

## 16. 2009SP-025-001

BL2009-597 / COLEMAN

### **BELZ MOUNTAIN SPRINGS COMMUNITY**

Map 164-00, Parcel(s) PART OF 040, 174

Council District 32 (Sam Coleman)

Staff Reviewer: Greg Johnson

A request to change from RS7.5 to SP-MR zoning a portion of properties located at 5000 Mountain Springs Road and at Hobson Pike (unnumbered), north of Hobson Pike (40.8 acres), to permit 219 multi-family dwelling units, requested by Civil Site Design Group, PLLC, applicant, for Belz-McDowell Properties, owner.

**Staff Recommendation: APPROVE WITH CONDITIONS**

### **APPLICANT REQUEST -Construct 219 townhouses.**

**Preliminary SP** A request to change from Single-Family Residential (RS7.5) zoning to Specific Plan - Mixed Residential (SP-MR) zoning a portion of properties located at 5000 Mountain Springs Road and at Hobson Pike (unnumbered), north of Hobson Pike (40.8 acres), to permit 219 multi-family dwelling units.

### **Existing Zoning**

RS7.5 District - RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. This zoning would permit 236 lots on this property.

### **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.*

**CRITICAL PLANNING GOALS** N/A

### **ANTIOCH / PRIEST LAKE COMMUNITY PLAN**

**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.

**Consistent with Policy?** The proposed development meets the intent of the design principles for NG policy. Townhouses are alley-loaded and have relatively short setbacks along public and private street frontages. Open space areas are prominent because of their placement within the development along public streets. Although the proposal includes only one street connection, stub street connections are provided for future connections to the east (Murfreesboro Pike) and to the south (Hobson Pike).

NG policy recommends diversity in housing types. Although the proposed development includes only one housing type, it is adjacent to the Summerfield subdivision to the west, which is a single-family residential subdivision, and a multi-family neighborhood to the east. Taken in the context of surrounding development, this SP will provide additional housing diversity.

**Project Description** This SP proposal includes 219 townhouse units. All vehicular access to the site will be provided through a street connection to the Summerfield subdivision to the west through Shagbark Trail. Public and private streets will provide access to all townhomes from Shagbark Trail.

**Analysis** The layout of the development has been improved since the last Commission hearing in 2009. With the inclusion of an alley system for all proposed units, the strength of the pedestrian realm is heightened compared to the previous plan, which included a large number of street-loaded townhouse units. The alley system will eliminate driveway breaks in the sidewalk network. Conditions

of approval have been added to ensure that individual townhouse units are designed to maintain the strength of the pedestrian environment presented by the site plan.

Although only one street connection is proposed to the adjacent Summerfield subdivision to the west, stub street connections are provided for future connections to the east to Murfreesboro Pike and to the south to Hobson Pike and to the future Southeast Connector arterial road, which will extend near the southern edge of the project site. Metro Public Works has reviewed the traffic impact study submitted by the applicant and will determine off-site traffic mitigations at the time of final SP submittal.

According to the Tennessee Department of Environment and Conservation, endangered species may exist on the project site. A condition of approval has been included, stating that prior to final site plan approval, the applicant must obtain a letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.

**STORMWATER RECOMMENDATION** The offsite pond must be constructed along with this development.

**PUBLIC WORKS RECOMMENDATION**

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. All construction traffic for this project is to be routed through Mountain Springs Drive to Murfreesboro Rd or other access but not through the Summerfield Development.
3. The roundabout on Mountain Springs Drive shall be designed per NCHRP Report 672.
4. The extension of Ashford Trace shall be shown as a collector to the future S.E. arterial.
5. Mountain Springs Drive should be shown and labeled as extending in the future through the Belz Commercial Tract and intersecting with the S.E. arterial.
6. Guest parking off the alley shall be provided for units 172-208.
7. Construct private streets per Medium street standard drawing ST-252 to accommodate the anticipated on-street parking. Private streets as currently shown do not scale correctly.
8. All private streets and alleys shall connect to the public street using a concrete ramp PW-ST324.
9. Construct cul-de-sacs per standard drawing ST-331.
10. Identify dumpster locations and plan for recycling collection. Solid waste plan must be approved by the Department of Public Works Solid Waste Division.
11. Identify mail service delivery plan (kiosk location / parking)
12. Offsite traffic mitigations may be required, and will be determined with the final SP plan at the time of development but will not include an obligation to construct Mountain Springs Rd. as required by the Mountain Springs Phase 2 development.

