

9. **2006SP-166U-13**
Hickory Woods Town Center SP
Map 175, Parcels 078, 079, 080, 081, 124, 170,190, 154, 166, 167, 173, 191, 197
Map 176, Parcels 033, 035, 051
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to change from AR2a, CL, R10, RS10, CS, and IR to SP zoning various properties located on Murfreesboro Pike between Hickory Woods Drive and Hurricane Creek Boulevard (55.84 acres), requested by the Metro Planning Department, applicant, for various property owners.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Rezone 55.84 acres from Agricultural and Residential (AR2a), Commercial Limited (CL), Residential Single-Family (RS10), and Commercial Services (CS) and Industrial Restrictive (IR) to Specific Plan (SP) district various properties located on Murfreesboro Pike between Hickory Woods Drive and Hurricane Creek Boulevard.

Existing Zonings

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.

CL district: Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

CS district: Commercial Service is intended for retail, consumer service, financial, restaurant, office, auto-repair, auto sales, self-storage, light manufacturing, and small warehouse uses.

IR district: Industrial Restrictive is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

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.

RS10 district: 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 Zonings

SP district: Specific Plan 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.

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

Community Center (CC) - CC 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. An accompanying Urban Design or Planned Unit Development overlay district or Specific Plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

Consistent with Policy? - Yes. The proposed Specific Plan is consistent with the Community Center Policy.

SP Plan - This Specific Plan district was designed specifically to implement the existing land use policy in

the area.

This district is being placed on 16 individually owned properties in the Antioch area near the county line. The plan has been designed to allow large parcels to develop individually. The plan promotes incremental growth that results in coordinated and compatible design features, however, as if all of the properties were being developed by a single owner.

The Hickory Woods Specific Plan implements the existing Community Center land use policy by providing a mixed-use area along Murfreesboro Pike.

The mixed-use sub-district includes mixed-use, live/work, townhouse, townhouse courts, stacked flats (multi-family), and courtyard flat types of housing units. The plan further corresponds with the policy by providing a decreasing level of residential intensities as one moves away from the arterial corridor to provide a smooth, seamless transition into the adjacent Neighborhood General land use policy area to the northeast. As the policy suggests, development in the area to the northeast consists of cottages, townhouse, townhouse courts, stacked flats, and courtyard stacked flats. The third sub-district, which is located on the southwest portion of the plan, includes mixed use, live/work, townhouse, townhouse courts, stacked flats, and courtyard stacked flats.

The plan is designed to provide for units that are carefully arranged, not randomly located. For example, medium density housing, such as townhouses, is located between Murfreesboro Pike and the adjacent single-family neighborhood to the northeast. This provides a transition from the higher intensity uses near Murfreesboro to lower intensity housing within the neighborhood. Small open spaces (parks, greens, squares, plazas) are integrated into the overall open space system.

The design of this community will help realize the vision of the overall Antioch/Priest Lake Community Plan to achieve a socially and economically diverse community, provide adequate infrastructure for new development, and preserve natural features. This plan creates a community that is compact, walkable, and contains a variety of building types—all of which meet the intent of the Antioch Priest Lake Plan's Community Center Policy to create a sense of place by fostering pedestrian-friendly development.

Four sub-districts with specific design characteristics have been created to implement the land use policy and to achieve the overall vision of the community. Specific design standards have been developed for each sub-district by building type. The Building Regulating Plan will make development within each sub-district predictable. The sub-districts cover the more dense areas of the community along Murfreesboro consisting of stacked flats and live/work units to the lower intensity townhomes and open space areas.

General architectural standards, including building materials, for all buildings within the Specific Plan are also provided within the document.

PUBLIC WORKS RECOMMENDATION - The submitted specific plan establishes goals and objectives for future development and redevelopment. Engineering issues, including traffic and parking impacts, will be evaluated with the submittal of final construction development documents. Roadway sections shall meet the requirements and standards as established by the Department of Public Works.

A traffic impact study shall be required for each individual project, unless the traffic engineer determines that the impact of a proposed development does not warrant a study. For projects which include multiple phases, the zoning administrator or the planning commission shall certify the scheduling of improvements through the site plan approval process. If no phasing is identified in the traffic impact study as approved by the traffic engineer, all study recommendations shall be satisfied at the initial stage of development.

Applicants are encouraged to work with the Department of Public Works, and all other applicable agencies, early in the design and development process.

