

2005SP-168-001

THE MANNING AT BELLE MEADE (AMENDMENT # 3)

Map 116-03, Parcel(s) 111, 138
Council District 24 (Jason Holleman)
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Manning at Belle Meade Specific Plan District on properties located at 110 and 120 B Woodmont Boulevard, approximately 538 feet east of Harding Pike (2.33 acres), zoned Specific Plan (SP), to permit up to 36 multi-family units, where 34 multi-family units were previously permitted and reduce the maximum height from ten stories to seven stories, requested by Barge Cauthen, applicant; Richard Rhea, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Amend SP to permit 36 multi-family residential units.

Amend SP

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Existing Zoning

Specific Plan (SP) 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 General Plan. This Specific Plan is approved for 34 multi-family units and seven single-family lots.

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

Existing Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Growth and Conservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed amendment to the SP is consistent with the T4 NE policy. The plan provides additional density and a different housing option for an area where density and a variety of housing options are appropriate.

PLAN DETAILS

This amendment is only for a portion of the existing SP. The approximately 2.3 acre portion to be amended is located along Woodmont Boulevard and is approved for 34 multi-family units and one single-family home. The remaining area in the SP is located along Kenner Avenue and is approved for six single-family homes.

The SP was originally approved in 2006 for 34 multi-family units along Woodmont Boulevard and three single-family lots along Kenner Avenue. The plan was amended twice in 2007. The first amendment introduced one lot along Woodmont Boulevard into the SP. The second amendment added four single-family lots along Kenner Avenue. The currently approved plan for the multi-family portion includes a ten story building and a three story building.

Site Plan

The plan calls for two multi-story buildings with a total of 36 multi-family units. The first building is located on the northern side of the site and is seven stories in height and includes 24 units. The second building is located on the southern side of the site and is four stories and includes 12 units. The plan also calls for a small one story club house and pool which is located between the buildings. Elevations are provided with the plan and are provided in the report.

Access into the site is from a central driveway. There are also two other drives, which are for exit only. The two exit drives are gated. With the exception of six surface parking spaces provided for visitors, the remaining parking is provided below grade. The number of parking spaces proposed is consistent with current zoning requirements. The plan calls for an eight foot wide sidewalk and six foot wide planting strip.

ANALYSIS

Overall the proposed amendment is not a significant departure from the currently approved plan in regards to layout. The plan is consistent with the T4 NE policy and it is also consistent with the Major and Collector Street Plan.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

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.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

Prior to FINAL SP, Continue Northbound bike lane along Woodmont Blvd frontage. Sign eastern and western drives as exit only. Reduce d/w width to discourage entering traffic. Identify adequate truck turning movements for move in trucks. Identify a minimum distance of 25ft from back of sidewalk to gate. Include parking table on plans; required per code and proposed spaces.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.33	-	34 U	330	21	37

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.33	-	36 U	342	22	38

Traffic changes between maximum: **SP** and **SP**

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

WATER SERVICES RECOMMENDATION

Approve with conditions

Approved as a Preliminary SP only. Public water construction plans must be submitted and approved before the Final SP can be approved.

METRO SCHOOL BOARD REPORT

Projected student generation existing SP district: 1 Elementary 0 Middle 1 High

Projected student generation proposed SP district: 2 Elementary 0 Middle 1 High

The proposed amendment would generate one more student than what is typically generated under the existing SP zoning district. Students would attend Julia Green Elementary School, J.T. Moore Middle School, and Hillsboro High School. Julia Green Elementary School has been identified as over capacity, and there is no capacity for additional elementary students in the cluster. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of one new elementary student is \$21,500 (1 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within this portion of the SP shall be limited to 36 multi-family residential units.
2. Conditions 7-10 and 17-30 of Council Bill No. 2005-908 shall apply. The conditions of Council Bill No. 2007-1518 pertaining to the single-family homes on Kenner Avenue (2. a-h) shall apply.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.
5. 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.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

John Gore, Barge Cauthen, spoke in favor of the application and noted that they are only requesting a few modifications.

George Brantly, 4104 Ashley Park Dr, spoke in opposition to the application due to traffic concerns.

John Gore stated that a traffic impact study has been completed; Public Works asked that the turn lane be extended the length of the property as this will help people turn into the development.

Chairman McLean closed the Public Hearing.

Councilmember Hunt moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2015-135

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005SP-168-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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