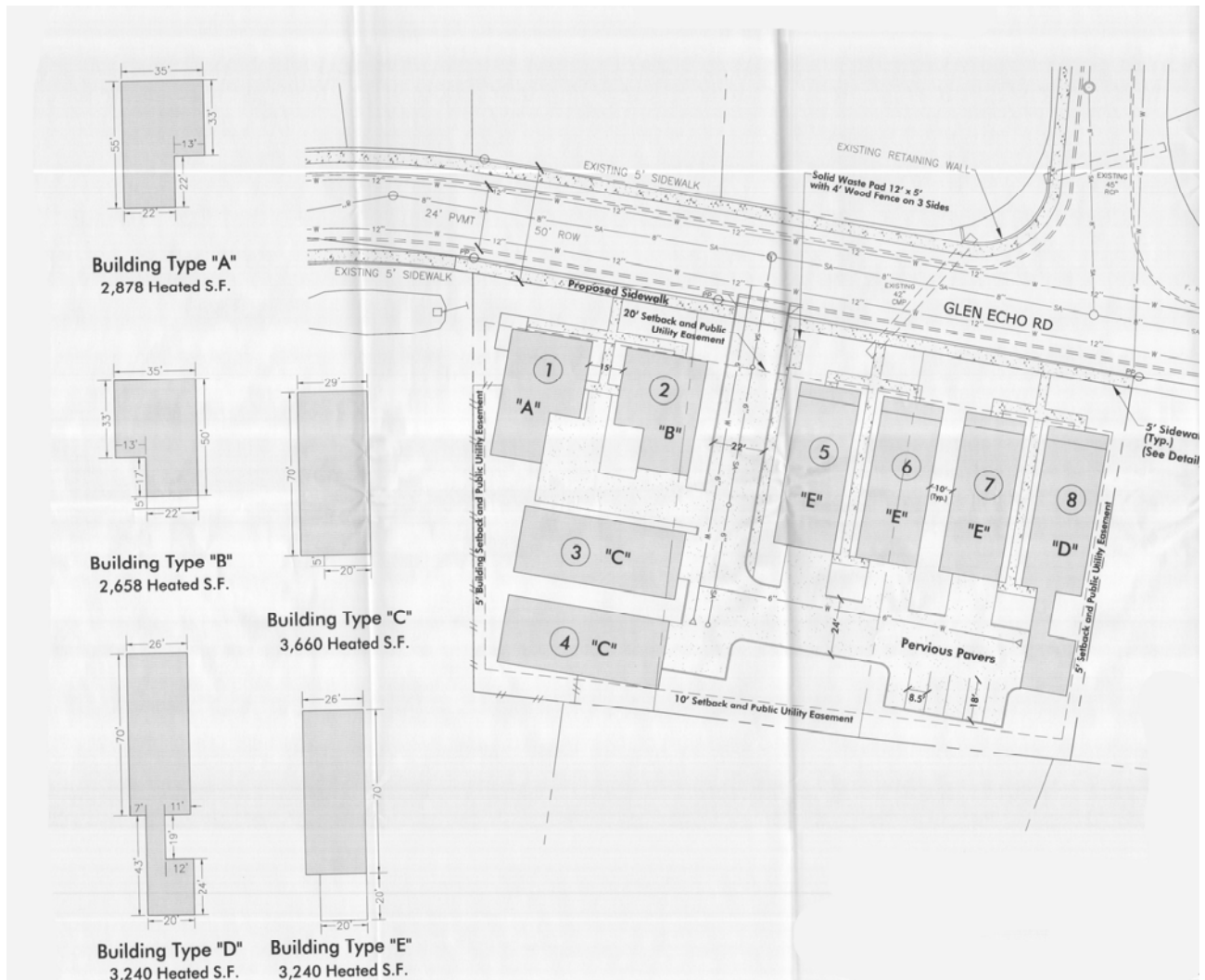
The SP provides flexibility to build eight units on the site, creating higher density and promoting infill development. Higher density coupled with filling in sidewalk gaps helps to create a sustainable and walkable neighborhood.

**GREEN HILLS/MIDTOWN COMMUNITY PLAN**

Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.



