

2009SP-015-001

Churches of Christ Disaster Relief
Map: 133-06 Parcels:029, 030, 031, 271
Map: 133-06 Parcels:PART OF 261
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Brenda Bernards

A request to rezone from OR20 and IWD to SP-MI zoning for properties located at 401, 403, 405, and 407 Veritas Street and a portion of property located at 410 Allied Drive, approximately 160 feet west of Nolensville Pike (1.06 acres), to permit a one-story, office and warehouse addition to an existing warehouse facility located at 410 Allied Drive, requested by Dale & Associates, applicant, for Churches of Christ Disaster Relief Efforts, Inc., owner (See also Proposal No. 2009M-005AB-001).

Staff Recommendation: Approve with conditions

Approve with conditions, **Consent Agenda (8-0)**

[Note: Items #6 and #7 were discussed by The Planning Commission together. See Item #7 for staff report, actions, and resolutions.]

2009M-005AB-001

Alley No. 1916 and Unnumbered Alley Closure
Map: 133-06 Parcels: 029, 030, 031, 261, 271
South Nashville Community Plan
Council District 16 – Anna Page
Staff Reviewer: Brenda Bernards

A request to abandon an unnumbered alley and a portion of Alley No. 1916, including all utility easements, from its beginning to a point 160 feet west, located between Allied Drive and Veritas Street, requested by Churches of Christ Disaster Relief Effort Inc., owner. (See also Proposal No. 2009SP-015-001)

Staff Recommendation: Approve if the accompanying SP is approved with conditions

APPLICANT REQUEST Preliminary SP - Rezone to allow for office and warehouse and to abandon an alley.

A request to rezone from Office/Residential (OR20) and Industrial Warehousing/Distribution (IWD) to Specific Plan – Mixed Industrial (SP-MI) zoning for properties located at 401, 403, 405, and 407 Veritas Street and a portion of property located at 410 Allied Drive, approximately 160 feet west of Nolensville Pike (1.06 acres), to permit a one-story, office and warehouse addition to an existing warehouse facility located at 410 Allied Drive.

Alley Abandonment - A request to abandon an unnumbered alley and a portion of Alley No. 1916, including all utility easements, from its beginning to a point 160 feet west, located between Allied Drive and Veritas Street.

Existing Zoning

OR20 District - Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

IWD District - Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

SP-MI District - Specific Plan-Mixed Use 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 mix of warehousing, distribution and general office uses.

CRITICAL PLANNING GOALS N/A

SOUTH NASHVILLE COMMUNITY PLAN

Existing Policy

Industrial (IN) IN areas are dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

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.

South Radnor DNDP

Transition or Buffer (TB) TB is intended to provide a transition from intense commercial activity to a more residential character. Uses should be residential in scale, character, and function, but may have a limited commercial or mixed-use component.

Consistent with Policy? Yes. The office portion of the SP falls within the Office Transitional Buffer of the Radnor South Detailed Neighborhood Design Plan (DNDP). The objectives of this buffer include working with staff to determine appropriate character of new development to ensure a successful transition between the residential to the north and industrial to the south. Items to be considered include height, massing access, parking, signage, lighting and landscaping and buffering. The portion of the property within the IN policy will remain as a warehouse use.

Staff has worked with the applicant to develop elevations for the new office building and warehouse extension that provide an appropriate transition.

PLAN DETAILS The proposed SP plan includes a general office building fronting onto Veritas Street with an expansion to an existing warehouse south of the office building. The proposed SP includes the office and warehouse extension and the remainder of the Churches of Christ Disaster Relief property will continue to be in the IWD zoning district. The applicant has also submitted a request to consolidate all of the properties into one lot.

The setback on Veritas Street will reflect the setbacks of the existing houses to the west. A wrought iron fence with brick or stone pillars is proposed along Veritas Street. The plan proposes that the pillars be 5 feet in height and the wrought iron sections be 4 feet in height. To provide a better transition between the residential and office uses, staff recommends that this be reduced by a foot resulting in 4 foot pillars and 3 foot wrought iron sections. In addition, the plan includes a note that there will be a 7 foot swing gate at the pedestrian entrance but did not include an illustration. Prior to final site plan approval, the applicant will need to provide details of the gateway for staff review and approval including adjustments to the width to fit the new scale of the fence.

The applicant has provided elevations for the new building. Materials for these buildings include a brick façade for the portions facing Veritas street, a dark bronze metal roof and metal panels on the sides of the warehouse. The applicant has worked with staff in developing the elevations as required by the policy.

Development Phasing The plan did not include a phasing schedule and staff is recommending that the project be developed in one phase. To ensure that the office component is constructed at the same time as the warehouse component, the Use and Occupancy permit for the office portion will need to be issued prior to or in conjunction with the Use and Occupancy permit for the warehouse portion.

Parking Visitor parking for the office building will be accommodated with six spaces along Veritas Street. All employee parking will be accommodated on the existing lot accessed from Allied Drive. There are 52 parking spaces required for the entire Churches of Christ Disaster Relief complex and 79 spaces are provided. All on-site parking will be accessed from Allied Drive with only pedestrian access from Veritas Street.

Sidewalks Sidewalks are shown along Veritas Street. In order to preserve two existing trees, the applicant has shown the sidewalk splitting at either end of the property. The applicant will need to work with the Public Works Department at the construction plan phase to design sidewalks that do not split so that the sidewalk can be more easily extended with future development on the adjacent properties.

