

3. **2007SP-163U-13**
Lavergne Super Speed Wash
Map 175-00 Part of Parcel 173
Subarea 13 (2003)
Council District 32 - Sam Coleman

A request to change from CS to SP-A zoning for property located at 4201 Hurricane Creek Boulevard, at the southwest corner of Murfreesboro Pike and Hurricane Creek Boulevard (1.0 acres), to permit a 2,880 square foot full-service car wash facility and an eight foot tall pylon sign with message board, requested by Barge Cauthen & Associates, applicant, for Larry Snedeker Trustee, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change from Commercial Service (CS) to Specific Plan-Auto (SP-A) zoning property located at 4201 Hurricane Creek Boulevard, at the southwest corner of Murfreesboro Road and Hurricane Creek Boulevard (1.0 acres), to permit a 2,880 square foot full-service car wash facility and an eight foot tall pylon sign with message board.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

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-A.”
- 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

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.

Consistent with Policy? Yes, given the surrounding context. CC policy permits commercial retail and services. The retail and service uses should generally be those appropriate to a mixed use development, with offices and/or residential above ground level retail shops. This mixture of uses, with other urban design elements such as buildings brought to the street, pedestrian-scale signage, and wide sidewalks buffered from the street, create a pedestrian friendly "main street feel" that transitions conventional strip development to the "town center" development envisioned in the Antioch-Priest Lake Community Plan.

Because the site of the proposed car wash is surrounded by properties zoned and/or developed with IR and CS uses, it is unlikely to be incorporated into a mixed use development. A car wash that meets the conditions below, however, will improve the pedestrian environment and the transition from conventional strip development to the north into the Hickory Woods “Town Center” envisioned in the Community Plan and zoned to a Specific Plan district in 2006.

RECENT REZONINGS - In December 2006, the Metro Council approved the rezoning of 51.85 acres from AR2a, CL, R10, RS10, CS, and IR to SP-MU on various properties on tax maps 175 and 176. The Hickory Woods Town Center SP, across Murfreesboro Pike from 4201 Hurricane Creek Boulevard, includes mixed-use, live/work, townhouse, townhouse courts, stacked flats (multi-family), and courtyard flat types of housing units.

PLAN DETAILS - The plan calls for the development of a 2,880 square foot, full service car wash tunnel fronting Murfreesboro Road. Automobiles will have access to the car wash tunnel via an 11-foot canopy pre-pay station. Twenty-one vacuuming stalls lie to the south of the proposed tunnel.

Adjacent to the carwash site is a 0.97 acre property identified for future development. This property is not part of the SP request. An access easement which is located to the west of the primary entrance off Hurricane Creek Boulevard will be provided to the site identified for future development.

The proposed carwash site and the adjacent 0.97 acres of land total 1.97 acres and is currently one lot. The property will need to be subdivided in the future, prior to the issuance of building permits.

Signage The site plan proposes an 8-foot high pylon sign with a message board, located at the corner of Hurricane Creek Boulevard and Murfreesboro Road.

Sidewalks - Sidewalks are required and are shown on the site plan.

Parking & Access - The plan calls for a total of two parking spaces, plus one handicap parking space. Main access to site is located off Hurricane Creek Boulevard.

PUBLIC WORKS RECOMMENDATION - Show and dimension right of way along Murfreesboro Road at property corners. Label and show reserve strip for future right of way, 54 feet from centerline to property boundary, consistent with the approved major street plan (U6 - 108' ROW).

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	1.0	0.168	7,318	351	14	40

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Car Wash (948)	1.0	NA	2,880	na	na	36

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			-4,438			-4

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping(814)	1.0	0.60	43,560	1902	42	127

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
Car Wash (948)	1.0	n/a	2,880	na	na	36

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
--						-91

STAFF RECOMMENDATION - Because the site of the proposed car wash is surrounded by properties zoned and/or developed with IR and CS uses, it is unlikely to be incorporated into a mixed use development. A car wash that meets the conditions below, however, will improve the pedestrian environment and the transition from conventional strip development to the north into the Hickory Woods “Town Center” envisioned in the Community Plan and zoned to a Specific Plan district in 2006.

CONDITIONS

1. There shall be no outdoor loudspeakers or public address systems.
2. No vehicle may be stored or parked on the premises for the purpose of offering it for sale.
3. If located within 100 feet of a residential zone district or district permitting residential uses, operation of the establishment shall be prohibited prior to 8:00 a.m. or after 10:00 p.m. on any day of the week.
4. Whether automatic, free, self-service or by hand, the car wash structure (including wash bays) and any out door vacuuming machines or areas, shall be located at least fifty feet away from any residential zone district or district permitting residential use. All washing facilities shall be located within a structure which is enclosed except those openings necessary for vehicular and pedestrian access.
5. Car washing facilities shall be separated from adjacent property other than street frontage by a masonry wall of not less than 6 feet nor more than 8 feet in height. If the adjacent property is commercially developed and a solid wall already exists on the property line, the zoning administrator may modify or waive this requirement as necessary to achieve the purposes of this section.
6. No chain link fence shall be within 25 feet of any public right of way. No razor wire, barbed wire or similar materials shall be allowed on the property. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct ambient light.
7. Show and dimension right of way along Murfreesboro Road at property corners. Label and show reserve strip for future right of way, 54 feet from centerline to property boundary, consistent with the approved major street plan (U6 - 108' ROW).
8. 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 CS zoning district as of the date of the applicable request or application.

9. 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
10. 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.
11. The requirements of the Metro 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, (10-0) *Consent Agenda*

Resolution No. BL2007-346

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-163U-13 is **APPROVED WITH CONDITIONS. (10-0)**

Conditions of Approval:

1. There shall be no outdoor loudspeakers or public address systems.
2. No vehicle may be stored or parked on the premises for the purpose of offering it for sale.
3. If located within 100 feet of a residential zone district or district permitting residential uses, operation of the establishment shall be prohibited prior to 8:00 a.m. or after 10:00 p.m. on any day of the week.
4. Whether automatic, free, self-service or by hand, the car wash structure (including wash bays) and any out door vacuuming machines or areas, shall be located at least fifty feet away from any residential zone district or district permitting residential use. All washing facilities shall be located within a structure which is enclosed except those openings necessary for vehicular and pedestrian access.
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6. No chain link fence shall be within 25 feet of any public right of way. No razor wire, barbed wire or similar materials shall be allowed on the property. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct ambient light.
7. Show and dimension right of way along Murfreesboro Road at property corners. Label and show reserve strip for future right of way, 54 feet from centerline to property boundary, consistent with

- the approved major street plan (U6 - 108' ROW).
8. 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 CS zoning district as of the date of the applicable request or application.
 9. 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
 10. 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.
 11. The requirements of the Metro 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-A district is consistent with the Antioch/Priest Lake Community Plan's Community Center policy, which is intended for areas that could serve as a town center providing a variety of uses including office, commercial, retail and residential."