

2. **2006SP-079U-13**  
Rural Hill Road SP  
Map 149-00, Parcels 119, 120, 121, 122, 123, 124, 25, 126, 128, 128.01, 131, 132, 133  
Map 149-00, Parcels 179, 180, 185, 190, 196, 232, 341  
Map 149-00, Part of Parcel 200  
Subarea 13 (2003)  
District 33 - David Briley

A request to change from R15 to SP zoning property located directly north of Rice Road and Bell Road at Rural Hill Road (33.25 acres), to permit a maximum of 570 residential units and 430,000 square feet of office and commercial uses, requested by the Metro Planning Department, for various property owners.

**STAFF RECOMMENDATION – Approve with conditions**

**APPLICANT REQUEST** - A request to change 33.25 acres from Residential (R15) to Specific Plan (SP) zoning, located within the property bounded by Bell Road, Rice Road, and Rural Hill Road, to the south of an existing strip commercial development along Murfreesboro Pike, to permit a maximum of 570 residential units and 430,000 square feet of office and commercial uses.

**Existing Zoning**

**R15 district** - R15 requires a minimum lot size of 15,000 square feet and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots. Under the existing zoning, a maximum of 102 units would be permitted.

**Proposed Zoning**

**SP district (preliminary)** - 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.

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN POLICY**

**Residential Medium High (RMH)** - RMH policy is intended for existing and future residential areas characterized by densities of nine to twenty dwelling units per acre. A variety of multi-family housing types are appropriate, including attached townhouses and walk-up apartments.

**Policy Conflict** - Yes. While the residential portion of this SP conforms to the existing policy, office and commercial uses that are in conflict with RMH are also proposed. Please see associated case 2006CP-09-13 for proposed plan amendment details.

**Preliminary Plan Details**

**Overall Site Plan** - This SP is being placed on 21 individually-owned properties in the Antioch area. The plan has been designed with an understanding of existing parcel lines, but multiple parcels will likely need to be consolidated at a time in order to realize the vision established by the plan. The plan promotes incremental growth that results in coordinated and compatible design features, as if all of the properties were to develop under a single ownership.

**Goals and Objectives** - Staff met with the property owners at the request of the Councilmember during the week of February 20<sup>th</sup> to determine their vision for the development of the area. Balancing the property owners' vision with an understanding of the existing policy and conditions in the area, staff developed Goals and Objectives that guided the development of the Illustrative Concept Plan.

**Illustrative Concept Plan** - The Illustrative Concept Plan illustrates the design intent of the SP. Development is intended to transition from commercial/mixed-use along Bell Road, to a mixture of office and residential within the interior of the property, to all residential across from residential development along Rural Hill and Rice Roads. Staff will review all final SP submittals against the plan for adherence to this overall concept. Final submittals that vary from the design intent of the Illustrative Concept Plan must be approved by Metro Council.

**Streets and Access** - Two new streets will be constructed with the development of this SP. One street will be the extension of Morris Gentry Blvd. from the signalized intersection at Bell Road, through the property, to the existing intersection of Rice Road and Rice Hill Road.

The second street will be constructed along the ridge that runs north and south through the middle of the property. This street will allow developers to take full advantage of the existing depth of properties within the SP boundary, and will provide maximum visibility and exposure for new development.

Street trees are required along all streets. Curb cuts will be kept to a minimum, and access points will be consolidated and shared. Alleys, service lanes, and consolidated parking areas will be located to the rears of buildings, allowing porches, awnings, and pedestrian entries along the streets.

**Open Space and Stormwater** - The proposed plan requires developers to dedicate 10% of the site area for residential development as useable common open space. Open space will be considered useable when fronted by buildings and made accessible to pedestrians. All parking, utilities, and mechanical equipment must be screened from public view. Standards are provided to require that detention and water quality areas are designed to provide for public use and aesthetic enjoyment rather than being unsightly and not useable.

**Signage** - Standards have been created for signage within this SP that require signs to be appropriately scaled, placed, and illuminated for a pedestrian environment. Pole signs are not permitted, however, monument signs are allowed along Bell Road to guide motorists to commercial establishments.

**Building Regulating Plan** - A Building Regulating Plan has been provided that establishes three sub-districts that create a transition from commercial/mixed-use along Bell Road, to a mixture of office and residential within the interior of the property, to all residential across from residential development along Rural Hill and Rice Roads. Permitted uses, building types, and intensities of development are all specified for individual sub-districts. The following provides a general description of each sub-district.

