

12. 2013SP-004-001

HIGHWAY 12 MOTORSPORTS

Map 067, Parcel(s) 145

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Brenda Bernards

A request to rezone from CL to SP-A zoning and for final site plan approval for property located at 5110 Ashland City Highway, at the northwest corner of Ashland City Highway and Old Hickory Boulevard (4.42 acres), to permit motorcycle sales, automobile sales, and all uses permitted by the CL zoning district, requested by Thomas L. Anderson Architect, Inc., applicant, Phillip E. Chamblee, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

To permit sale of motorcycles and automobiles

Zone Change

A request to rezone from Commercial Limited (CL) to Specific Plan-A (SP-A) zoning and for final site plan approval for property located at 5110 Ashland City Highway, at the northwest corner of Ashland City Highway and Old Hickory Boulevard (4.42 acres), to permit motorcycle sales, automobile sales, and all uses permitted by the CL zoning district.

Existing Zoning

Commercial Service (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

Proposed 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 includes the sale of motorcycles and automobiles.*

CRITICAL PLANNING GOALS

N/A

BORDEAUX-WHITES CREEK COMMUNITY PLAN

Existing Land Use Policy

Village Center

The Village Center Policy is unique to the Bordeaux-Whites Creek Community and is intended to create a pedestrian-friendly, mixed use, rural center that serves as the hub for daily gathering and activity for people who live in or visit the Village Residential Area and the surrounding Scottsboro/Bells Bend community.

Consistent with Policy?

Yes, the SP is consistent with the Village Center Policy. A building is under construction on the site, developed under the current CL zoning district, which is planned to display and sell motorcycle memorabilia. The SP will allow for the sale of motorcycles as well as a limited number of cars that are acquired as trade-ins for motorcycles. Sidewalks shown on the plan will begin the pedestrian network for this area and event space is proposed to allow for the gathering of local motorcycle and car enthusiasts to show case their equipment.

PLAN DETAILS

The site is currently zoned CL and there is a building under construction. This development meets all of the requirements of the CL district. The purpose of the SP is to permit two uses in addition to the uses permitted by the CL district. The new uses include the sale of motorcycles and a limited number, no more than 25 at one time, of cars. The primary focus is on the sale of motorcycles. As on occasion cars are traded in for the motorcycles, the applicant also would like to be able to resell these cars.

An open air pavilion is proposed to allow for gatherings of local motorcycle and car enthusiasts to show case their equipment. These events are limited to six per year.

Access and Landscaping

Sidewalks are shown on the plan, which support the Village Center policy. Access to the site is limited to one driveway from Highway 12 and one driveway from Old Hickory Boulevard which will be aligned with the driveway of the market across the street.

January 10, 2013, Planning Commission Meeting

A landscaping plan has been approved by the Urban Forester. The plan includes buffering for the residential properties to the north, landscaping in the parking areas and throughout the site.

Signage

Signs will be limited to:

- the existing community sign at the corner of Old Hickory Boulevard and Highway 12
- one eight foot by eight foot ground sign along the Highway 12 frontage not to exceed 20 feet in height
- three building signs not to exceed 150 square feet in total
- up to four "Parts and Service" building signs not to exceed 80 square feet in total
- Parking lot signs and "Speed Limit 12 MPH" signs

All signs shall be externally lit. No electronic signs, roof signs or signs that change messages by electronic or mechanical means shall be permitted. Signage shall be reviewed and approved by staff

STORMWATER RECOMMENDATION

Approve with conditions.

The following are technical review comments for the revised drawings for the above referenced project:

1. Provide a revised post developed drainage area map. Show areas draining to each BMP.
2. Show the rock retaining wall and post developed contours and final stabilization measures for the eastern portion of the lot.
3. Provide detail drawings of the open air pavilion on detail sheet.
4. Remove grading from the buffer.
5. Show the pea gravel diaphragm for the water quality swale as shown on the original approved plan.
6. Provide detail drawings of the bioretention area on detail sheet.
7. The bioretention area is required to be equipped with underdrains. Please revise.
8. Provide pretreatment for the bioretention area.
9. Show how the parking lot will be graded to drain entire area into the bioretention area.
10. Provide Landscape Plan showing: 2:1 -3:1 Shrub to Tree Ratio (2 Trees minimum – spaced 12' apart).
11. Add the Following Note to Plan: "Contractor, Engineer, or Owners Representative shall notify MWS Development Review at least 24 hours prior to the installation of the planting soil filter bed. At the completion of installation, the above referenced person will collect one sample per bioretention bed for analysis and confirmation of the soil characteristics as defined by PTP-03, Site Design and Considerations Item 3, page 3 of 10."
12. The bioretention area was designed for only 0.50 acre but this drainage basin is 1.60 acres. Please revise.
13. A revised Declaration of Restrictions and Covenants will be required to be recorded because the plan has changed. Please submit a revised Declaration of Restrictions and Covenants, Long Term Maintenance Plan, BMP Checklists, and BMP Exhibit Drawing.

PUBLIC WORKS RECOMMENDATION

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.

Label street names on plan sheets.

STAFF RECOMMENDATION

Staff recommends approval with conditions. The purpose of the SP is to add to new uses, the sale of used motorcycles and a limited number of used cars to the uses now permitted by the CL district. The site is currently being developed to the CL bulk standards. With the sidewalks and limits on signage, the development will contribute to the Village Center.

CONDITIONS

1. Signage shall be limited to:
 - a. the existing community sign at the corner of Old Hickory Boulevard and Highway 12
 - b. one eight foot by eight foot ground sign along the Highway 12 frontage not to exceed 20 feet in height
 - c. three building signs not to exceed 150 square feet in total
 - d. up to four "Parts and Service" building signs not to exceed 80 square feet in total
 - e. Parking lot signs and "Speed Limit 12 MPH" signs

January 10, 2013, Planning Commission Meeting

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2. The requirements of the Stormwater Management Division shall be met.
3. 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.
4. The uses of this SP shall be limited to the sale of new and used motorcycles, the sale of no more than 25 new and used cars at any one time, and all 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 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.
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 and disapproved without all conditions (8-0), Consent Agenda

Resolution No. RS2013-11

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-004-001 is **Approved with conditions and disapproved without all conditions. 8-0**

The purpose of the SP is to permit new uses, the sale of motorcycles and a limited number of cars, to the uses currently permitted in the CL district. The site is currently being developed to the CL bulk standards. With the sidewalks and limits on signage, the development will contribute to the Village Center policy.

CONDITIONS

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2. The requirements of the Stormwater Management Division shall be met.

January 10, 2013, Planning Commission Meeting

- 3. 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.**
 - 4. The uses of this SP shall be limited to the sale of new and used motorcycles, the sale of no more than 25 new and used cars at any one time, and all 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 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.**
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 - 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.**
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