
11. 2006Z-106G-14 (Amended to SP at Council)

Map 098-00, Parcel 159
Subarea 14 (2004)
District 12 - Jim Gotto

A request to change from AR2a to RS15 zoning on property located at Earhart Road (unnumbered), approximately 2,000 feet north of John Hager Road (6.88 acres), requested by Dan Liles, applicant, for Chad I. Pearman Trustee, owner.

Staff Recommendation: Approve

APPLICANT REQUEST - A request to change 6.88 acres from agricultural and residential (AR2a) to residential single-family (RS15) zoning property located at Earhart Road (unnumbered), approximately 2,000 feet north of John Hager Road.

Existing Zoning

AR2a district - Agricultural/residential requires a minimum lot size of 2 acres and 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.

Proposed Zoning

RS15 district - RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

DONELSON/HERMITAGE/OLD HICKORY COMMUNITY PLAN

Residential Low Medium - 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.

Policy Conflict? -No. The proposed RS15 zoning district is consistent with the area's RLM policy. It is also consistent with the area's zoning pattern with RS15 zoning to the north, east, and west of the property. There is a Planned Unit Development approved to the south that is zoned R15.

Due to the physical constraints of Earhart Road, access will be reviewed in greater detail with the submittal of a subdivision plat. A stub street was proposed to this property from the adjacent Planned Unit Development (PUD) to the south.

RECENT REZONINGS - The Commission approved the re-referred Council bill for the zone change and PUD (Bridewater—parcel 034) to the south of this proposed rezoning. Metro Council approved the zone change and PUD in December 2004.

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Typical 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)	6.88	0.5	3	29	3	4

Typical Uses in Proposed Zoning District: RS15

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Single-Family Detached (210)	6.88	2.47	17	163	13	18
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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
--			+14	134	10	14

METRO SCHOOL BOARD REPORT

Projected student generation 2_Elementary 1_Middle 1_High

Schools Over/Under Capacity - Students would attend Ruby Major Elementary School, Donelson Middle School, or McGavock High School. Donelson and McGavock been identified as being over capacity by the Metro School Board. There is another middle school with capacity within the cluster. There is also capacity at an adjacent high school (Stratford and Glencliff). This information is based upon data from the school board last updated February 2006.

Approved, (6-0-1) *Consent Agenda*

Resolution No. RS2006-232

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006Z-106G-14 is **APPROVED. (6-0)**

The proposed RS15 district is consistent with the Donelson/Hermitage/Old Hickory Community Plan’s Residential Low Medium policy that is intended to accommodate residential development within a density range of two to four dwelling units per acre.”