

8. 2014SP-045-001

410 DONELSON PIKE

Map 096-09, Part of Parcel(s) 074
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

A request to rezone from R10 and OL to SP-R zoning for property located at 410 Donelson Pike, at the northwest corner of Lakeland Drive and Donelson Pike (2.04 Acres), to permit up to 15 residential units, requested by Third Coast Design Studio, applicant; Ronald Grizzard and Frank Batson, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 15 detached dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) and Office Limited (OL) to Specific Plan – Residential (SP-R) zoning for property located at 410 Donelson Pike, at the northwest corner of Lakeland Drive and Donelson Pike (2.04 Acres), to permit up to 15 residential units.

Existing Zoning

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 8 lots with 2 duplex lots for a total of 10 units.*

Office Limited (OL) is intended for moderate intensity office uses.

Proposed Zoning

Specific Plan-Residential (SP-R) 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 only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

The subject site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The request provides an additional housing option in the area.

DONELSON/HERMITAGE COMMUNITY PLAN

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed development permits residential uses, which is supported by the policy. Units are also detached along Lakeland Drive, which is consistent with the single-family units which are on the opposite side Lakeland Drive. A portion of the site is zoned for office uses and the proposed SP would bring the zoning in compliance with the land use policy.

PLAN DETAILS

The approximately 2.04 acre site is located in the Donelson area along the north side of Lakeland Drive. It is approximately 400 feet west of Donelson Pike. The property is mostly vacant, but does contain a single-family dwelling. The site is relatively flat and includes open field and some wooded areas. There are no known environmentally sensitive areas on the site. A portion of the site, closest to Donelson Pike is zoned for office uses (OL).

Site Plan

The plan calls for 15 detached residential units. A majority of the units front onto Lakeland Drive or a small courtyard. The 15 homes are broken into three separate courtyard clusters, each consisting of five units. Each cluster has access onto Lakeland Drive. Each unit contains a two car garage. The plan also calls for Lakeland Drive to be broadened to accommodate additional parking. All the garages are located in an area where they are not visible from Lakeland Drive. The plan also includes conceptual elevations for three unit types. The plan provides for the future extension of Seneca Drive by providing a right of way reservation within an area currently shown for a courtyard.

ANALYSIS

The plan is consistent with the land use policy and meets two critical planning goals. The plan also provides for the future extension of Seneca Drive which runs north to south. The portion of Seneca that abuts the northern property line and the portion of Seneca that is located on the south side of Lakeland Drive are not built and only consist of right-of-way. It is likely that Seneca will not be extended, but this plan would permit the extension if it were ever needed.

FIRE MARSHAL'S OFFICE

Approved with conditions

- Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. 2006 IFC B105.1 One- and two-family dwellings.
- The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m2) shall be 1,000 gallons per minute (3785.4 L/min) for duration of 2 hours.} 1,000 gpm @ 20 psi required. 1,300 gpm @ 20 psi per plan. 5/30/14 - This approval for single family detached homes only.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

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.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.02	4.35 D	5 U*	48	4	6

*Based on one two-family lot.

Maximum Uses in Existing Zoning District: **OL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.24	0.75 F	73,180 SF	1049	147	161

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
Multi-Family Residential (220)	3.26	-	15 U	251	15	30

Traffic changes between maximum: **R10 and OL** 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
-	-	-	-	-846	-136	-137

STORMWATER RECOMMENDATION

Approve with conditions

- Adequate room for detention / water quality may not be available for the western portion of the site. If additional area is required, then lots shall be removed to make additional room, as necessary.

WATER SERVICES

Approve

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate three more students than what is typically generated under the existing R10 zoning district. Students would attend McGavock Elementary School, Two Rivers Middle School, and McGavock High School. McGavock Elementary and Two Rivers Middle School are both identified as over capacity. There is capacity within the cluster for additional elementary and middle school students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with Neighborhood General land use policy and meets several critical planning goals.

CONDITIONS

1. Uses shall be limited to 15 detached residential units.
2. Prior to the issuance of any building permits, a right-of-way reservation for the extension of Seneca Drive shall be platted.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.

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 (6-0), Consent Agenda

Resolution No. RS2014-167

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-045-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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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.