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## Proposed Specific Site Plan



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### Special Policy Area # 11

The special policy promotes single-family, two-family and townhome development that is designed in a way that creates a sustainable and walkable neighborhood. Density in the upper limits of the RM policy should be implemented only through an overlay or SP zoning district.

### Consistent with Policy?

Yes. The proposed density is within the density supported by the RM policy and the design promotes a sustainable and walkable neighborhood.

### **PLAN DETAILS**

The intent of this request is to permit eight detached residential units with an overall density of approximately 7.6 units per acre. The subject site is just over an acre in size and is currently comprised of three duplex lots, which would permit six dwelling units. The site is located on the south side of Glen Echo Road in the Green Hills area. Extensive redevelopment has occurred and continues east of the site along Glen Echo and throughout the surrounding area.

### Site Plan

The plan identifies eight residential units. Six units front onto Glen Echo and two are located on the west side of the site behind the units fronting Glen Echo. Architectural elevations are not provided. However, the applicant has provided the following architectural design elements that are included as part of the SP:

- Siding: hardiplank, or smooth hardipanel, cast stone, planter caps-limestone color
- Windows: aluminum with insulated clear glass
- Parapet caps: aluminum, dark bronze in color
- Doors: wood or fiberglass, insulated and painted, two tall panels with six small glass panes at the top
- Door Trim: color same as door
- Hardware style: Oil rubbed bronze or brushed stainless finish
- Exterior lighting: craftsman style wall sconces
- Landings, porches and rails: poured concrete with light brown finish with rails

While the plan provides architectural design guidelines, the guidelines will be enforced by the Home Owners Association (HOA) and may be changed upon approval by the HOA. The plan utilizes the MUL zoning district for standards that are not specifically limited by the SP, but the plan also provides the following bulk regulations:

Maximum Units – 8

Maximum FAR – 0.64 percent

Maximum ISR – 70.41 (excluding porous pavers)

Minimum Street Setback – 20 feet\* from right-of-way

Minimum Side Yard Setback – 5 feet from property line and 6 feet between units

Minimum Rear Yard Setback – 10 feet

Maximum Height – two stories at setback and measuring 30 feet at eave height

*\*A maximum of 50% of the building's façade may encroach up to five feet into the street setback for architectural features.*





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Vehicular access is provided from a private drive. All parking is located behind the units facing Glen Echo. Garages are proposed for all units and six surface spaces are shown along the rear property line. Sidewalks are included along Glen Echo.

### Staff Analysis

The proposed SP is consistent with the Community Plan's Land Use Policies and meets several critical planning goals. The Major and Collector Street Plan calls for a 51 foot right-of-way (ROW). The current ROW is 50 feet, therefore, 0.5 feet of ROW dedication is required. A staff condition is that the ROW be dedicated and shown on the final site plan and platted. Since the plan is consistent with the sites policies and meets several critical planning goals then staff is recommending that the request be approved with conditions.

### **METRO SCHOOL BOARD REPORT**

**Projected student generation      0 Elementary      0 Middle      0 High**

### Schools Over/Under Capacity

Students would attend Percy Priest Elementary School, J.T. Moore Middle School, and Hillsboro High School. Percy Priest and J.T. Moore are identified as over capacity. There is no capacity for additional elementary or middle school students within the cluster. This information is based upon data from the school board last updated September 2011.

### **STORMWATER RECOMMENDATION**

Approved

### **PUBLIC WORKS RECOMMENDATION**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Increase all driveways to 24' minimum.
- Clearly define the roadside cross section. The proposed lip of the gutter must be located at the edge of the existing rolled curb. Indicate the grass strip width.
- Indicate the design for the invert of the existing 42" CMP in front of unit 5.
- Submit sight distance for the proposed driveway connection to Glen Echo.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Attached/Detached (210)	1.04	4.63 D	5 U*	48	4	6

\*Based on one duplex unit

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family (230)	1.04	-	8 U	60	6	7



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Traffic changes between maximum: **R10** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3	+12	+2	+1

