

**10. 2006SP-061G-12**  
Map 172-00, Parcel 157  
Subarea 12 (2004)  
District 31 - Parker Toler

A request to change from RS10 to SP zoning on property located at Nolensville Pike (unnumbered) to permit 25 townhomes, approximately 1,035 feet north of Hills Chapel Road (3.37 acres), requested by Anderson, Delk, Epps & Associates, applicant, for Holt Valley LLC, owner.

**Staff Recommendation – Approve with conditions**

**APPLICANT REQUEST** - A request to change from RS10 to SP zoning on property located at Nolensville Pike (unnumbered) to permit 25 townhomes, approximately 1,035 feet north of Hills Chapel Road (3.37 acres).

**Existing Zoning**

RS10 - RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

**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.

**SOUTHEAST COMMUNITY PLAN**

**Structure Plan Category**

Corridor General (CG)-CG is intended for areas at the edge of a neighborhood that extend along a segment of a major street and are predominantly residential in character. CG areas are intended to contain a variety of residential development along with larger scale civic and public benefit activities. Examples might include single family detached, single-family attached or two-family houses; but multi-family development might work best on such busy corridors. 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 SP site plan is consistent with the intent of the Corridor General policy.

**PLAN DETAILS**

Site Plan - The plan is for 25 town homes on approximately 2.94 acres with an overall density of approximately 8.5 units per acre, and a gross floor area of 36,800 square feet.

Access - Access will be provided by a single entrance onto Nolensville Pike. Subdivision regulations require the distance from centerline to centerline between offset T-Type intersections to be at least 300 feet on collector streets. Based on the approved preliminary plan for the Brookview Forest subdivision, which has an access point onto Nolensville, south of this site, the distance requirement cannot be met. Construction plans have been submitted to Public Works for Brookview Forest Phase 5, however, that

show the drive further south. While a final plat has not been submitted for the phase of Brookview Forest that will access Nolensville Pike, construction plans indicate the intent to relocate the drive further to the south. Based on construction plans for Brookview Forest Phase 5, the proposed SP plan would result in a separation distance of approximately 425 feet. Prior to the final site plan being approved for this project, the final plat for Brookview Forest Phase 5 must be recorded, and if the separation distance is less than 400 feet, this SP will be required to go back to Council to be amended.

Parking - Seventy one parking spaces are proposed, which is consistent with current parking standards in the Metro Zoning Code.

**Recommendation** - Because the proposed SP plan is consistent with the area's Corridor General policy, staff recommends approval with conditions. Prior to the final site plan being approved, the final plat for Brookview Forest Phase 5 must be recorded, and if the separation distance is less than 400 feet, this SP will be required to go back to Council to be amended.

**PUBLIC WORKS RECOMMENDATION** - Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.

**STORMWATER RECOMMENDATION**- No Exceptions Taken

**FIRE MARSHAL** - Parking shall not be located in turnaround.

#### **METRO SCHOOL BOARD REPORT**

**Projected student generation\***    1 Elementary    0 Middle    0 High

**Schools Over/Under Capacity** - Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three have been identified as having capacity by the Metro School Board. This information is based upon data from the school board last updated January 2006.

#### **CONDITIONS**

1. Prior to the final site plan being approved, the final plat for Brookview Forest Phase 5 must be recorded, and if the separation distance between drives is less than 400 feet, this SP will be required to go back to Council to be amended.
2. The final site plan must identify mailbox locations.
3. The final site plan must identify plans for solid waste collection.
4. Only the uses listed as allowable within the RM9 zoning district, or those specifically identified on the preliminary SP shall be permitted in this SP. The maximum number of dwelling units shall be 25.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the standard Zoning Code requirements of the RM9 district shall apply.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
7. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.
8. All signage must be approved by the Planning Commission prior to final Specific Plan approval.

9. 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.
10. Prior to the filing of any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

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

**Resolution No. RS2006-145**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-061G-12 is **APPROVED WITH CONDITIONS. (10-0)**

**Conditions of Approval:**

**PUBLIC WORKS RECOMMENDATION** - Any approval is subject to Public Works approval of the construction plans. Final design and improvements may vary based on field conditions.

**STORMWATER RECOMMENDATION**- No Exceptions Taken

**FIRE MARSHAL** - Parking shall not be located in turnaround.

**CONDITIONS**

1. Prior to the final site plan being approved, the final plat for Brookview Forest Phase 5 must be recorded, and if the separation distance between drives is less than 400 feet, this SP will be required to go back to Council to be amended.
2. The final site plan must identify mailbox locations.
3. The final site plan must identify plans for solid waste collection.
4. Only the uses listed as allowable within the RM9 zoning district, or those specifically identified on the preliminary SP shall be permitted in this SP. The maximum number of dwelling units shall be 25.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the standard Zoning Code requirements of the RM9 district shall apply.
6. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the Traffic Engineering Sections of the Metropolitan Department of Public Works.
7. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.
8. All signage must be approved by the Planning Commission prior to final Specific Plan approval.
9. 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.
10. Prior to the filing of any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

**The requested SP district and associated SP plan is consistent with the Southeast Community Plan's Corridor General policy that is intended for a variety of residential development types."**