

2010SP-007-001

Hermitage Road

Map: 075-00 Parcel: 024

Map: 075-06 Parcel: 111

Donelson/Hermitage/Old Hickory Community Plan

Council District 11 – Darren Jernigan

Staff Reviewer: Greg Johnson

A request to change from R10 to SP-MR zoning properties located at 4243 and 4301 Hermitage Road, approximately 2,100 feet north of Lebanon Pike (8.32 acres), to permit an assisted living facility, an independent living facility and/or multifamily uses with a maximum floor area of 235,579.5 square feet, requested by Dale & Associates, applicant, for PMFS H-View I LLC, owner (See also Proposal No. 2010CP-014-001).

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan Amendment

APPLICANT REQUEST - Preliminary SP - Rezone to permit an assisted living facility, an independent living facility and/or multi-family uses.

A request to change from One and Two-Family Residential (R10) to Specific Plan – Mixed Residential (SP-MR) zoning properties located at 4243 and 4301 Hermitage Road, approximately 2,100 feet north of Lebanon Pike (8.32 acres), to permit an assisted living facility, an independent living facility and/or multifamily uses with a maximum floor area ratio (FAR) of 0.65 (or 235,579.5 square feet).

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. R10 zoning would allow for 36 lots on the subject property, including 9 duplex lots, for a total of 45 dwelling units allowed under the current zoning. Vacant non-conforming multi-family buildings are present on the site. Records show that these buildings held as many as 41 residential units. Staff is currently unable to determine the length of time they have stood vacant. Electrical and remodeling permits were approved as late as 1998.

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 an option for three housing types.

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Provides a Range of Housing Choices

The Hermitage Road SP proposes a stacked flat building type within a single-family residential area where this multi-family residential type is generally absent. The SP is proposed on a developed site that is occupied by vacant multi-family buildings.

The site plan illustrates the intent to preserve a wetland within the site by leaving a landscaped buffer between the wetland and any building or paving area. Proposed buildings are three stories in height, which helps to preserve more land than a shorter building layout that is spread throughout the site.

Building placement will be used to identify courtyard open spaces within the project site. These spaces will be identifiable feature from Hermitage Road and may serve as important elements for residents within the site.

DONELSON/ HERMITAGE/OLD HICKORY COMMUNITY

Existing Policy

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.

Proposed Policy

T3 Suburban Neighborhood Evolving (T3 NE) T3 NE policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

Consistent with Policy? The applicant proposes to amend the current land use policy through a concurrent policy amendment application. The SP proposes a residential development that follows the use and form standards of the proposed T3 NE policy. The layout, which includes two, three-story buildings placed along Hermitage Road with parking placed to the side and rear of the buildings, complies with the form standards of the T3 NE land use policy. The residential density will generally follow the recommended density within this policy.

PLAN DETAILS The proposed SP is a residential development in the form of stacked flat residential buildings to a maximum of 3 stories in height. Because the applicant intends to use this development as either individual residential units or as an assisted-living center, a maximum number of residential units or rooms is not proposed. Instead, the amount of floor area will be regulated by a maximum Floor Area Ratio of 0.65, which results in a maximum floor area of approximately 236,000 square feet. This square footage number is similar to the total square footage shown on the conceptual site plan.

Access and Parking Three driveway access points are proposed from Hermitage Road. These driveway access points connect Hermitage Road to side and rear parking within the site. Additionally, the site plan shows possible underground parking below the building footprint. This parking would be accessed from an at-grade entrance at the rear of each building. Building design standards within the SP require any underground parking to have a depth of at least 8 feet below grade. This requirement was included to minimize the effect of first floor parking on the building façade design.

SP Standards Development standards regulate the location and number of parking spaces. Residential and/or assisted living units must follow the parking standards within the Zoning Code. Parking must be placed behind, beside, or underneath the proposed buildings and is capped a maximum of 360 spaces. Therefore, while there is not a maximum density proposed within this SP, the number of units/rooms will be capped by this number of parking spaces and the overall FAR maximum limit.

The site plan illustrates buildings placed along Hermitage Road surrounding courtyard spaces. Standards within the SP require street setbacks between 10 and 20 feet from the front property line. Buildings are required to have a courtyard frontage as shown on the conceptual site plan. Minimum dimensions for these courtyard spaces are proposed.

The SP includes architectural standards that require a minimum glazing ratio of 15% of the street-facing facades and also require a minimum of four pedestrian entrances along Hermitage Road building facades. Materials standards for exterior walls, building foundations, pier and columns and chimneys are also included.