\*Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Single-Family Detached (210)	40.8	4.94 D	201 L	1977	151	201
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\*See note below

\*Maximum Uses in Proposed Zoning District: **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	-	-	23 L	221	18	24

\*See note below

\*Maximum Uses in Proposed Zoning District: **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/Townhome (230)	-	-	195 U	1150	89	104

\*See note below

\*Traffic changes between maximum: **RS7.5** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-606	-44	-73

**\*Note:** This table reflects the original SP submittal, which requested the same number of total units (219 units) as the current proposal, but included 32 single-family lots. The current proposal does not include single-family lots

#### METRO SCHOOL BOARD REPORT

Projected student generation      25 Elementary      18 Middle      16 High

**Schools Over/Under Capacity** Students would attend Mt. View Elementary School, Kennedy Middle School, or Antioch High School. Mt. View Elementary and Kennedy Middle have been identified as being over capacity by the Metro School Board. There is no capacity for elementary and middle school students within the cluster.

The fiscal liability for 25 elementary students is \$500,000. The fiscal liability for 18 middle school students is \$423,000. This data is for informational purposes only and is not a condition of approval. This information is based upon data from the school board last updated October 2010.

**STAFF RECOMMENDATION** Staff recommends approval with conditions of the zone change request. The proposed SP meets the intent of the NG policy for design principles and housing diversity.

#### CONDITIONS

1. A pedestrian connection shall be provided from the SP development to the adjacent, proposed school site.

2. Building frontages shall clearly identify the primary pedestrian entrance toward the street, which shall be separate from vehicular entrances. Pedestrian entryways shall be 100 percent visible, oriented to and accessible from street/pedestrian plaza/parks. All primary public entrances shall have a paved connection to the project's sidewalk network.
3. To promote architectural diversity among individual townhouse units, the front facade design of individual residential units shall be varied within each grouping of attached units.
4. Prior to building permit approval, the conditions of approval for BL2003-1383 shall be satisfied for the project site and documentation shall be submitted to Metro Planning Department.
5. Prior to final site plan approval, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.
6. The offsite stormwater regional facility must be constructed along with this development.
7. All construction traffic for this project is to be routed through Mountain Springs Drive to Murfreesboro Rd or other access but not through the Summerfield Development.
8. The roundabout on Mountain Springs Drive shall be designed per NCHRP Report 672.
9. The extension of Ashford Trace shall be shown as a collector to the future Southeast arterial.
10. Mountain Springs Drive should be shown and labeled as extending in the future through the Belz Commercial Tract and intersecting with the Southeast arterial.
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14. Construct cul-de-sacs per standard drawing ST-331.
15. Identify dumpster locations and plan for recycling collection. Solid waste plan must be approved by the Department of Public Works Solid Waste Division.
16. Identify mail service delivery plan (kiosk location / parking)
17. Offsite traffic mitigations may be required, and will be determined with the final SP plan at the time of development but will not include an obligation to construct Mountain Springs Rd. as required by the Mountain Springs Phase 2 development.
18. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district for townhouse buildings as of the date of the applicable request or application.
19. A corrected copy of the preliminary SP plan incorporating the conditions of approval by 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.

20. 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.
21. 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.

Mr. Johnson presented the staff recommendation of approval with conditions.

Councilmember Coleman spoke in support of staff recommendation.

Councilmember Gotto asked if there is a donation of land for a school with this.

Councilmember Coleman stated yes, 10 acres were given for a school and 17 acres given for a park.

Mr. Gee asked if anyone in attendance was in opposition.

**Councilmember Gotto moved and Mr. Gee seconded the motion to approve staff recommendation. (8-0)**

**Resolution No. RS2011-46**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that **2009SP-025-001 is APPROVED WITH CONDITIONS. (8-0)**

**Conditions of Approval:**

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2. Building frontages shall clearly identify the primary pedestrian entrance toward the street, which shall be separate from vehicular entrances. Pedestrian entryways shall be 100 percent visible, oriented to and accessible from street/pedestrian plaza/parks. All primary public entrances shall have a paved connection to the project's sidewalk network.
3. To promote architectural diversity among individual townhouse units, the front facade design of individual residential units shall be varied within each grouping of attached units.
4. Prior to building permit approval, the conditions of approval for BL2003-1383 shall be satisfied for the project site and documentation shall be submitted to Metro Planning Department.
5. Prior to final site plan approval, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.
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21. 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 SP meets the intent of the Neighborhood General (NG) land use policy related to design principles and housing diversity.”**