

5a. 2011SP-021-001

BL2011-23 / CLAIBORNE

CAMPING WORLD OF TENNESSEE

Map 062, Parcel(s) 121, 141

Council District 15 (Phil Claiborne)

Staff Reviewer: Brian Sexton

A request to change from Commercial Attraction (CA) to Specific Plan - Auto (SP-A) zoning and for final site plan approval for properties located at 2620 and 2622 Music Valley Drive, approximately 1,965 feet east of Pennington Bend Road (7.31 acres), to permit "Heavy Equipment Sales and Service", and all other uses permitted by the CA zoning district, requested by L.H.M. & M., Inc., and AGRP of Nashville, LLC, owners. (See also PUD Cancellation Proposal No. 68-72P-002).

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST -Permit Heavy Equipment Sales and Service, and all other uses permitted by the CA zoning district.

Preliminary and final SP A request to change from Commercial Attraction (CA) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for properties located at 2620 and 2622 Music Valley Drive, approximately 1,965 feet east of Pennington Bend Road (7.31 acres), to permit Heavy Equipment Sales and Service, and all other uses permitted by the CA zoning district.

Existing Zoning

CA District - Commercial Attraction is intended for a wide range of amusement, recreational, and retail support uses typically associated with the tourist industry.

Proposed Zoning

SP-A District - Specific Plan-Auto 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 auto uses.*

CRITICAL PLANNING GOALS N/A

DONELSON/HERMITAGE COMMUNITY PLAN

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. The proposed specific plan zoning is consistent with the property's CMC policy. The land use policy accommodates a wide variety of commercial uses which includes heavy equipment sales and service.

PLAN DETAILS The proposed SP district is approximately 7.31 acres in size and is located along Music Valley Drive, east of the Cumberland River. The SP district is made up of two developed parcels. Parcel 141 consists of an existing one-story, 31,000 square foot retail facility. Parcel 121 consists of a 7,850 square foot restaurant and bar. There is also a 6,600 square foot building used for heavy equipment sales and service located on this parcel. This SP is regulatory in nature and does not propose any additional building construction or square footage beyond what is currently on the site. The proposed SP plan would permit Heavy Equipment Sales and Service as well as all uses allowed by the CA zoning district on parcels 141 and 121. Any new construction within the proposed SP would need to meet the development standards of the CA zoning district.

Access/Parking Access to the site is located along Music Valley Drive. There are approximately 153 on-site parking spaces on parcel 141 and 138 on-site parking spaces on parcel 121. All parking standards of the Metro Zoning Code shall be met on both parcels with the exception of Building A on parcel 121 which was previously approved for 105 parking spaces.

Signs While signage details for this SP were not submitted by the applicant, the SP does include signage regulations. Approval of a sign permit shall be required prior to new signs being placed on the property. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. All signage shall be monument style or building mounted. Monument signs shall have a maximum sign area of 48 square feet, and shall not exceed six feet

in height or three feet in height if any portion of the sign is located within 15 feet of a driveway.

Wall mounted building signs on building faces located up to 50 feet from the property boundary along the public right of way shall have a maximum sign area of 48 square feet. Building faces located more than 50 feet from the property boundary along the public right of way may add an additional one square foot of sign area for every foot over 50 feet that the building face is located from the street, up to a maximum size of 100 square feet. Awning signs shall have a maximum sign area of 50 percent of the surface area of the awning.

PUBLIC WORKS RECOMMENDATION No exception taken

STAFF RECOMMENDATION Staff recommends approval with conditions of the zone change request. The proposed SP zoning district is consistent with the area's CMC land use policy. The land use policy accommodates a wide variety of commercial uses which includes heavy equipment sales and service.

CONDITIONS

1. The SP is limited to Heavy Equipment Sales and Service, and all other uses permitted by the CA zoning district.
2. All parking standards of the Metro Zoning Code shall be met on both parcels with the exception of Building A on parcel 121 which shall require 105 parking spaces.
3. Approval of a sign permit shall be required prior to new signs being placed on the property. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. All signage shall be monument style or building mounted. Monument signs shall have a maximum sign area of 48 square feet, and shall not exceed six feet in height or three feet in height if any portion of the sign is located within 15 feet of a driveway.
4. Wall mounted building signs on building faces located up to 50 feet from the property boundary along the public right of way shall have a maximum sign area of 48 square feet. Building faces located more than 50 feet from the property boundary along the public right of way may add an additional one square foot of sign area for every foot over 50 feet that the building face is located from the street, up to a maximum size of 100 square feet. Awning signs shall have a maximum sign area of 50 percent of the surface area of the awning.
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 CA 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 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. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.
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, Consent Agenda (7-0-1)

Resolution No. RS2011-197

“BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-021-001 is **APPROVED WITH CONDITIONS. (7-0-1)**

Conditions of Approval:

1. The SP is limited to Heavy Equipment Sales and Service, and all other uses permitted by the CA zoning district.
2. All parking standards of the Metro Zoning Code shall be met on both parcels with the exception of Building A on parcel 121 which shall require 105 parking spaces.
3. Approval of a sign permit shall be required prior to new signs being placed on the property. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. All signage shall be monument style or building mounted. Monument signs shall have a maximum sign area of 48 square feet, and shall not exceed six feet in height or three feet in height if any portion of the sign is located within 15 feet of a driveway.
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The SP district is consistent with the area's CMC land use policy. The land use policy accommodates a wide variety of commercial uses, including heavy equipment sales and service.”