

4. **2008SP-030U-10**
Abe's Garden at Park Manor
Map: 116-03 Parcels: 015, 027
Green Hills/Midtown Community Plan
Council District 24 – Jason Holleman
Staff Reviewer: Nedra Jones

A request to change from R10 and RM20 to SP-MR zoning properties located at 115 Woodmont Boulevard, approximately 775 feet south of Harding Pike (7.41 acres), to permit an independent living, assisted-care and nursing home facility comprised of 400,000 square feet within a proposed 2-story south tower containing a senior day-care facility and 80 beds, an existing 7-story central tower containing 32 beds and 85 units, a proposed 12-story west tower containing 128 units and a 3-story multi-purpose building, requested by Barge Cauthen & Associates, applicant, for Abe's Garden, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change from One and Two-Family Residential (R10) and Multi-Family Residential (RM20) to Specific Plan-Mixed Residential (SP-MR) zoning properties located at 115 Woodmont Boulevard, approximately 775 feet south of Harding Pike (7.41 acres), to permit an independent living, assisted-care and nursing home facility comprised of 400,000 square feet within a proposed 2-story south tower containing a senior day-care facility and 80 beds, an existing 7-story central tower containing 32 beds and 85 units, a proposed 12-story west tower containing 128 units and a 3-story multi-purpose building.

Existing Zoning

R10 District -R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

RM20 District -RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

Proposed Zoning

SP-MR District -Specific Plan-Mixed Residential is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types.

GREEN HILLS MIDTOWN COMMUNITY PLAN

Residential Medium (RM) RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Residential High (RH) RH policy is intended for new and existing residential development with densities above twenty dwelling units per acre. Any multi-family housing type is generally appropriate to achieve this density. The most common residential type will generally be mid or high-rise structures.

Consistent with Policy? Yes. The proposed plan is consistent with both the Residential Medium (RM) and Residential High (RH) land use policies. The RM land use policy applies to parcel 027 which currently serves as a parking area and as the main entrance to the existing multi-family use. There are no proposed new uses within this area of the site that would conflict with the RM policy. The proposed plan is also consistent with the Residential High land use policy which encourages densities above 20 units per acre in the form of mid or high-rise structures. The RH policy applies to parcel 015 which is planned to accommodate two new multi-family structures, a one-story multi-purpose building and a 3-story dining hall planned as an addition to an existing 7-story tower. The overall development will accommodate a maximum density of 34 units per acre.

PLAN DETAILS The preliminary site plan proposes three new buildings in addition to two existing buildings. Currently, the site contains a 7-story independent senior living facility and a utility building

located near the entrance of the site. The proposed structures include a 2-story building totaling 70,106 square feet designated for a senior day care and nursing home; a 12-story building totaling 205,191 square feet designed for independent living units as well as an assisted care and nursing home; a one-story multi-purpose building and a 3-story dining hall planned as an extension of the existing 7-story tower, which totals 119,788 square feet. A total of 112 beds and 213 units will be provided within the three residential structures.

The development standards include a 30 foot minimum side setback, a 100 foot minimum rear setback, a maximum building height of 150 feet, a maximum floor area ratio of 1.3 and a maximum impervious surface ratio of 0.50.

Access/Parking Access to the site is provided by an existing private driveway that connects to Woodmont Boulevard. The driveway extends throughout the site providing access to the parking garage in the proposed new buildings. The Metro Zoning Ordinance requires a minimum of 224 parking spaces to accommodate the proposed uses. The plan proposes a total of 240 parking spaces; 22 surface parking spaces and 218 garage parking spaces.

Landscaping/Open Space The plan proposes to preserve a significant portion of the site for open space. The open space area includes a walking trail and dedicated public access for a greenway trail easement. Sugar Tree Creek runs along the southern property boundary and a 75 foot buffer is provided to preserve the natural state of the creek. The plan proposes new plantings around the eastern and western perimeter of the site to augment the existing vegetation and to meet the minimum requirements of the standard B and the standard C landscaping buffers. A green roof is also proposed on portions of the existing building and the two-story building.

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.
2. Identify plans for recycling collection and solid waste disposal. Provide turning templates for truck routes. Solid waste plan must be approved by the Department of Public Works Solid Waste Division.

Typical/Maximum Uses in Existing Zoning District: R10/RM20

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230)	7.41	20	148	868	66	77

Typical Uses in Proposed Zoning District: SP-M

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Senior/Independent Living(252)	7.41	N/A	184 beds	640	15	20

Typical Uses in Proposed Zoning District: SP-M

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living (254)	7.41	N/A	16 beds	44	3	5

Typical Uses in Proposed Zoning District: SP-M

Land Use (ITE Code)	Acres	Density	Total Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Nursing(620)	7.41	N/A	120 beds	284	20	26

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

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+100	-28	-26

STORM WATER RECOMMENDATION Preliminary SP approved.

FIRE MARSHAL RECOMMENDATION

1. The turning radius of a fire department access road shall be 25' inside and 50' outside.
2. More than one story below grade, Class I standpipe system shall be installed.
3. More than three stories above grade, Class I standpipe system shall be installed.

NES RECOMMENDATION

1. Developer to provide construction drawings and a digital .dwg file @ state plane coordinates that contains the civil site information (after approval by Metro Planning w/ any changes from other departments).
2. Developer drawing should show any and all existing utilities easements on property.
3. 20-foot easement required adjacent to all public rights of way and 20' PUE centered on all NES conduits. (Developer may consider recording all open space as a PUE).
4. Developer must maintain all Overhead Clearances required by NESC from new proposed 10 story building and existing Overhead Power Line at North Corner of property.
5. Developer must maintain access to existing NES pad-mounted transformer serving current 7 story building or show plans for relocating the existing power equipment. NES can meet with developer/engineer upon request to determine electrical service options for the existing buildings as well as the future load requirements of the new buildings. Developer will need to show plans on where the existing overhead power lines on the east side of the property can be relocated due to the new parking lot structure.
6. NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules.

METRO SCHOOL BOARD REPORT

Schools Over/Under Capacity Projected student population is not applicable to this zone change request because the development is planned for senior living exclusively.

STAFF RECOMMENDATION Staff recommends approval with conditions of the request to rezone 7.41 acres from R10 and RM20 to SP-MR. The proposed use and density are consistent with the intent of the Residential Medium and Residential High land use policies.

CONDITIONS

1. The requirements of the Metro Public Works Department must be met prior to or in conjunction with final site plan approval.
2. 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.

3. The requirements of NES must be met prior to or in conjunction with final site plan approval.
4. The SP uses shall be limited to independent living, assisted-care, nursing home facilities and a senior day care.
5. 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 RM40 zoning district as of the date of the applicable request or application.
6. A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.
7. Minor modifications 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 modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications 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.

Approve w/conditions, including a revision to condition #4 so that uses in the SP shall be limited to independent living, assisted-care, nursing home facilities and a senior day care, **(8-0-1) Consent Agenda**

Resolution No. RS2008-244

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-030U-10 is **APPROVED WITH CONDITIONS, including a revision to condition #4 so that uses in the SP shall be limited to independent living, assisted-care, nursing home facilities and a senior day care. (8-0-1)**

Conditions of Approval:

1. The requirements of the Metro Public Works Department must be met prior to or in conjunction with final site plan approval.
2. 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.
3. The requirements of NES must be met prior to or in conjunction with final site plan approval.
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The proposed SP-MR district is consistent with the Green Hills/Midtown Community Plan's residential medium and residential high policies which are intended for residential development with a density range between four and twenty and above units per acre."