

2007SP-040-001

High Point (Amendment #1)
Map: 181-00 Parcel: 046
Southeast Community Plan
Council District 31 – Parker Toler
Staff Reviewer: Jason Swaggart

A request to amend Council Bill BL2007-1409 for a portion of the previously approved High Point Specific Plan District located at 6640 Nolensville Pike, approximately 610 feet north of Concord Hills Drive (4.25 acres), to add "retail" as a permitted use in the SP district, requested by Highpoint Investors LLC, applicant.

Staff Recommendation: Approve

APPLICANT REQUEST Amend SP Ordinance

Add "retail" as a permitted use within the SP district. A request to amend Council Bill 2007-1409 for a portion of the previously approved High Point Specific Plan District located at 6640 Nolensville Pike, approximately 610 feet north of Concord Hills Drive (4.25 acres), to add "retail" as a permitted use in the Specific Plan - Mixed Use (SP-MU) district.

Existing Zoning

SP-MU District - Specific Plan-Mixed Use 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. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS N/A

CRIEVE HALL/TUSCULUM COMMUNITY PLAN POLICY

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 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.

Consistent with Policy? Yes. The amendment adds retail as an additional use within the commercial district, which is a use that is compatible with the Community Center policy. There are no other changes to the SP with this amendment.

PLAN DETAILS The High Point Specific Plan District was approved by Metro Council in 2007. The approved plan consists of a mixture of residential and commercial uses, including 96 residential units and 125,450 square feet of commercial uses. While the SP permits some commercial uses, it did not include "retail" as one of the permitted commercial uses. The permitted commercial uses in the current SP approved by Council are as follows:

- Bed and Breakfast;
- Personal Care Services;
- Restaurant;
- Automobile Convenience (Permitted with conditions);
- Home Improvement Sales (Permitted with conditions).

Furthermore, the ordinance was amended by the area's council representative to limit the types of permitted uses. The amendment specifically prohibited uses, including a hotel. That council bill amendment did not prohibit retail.

The proposed “retail” use is consistent with the intent of the original SP and is compatible with other permitted commercial uses. The change is minor in that it does not alter the design of the SP, but should benefit the development by allowing a wider range of uses.

STORMWATER RECOMMENDATION Approved

PUBLIC WORKS RECOMMENDATION Comply with previous conditions.

1. Required IDA improvements for the High Point specific plan (2007SP-040G-12) are to be constructed on Nolensville Pike, meeting the linear footage as stipulated by the Planning staff (RS2007-096 / BL2007-1409).
2. Construct a continuous three (3) lane cross-section between Jackson Valley Subdivision (Nolensville Pike / High Point Terrace) and the Mill Creek Towne Centre development (Nolensville Pike / Concord Hills Drive).
3. There shall be no direct access onto Nolensville Road from commercial outparcels.
4. In accordance with the recommendations of the traffic impact study, the following improvements will be required:
 - a. Construct the project access at Nolensville Road with one entering and two exiting lanes (LT and RT) with a minimum of 75 ft of storage and transitions per AASHTO/MUTCD standards.
 - b. Construct a southbound left turn lane on Nolensville Rd at site access with a minimum of 100 ft of storage and transitions per AASHTO/MUTCD standards.
 - c. Construct a northbound right turn lane on Nolensville Rd at the site access with a minimum of 100 ft of storage and transitions per AASHTO/MUTCD standards.
 - d. Developer shall conduct a signal warrant analysis for the intersection of Nolensville Rd and the project access at the following intervals: at the final phase of the residential portion of the development and at the development of the commercial parcels, or as directed by the Metro Traffic Engineer. The warrant analysis and traffic counts shall be submitted to the Metro Traffic Engineer for review and approval. The developer shall design and install a traffic signal when approved by the Traffic and Parking Commission.

STAFF RECOMMENDATION Staff recommends that the request be approved. The proposed retail use is consistent with other commercial uses currently permitted in the SP district.

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

Resolution No. RS2009-103

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-040-001 is **APPROVED**.
(10-0)”

The proposed amendment to the SP to permit retail is consistent with the original SP and the Crieve Hall – Tusculum Community Plan’s Community Center policy.”