

12. 2006SP-041U-13
Map 163, Parcel 278
Subarea 13 (2003)
District 32 - Sam Coleman

A request to change from R10 to SP zoning, and approve a final development plan, property located at 5433 Mt. View Parkway (2.07 acres), to permit a 3,812 sq. ft. bank, requested by ETI Corporation, applicant for First Tennessee Bank, owner.

Staff Recommendation - *Defer until Stormwater has completed technical review*

APPLICANT REQUEST - A request to change from single-family and duplex district (R10) to SP (Specific Plan) district (2.07 acres), and approval of the final development plan for property located at 5433 Mt. View Parkway to permit the development of a 3,812 square foot bank.

Existing Zoning/Overlay

R10 district - 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% duplex lots.

Commercial PUD - A commercial PUD overlay currently exists over the site. The original preliminary PUD plans cannot be located, so staff recommended that the applicants cancel this portion of the PUD, and that they apply for a new SP district.

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 new 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.

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Regional Activity Center (RAC) -RAC policy is intended for concentrated mixed-use areas anchored by a regional mall. Other uses common in RAC policy are all types of retail activities, offices, public uses, and higher density residential areas. An accompanying 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.

Policy Conflict - No the proposed use and site plan is consistent with the area’s policy.

FINAL Plan Details

The final development plan consists of a 3,812 square foot bank with four drive thru lanes, and one automated teller machine (ATM) lane. The development will be located on the northwest corner of Mt. View Road, and Mt. view Parkway.

Access -The development will be accessed from private drives off of Mt. View Road, and Mt. View Parkway.

Pedestrian Connectivity -Sidewalks are shown adjacent the property lines along Mt. View Road, and Mt. View Parkway. A sidewalk connection is also shown from the Mt. View Road/Mt. View Parkway intersection to allow for pedestrian access from the street into the site.

Landscaping Plan/Buffer Yards -A landscape plan is provided. A 20 foot wide landscape buffer is being provided along Mt. View Road and Mt. View Parkway.

FIRE MARSHAL -The Fire Marshal’s office must approve the final development plan.

RECENT REZONINGS -None.

STORMWATER RECOMMENDATION - Under Technical Review

PUBLIC WORKS RECOMMENDATION

1. All Public Works’ design standards shall be met prior to any final approvals and permits issued. Any approval is subject to Public Works’ approval of the construction plans. Final design and improvements may vary based on field conditions.
2. Show and dimension ROW along Mt. View Road and Mt. View Parkway at property corners. Label and show reserve strip for future ROW (42 feet from centerline to property boundary), consistent with the approved major street plan (U4-84’ ROW).
3. The proposed driveway onto Mt. View Road shall be located 185 feet from the intersection of Mt. View Parkway.
4. The proposed driveway onto Mt. View Road shall provide approximately 50 feet of onsite storage.
5. The proposed driveway onto Mt. View Parkway shall provide approximately 85 feet of onsite storage.

Typical Uses in Existing Zoning District: R10/Commercaill PUD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (820)	2.07	unknown	Unknown	NA	NA	NA

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Drive-in Bank (912)	2.07	n/a	3,812	950	48	175

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				NA	NA	NA

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
2. All signage must comply with the signage shown on the Specific Plan.
3. 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.
4. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
6. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.

Approved with conditions, **(9-0) Consent Agenda**

Resolution No. RS2006-87

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-041U-13 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Section of the Metropolitan Department of Public Works.
2. All signage must comply with the signage shown on the Specific Plan.
3. 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.
4. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revised plans have been submitted to and approved by staff of the Metropolitan Planning Commission.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.

The proposed site plan is consistent with the Antioch/Priest Lake Community Plan's Regional Activity Center policy that is intended for concentrated mixed – use areas anchored by a regional mall."