3. 2008Z-001G-04 ***(This item was atended to SP at Council)***
Map 042-00, Parcel 013
Subarea 4 (1998)
Council District 4 - Michael Craddock

A request to rezone from RS20 to CS district property located at 335 Boyd's Hilltop Drive, abutting the east margin of I-65 and north of Old Hickory Boulevard (1.06 acres), requested by Cornerstone Church, owner.
STAFF RECOMMENDATION: Disapprove, but approve if ordinance is amended to an SP to allow only the specific accessory uses needed by the church.

APPLICANT REQUEST - A request to change 1.06 acres from Single-Family Residential (RS20) to Commercial Service (CS) zoning for property located at 335 Boyd's Hilltop Drive, abutting the east margin of I-65 and north of Old Hickory Boulevard.

Existing Zoning
RS20 District - RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

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

MADISON COMMUNITY PLAN
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.

Consistent with Policy? No. The uses allowed in the Commercial Service district would be incompatible with the Residential Low policy. Areas designated RL are suitable for residential development, civic activities, and low-rise public benefit uses. The uses surrounding this site are predominantly residential with some civic uses in proximity. Policies that support commercial development are concentrated east toward the intersection of Gallatin Pike and Old Hickory Boulevard. Sites near this intersection could support greater development intensities that are permitted within the CS zoning district.

The applicant has indicated that this rezoning is being requested to allow the church to construct a storage facility. If the storage facility was located on the same parcel as the church, it could be permitted as an accessory to the church use as a special exception under the existing RS20 zoning. Because the parcel is separate, however, the storage facility would be a primary use, which requires rezoning of the property.

Staff does not recommend approval of the requested CS zoning because that zoning would permit many uses that are not consistent with the land use policy or the adjacent residential Planned Unit Development. Specific Plan zoning or the addition of a Planned Unit Development that limits the uses on the property to an accessory storage facility for the church could be recommended by staff for approval.

PUBLIC WORKS RECOMMENDATION Traffic study may be required at time of development.

Typical Uses in **Existing** Zoning District**: RS20**

Land Use (ITE Code)	Acres	Density	TotalLots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	1.06	1.85	1	10	1	2

Typical Uses in **Proposed** Zoning District**: CS**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center(814)	1.06	0.35	16,161	729	21	61

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
--				+719	+11	+59

Maximum Uses in **Existing** Zoning District**: RS20**

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	1.06	1.85	1	10	1	2

Maximum Uses in **Proposed** Zoning District**: CS**

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center(814)	1.06	0.6	27,704	1223	30	88

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
--				1213	+29	+86

STAFF RECOMMENDATION Staff recommends disapproval of the request to rezone 1.06 acres from RS20 to CS. The uses permitted in the Commercial Service district, such as billboards would be incompatible with the low density residential uses in the surrounding area, and the development intensities encouraged by RL policy. Staff could recommend approval, however, of an SP district or CS zoning with a PUD overlay to limit the specific uses to meet the accessory needs of the church.

Approved, (6-0) ***Consent Agenda***

Resolution No. BL2008-1

"BE IT RESOLVED by The Metropolitan Planning Commission that 2008Z-001G-04 is **DISAPPROVED, BUT APPROVED IF ORDINANCE IS AMENDED TO AN SP OR A PUD OVERLAY IS ALSO**

ADOPTED TO ALLOW ONLY THE SPECIFIC ACCESSORY USES NEEDED BY THIS CHURCH. (6-0)

The proposed CS zoning districts is not consistent with the Madison Community Plan's Residential Low policy, which is intended for residential development with a density between one and two dwelling units per acre."