

July 26, 2012 Planning Commission Meeting

10. 2012SP-020-001

604 GALLATIN PIKE

Map 043-09, Parcel(s) 083

Council District 09 (Bill Pridemore)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 604 Gallatin Pike, at the corner of Gallatin Pike and Cumberland Avenue (0.5 acres), to permit automobile sales (used), and all uses permitted by the CS zoning district requested, by Kline Swinney Associates, applicant, Bobby T. Wilson, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit automobile sales used and all other uses permitted by the CS district.

SP Development Plan and Final Site Plan

A request to rezone from Commercial Services (CS) to Specific Plan-Auto (SP-A) and for final site plan approval for property located at 604 Gallatin Pike, at the corner of Gallatin Pike and Cumberland Avenue (0.5 acres), to permit automobile sales (used) and all uses permitted by the CS zoning district.

Existing Zoning

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

Proposed Zoning

Specific Plan-Auto (SP-A) District 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 automobile uses.

CRITICAL PLANNING GOALS

N/A

MADISON COMMUNITY PLAN

Urban Mixed Use Corridor (T4 CM) policy is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. The Urban Mixed-Use policy promotes a variety of land uses from residential to commercial including auto related uses. While the proposed use is consistent with the policy, the policy also expects new development to take a more urban form. Building setback should be shallow along the street and parking should be located at the rear or to the side of buildings. When parking is to be located along the street then landscaping and/or other elements should be provided to soften the impact of parking along the streetscape. While the request proposes parking along all street frontages, it also calls for landscaping and an ornamental knee wall between the parking area and all street frontages. This is consistent with the policy and will enhance the property. The plan also requires any future significant redevelopment to meet the MUL-A zoning district which would further implement the land use policy.

PLAN DETAILS

The intent of this request is to permit automobile sales, used and all other uses permitted in the Commercial Services (CS) zoning district. The subject property is located in Madison, on the east side of Gallatin Pike between Lovell Street and Cumberland Avenue and is north of Old Hickory Boulevard. The property is approximately half an acre in size and is developed. It contains a building and parking and was once a bakery.

Site plan

The proposed site plan identifies the existing structure and does not propose any additions or new structures. The plan calls for 27 parking spaces which includes spaces for display. Four spaces are specifically called out for customer parking. The plan proposes a landscaping strip along all street frontages as well as a two foot tall, brick knee wall. Access to the site will be from Gallatin Pike and from Cumberland Avenue.

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A five foot tall monument sign is proposed at the intersection of Cumberland and Gallatin. The SP limits the sign area for the monument sign to 48 square feet. The SP limits building signs to a maximum of 72 square feet. More than one building sign is permitted as long as the combined area does not exceed the maximum 72 square feet.

The SP includes language that restricts fencing and also provides language for future development. As proposed, any future redevelopment of the property will be required to meet the MUL-A zoning district standards. The MUL-A district requires new building to be placed close to the street and does not permit parking between the front street and building.

Staff Analysis

There are no major issues with the plan. As stated above the request is consistent with the Urban Mixed-Use Corridor land use policy.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed request is consistent with the Urban Mixed-Use Corridor land use policy.

CONDITIONS

1. Permitted land uses within the SP shall be automobile sales (used), and all other uses permitted by the CS zoning district.
2. Auto related uses shall be consistent with the approved site plan except minor modifications to the site plan may be approved by the Planning Commission including changes in use but shall be subject to the standards, regulations and requirements of the CS zoning district. Expansions of 25 percent of the total floor area of the originally approved final site plan or total redevelopment shall meet the standards, regulations and requirements for the MUL-A zoning district. Minor modifications may require a new final site plan and expansions of 25 percent of the total floor area of the approved site plan or total redevelopment shall require that a final site plan be approved by the Planning Commission.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by 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.
4. 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.
5. 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.

Approved with Conditions, Consent Agenda, (6-0-2)

Resolution No. RS2012-144

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-020-001 is APPROVED with conditions and disapproved without all conditions. (6-0-2)"

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The proposed SP is consistent with the Urban Mixed Use Corridor land use policy.