

13. **2007SP-079U-13**
Campbell Crossing
Map 164-00, Parcel 065
Subarea 13 (2003)
Council District 33 - Robert Duvall

A request to change from AR2a to SP zoning property located at 6018 Mt. View Road, approximately 830 feet south of Hamilton Church Road (9.95 acres), to permit the development of 62 townhomes, requested by Anderson, Delk, Epps & Associates, applicant, for Carol Driver, owner.

STAFF RECOMMENDATION: Approve with conditions.

APPLICANT REQUEST -Preliminary SP

A request to change from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning, a portion of property located at 6018 Mt. View Road, approximately 830 feet south of Hamilton Church Road (9.95 acres), to permit the development of 62 townhomes.

Existing Zoning

AR2a District -AR2a 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. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

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 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

Neighborhood General (NG) -NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. 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 proposed SP plan will include an appropriate housing type that will complement the proposed adjacent RS10 Cluster Lot Subdivision to provide a broader spectrum of housing, as called for by the Neighborhood General policy.

Staff Recommendation -Staff recommends approval with conditions.

RECENT REZONINGS - None.

PLAN DETAILS

Site Plan - The plan proposes 62 new townhouses, which complies with the Neighborhood General policy that recommends providing a variety of housing types within the policy area. The site is bounded on the north by Mt.View Road, the south by a proposed RS10 cluster lot subdivision, the west by the agricultural

land and the east by a proposed RS10 cluster lot subdivision. A stream buffer is located within the Southwest corner of the proposed SP plan.

The proposed density provided in this plan is 6.23 units an acre. Front setbacks along public streets are a minimum of 10 feet per building and a maximum of 15 feet per building.

Elevations - The maximum height proposed by this plan is three stories at front setbacks.

Access - There are two access points from Mt. View Road. The primary access point, which connects to Streamview Drive, is on Mt. View Road. The secondary access point is located west of the conservation easement.

Parking -The plan calls for a total of 167 parking spaces. 124 parking spaces will be in garages and 43 parking spaces will be surface parking. Each unit shall have a 2 car garage located in the rear accessed by the alley. Additional parking will be provided from the alleys.

PUBLIC WORKS RECOMMENDATION

1. The developer’s construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions. Show professional seal
2. Construct a continuous three lane road cross section on Mt. View Rd., with a continuous center left turn lane.
3. Units appear to be close to alleys. Provide templates to document adequate turning movements. Provide a 6 foot minimum setback from edge of alley pavement.
4. Relocate the first driveway onto Streamview Drive a minimum of 100ft. from Mt. View Road

Maximum 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)	9.95	1 du/2acres	4	39	3	5

Maximum 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
Residential Condo/ Townhouse(230)	9.95	6.2	62	428	36	41

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
--				389	33	36

METRO SCHOOL BOARD REPORT

Projected student generation 5 Elementary 4 Middle 3 High

Schools Over/Under Capacity -Edison Elementary School, Kennedy Middle School, and Antioch High School have been identified as being over capacity by the Metro School Board. No other elementary or middle school in the cluster have capacity. There is not a high school in a neighboring cluster with capacity.

Fiscal Liability -The fiscal liability for 5 elementary students would be \$60,000, for 4 middle school students would be \$52,000, and for 3 high school students would be \$48,000.

This is for informational purposes to show the potential impact of this proposal. It is not a staff condition of approval. This information is based upon data from the school board last updated April 2006.

STORMWATER RECOMMENDATION

1. Another Stream is identified on Metro GIS. This stream connects into the shown stream from the southern portion of the site.
2. Total Stream buffer appears to be only 60'. This allows for no stream width.
3. Stream appears to drain over 100 acres (2 zoned buffer).

URBAN FORSTER RECOMMENDATION -Provide a chart showing the tree density unit.

CONDITIONS

1. Construct a continuous three (3) lane road cross section on Mt. View Rd., with a continuous center left turn lane.
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 RM9 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
3. The application, dated March 29, 2007 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. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department 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. Signage shall be limited to one monument type sign, 20 square feet or less, not exceed 4 feet in height.
7. 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. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
8. 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.

9. 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.

Mr. Sexton presented and stated that staff is recommending approval with conditions.

Mr. Albert Bender, 5908 Mt. View Road, spoke in opposition to the proposed development.

Mr. McLean moved and Mr. Clifton seconded the motion, which passed unanimously to approve with conditions Zone Change 2007SP-079U-13. **(7-0)**

Resolution No. RS2007-155

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-079U-13 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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The proposed SP district is consistent with the Antioch/Priest Lake Community Plan's Neighborhood General policy which intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged and not randomly located."

Ms. Jones returned to the meeting.