### STAFF RECOMMENDATION

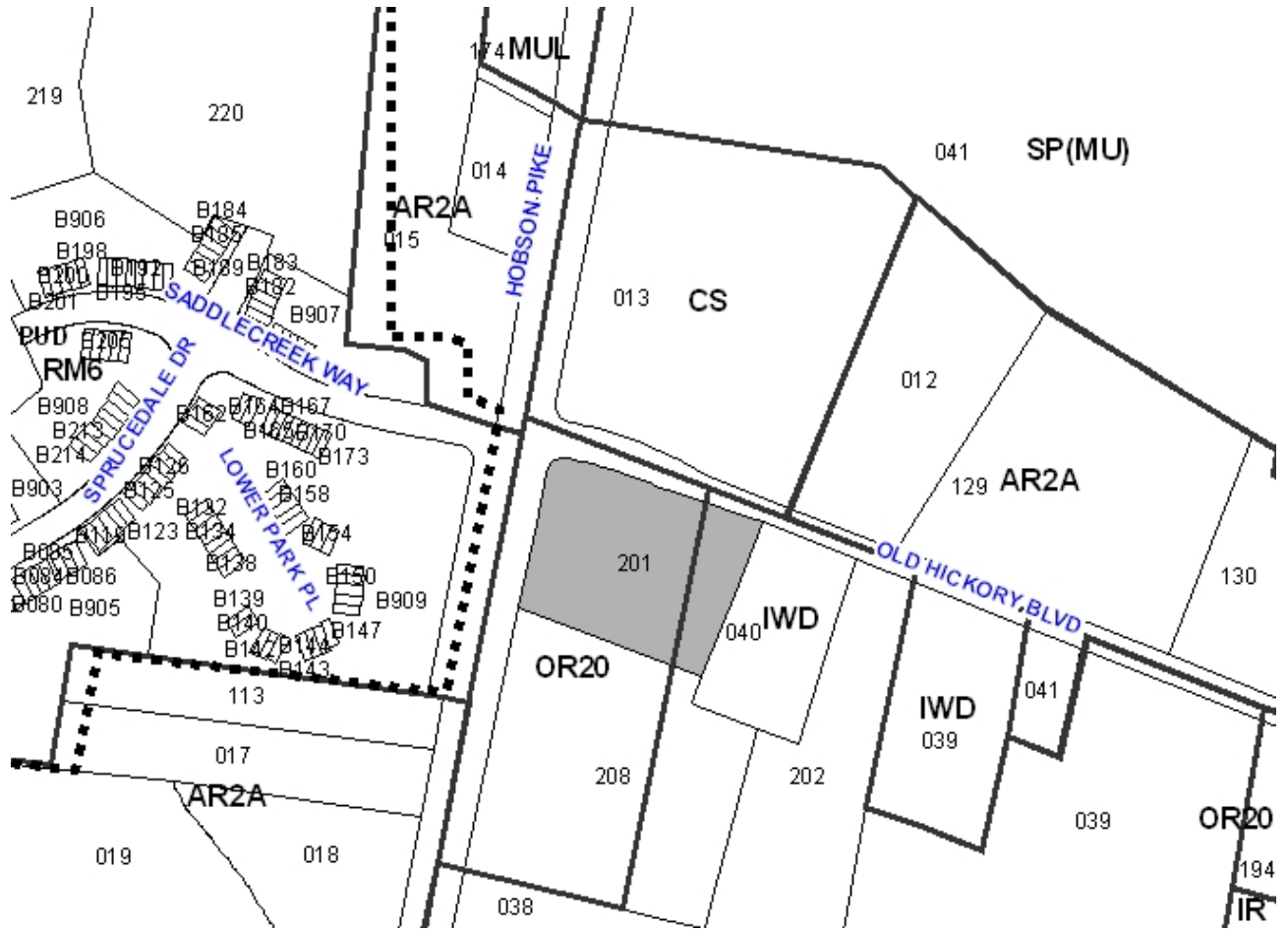
Staff recommends approval with conditions and disapproval without all conditions. As proposed, the request is consistent with the sites land use policies and meets several Critical Planning Goals.

