

## 9. 2014SP-010-001

### CRIEVE HALL CHURCH OF CHRIST

Map 146-04, Parcel(s) 140 Map 146-08, Parcel(s) 016

Council District 26 (Chris Harmon)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 and RS10 to SP-INS zoning for properties located at 4806 Trousdale Drive and 410 Blackman Road, approximately 1,460 feet south of Harding Place (13.3 acres), to permit a day care increase from 75 to 99 persons and an existing religious institution, requested by Ingram Civil Engineering, applicant; Crieve Hall Church of Christ, Trustees, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit a day care increase from 75 to 99 persons and an existing religious institution.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R10) and Single-Family Residential (RS10) to Specific Plan-Institutional (SP-INS) zoning and for final site plan approval for properties located at 4806 Trousdale Drive and 410 Blackman Road, approximately 1,460 feet south of Harding Place (13.3 acres), to permit a day care increase from 75 to 99 persons and an existing religious institution.

#### **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 36 units.*

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of*

*21 lots with 5 duplex lots for a total of 26 units.*

#### **Proposed Zoning**

Specific Plan-Institutional (SP-INS) 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 institutional uses.

### CRITICAL PLANNING GOALS

- N/A

### SOUTHEAST COMMUNITY PLAN

Residential Low Medium (RLM) policy 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.

#### Consistent with Policy?

The proposed SP is consistent with the existing policy. The institutional uses proposed in the SP are uses that already exist on the subject property and are uses that are considered generally compatible with the residential character supported by RLM.

### PLAN DETAILS

The site is located near the northwest corner of the intersection of Trousdale Drive and Blackman Road in the Southeast Community Plan area and consists of two lots. All adjacent zoning is R10, and the primary use in the area is single-family residential.

#### Site Plan

The purpose of the SP is to increase the number of children permitted in the day care located on-site up to 99. The day care is currently allowed a maximum day care capacity of 75 children per the Zoning Code. Six existing buildings fall within the proposed SP boundary. These include the main church building, a multi-purpose building, a scout house and three residences (two single-family dwellings and a duplex) which are used for visiting missionaries. The plan includes a 2,500 square foot addition to the existing multi-purpose building, which will serve as the day care if the SP is approved. A portion of the parking area adjacent to the existing multi-purpose building will be removed to make way for the addition.

The site is currently accessed from Trousdale Drive and Brianwood Lane. Individual driveways for two of the existing single-family residences are located on Blackman Road. The plan does not propose any new access; all points of access shown on the plan currently exist. The proposal increases day care capacity from 75 to 99 which will not significantly increase traffic. There is an existing turn lane into the main entrance to the church on Trousdale Drive.

Crosswalks will be installed from the proposed day care building to the existing playground as accessing the playground involves crossing a parking drive aisle. Another crosswalk will be installed to access two additional handicap spaces that will be added

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near the day care building. No additional parking aside from the additional handicap spaces is proposed, as the site, even with the parking that will be removed for the addition, exceeds the parking requirement of the Zoning Code. In addition, a standard "C" landscape buffer yard is proposed to screen the existing playground from the adjacent residential lots. Also, signage for the SP will comply with the Office Residential (OR20) zoning district which prohibits LED message boards and digital display signs with the exception of time/temperature/date sign.

**ANALYSIS**

Staff recommends approval of the SP as the request is consistent with the RLM policy.

**FIRE MARSHAL RECOMMENDATION**

- N/A

**STORMWATER RECOMMENDATION**

- Approved for preliminary only

**TRAFFIC & PARKING RECOMMENDATION**

- No exception taken as an increase of 24 daycare students will not significantly increase traffic

**WATER SERVICES RECOMMENDATION**

- Approved

**NASHVILLE ELECTRIC SERVICE RECOMMENDATION**

- New building expansion will encroach on existing NES overhead primary power line. NES pole and line will have to be relocated.
- Developer has agreed to coordinate NES power line relocation with NES before finalizing site utility plans.

**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.
- Utilize existing solid waste and recycling facilities, if they currently exist. If they do not exist indicate on the building permit submittal the location of the solid waste and recycling facilities.

• Maximum Uses in Existing Zoning District: **R10 & RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Religious Institution (560)	13.3	-	496,584 SF*	4524	358	328

\*Existing

• Maximum Uses in Proposed Zoning District: **SP-INS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Religious Institution (560)	13.3	-	496,584 SF*	4524	358	328

\*Existing

• Maximum Uses in Proposed Zoning District: **SP-INS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Day Care (565)	13.3	-	99 Children	445	78	76

• Traffic changes between maximum: **R10. RS10** and proposed **SP-INS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+445	+78	+76

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### STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all condition as the proposed SP meets the land use policy.

### CONDITIONS

1. Uses within the SP shall be limited to a religious institution and its associated uses and facilities and a day care for up to 99 children.
2. Signage shall meet the requirements of the OR20 zoning district.
3. 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 RM2 zoning district as of the date of the applicable request or application.
4. 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.
5. 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.
6. 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.
7. Developer shall coordinate with NES to relocate power line before finalizing site utility plans.

Ms. Sajid presented the staff recommendation of approval with conditions and disapproval without all conditions.

Sam Bohanan, 214 Wilson Pike Circle, spoke in favor of the application and noted that there will be no new connections.

Charlie (last name unclear), 4805 Timberhill Drive, spoke in opposition to the application due to increased traffic concerns.

Betty Eckert, 392 Blackman Road, spoke in opposition to the application due to increased traffic concerns.

Barbara Waight, 392 Blackman Road, spoke in opposition to the application due to increased traffic and storm water concerns.

Sam Bohanan clarified that increased storm water will not be a concern as the building would be constructed over current asphalt.

### **Mr. Clifton moved and Mr. Gee seconded the motion to close the Public Hearing. (7-0)**

Mr. Clifton spoke in favor of staff recommendation and noted that quality child care is one of the best things a community can do for its people.

Councilmember Hunt inquired if any traffic calming methods have been applied.

Jonathan Honeycutt, Metro Public Works, clarified that there is a traffic calming program that any community can apply for. Mr. Honeycutt also noted that 24 new students will not generate a large traffic increase.

Mr. Adkins spoke in favor of staff recommendation and noted that it is very important to keep children in their neighborhood.

**Ms. LeQuire moved and Councilmember Hunt seconded the motion to approve with conditions, including a suggestion that the applicant work with Public Works and the Councilmember on traffic issues, and disapprove without all conditions. (7-0)**

### **Resolution No. RS2014-41**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-010-001 is **Approved with conditions, including a suggestion that the applicant work with Public Works and the Councilmember on traffic issues, and disapprove without all conditions. (7-0)****

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2. Signage shall meet the requirements of the OR20 zoning district. .

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