

8. **2007SP-146G-02**
Grace Adult Homes Assisted-Living Facility
Map 032-00 Part of Parcel 053
Subarea 2 (2006)
Council District 3 - Walter Hunt

A request to change from R20 to SP-R zoning a portion of property to permit a 49,700 square foot assisted-living facility with 69 units, located at 1500 Old Hickory Boulevard, approximately 485 feet west of Brick Church Pike (3.89 acres), requested by George S. Thompson, applicant, for Grace Baptist Church, owner. **Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan amendment**

APPLICANT REQUEST - Preliminary SP

A request to change from One and Two Family Residential (R20) to Specific Plan-Residential (SP-R) zoning to permit a 49,700 square foot assisted-living facility with 69 units on 3.89 acres located at 1500 Old Hickory Boulevard, approximately 485 feet west of Brick Church Pike.

Existing Zoning

R20 District - R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots. The existing zoning permits a maximum of six lots, or a total of eight units with 25% duplex.

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-R.”
- 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.

PARKWOOD-UNION HILL COMMUNITY PLAN

Existing Policy

Residential Low (RL) - RL policy is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominant development type is single-family homes.

Special Policy Area #1-The “NG” (Neighborhood General) policy for this special policy area applies only if:

1. Davidson Academy relocates and
2. the Davidson Academy facilities and campus will redevelop, rather than be used by another institutional, civic or public benefit use.

“NG” type redevelopment and rezoning should be based on a single unified plan for the entire special policy area. Proposals should be implemented only through the “SP” (Specific Plan) base zone district or a “UDO” (Urban Design Overlay) district combined with appropriate base districts. Without a single unified plan, partial rezoning and redevelopment of this area based on “NG” policy is not recommended. Instead

RL (Residential Low Density) should be the applicable policy.

Proposed Policy

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 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.

Revised Special Policy Area #1 - For properties not fronting on Old Hickory Boulevard, the “NG” (Neighborhood General) policy for this special policy area applies only if:

1. Davidson Academy relocates and
2. the Davidson Academy facilities and campus will redevelop, rather than be used by another institutional, civic or public benefit use.

Development and zoning proposals based on “NG” policy and guidelines should be implemented only through the “SP” (Specific Plan) base zone district or a “UDO” (Urban Design Overlay) district combined with appropriate base districts.

“RL” (Residential Low Density) policy shall apply to properties not fronting on Old Hickory Boulevard until the conditions for development based on “NG” policy exist.

Consistent with Policy? Yes. The SP-R district will be consistent with policy if the associated community plan amendment is approved. An amendment to change the community plan’s conditions for transitioning from Residential Low (RL) to Neighborhood General (NG) policy accompanies this zone change request. The Special Policy #1 for the Davidson Academy area is being revised to allow development and zoning proposals on certain properties to proceed prior to redevelopment of the Davidson Academy site, if implemented through the SP base zone district. Neighborhood General policy encourages development that incorporates good neighborhood design and that is appropriate to the site. If approved, the SP district to permit an assisted living facility would be consistent with NG policy and the special policy designated for this area.

PLAN DETAILS

Site Plan - The site has been designed to accommodate a 69 unit assisted living facility. Phase one of the plan includes a 33,100 square foot structure with 41 units. Phase two is planned for a total of 16,600 square feet with 28 units, eight of those units will be constructed as an addition to the Phase one building. Each building is planned to be one story in height with a minimum height of 23 feet. The plan does not include any architectural standards.

Sidewalks - The site plan includes a concrete path between the parking areas and the building. No additional sidewalks or walking paths are shown on the site.

Access - A private driveway will provide a direct connection to Old Hickory Boulevard, and a future connection is proposed to the west.

Parking - The proposed 42 parking spaces meet the minimum required spaces per the Metro Zoning Code. Six of those spaces are reserved for handicap parking. Two rows of parking are shown fronting the Phase one building and one row of parking is provided in the rear of the building.

Landscaping - A landscaping buffer surrounds the property to the north and to the west. A 30 foot stream buffer is shown on the eastern boundary of the site.

PUBLIC WORKS RECOMMENDATION - All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

Maximum Uses in Existing Zoning District: R20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	3.59	1.85	7	67	6	8

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
Assisted-Living(254)	3.59	n/a	61 beds (20 dwelling units)	216	9	14

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
--			+13	149	3	6

STORMWATER RECOMMENDATION - Preliminary SP approved.

FIRE MARSHAL RECOMMENDATION

1. Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
2. The fire hydrant flow data must be provided before a permit can be issued.

STAFF RECOMMENDATION - Staff recommends approval of the SP-R district and the preliminary site plan with conditions, subject to the approval of the associated Community Plan amendment. An assisted living facility at this location would be compatible with the moderately intense uses that presently surround the site. Davidson Academy abuts the property to the north and to the east, and Grace Baptist Church is immediately adjacent to the west. This project would also help advance the goals of the Parkwood-Union Hill Community Plan by diversifying the housing mix and meeting the needs of the community.

CONDITIONS

1. Prior to approval of the final site plan, a note shall be added that states future access drives connecting the western property boundary shall be constructed in phase one.
2. The use for this SP site plan shall be limited to an assisted living facility
3. 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 as of the date of the applicable request or application
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

5. Minor adjustments to the preliminary SP 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 floor area, 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.
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.

Approved with conditions Zone Change 2007SP-146G-02, Grace Adult Homes Assisted-Living Facility. **(10-0)**

Resolution No. BL2007-343

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007CP-18G-02 is APPROVED alternative Plan Amendment limiting NG development independent of the Davidson Academy redeveloping to the two properties that front on Old Hickory Boulevard and are to the west of Davidson Academy. (10-0)”

Resolution No. BL2007-344

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-146G-02 is APPROVED WITH CONDITIONS. (10-0)

Conditions of Approval:

1. Prior to approval of the final site plan, a note shall be added that states future access drives connecting the western property boundary shall be constructed in phase one.
2. The use for this SP site plan shall be limited to an assisted living facility
3. 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 as of the date of the applicable request or application
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor adjustments to the preliminary SP 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 floor area, 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.

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.

The proposed SP-R district is consistent with the Parkwood/Union Hill Community Plan's Neighborhood General policy which is intended to meet a spectrum of housing needs providing a variety of housing types that are carefully arranged, and the special policy which allows development and zoning proposals on certain properties if implemented through a SP, PUD or UDO."