### CONDITIONS

1. Uses within the SP shall be limited to residential.
2. Prior to the issuance of any permits, the applicant shall provide a 0.5 foot right-of-way dedication consistent with the Major and Collector Street Plan.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



# Metro Planning Commission Meeting of 03/14/2013



**2013Z-006PR-001**  
12629 OLD HICKORY BOULEVARD  
Map 175, Parcel(s) 201  
Antioch - Priest Lake  
33 - Robert Duvall



**Project No.** Zone Change 2013Z-006PR-001  
**Council District** 33 – Duvall  
**School District** 6 – Mayes  
**Requested by** Anderson, Delk, Epps and Associates, Inc. applicant for Harold E. Crye Trustee, owners

**Staff Reviewer** Swaggart  
**Staff Recommendation** Approve

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**APPLICANT REQUEST**

**Rezone from OR20 and IWD to CS.**

Zone Change

A request to rezone from Office and Residential (OR20) and Industrial Warehousing and Distribution (IWD) to Commercial Services (CS) zoning for property located at 12629 Old Hickory Boulevard, at the southeast corner of Hobson Pike and Old Hickory Boulevard (2.27 Acres).

**Existing Zoning**

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

**Proposed Zoning**

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

**CRITICAL PLANNING GOALS**

N/A

**ANTIOCH/PRIEST LAKE COMMUNITY PLAN**

District – Industrial (D IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

Yes. The proposed commercial services district permits uses that provide convenient services for surrounding industrial uses. Providing ancillary commercial uses is consistent with the intent of the District-Industrial land use policy.

**STORMWATER RECOMMENDATION**

Approved



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### PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

Typical Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.74	0.236 F	17,887 SF	355	48	99

Typical Uses in Existing Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing/Distribution (150)	0.53	0.238 F	5,494 SF	20	2	2

Typical Uses in Proposed Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.27	0.420 F	41,530 SF	679	93	126

Traffic changes between typical: **OR20, IWD** and proposed **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+304	+43	+25

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.74	0.8 F	60,635 SF	908	126	147

Typical Uses in Existing Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing/Distribution (150)	0.53	0.8 F	18,469 SF	66	6	6

Maximum Uses in Proposed Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.27	0.6 F	59,328 SF	893	124	146



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Traffic changes between maximum: **OR20, IWD** and proposed **CS**

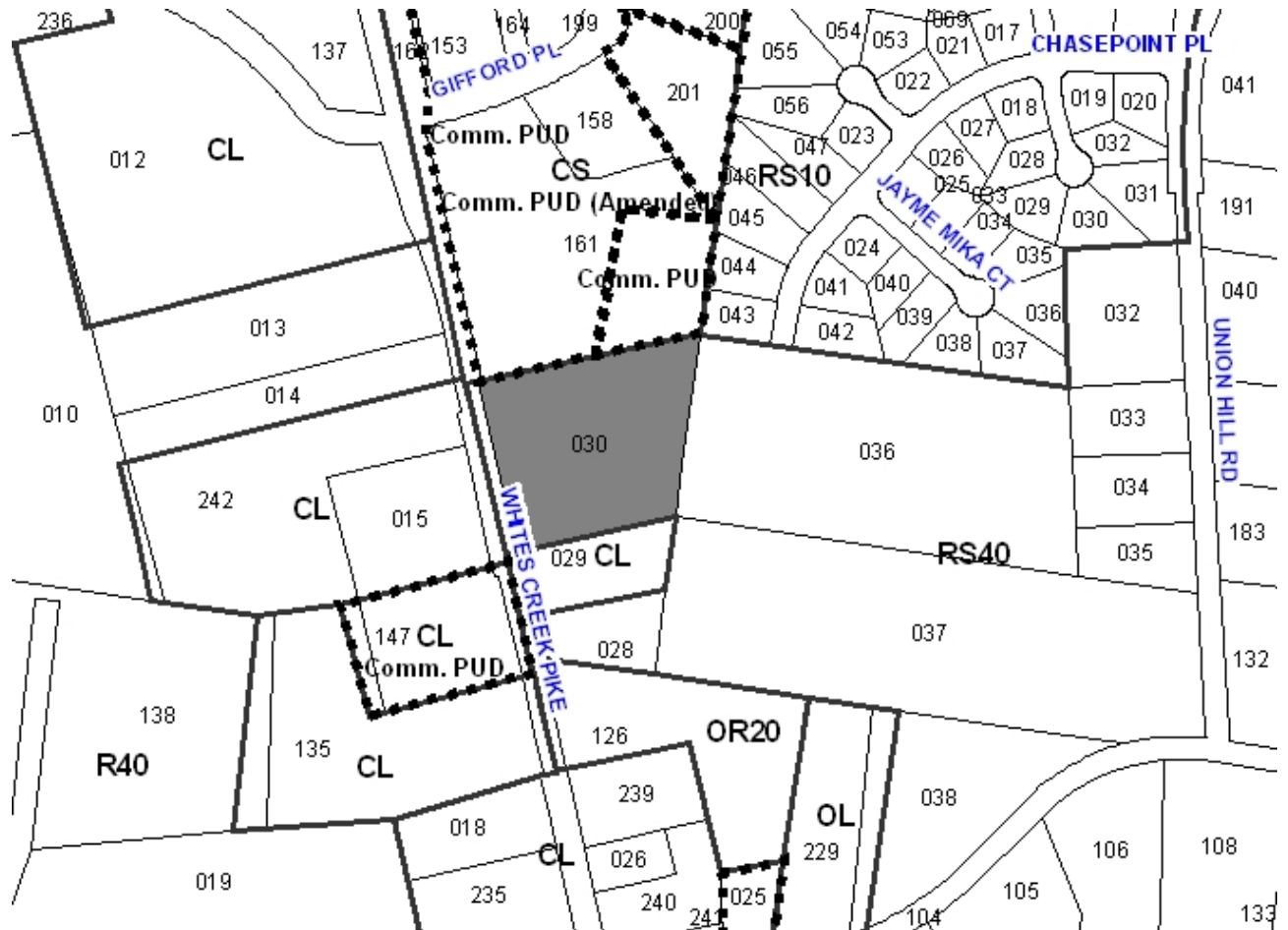
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-81	-8	-7

