

3. **2007SP-074G-14**
The Corner of Old Hickory
Map 044-00, Parcel 026
Subarea 14 (2004)
Council District 11 - Feller Brown

A request to change from OR20 to SP zoning property located at Robinson Road (unnumbered), at the southeast corner of Robinson Road and Industrial Drive (15.99 acres), to permit the development of 71,750 square feet of office/retail space and 165 multi-family units, requested by Dale & Associates, applicant, for CP Construction LLC, owners.

STAFF RECOMMENDATION: Approve with conditions.

APPLICANT REQUEST - A request to change approximately 15.99 acres located at Robinson Road (unnumbered), at the southeast corner of Robinson Road and Industrial Drive from Office/Residential (OR20) to Specific Plan (SP) zoning, to permit the development of 71,750 square feet of office/retail space and 165 multi-family units.

Existing Zoning

OR20 District - Office/Residential is intended for office and/or multi-family residential units at up to 20 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.

DONELSON/HERMITAGE COMMUNITY PLAN

EXISTING POLICIES

Structure 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 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.

Detailed Plan

Mixed Housing (MH) - MH is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

PROPOSED POLICIES - Applicant has requested that the detailed plan be changed from Mixed Housing to Mixed Use. The requested change is also on this agenda. The structure plan will not change.

Detailed Plan

Mixed Use (MxU) - MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy? - Yes. The proposed Specific Plan is consistent with the proposed Mixed Use detailed land use policy. Furthermore, the plan implements the intent of the Mixed Use in Community Center policies by providing a variety of uses that will provide for daily conveniences for new residents and existing residents within the area, in a layout that is pedestrian friendly. If the Commission does not approve the change in the detailed policy from Mixed Housing to Mixed Use, the request will not be consistent with the policy because it calls for uses other than residential.

PLAN DETAILS

Land Use - The plan calls for a total of 71,750 square feet of office and retail uses and 165 multi-family units. As proposed, uses will be distributed across the total 15.99 acres as indicated in the table below:

Multi-Family	1.85 Ac
Office	1.17 Ac
Retail	1.26 Ac
Mixed-Use	4.06 Ac
Active Open Space	5.12 Ac
Parking/Roads/Open Space	2.53 Ac

The 4.06 acres of Mixed Use will consist of general office, medical office, bank, retail, restaurant, and residential uses. The overall residential density will be approximately 10 units per acre. Residential units will consist of 59 town homes, 30 multi-family units, and 76 multi-family loft apartments.

Layout - The development will be located at the southeast intersection of Robinson Road and Industrial Drive. As proposed, buildings will be placed on the property line along Robinson Road and Industrial Drive (zero setback). Two large mixed-use structures will wrap the southeast corner of the intersection of Robinson Road and Industrial Drive. Both structures will include a mixture of office, retail and residential uses which will be mixed vertically with the residential units being on the upper level. A total of 76 residential units will be located within the two mixed-use structures. Two other individual structures will be located along Robinson Road south of the larger mixed-use structures and will be used for a separate office and retail use.

All residential units not located in the two mixed-use structures will be located behind the mixed, office and retail uses with the exception of five town homes that will be along Industrial Drive just east of the large mixed-use structure. The remaining residential units will be separated into six individual areas consisting of five sections of town homes and one 30 unit multi-family structure.

Access and Parking - Automobile access to the development will be from three separate private drives with one drive off of Industrial Drive and two off of Robinson Road. Town homes will be accessed from private alleys. All parking will be located to the rear and side of the buildings located along both street frontages. A total of 433 parking spaces will be provided, which meets all applicable standards for the proposed uses. Adequate pedestrian access is also provided throughout the development allowing for efficient pedestrian movement within the development.

Open Space - Approximately 31% of the site (5 acres) will be in active open space which will provide for outdoor recreation opportunities. These spaces consist of small open greens which are distributed across the

site and one large area. Recreational amenities shown on the plan include a walking trail.

Elevations - Elevations have not been submitted with this application. Prior to final approval, all elevations must be approved by Planning Department staff. Elevations will be required to show a strong connectivity to streets through the use of doors, windows and other design elements.

Environmental -Metro GIS identifies a stream on the site. As proposed the stream will be protected and placed within open space. The only proposed disturbance will be for the trail crossings and along Robinson Road where the stream will be piped. The plan indicates that a portion of the stream is currently piped extending to the west under Robinson Road.

Staff Recommendation - If the proposed associated plan amendment is approved for Mixed Use in Community Center, then staff recommends that the proposed SP be approved. As proposed, the SP is consistent with the Mixed Use in Community Center policy.

PUBLIC WORKS RECOMMENDATION

1. Public sidewalks to be located within right of way. Identify sidewalk crossing along Industrial Drive.
2. Consolidate driveway connections (single driveway connection - parking lot east of 30,750 SF office / retail building) onto private street off Robinson Road.
3. Alleys per ST-263.
4. Construct a northbound right turn lane on Robinson Road at the proposed north driveway with 75 ft of storage and transitions per AASHTO/MUTCD standards.
5. Modify traffic signal at Robinson Road and Industrial Drive to include pedestrian pushbuttons, signals, and landings crossing Robinson Road and Industrial Drive.

Maximum Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	15.99	0.8	557,000	5,006	742	703

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 Office(710)	15.99	N/A	41,750	681	94	126

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center (814)	15.99	N/A	30,000	1,322	32	94

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

				Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-3,003	-616	-483

STORMWATER RECOMMENDATION - Approve with the following conditions:

1. An existing drainage pipe was observed. No buildings are allowed within easement widths.

FIRE MARSHAL - The Fire Marshals' office must approve the final **RECOMMENDATION** development plan.

METRO SCHOOL BOARD REPORT

Projected student generation 15 **Elementary** 9 **Middle** 7 **High**

Schools Over/Under Capacity - Students would attend Dupont Elementary School, Dupont-Hadley Middle School, and McGavock High School. According to the Metro School Board McGavock overcrowded but there is capacity within the adjacent cluster. This information is based upon data from the school board last updated April 2007.

CONDITIONS

1. All elevations must be approved by the Planning Department staff prior to approval of the final site plan for this development. Elevations will be required to show a strong connectivity to streets through the use of primary pedestrian doors, windows and other design elements. It is recommended that the applicant submit elevations as soon as possible.
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 effective at the date of the building permit. This zoning district must be shown on the plan.
3. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
4. 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.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. 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.
7. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the

Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions, (7-0-1) *Consent Agenda*

Resolution No. RS2007-178

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-074G-14 is **APPROVED WITH CONDITIONS. (7-0-1)**

Conditions of Approval:

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The proposed SP plan is consistent with the Donelson/Hermitage Community Plan’s Mixed Use in Community Center policy, which is intended for a mixture of commercial, retail, office, and residential which is organized and designed in a way that is pedestrian friendly, creating a local town center.”