Maximum Uses in Existing Zoning District: 2 Commercial PUDs,

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (820)	18.17	N/A	181,100	9,991	224	927

Maximum Uses in Existing Zoning District: IR, CS, and CL Area

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	18.56	0.6	485,215	18,959	404	1,776

Maximum Uses in Existing Zoning District: IR, CS, and CL Area

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light industrial (110)	18.56	0.6	485,215	3,523	484	531

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	55.84	17	950 units	4,351	313	381

Maximum 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 Retail(820)	55.84	N/A	100,000	6,792	157	627

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-21,330	-642	-2,226

METRO SCHOOL BOARD REPORT

Projected student generation 98 Elementary 90 Middle 80 High

Schools Over/Under Capacity

Based on a maximum of 800 units (200 townhome units and 600 multi-family units)
268 students total = middle school site dedication

Students would attend Mt. View Elementary, Kennedy Middle School, or Antioch High School. All 3 schools are over capacity. There is capacity at another middle school within the cluster and at a high school in a neighboring cluster. There is no capacity at other elementary schools within the cluster. A total of \$1,176,000 would be needed to accommodate the 98 elementary students generated by this request.

School Capital Funding Requirement for Hickory Woods SP

This rezoning entitlement generates a total (elementary, middle, and high) potential student population of 268 students. Under a single property owner rezoning, where the requested rezoning entitlement generates a total (elementary, middle and high) potential student population of greater than 160 students but less than

400 students, the applicant would be required to offer for dedication a school site in compliance with the standards of Section 17.16.040 for middle schools with a capacity of 800 students (currently 18 acres). This rezoning includes numerous property owners, which limits the ability to provide a specific site. Therefore, prior to the issuance of a building permit for any residential structure, a contribution of \$300.00 per dwelling unit shall be made to the Metropolitan Board of Education as an alternative to the provision of a middle school site. These funds are to be used to offset the capital needs generated by this rezoning.

CONDITIONS

1. Delete the following properties from the SP District:
Map 175, parcels 173, and 197.
2. Page 19- “General Bulk Provisions” to read:
A minimum of 10% usable open space required for all residential development with the SP District.
3. Page 22- Table to read:

a.	Mixed-Use/ Commercial	<10,000 sq. ft.
b.	Mixed-Use/ Commercial	
	Live/ work	10,000- 50,000 sq. ft.
c.	1 sq. ft. of residential	50,000- 75,000 sq ft.
	Building type may be	
	Constructed for each	
	Sq. ft. of mixed-use/	
	Commercial and Live/	
	Work above the previous	
	50,000 sq. ft.	
d.	All permitted building	>75,000 sq. ft.
	types to the max.	
4. Page 24- “Additional standards” to read:
Minimum retail/ commercial development- 75,000 sq. ft.
5. Page 24- “Height” to read:
Height- Min. 2 stories and 3 stories max. *Note: Single story retail/ commercial permitted as long as building facades facing Main Street, as depicted in the Transportation Plan, are perceived by planning staff as a two story structure.*
6. Page 47- Addition of the following note:
Note: Should FEMA reclassify the floodplain along Hurricane Creek, development may occur in accordance with the provisions of sub district 3.
7. Page 34- “Setbacks” to read:
Rear: 15’ min. for principle building.

Mr. Morgan presented and stated that staff is recommending approval with conditions on Zone Change 2006S-166U-13, approval to cancel Planned Unit Development 68-86-P-13, as well as approval to cancel Planned Unit Development 72-86-P-13.

Mr. Loring stated he was in favor of the proposed development.

Mr. Ponder complimented the staff and moved for its approval.

Mr. Ponder moved and Ms. Nielson seconded the motion, which passed unanimously to approve with conditions Zone Change 2006S-166U-13, approve the request to cancel Planned Unit Development 68-86-P-13, as well as approving the request to cancel Planned Unit Development 72-86-P-13. **(8-0)**

Resolution No. RS2006-339

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-166U-13 is **APPROVED WITH CONDITIONS.**

Conditions of Approval:

1. Delete the following properties from the SP District:
Map 175, parcels 173, and 197.
2. Page 19- “General Bulk Provisions” to read:
A minimum of 10% usable open space required for all residential development with the SP District.
3. Page 22- Table to read:
 - a. Mixed-Use/ Commercial <10,000 sq. ft.
 - b. Mixed-Use/ Commercial
Live/ work 10,000- 50,000 sq. ft.
 - c. 1 sq. ft. of residential 50,000- 75,000 sq ft.
Building type may be
Constructed for each
Sq. ft. of mixed-use/
Commercial and Live/
Work above the previous
50,000 sq. ft.
 - d. All permitted building >75,000 sq. ft.
types to the max.
4. Page 24- “Additional standards” to read:
Minimum retail/ commercial development- 75,000 sq. ft.
5. Page 24- “Height” to read:
Height- Min. 2 stories and 3 stories max. *Note: Single story retail/ commercial permitted as long as building facades facing Main Street, as depicted in the Transportation Plan, are perceived by planning staff as a two story structure.*
6. Page 47- Addition of the following note:
Note: Should FEMA reclassify the floodplain along Hurricane Creek, development may occur in accordance with the provisions of sub district 3.
7. Page 34- “Setbacks” to read:
Rear: 15’ min. for principle building.

The proposed SP district is consistent with the Antioch-Priest Lake Community Plan’s Community Center policy, which 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.”