### STAFF RECOMMENDATION

Staff recommends that the request be approved. The proposed CS zoning district is consistent with the site's District – Industrial policy.



# Metro Planning Commission Meeting of 03/14/2013



**2013Z-007PR-001**  
0 WHITES CREEK PIKE  
Map 022, Parcel(s) 030  
Joelton  
01 - Lonnell Matthews, Jr.



<b>Project No.</b>	<b>Zone Change 2013Z-007PR-001</b>
<b>Council District</b>	1 – Matthews
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Dale & Associates, Inc., applicant, Suzanne McGehee, Guy Bates & Mary George, owner
<b>Staff Reviewer</b>	Cuthbertson
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Zone change from RS40 to MUL**

Zone Change

A request to rezone from Single-Family Residential (RS40) to Mixed Use Limited (MUL) zoning property located at Whites Creek Pike (unnumbered), approximately 590 feet south of Eatons Creek Road, (4.00 acres).

**Existing Zoning**

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre.

**Proposed Zoning**

Mixed-Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

**CRITICAL PLANNING GOALS**

N/A

**JOELTON COMMUNITY PLAN**

Community Center (CC) is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

The proposed MUL district permits uses that are consistent with the land use policy. More specifically, the MUL district permits a mixture of uses that better supports the creation of a “town center” for the Joelton community.

The property is located along the Whites Creek Pike commercial corridor situated in between I-24 on the north and Old Clarksville Pike on the south. The majority of the corridor, including properties abutting the subject property, is zoned commercial (CS and CL).





## Metro Planning Commission Meeting of 03/14/2013

The subject property is naturally separated from the abutting residential zoned districts to the east by a stream and wooded area.

### PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

#### Maximum Uses in Existing Zoning District: **RS40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.11	0.93 D	5 L	48	4	6

#### Maximum Uses in Existing Zoning District: **MUL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail Shopping Center (820)	4.11	1 F	179,031 SF	9917	218	940

#### Traffic changes between maximum: **RS40** and proposed **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+9869	+214	+934

### SCHOOL BOARD REPORT

Projected student generation      18 Elementary      11 Middle      9 High

Students would attend Joelton Elementary School, Joelton Middle School, or Whites Creek High School. Of these schools, none has been identified as being over capacity by the Metro School Board.

### STAFF RECOMMENDATION

Staff recommends approval as the zone change request is consistent with the Community Center land use policy.