A condition of approval has been added to include a fall back zoning classification for any standards that are not addressed specifically by the SP. The RM20 zone is recommended as the fall back zoning classification.

Stormwater Management Features A significant portion of the site is identified as a possible wetland. The development will conserve this area as a naturally landscaped area. Additionally, the applicant proposes a condition of approval to reduce the possibility of flooding within and surrounding the project site by increasing surface water filtration and providing overflow relief within the wetland area. The overflow will provide relief for existing homes in the event of an extraordinary and significant rainfall. No such relief occurs at present.

Outside of the wetland area, the applicant proposes the use of bioretention and/or rain garden areas for water treatment and pervious pavement for the reduction of runoff. Together, these are used to meet Stormwater requirements without the use of a dry pond detention area.

During the recent significant rainfall event, this property had substantial water pooling due to the amount of rainfall and its low-lying position. There are no blue line streams, floodway, or floodplain on the site. Staff does have concerns about future rain events. However, this will be reviewed by Metro Stormwater and all other reviewing agencies to ensure compliance with current requirements for all proposed stormwater management techniques. This application is for preliminary approval. Additional stormwater review will occur prior to final site plan approval.

With the current non-conforming residential uses, there are no stormwater facilities. The stormwater management practices proposed by the applicant will limit stormwater runoff and provide stormwater treatment where none currently exists. The condition proposed by the applicant will provide for greater surface water filtration and overflow protection within the wetland area. Overflow relief facilities are currently not present on the site and are intended to significantly reduce the chance of flooding from the present. These

STORMWATER RECOMMENDATION Preliminary SP approved except as noted:

- Show Undisturbed Buffers, provide non-jurisdictional letters, or provide variance. You can add the note in the "stormwater standards" sheet to the plans.

PUBLIC WORKS RECOMMENDATION

1. A Traffic Impact Study is required prior to development.
2. Identify number and specific unit types in proposed SP.
3. Provide parking per metro Code.

Maximum Uses in Existing Zoning District: **R10**

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)	8.32	4.63 D	38 L	427	37	45

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
Multi-Family(220)	8.32	0.75	271,814 SF/363units	2324	182	218

Assuming 750sf/unit

Traffic changes between Maximum: **R10** 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
-	-	-	-	+1897	+145	+173

HISTORICAL COMMISSION RECOMMENDATION Historical Commission comments are addressed by the SP.

METRO SCHOOL BOARD REPORT

Projected student generation **25** Elementary **9** Middle **10** High

Schools Over/Under Capacity Students would attend Andrew Jackson Elementary School, Dupont-Hadley Middle School, and McGavock High School. All three schools have been identified as being over capacity by the Metro School Board. There is capacity for elementary and middle school students within the cluster. There is capacity within adjacent Antioch, Hunters Land, Stratford, and Overton clusters for high school students. This information is

based upon data from the school board last updated September 2009.

STAFF RECOMMENDATION Staff recommends approval with conditions, if the associated Community Plan amendment is approved. The proposed residential project is consistent with the proposed land use policy in terms of proposed uses and design.

CONDITIONS

1. The uses of this SP shall be limited to multi-family residence, assisted living facility and independent living facility.
2. Prior to the issuance of a grading permit, a detailed drainage study shall be completed along with a grading and drainage plan. The grading and drainage plan shall provide a method for additional filtration of surface water into the ground and an overflow relief from the naturally occurring low area in the event an extraordinary and significant rainfall occurs. This overflow will provide relief for existing homes that abut the site where no such relief occurs at present.
3. All required approvals needed to satisfy Condition #2 and any other stormwater management related requirements shall be in place prior to final site plan approval.
4. Revised plans shall identify Undisturbed Buffers, provide non-jurisdictional letters, or provide variance. A note can be added in the "stormwater standards" sheet to the plans.
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 RM20 zoning district for residential buildings as of the date of the applicable request or application.
6. 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.
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.
8. 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.

Councilmember Gotto moved to approve staff recommendations on Items #5 and #6 with suggestions to Councilmember Jernigan that he take into consideration all things discussed at this meeting. Dr. Cummings seconded the motion. (8-0)

Resolution No. RS2010-59

"BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-007-001 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

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8. 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 district is consistent with the Donelson/Hermitage/Old Hickory Community Plan's Suburban Neighborhood Evolving policy."