

4. **2005SP-139G-12**
Cambridge Park at Barnes Road
Map 173-00, Parcel 005
Subarea 12 (2004)
Council District 31 - Parker Toler

A request to change from AR2a to SP zoning property located at 1160 Barnes Road, approximately 1,380 feet east of Barnes Cove Drive (19.33 acres), to permit the development of 77 single-family homes, requested by Ragan-Smith & Associates, applicant, for Hickory Holdings LLC, owner.

STAFF RECOMMENDATION: Defer unless a recommendation of approval is received from Public Works prior to the Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP - A request to change from Agricultural/residential (AR2a) to Specific Plan (SP) zoning property located at 1160 Barnes Road, approximately 1,380 feet east of Barnes Cove Drive (19.33 acres), to permit the development of 77 single-family homes.

Existing Zoning

AR2a District - Agricultural/residential requires a minimum lot size of 2 acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP does not relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP does not relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN

Residential Low Medium (RLM) - RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy? - Yes. The plan proposes a density of 4 dwelling units per acre. All units will be single family and a mix of one and two story structures.

RECENT REZONINGS - None.

PLAN DETAILS - The plan proposes 77 single-family units homes. All units except five will have alley accessed garages. The home designs incorporate “front porch” architecture. The exterior siding of all homes will be cementous product and no vinyl siding will be used.

The site was previously graded and has little vegetation within the interior of the site. There is still some

remaining vegetation along the perimeter of the site. Portions of the perimeter will receive supplemental plantings to meet with landscape buffer yards. Street trees will be provided along all interior streets.

Two pocket parks are located within the community. A large one is located centrally and is a focal point for the terminus of the entry street.

One future street connection is located at the rear of the property.

PUBLIC WORKS RECOMMENDATION - The submitted plan for the Cambridge Park at Barnes Road specific plan (2005SP-139G-12), received January 24, 2007, addresses Public Works comments.

- The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions. Additional off-site improvements may be required.
- In accordance with the TIS, remove vegetation to provide adequate sight distance at the access drive onto Barnes Road.

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	19.33	0.5	9	87	7	10

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	19.33	n/a	88	925	72	96

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+79	838	65	86

METRO SCHOOL BOARD REPORT

Projected student generation* 12 Elementary 7 Middle 7 High

Schools Over/Under Capacity - Students would attend Maxwell Elementary School, Antioch Middle School, or Antioch High School. All of these schools have been identified as being over capacity. There is capacity available at another middle school within the cluster and at a high school in an adjacent cluster. There is no elementary school capacity available within the cluster and the fiscal liability for elementary school students generated by this request is \$144,000. This information is based upon data from the school board last updated August 2006.

STORMWATER RECOMMENDATION - Add 78-840 Note: (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.) –

Add Preliminary Note: (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.)

Add Access Note: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)

Add C/D Note: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)

Add All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that don't meet this criteria will be subjected to the 2006 Stormwater Management Regulations.

CONDITIONS

1. 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 RS10 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. All Public Works and Stormwater conditions shall be addressed and a revised copy of the preliminary SP shall be submitted to the Planning Commission within 30 days of the Planning Commission' action.
4. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. Subsequent to enactment of this Specific Plan district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper print of the final boundary plat for all property within the overlay district must be submitted, complete with owner's signatures, to the Planning Commission staff for review.
7. The requirements of the Metropolitan 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. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
8. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density

or intensity, 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.

9. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with Public Works revised conditions (10-0), *Consent Agenda*

Resolution No. RS2007-023

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005SP-139G-12 is **APPROVED WITH CONDITIONS (10-0), including with Public Works revised conditions and that Geotechnical studies will be required prior to issuance of building permits to determine that fill previously placed on the site it will support the proposed construction.**

Conditions of Approval:

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The proposed SP district is consistent with the Southeast Community Plan's Residential Low Medium which is intended to accommodate residential developments with a density between 2 and 4 dwelling units per acre."