Sub-district 1

Uses: Commercial, Office, and Multi-family;  
Minimum of 50% retail development;  
Maximum establishment size of 20,000 sq. ft.  
Building Types:  
Mixed Use/Commercial,  
Live/Work,  
Stacked Flats, and  
Courtyard Flats  
Maximum Building Height: 3 stories

Sub-district 2

Uses: Office and Multi-family,  
Minimum of 50% residential development

Building Types:  
Mixed Use/Office,  
Live/Work,  
Stacked Flats, and  
Courtyard Flats  
Maximum Building Height: 3 stories

Sub-district 3

Uses: Multi-family and Single family,  
Building Types:  
Mansion House,  
Townhouse Court,  
Cottage Court, and  
Townhouse  
Maximum Building Height: 2 and ½ stories to 3 stories

Architectural Standards Architectural Standards will be applied to all new development within the SP. The standards specify permitted materials for exterior walls, attachments (chimneys, porches, decks, etc.), roofs, doors, and windows, as well as configuration options and techniques for each of these elements.

**FIRE MARSHALL RECOMMENDATION**

1. Fire hydrants should flow a minimum of 500 GPM’s at 30-35 psi residual flow at the most remote hydrant. Depending upon side set backs, construction type and the square footage of the building water demands may be greater. Multi Family dwellings generally require 1250 GPM’s.
2. Buildings over 3 Stories or 50 ft in height above grade and containing intermediate stories or balconies shall be equipped with a standpipe system installed in accordance with provisions of NFPA 1, 7-2, and NFPA 14.
3. Turning radius for roadways shall be 25 ft in and 50 ft out.

**PUBLIC WORKS RECOMMENDATION** -All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. All street cross sections, geometry, and roadway improvements shall be approved by the Department of Public Works, and shall support the projected traffic volumes and on street parking. Final design and improvements may vary based on field conditions.

**Traffic In lieu of an approved phasing plan:**

- The proposed collector street is to be constructed in entirety with the first phase of any construction.
- All improvements to Rice Road south of the proposed collector and all improvements to Bell Road are to be constructed with the first phase of development.
- The proposed residential street is to be constructed in entirety with the first residential phase of construction.
- All improvements north of the proposed collector, along Rice Road, and Rural Hill Road are to be constructed with the first phase of residential construction.
- Phasing of off-site improvements to be based upon an approved TIS and the Department of Public Works.

**Typical Uses in Existing Zoning District: R15**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached	33.25	3.09*	102	1,059	81	110

(210)						
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\*includes 25% duplex

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

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res Condo/townhome (230)	33.25	n/a	570	2,819	208	251

**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
General Office (710)	33.25	N/A	200,400	2,279	328	304

**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
Shopping Center (820)	33.25	N/A	232,600	11,756	260	1,093

**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
--	33.25					

**RECENT REZONINGS** None in the immediate area.

**STORMWATER RECOMMENDATION** -Approve

**METRO SCHOOL BOARD REPORT**

Projected student generation 42 Elementary 25 Middle 23 High

**Schools Over/Under Capacity** -Students would attend J. E. Moss Elementary School, Apollo Middle School, or Antioch High School. J. E. Moss Elementary School has been identified by the Metro School Board as not having capacity. The fiscal liability of 42 new elementary students is \$504,000 (42 students X \$12,000 per student). In addition, Antioch High School has been identified as not having capacity, but the adjacent cluster of Glencliff does have capacity.

This information is based upon data from the school board last updated February 2006.

\*The projected student generation is based upon a maximum residential unit count of 570.

**CONDITIONS**

- Any approval within public right of way is subject to Public Works' approval of the construction plans. All public street cross sections, geometry, and roadway improvements shall be approved by the Department of Public Works, and shall support the projected traffic volumes and on street parking. Final design and improvements may vary based on field conditions.
- 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 MUL zoning district for Sub-district 1, the OR20 zoning district for Sub-district 2, and the RM15 zoning district for Sub-district 3.

3. All Fire Marshal requirements must be met prior to Final Site Plan approval. 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.

Approved with conditions, (8-0) *Consent Agenda*

**Resolution No. RS2006-209**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-079U-13 is **APPROVED WITH CONDITIONS. (8-0)**

**Conditions of Approval:**

1. Any approval within public right of way is subject to Public Works' approval of the construction plans. All public street cross sections, geometry, and roadway improvements shall be approved by the Department of Public Works, and shall support the projected traffic volumes and on street parking. Final design and improvements may vary based on field conditions.
2. 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 MUL zoning district for Sub-district 1, the OR20 zoning district for Sub-district 2, and the RM15 zoning district for Sub-district 3.
3. All Fire Marshal requirements must be met prior to Final Site Plan approval. 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.

**The proposed SP district is consistent with the Antioch Priest Lake Community Plan's Residential Low Medium, and Community Center policies. Residential Low Medium is intended for residential development with a density of between two and four units per acre, and Community Center 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."**