

## 7. 2011SP-012-003

### **NOLENSVILLE PIKE CAR WASH (AMENDMENT #1)**

Map 161, Parcel(s) 306

Council District 27 (Davette Blalock)

Staff Reviewer: Jason Swaggart

A request to amend the Nolensville Pike Car Wash Specific Plan District for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard and partially located within the Floodplain Overlay District (1.08 acres), to permit CS sign standards and an LED sign, requested by Sign Me Up, LLC, applicant; Nolensville Pike Carwash Partnership, owner.

**Staff Recommendation: Disapprove**

### **APPLICANT REQUEST**

**Amend SP to expand permitted signage.**

### SP Amendment

A request to amend the Nolensville Pike Car Wash Specific Plan District for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard and partially located within the Floodplain Overlay District (1.08 acres), to permit Commercial Service (CS) sign standards and an LED sign.

### **Existing Zoning**

Specific Plan-Auto SP-A 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 is limited to a car wash and all other uses permitted by the CL zoning district.*

### **CRITICAL PLANNING GOALS**

N/A

### **SOUTHEAST COMMUNITY PLAN**

Suburban Community Center (T3 CC) is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

### Consistent with Policy?

No. The policy supports a variety of signs that does not cause serious distraction. Digital signs are more distracting than non-digital signs.

### **PLAN DETAILS**

The zoning (SP-A) for this site was approved by Council in 2012. The Planning Commission recommended that Council approve the zoning with conditions. The SP included sign standards which limited ground signs to monument type and all other signs to those permitted under the CL zoning district.

The request is to permit LED type signage and all other signs permitted in the CS zoning district. The Zoning Code prohibits LED message boards and digital display signs in the CL zoning district with the exception of time, temperature and date signs.

### **ANALYSIS**

In 2013, Council adopted legislation that made certain auto related uses, including car wash uses, permitted with conditions within certain zoning districts. The subject SP was approved prior to the text amendment. Prior to the 2013, certain auto-related uses including car wash could only be permitted within a SP zoning district.

Currently, the Zoning Code does not permit billboards or digital signs for uses classified as car washes. Signage standards in the Zoning Code for car washes are also more prohibitive than for other uses in CL and CS zoning districts. This amendment would circumvent the legislation that was just recently adopted by Council. Staff finds that this is not appropriate given that other car washes are not permitted to have digital signs.

### **FIRE MARSHAL'S OFFICE**

N/A

### **PUBLIC WORKS RECOMMENDATION**

**Approved with conditions**

- 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.
- Signs must meet the regulations within the Zoning Code, specifically cannot be located within sight triangles.

**STORMWATER RECOMMENDATION**

Ignore

**STAFF RECOMMENDATION**

Staff recommends disapproval.

**CONDITIONS (if approved)**

1. This request only amends uses and specific sections of the SP District previously approved by BL2011-72. All other requirements shown on the SP District plan approved by BL2011-72 shall apply.

Mr. Swaggart presented the staff recommendation of disapproval.

**Vice Chair Adkins closed the Public Hearing.**

**Chairman McLean moved and Mr. Clifton seconded the motion to disapprove. (9-0)**

**Resolution No. RS2014-227**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-012-003 is Disapproved. (9-0)**

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