

6. 2010Z-006PR-001 (Amended to SP [2010SP-010-001] by Metro Council)

Map: 108-02 Parcel: 017
 Donelson/Hermitage/Old Hickory Community Plan
 Council District 14 – James Bruce Stanley
 Staff Reviewer: Greg Johnson

A request to rezone from RS10 to ON zoning property located at 2898 Elm Hill Pike, at the northwest corner of Elm Hill Pike and Colfax Drive (0.35 acres), requested by Donna Adwell and Melissa Faulkner, owners.

Staff Recommendation: Approve

APPLICANT REQUEST - Zone change-Rezone from RS10 to ON.

A request to rezone from Single-Family Residential (RS10) to Office Neighborhood (ON) zoning property located at 2898 Elm Hill Pike, at the northwest corner of Elm Hill Pike and Colfax Drive (0.35 acres).

Existing Zoning

RS10 District -RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

Proposed Zoning

ON District - Office Neighborhood is intended for low intensity office uses.

CRITICAL PLANNING GOALS N/A

DONELSON/ HERMITAGE/ OLD HICKORY COMMUNITY PLAN

Office Transition (OT) OT policy is intended for small offices intended to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

Consistent with Policy? Yes. The site is located on Elm Hill Pike, directly across the street from the Metro Airport Center Commercial PUD, a 66-acre PUD containing commercial and office uses. A single-family residential neighborhood abuts the site to the north. The OT policy has been applied to single-family residential lots along the north side of Elm Hill Pike to provide a buffer between the intense commercial uses of the PUD and the residential dwellings to the north of Elm Hill Pike.

ANALYSIS The residential neighborhood abutting the project site to the north is zoned single-family residential (RS10). The Metro Zoning Code requires lots with ON zoning to provide a type “C” landscape buffer along property lines shared with lots zoned RS10. Installation of the landscape buffer will be required by Metro Codes prior to the issuance of a use and occupancy permit.

FIRE MARSHAL RECOMMENDATION No exception taken

PUBLIC WORKS RECOMMENDATION No exception taken

Typical Uses in Existing Zoning District: RS10

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)	0.35	3.7 D	1 L	10	1	2

Typical Uses in Proposed Zoning District: ON

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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Office Building Low Rise(710)	0.35	0.056 F	853 SF	34	5	5
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Traffic changes between typical: RS10 and proposed ON

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+24	+4	+3

Maximum Uses in Existing Zoning District: RS10

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)	0.35	3.7 D	1 L	10	1	2

Maximum Uses in Proposed Zoning District: ON

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	0.35	0.4 F	6,098 SF	299	13	37

Traffic changes between maximum: RS10 and proposed ON

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+289	+12	+35

METRO SCHOOL BOARD REPORT

Projected student generation Elementary Middle High

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

STAFF RECOMMENDATION Staff recommends approval of the proposed ON zoning district. The ON zoning is consistent with the adopted land use policy for this property.

Approve (10-0), **Consent Agenda**

Resolution No. RS2010-28

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010Z-006PR-001 is **APPROVED. (10-0)**

The proposed ON zoning district is consistent with the Donelson/Hermitage/Old Hickory Community Plan’s Office Transition policy.”