

2011SP-001-001

BL2011-846 / CLA1BORNE

CANDLEWOOD HOTEL

Map 096-13, Parcel(s) 154

Council District 15 (Phil Claiborne)

Staff Reviewer: Greg Johnson

A request to rezone from CS to SP-C zoning for property located at 2724 Elm Hill Pike, approximately 900 feet west of Donelson Pike (1.28 acres), to permit hotel and restaurant uses, requested by T-Square Engineering, applicant, Signature Hospitality, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST - Rezone to permit a hotel with up to 81 rooms

Preliminary SP A request to rezone from Commercial Service (CS) to Specific Plan – Commercial (SP-C) zoning for property located at 2724 Elm Hill Pike, approximately 900 feet west of Donelson Pike (1.28 acres), to permit hotel and restaurant uses.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

SP-C District - Specific Plan-Commercial 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 commercial uses.

CRITICAL PLANNING GOALS N/A

DONELSON-HERMITAGE COMMUNITY PLAN

Existing Policy

Commercial Mixed Concentration (CMC) CMC policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Consistent with Policy? Yes. CMC policy allows for highway-oriented commercial land uses. The proposed hotel use is located near the intersection of two arterial streets, approximately one half mile north of Interstate 40. The proposal is consistent with design principles within CMC policy in providing a basic level of pedestrian access and landscaping.

PLAN DETAILS The SP proposes a four-story, 81-room hotel placed at the rear of the site, which slopes down toward the front of the site along Elm Hill Pike. The SP includes one direct driveway access to connect the site to Elm Hill Pike. The proposed surface and structured parking meets Zoning Code requirements for the number of parking spaces for the proposed hotel.

ANALYSIS An SP is proposed for this hotel project in order to allow a floor area ratio (FAR) of 0.815 which exceeds the 0.6 FAR permitted under the CS zoning district currently in place. The additional FAR will allow for a fourth floor. Although the proposed FAR does not comply with the existing CS zoning, the building height gained through the additional FAR would be permitted by the CS zoning district in this location. The increased FAR allowance is consistent with the CMC land use policy and will not result in development that is out-of-character with its surroundings.

In addition to the hotel use, the SP proposes restaurant uses. Because the location and size of the restaurant is not shown on the site plan, the future incorporation of a restaurant onto the site as a primary use will require an amendment to the SP, so that the location of the restaurant can be identified and additional parking spaces can be provided. A restaurant use, as an accessory use to the hotel, could be added if it is consistent with the approved site plan.

FIRE MARSHAL RECOMMENDATION Approved based on no construction being done this application. Any new construction shall meet all fire code requirements for fire hydrant(s) location, fire hydrant flow and fire dept. access.

STORMWATER RECOMMENDATION Provide a Water Quality Concept. Some areas appear to be bypassing the proposed water quality feature.

PUBLIC WORKS RECOMMENDATION

- 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.
- Along Elm Hill Pk, label and dimension right-of-way, show and label edge of pavement, show five foot sidewalk, four foot grass strip, curb & gutter, and a minimum two foot paved shoulder.
- Show driveway ramp per Metro ST-324.
- Contact PW for details on connecting street improvements to the adjacent project.
- An access and parking study is required prior to SP development or, submit parking study and construct a left turn lane on Elm Hill Pk coordinated with adjacent property left turn lane construction and provide adequate sight distance at access.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.28	0.6 F	33,454 SF	575	79	117

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	1.28	0.815 F	45,441 SF (81rooms)	723	34	42

Traffic changes between maximum: **CS** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+148	-45	-75

STAFF RECOMMENDATION Staff recommends approval with conditions of the proposed SP because it is consistent with the CMC land use policy.

CONDITIONS

1. The future incorporation of a restaurant as a primary use within the SP shall require an SP amendment in order to identify the size and location of the restaurant use with the site and to ensure that sufficient parking for the additional use is provided.
2. Comments listed above from Metro Public Works and Metro Stormwater shall be addressed on the corrected copy of the preliminary SP plan.
3. Prior to building permit approval, one of the following shall be completed:
 - An access and parking study shall be approved by Metro Public Works,
 - A parking study shall be approved by Metro Public Works and a left turn lane on Elm Hill Pike shall be constructed that is coordinated with the left turn lane on the adjacent property and that provides adequate sight distance at access.
4. Ground signs within this SP shall be limited to a maximum height of 15 feet. Billboards are prohibited within the SP.

5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Metro Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro 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.

Approved (8-0), Consent Agenda

Resolution No. RS2011-47

"BE IT RESOLVED by The Metropolitan Planning Commission that **2011SP-001-001 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 SP is consistent with the Commercial Mixed Concentration (CMC) land use policy.”