

10. 2013SP-050-001

69 THOMPSON LANE

Map 119-15, Parcel(s) 001

Council District 16 (Tony Tenpenny)

Staff Reviewer: Amy Diaz-Barriga

A request to rezone from RS10 to SP-O and for final site plan approval for property located at 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, (0.65 acres), to permit general office and residential uses, requested by Charles Walker, owner and applicant.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary and Final SP to permit general office and residential uses in an existing structure.

Preliminary and Final SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Office (SP-O) and for final site plan approval for property located at 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, (0.65 acres), to permit a general office and residential uses.

Existing Zoning

Single Family Residential (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. *RS10 would permit a maximum of 2 units.*

Proposed Zoning

Specific Plan-Office (SP-O) 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 office uses.

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

Residential Low Medium (RLM) is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Special Policy Area 3 is identified on the Thompson Lane corridor from Simmons Avenue to the Mashburn Road intersection. In RLM policy areas, Special Policy 13 provides for some community services uses and office uses, but at a residential scale.

Consistent with Policy?

Yes, the SP is consistent with the Special Policy Area 3. It proposes uses acceptable in the Special Policy area of the RLM policy. It maintains the FAR and building height limits of the Special Policy Area. It also addresses the parking locations prescribed within the Special Policy Area.

PLAN DETAILS

The site consists of a single lot at the corner of Mashburn Road and Thompson Lane, and the site is approximately 0.65 acres. The SP limits uses to residential and general office uses, and limits the uses to the existing structure. The SP proposes a 0.4 maximum FAR. Access for the site will be limited to a single drive off of Mashburn Road, and no vehicular access will be allowed from Thompson Lane. Parking is required to be on the side and rear of the building only, and no parking will be permitted in front of the building. The existing structure is 1560 square feet and is within the Urban Zoning Overlay, and would therefore be exempt from a minimum parking requirement for general office use. Should the use continue to be single-family residential, 2 parking spaces would be required.

ANALYSIS

The SP is consistent with the special policy for the area. The uses, residential and general office, are supported by the special policy. The reuse of the existing house for all uses maintains a form and scale appropriate for the area. The limitation of parking to the side and rear of the building, and the limitation of one access drive for the site, also enforces the residential character of the area.

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.
- Driveway ramps are to be per MPW ST-324, revise plans prior to building permit submittal.

TRAFFIC TABLE

December 12, 2013, Planning Commission meeting

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 Residential (210)	0.65	3.7	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.65	-	1,560 SF	55	7	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+35	+5	+4

SCHOOL BOARD REPORT

The proposed SP-MU would not generate any more students than what would be generated by the current RS10 district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

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. Driveway ramps are to be per MPW ST-324, revise plans prior to building permit submittal.
3. Permitted land uses are limited to residential and general office uses using the existing structure.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district as of the date of the applicable request or application.
5. A corrected copy of the SP preliminary and final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property.
6. 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.
7. 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 (10-0), Consent Agenda

Resolution No. RS2013-231

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-050-001 is Approved with conditions and disapproved without all conditions. (10-0)

CONDITIONS

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. **Driveway ramps are to be per MPW ST-324, revise plans prior to building permit submittal.**
3. **Permitted land uses are limited to residential and general office uses using the existing structure.**

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- 4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district as of the date of the applicable request or application.**
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