Landscaping A B-3 landscape buffer is proposed along the western edge of the SP which is further separated from the adjacent OR20 zoned properties by a proposed 20 foot alley. A B-1 landscape buffer is proposed along the eastern edge of the SP; the adjacent zoning is CS. There is also landscaping proposed along the Veritas Street frontage.

Signage and Lighting The plan did not include signage or lighting details. The signage of the SP will be limited to one sign, either a monument style or building mounted sign. A monument sign will be limited in size to a maximum of 3 feet tall by 4 feet wide. The base shall be constructed of brick or stone. A building mounted sign shall be no larger than 28 square feet.

In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs will include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.

The sign shall be externally lit with steady, stationary, down directed, light sources A monument style sign may be lit from a ground lighting source. Any additional lighting of the Veritas Street frontage shall be limited to standard residential lighting.

Alley Abandonment The SP plan includes the abandonment of an improved, unnumbered alley to the east of the properties and the portion of the unimproved Alley No. 1916 to the south. A newly dedicated alley on the west side of the property will connect to the remaining portion of Alley No. 1916. As noted above, the SP and IWD properties are to be consolidated into a single lot. The final plat will include a dedication of the proposed new alley location.

STORMWATER RECOMMENDATION Preliminary SP approved.

FIRE MARSHAL RECOMMENDATION

- Additional information will be required before a building permit can be issued.
- All new construction shall be protected by a fire hydrant(s) that comply with the 2006 edition of NFPA 1 table H. To see table H go to (<http://www.nashfire.org/prev/tableH51.htm>)
- All applicable fire codes shall be adhered to.

PUBLIC WORKS RECOMMENDATION During construction plan phase, eliminate the fork in the sidewalk on Veritas Street to enable future extension of that sidewalk on adjacent properties.

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	0.853	0.8 F	29,725 SF	525	72	113

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.207	0.8 F	7,196 SF	26	3	3

Maximum Uses in Proposed Zoning District: **SP-MI**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	-	-	4,200 SF	117	15	15

Maximum Uses in Proposed Zoning District: **SP-MI**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	-	-	27,500 SF	98	9	9

Traffic changes between maximum: **OR20 & IWD** and proposed **SP-MI**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-336	-51	-92

STAFF RECOMMENDATION The SP is consistent with the South Radnor DNDP and the IN policies of the South Nashville Community Plan. Staff recommends approval with conditions of the SP. If the SP is approved with conditions, then staff also recommends that the request for the alley abandonment be approved.

CONDITIONS

1. Prior to the issuance of building permits, the properties included in the SP shall be consolidated into one lot and the final plat shall include a dedication for an alley along the western property edge. The alley and required sidewalks shall be constructed or bonded prior to final plat recordation.
2. The stone pillars of the proposed fence shall be no taller than 4 feet and the wrought iron sections shall be not taller than 3 feet.
3. Prior to final site plan approval, details of the fence gateway shall be reviewed and approved by staff.
4. The Use and Occupancy permit for the office portion shall be issued prior to or in conjunction with the Use and Occupancy permit for the warehouse portion.
5. The Mandatory Referral shall be approved by Council prior to the recordation of the final plat.
6. Signs shall be limited to one monument style sign no larger than 3 feet tall by 4 feet wide or one building mounted sign no larger than 28 square feet.
7. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.
8. The sign shall be externally lit with steady, stationary, down directed, light sources A monument style sign may be lit from a ground lighting source. Any additional lighting of the Veritas Street frontage shall be limited to standard residential lighting.
9. During the construction plan phase, the applicant shall work with Public Works to eliminate the fork in the sidewalk on Veritas Street to enable future extension of that sidewalk to adjacent properties.

10. The uses for this SP are limited to warehouse, distribution and general office, with all vehicular warehouses to be from Allied Drive.
11. 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 IWD zoning district as of the date of the applicable request or application.
12. 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. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. 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.
13. 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.
14. 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.

Approve, **Consent Agenda (8-0)**

Resolution No. RS2010-2

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-015-001 is **APPROVED WITH CONDITIONS (8-0)**

Conditions of Approval:

1. Prior to the issuance of building permits, the properties included in the SP shall be consolidated into one lot and the final plat shall include a dedication for an alley along the western property edge. The alley and required sidewalks shall be constructed or bonded prior to final plat recordation.
2. The stone pillars of the proposed fence shall be no taller than 4 feet and the wrought iron sections shall be not taller than 3 feet.
3. Prior to final site plan approval, details of the fence gateway shall be reviewed and approved by staff.
4. The Use and Occupancy permit for the office portion shall be issued prior to or in conjunction with the Use and Occupancy permit for the warehouse portion.
5. The Mandatory Referral shall be approved by Council prior to the recordation of the final plat.
6. Signs shall be limited to one monument style sign no larger than 3 feet tall by 4 feet wide or one building mounted sign no larger than 28 square feet.
7. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.

8. The sign shall be externally lit with steady, stationary, down directed, light sources. A monument style sign may be lit from a ground lighting source. Any additional lighting of the Veritas Street frontage shall be limited to standard residential lighting.
9. During the construction plan phase, the applicant shall work with Public Works to eliminate the fork in the sidewalk on Veritas Street to enable future extension of that sidewalk to adjacent properties.
10. The uses for this SP are limited to warehouse, distribution and general office, with all vehicular warehouses to be from Allied Drive.
11. 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 IWD zoning district as of the date of the applicable request or application.
12. 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. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. 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.
13. 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.
14. 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-MI is consistent with the South Nashville Community Plan's Industrial and Neighborhood General policies, and its Transition or Buffer Detailed Design Plan policy."

Resolution No. RS2010-3

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009M-005AB-001 is APPROVED. (8-0)"