

**2010SP-005-001**

4130 Andrew Jackson Parkway  
Map: 086-00 Parcel: 035.01  
Donelson/Hermitage/Old Hickory Community Plan  
Council District 12 – Jim Gotto  
Staff Reviewer: Brian Sexton

A request to change from RS15 to SP-MU zoning and for final site plan approval for property located at 4130 Andrew Jackson Parkway, approximately 950 feet north of Chandler Road (2.04 acres), to permit an existing single-family dwelling unit to be used as a medical office and other specified uses of the MUN district, requested by Les Neely, applicant, Jim and Laria Gillispie, owners.

**Staff Recommendation: Approve with conditions**

**APPLICANT REQUEST – Rezoning - Permit a Medical Office and other specified uses of the MUN district.**

A request to change from Single-Family Residential (RS15) to Specific Plan – Mixed Use (SP-MU) zoning and for final site plan approval for property located at 4130 Andrew Jackson Parkway, approximately 950 feet north of Chandler Road (2.04 acres), to permit an existing single-family dwelling unit to be used as a medical office and other specified uses of the MUN district.

**Existing Zoning**

RS15 District - RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

**Proposed Zoning**

SP-MU 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 uses.*

**CRITICAL PLANNING GOALS N/A**

**DONELSON/HERMITAGE COMMUNITY PLAN**

**Natural Conservation (NCO)** NCO policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

**Neighborhood Center (NC)** NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. 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.

***Hermitage Station Detailed Design Plan***

**Mixed Use (MxU)** MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

**Consistent with Policy?** Yes. The proposed specific plan zoning is consistent with the property’s NCO and MxU in NC policy. Both policies support low intensity community facility development as well as small scale office uses.

**PLAN DETAILS** The property is approximately 2.04 acres in size and is located along Andrew Jackson Parkway across from the Hermitage Commuter Rail Station. The property is developed and consists of a one-story, single-family residence. This SP is regulatory in nature and does not propose any additional built square footage beyond the existing 2,685 square foot residence. The applicant intends to use a portion of the single-family residence as an

eye doctors office.

The proposed SP plan would permit a medical office use on this property as well as all uses allowed by the MUN zoning district with the exception of the following prohibited uses in the SP:

- Cash Advance
- Boarding House
- Dormitory
- Check Cashing
- Title Loan
- Bar or Nightclub
- Pawnshop
- Power/gas substation
- Reservoir/water tank
- Waste water treatment
- Water/sewer pump station
- Water treatment plant
- Wind energy facility

**Access/Parking** Access to the site is from Andrew Jackson Parkway. There is an existing gravel parking area located in the rear of the residence. There are approximately 11 on-site parking spaces which meets the parking requirement of the Zoning Code.

**Screening/Landscaping** The plan proposes a 12 foot landscape buffer in the rear of the residence screening the parking area from the existing residences in the back of the home. A variety of shrubs and canopy trees are proposed around the perimeter of the parking area.

**Signs** While signage details for the eye doctor clinic were not included in this SP, the plan does include signage regulations. Approval of a sign permit shall be required prior to the any signs being placed on the property. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs 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. Permitted signs include wall mounted signs with a maximum sign area of 20 square feet. Monument signage shall be limited to a maximum of one 3 foot tall by 4 foot wide monument style sign. The base shall be constructed of brick or stone. The sign shall not be back-lit but may be spotlighted, or externally-lit. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.

**PUBLIC WORKS RECOMMENDATION** No exception taken

**Maximum Uses in Existing Zoning District: RS15**

| 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) | 2.04  | 2.47        | 5 L                         | 48                    | 4            | 6            |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Medical Office(720) | 2.04  | -           | 2,700 SF                    | 84                    | 6            | 8            |

**Traffic changes between Maximum: RS15 and proposed SP-MU**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | -                           | +36                   | +2           | +2           |

**STAFF RECOMMENDATION** Staff recommends approval with conditions of the zone change request. The proposed zoning district is consistent with the area’s NCO and MxU in NC policies. Both policies support low intensity development and small scale office uses are consistent with the MxU in NC policy.

**CONDITIONS**

1. The SP is limited to medical office and specified uses of the MUN district.
2. Approval of a sign permit shall be required prior to the any signs being placed on the property. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs 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. Permitted signs include wall mounted signs with a maximum sign area of 20 square feet. Monument signage shall be limited to a maximum of one 3 foot tall by 4 foot wide monument style sign. The base shall be constructed of brick or stone. The sign shall not be back-lit but may be spotlighted, or externally-lit. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.
3. 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 MUN zoning district as of the date of the applicable request or application.
4. 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.
5. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.
6. 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. (9-0-1) Mr. Ponder recused himself due to the proximity of his residence to the proposed rezoning.**

**Resolution No. RS2010-51**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-005-001 is **APPROVED WITH CONDITIONS. (9-0-1).**

**Conditions of Approval:**

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**The proposed SP district is consistent with the Donelson/Hermitage Community Plan's Natural Conservation and Neighborhood Center policies."**