

10. 2012SP-031-001

WATERFORD ASSISTED LIVING

Map 086, Parcel(s) 140

Council District 14 (James Bruce Stanley)

Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP-MR zoning property located at 3778 Central Pike, approximately 450 feet west of Dodson Chapel Road (10.88 acres), to permit an assisted-care living facility and up to 21 single-family lots, requested by Civil Site Design Group, applicant, Barbara Terry, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Permit an assisted-care living facility and 21 single-family lots.

Preliminary SP and Final Site Plan

A request to rezone from Single-Family Residential (RS10) to Specific Plan – Mixed Residential (SP-MR) zoning property located at 3778 Central Pike, approximately 450 feet west of Dodson Chapel Road (10.88 acres), to permit an assisted-care living facility and up to 21 single-family lots.

Existing Zoning

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *The RS10 zoning district would permit a maximum of 40 single-family lots on 10.88 acres.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

CRITICAL PLANNING GOALS

N/A

DONELSON-HERMITAGE COMMUNITY PLAN

Detailed Policy

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

General Policy

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The policy supports a mixture of housing types. The proposed SP zoning district provides opportunities for assisted-care living as well as single-family residential and is consistent with the land use policies.

PLAN DETAILS

The intent of this request is to permit the development of an assisted-care living facility and 21 single-family lots. The subject site is located in the Hermitage area on the western side of Central Pike. The site is just southwest of the Hermitage Police Precinct and Public Library and public park. The property is mostly vacant and records indicate that it contains a single-family structure. The property is heavily wooded and contains some steep slopes in excess of 25 percent. Metro GIS also indicates the presence of a stream on the site.

Specific Plan Proposal

The plan calls for an assisted-care living facility and 21 single-family lots. The assisted-care living facility is shown closer to Central Pike while the proposed lots are interior to the site. Access to the assisted-care living facility and single-family lots is proposed from a new public street.

As proposed the assisted-care living facility will include a two-story, 60,000 square foot building with 92 rooms and 97 beds. Parking for the facility is located in front of the building with the building sitting approximately 200 feet from Central Pike. The plan requires that parking meet Metro Code requirements. As proposed the facility would require a minimum of 32 parking spaces.

November 8, 2012, Planning Commission Minutes

The 21 single-family lots are located behind the assisted-care living facility (west). The proposed bulk standards for the single-family area are as follows:

- Setbacks:
 - Front: 20 Ft
 - Rear: 20 Ft
 - Side: 5 Ft
- Max Building Coverage: 45%
- Max Height: 3 stories

The proposed new public street is consistent with Public Works Standard ST-251 and includes sidewalks on both sides of the street. The street stubs to the western property line and will provide for a future public street connection to the undeveloped property to the west. The plan proposes sidewalks along Central Pike and also shows a 13 foot right-of-way dedication along Central Pike which is consistent with the Major and Collector Street Plan. The plan provides an easement for a future greenway.

Staff Analysis

The plan is consistent with the Community Plan and the Major and Collector Street Plan. The plan also provides for a future street connection with the undeveloped land to the west. At this time Metro Stormwater has not given final approval of the request. Metro records indicate that a stream is located on the site. According to the applicant, state officials have studied the conveyance and have determined that it is not a stream. Currently Metro Stormwater is waiting for an official letter from the State indicating that the conveyance is not a stream, and cannot officially approve the request until the letter has been received. Because of this issue, staff is recommending that the request be approved with conditions if Stormwater approves the request prior to the meeting. If Stormwater approval is not received prior to the meeting, then staff recommends disapproval or that the applicant defer the request until such time that Stormwater issues have adequately been addressed.

METRO SCHOOL BOARD REPORT

Projected student generation 6 Elementary 4 Middle 4 High

Schools Over/Under Capacity

Students would attend Tulip Grove Elementary School, Dupont Tyler Middle School, and McGavock High School. Dupont Tyler is identified as over capacity; however, there is capacity within the cluster middle school students. This information is based upon data from the school board last updated September 2011.

STORMWATER RECOMMENDATION

- Metro GIS indicates a stream located within the property. Provide undisturbed buffers, provide variance, or provide a hydrologic determination showing the conveyance is not a stream.
- Provide a Water Quality Concept plan (water quality features can't reside within residential lots).

PUBLIC WORKS RECOMMENDATION

1. 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.
2. Extend existing left turn lane on Central Pk to project driveway with transition per AASHTO standards.

Maximum Uses in Existing Zoning District: RS10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	10.88	3.7 D	40 L	448	38	47

Maximum Uses in Proposed Zoning District: SP-MR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	10.88	-	21 L	201	16	22

November 8, 2012, Planning Commission Minutes

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living (254)	10.88	-	60,000 SF (92 Rooms)	272	13	21

Traffic changes between maximum: **RS10** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+25	-9	-4

STAFF RECOMMENDATION

Staff recommends approval with conditions subject to Stormwater approval prior to the meeting and disapproval without Stormwater approval and *all conditions*. As proposed the request is consistent with the Mixed Housing in Neighborhood General land use policy, the Major and Collector Street Plan and provides for street connectivity.

CONDITIONS

1. Permitted land uses include assisted-care living, nursing home and single-family residential.
2. The assisted living use shall be limited to monument type sign with a maximum of five feet in height and 48 square feet.
3. No LED signs shall be permitted.
4. Planning Commission/Council approved traffic conditions may be modified based on subsequent review and approval of a new Traffic Impact Study by Metro Traffic Engineer and/or the Planning Commission.
5. Extend existing left turn lane on Central Pike to project driveway with transition per AASHTO standards.
6. Residential lots shall be a minimum of 7,500 square feet in size.
7. The transfer of ISR shall not be permitted.
8. The maximum ISR for the assisted living facility shall be specified on the final site plan, but shall not be over 75%.
9. 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 single-family area shall be subject to the standards, regulations and requirements of the RS7.5 zoning district and the assisted living area shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and 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.
11. 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.
12. 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.

Mr. Dalton moved and Mr. Haynes seconded the motion to close the Public Hearing. (7-0)

Dr. Cummings moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2012-224

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-031-001 is **Approved with conditions and disapprove without all conditions. (7-0)**

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3. No LED signs shall be permitted.
4. Planning Commission/Council approved traffic conditions may be modified based on subsequent review and approval of a new Traffic Impact Study by Metro Traffic Engineer and/or the Planning Commission.
5. Extend existing left turn lane on Central Pike to project driveway with transition per AASHTO standards.
6. Residential lots shall be a minimum of 7,500 square feet in size.
7. The transfer of ISR shall not be permitted.
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12. 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 plan is consistent with the Mixed Housing and Neighborhood General land use policies because it provides a mixture of housing types for a range of age groups.
