

6. 2011SP-012-001
NOLENSVILLE PIKE CAR WASH
Map 161, Parcel(s) 306
Council District 31 (Parker Toler)
Staff Reviewer: Brian Sexton

A request to rezone from CL to SP-A zoning property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard (1.08 acres), to permit a 3,000 square foot automatic car wash facility and within the Floodplain Overlay District, requested by Barge Cauthen & Associates Inc, applicant, Glory Teller Office LLC, owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST -Rezone to SP for Car Wash

Preliminary SP A request to rezone from Commercial Limited (CL) to Specific Plan – Auto (SP-A) zoning for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard (1.08 acres), to permit a 3,000 square foot automatic car wash facility.

Existing Zoning

CL District - Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

FO District - Floodplain Overlay District (FO) represents all properties or portions of properties within the floodway, the 100 year FEMA floodplain, including specific local flood basin studies, and is established to preserve the function and value of floodplains and floodways to store and convey floodwater flows through existing and natural flood conveyance systems to minimize damage to property and human life. On July 11, 2008, a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency removed a portion of this property from the floodway and floodplain. **The proposed zoning request will not remove this property from the FO.**

Proposed Zoning

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

CRITICAL PLANNING GOALS N/A

SOUTHEAST COMMUNITY PLAN

Retail Concentration Super Community (RCS) RCS policy is intended for large size retail uses and to provide a wide array of goods and services. Typical RCS uses include retail shops, consumer services, restaurants, and entertainment. In RCS areas that are located at highway interchanges, a limited amount of uses intended to serve travelers is also appropriate. In addition, super community scale retail concentrations usually contain large, single, specialized retail stores, which draw people from a wider market area.

Consistent with Policy? Yes. The request to rezone from CL to SP is consistent with the RCS policy. The RCS policy supports this type of use.

PLAN DETAILS The plan calls for the development of a 3,000 square foot, full service, drive-thru, car wash tunnel along Nolensville Pike. Approximately 0.44 acres of the site is located within the FO District along the western portion of the property. The car wash tunnel is proposed on the northeast portion of the property and is not located within FO District. This plan does not propose any development within the FO District. Automobiles will have access to the car wash tunnel via an 11-foot canopy pre-pay station. Fifteen vacuuming stalls are located to the south of the proposed tunnel.

A list of building materials was not submitted and will be required prior to Final Site Plan approval for this development. Prohibited building materials include unfinished concrete blocks, plywood, aluminum and vinyl siding. The site plan proposes a 14-foot high monument sign on the north east portion of the property along Nolensville Pike. Adequate sign details were not included in this SP. Sign elevations for the car wash will need to be submitted prior to Final Site Plan approval for review and approval by staff.

Access/Parking Primary access to site is located off Nolensville Pike. Adjacent to the carwash site is a 1.03 acre property identified for future development. This property is not part of the SP request. An access easement

has been provided on the southern portion of the property proposed for the car wash. The easement serves both the car wash and the site identified for future development. The plan calls for a total of three parking spaces, plus one handicap parking space which meets the Zoning Code requirement for parking.

Sidewalks/Landscaping An existing sidewalk is located along Nolensville Pike and a walkway is proposed along the southern portion of the car wash facility. A variety of canopy trees and shrubs are proposed on site and along the perimeter of the property which meets the standard commercial Zoning Code requirements for landscaping. A dumpster is located on the southeast portion of the property. Screening elevations for the dumpster were not submitted to staff and must be provided with the final site plan.

PUBLIC WORKS RECOMMENDATION No Exception Taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail (814)	1.08	0.6 F	28,226 SF	1246	30	90

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Car Wash (948)	1.08	-	3,000 SF	NA	NA	34

Traffic changes between maximum: **CL** and proposed **SP-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	NA	NA	-56

STAFF RECOMMENDATION Staff recommends approval with conditions. The proposed SP is consistent with land use policy. The policy supports this type of use.

CONDITIONS

1. Prior to final site plan approval, the SP plan shall include a set of building materials that shall be reviewed and approved by the Planning Department. Prohibited building materials shall include unfinished concrete blocks, plywood, aluminum and vinyl siding.
2. Prior to final site plan approval, details of the signage for this SP shall be reviewed and approved by staff. All signage shall be monument style and consistent with the CL sign standards of the Metro Zoning Code.
3. Prior to final site plan approval, the final site plan for the SP shall include screening elevations for the dumpster.
4. This Specific Plan is limited to a car wash and all other uses permitted by the CL zoning district.
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 CL zoning district 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 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 with conditions (7-0), Consent Agenda

Resolution No. RS2011-119

"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-012-001 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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