

## 5. 2014SP-050-001

### NHC CENTRAL PIKE

Map 087, Parcel(s) 089

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-MU zoning for property located at 4214 Central Pike, at the southeast corner of S. New Hope Road and Central Pike (15.4 Acres), to permit a mixture of uses, requested by Ragan-Smith-Associates, Inc., applicant; Thomas Golden et ux, owners.

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

### APPLICANT REQUEST

**Preliminary SP intended to provide standards for a variety of uses.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS15) to Specific Plan – Mixed Use (SP-MU) zoning for property located at 4214 Central Pike, at the southeast corner of S. New Hope Road and Central Pike (15.4 Acres), to permit a mixture of uses.

#### **Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 44 single-family lots.*

#### **Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

### CRITICAL PLANNING GOALS

N/A

### DONELSON/HERMITAGE COMMUNITY PLAN

Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Neighborhood Centers are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, civic and public benefit land uses, with residential present only in mixed use buildings. T3 Suburban Neighborhood Centers serve suburban neighborhoods within a 5 minute drive.

#### Consistent with Policy?

The SP would permit a variety of residential uses consistent with the T3 RC land use policy, which makes up a majority of the site. The SP also permits non-residential uses. While the T3 NC policy supports non-residential uses, the SP limits the scale of non-residential uses so that they are accessory to the residential uses.

### PLAN DETAILS

The approximately 14 acre site is located along the southeast corner of Central Pike and New Hope Road. The current use on the site is residential consisting of one single-family home. The site contains open field and some spotty wooded areas. The site does not contain any steep slopes and the site generally slopes up from west to east. There are no streams mapped on the site; however, there are sink holes.

#### Site Plan

The proposed SP is regulatory in nature. The primary intent of the SP is to permit Nursing Home Assisted Living and/or Independent Living (Multi-Family) uses, but it also permits a variety of nonresidential accessory use as well as residential uses. Consequently, uses are broke down into two categories: primary and accessory. The below table identifies all uses permitted in the proposed SP:

<b>Primary</b>	<b>Accessory</b>
Assisted-care living	Home Occupation*
Nursing home	Day Care – Parent's Day out*
Independent Living (Multi-Family)	Community Education
	Dormitory
	Personal Instruction
	Financial Institution
	General Office
	Leasing/Sales Office
	Hospice
	Medical Appliances Sales
	Medical Office
	Rehabilitation Services
	ATM
	Business Services
	Cultural Center
	Day Care Center (up to 75)**
	Cay Care Home**
	Religious Institution
	Recreation Center
	Greenway
	Park
	Pond/Lake
	Single and Two Family Residential

The proposed SP does not permit an accessory use to exist without a primary use. The proposed SP also does not permit the floor area for an accessory uses to exceed the floor area of the primary use (with the exception of single-family and or two-family residential). Uses denoted with an \* are subject to the requirements of Section 17.16.260 of the Metro Zoning Code for accessory uses. Uses denoted with an \*\* are subject to the requirements of Section 17.16.035 of the Metro Zoning code for uses permitted with conditions.

Primary and Accessory Standards

The proposed SP limits nursing home and/or assisted living use as follows:

Nursing Home                      120 Beds  
Assisted Living                    80 Units

Multi-family is intended to provide for independent living. Independent living would include central dining facilities as well as other services such as housekeeping, linen service, transportation, and social recreation. A maximum of 220 units would be permitted under the proposed SP.

The intensity of primary and accessory uses is limited through floor area ratios (FAR) and impervious surface ratios (ISR). This is in addition to the limit of beds and units for the primary uses. The maximum FAR and ISR is as follows:

Max FAR:    0.6  
Max ISR:    0.8

The minimum building setback along Central Pike and New Hope Road is 30 feet. Interior front setback is ten feet.

The proposed SP permits buildings to be a maximum of three or four stories in height, in two building height zones. Buildings in the perimeter zone are limited to three stories, while buildings in the interior zones are limited to four stories.

Single and Two-Family Residential Standards

Single and Two-Family are subject to all zoning and subdivision requirements. The R10 would provide the basis for the review of any cluster or conventional subdivision.

**Other Use Standards**

Parking/Access

As proposed the required number of parking spaces will be consistent with current requirements stipulated in the Metro Zoning Code. Access into the site will be permitted from either New Hope Road or Central Pike. Access locations will be determined with any final site plan and would be subject to Public Works approval.

Buffer Yards

The plan provides buffer requirements along the perimeter of the SP. The SP also provides flexibility for buffer requirements in the event the adjacent properties are rezoned to permit uses/intensities similar to this SP.

Sign Standards

All signage in the proposed SP would be consistent with all Metro Zoning Code sign requirements for MUN. Exceptions include a limitation on type and height. Free standings signs would be limited to monument type signs with a maximum height of eight feet. The proposed SP also prohibits billboards.

**ANALYSIS**

While the SP does not provide a site plan, it does provide the necessary language that will be used to regulate any future development within the SP boundary. The SP is consistent with the sites T3 NC and T3 RC land use polices. Since the proposed SP is consistent with the land use polices, then staff is recommending approval with conditions.

**FIRE MARSHAL'S OFFICE**

N/A

**PUBLIC WORKS RECOMMENDATION**

**Approved with conditions**

- 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.
- An approved TIS will be required prior to the submittal of a Final SP document. The TIS will determine access management, sight distance, off-site infrastructure improvements, etc.
- No detailed plans were submitted to MPW. A full detailed submittal will be required prior to the Final SP approval. The detailed plans must comply with all standards and requirements of MPW.

Maximum Uses in Existing Zoning District: **RS15**

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)	14.02	2.90 D	40 U	448	38	47

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
Nursing Home (620)	14.02	-	120 beds	283	21	27

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
Assisted Living (254)	14.02	-	80 beds	251	12	18

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
Independent Living (254)	14.02	-	220 beds	301	15	25

Traffic changes between maximum: **RS15** 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
-	-	-	-	+387	+10	+23

**STORMWATER RECOMMENDATION**

Approve

**WATER SERVICES**

Approve

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **RS15** district: 5 Elementary 4 Middle 3 High

Projected student generation proposed **SP-MU** district: 9 Elementary 7 Middle 6 High

The proposed SP-MU zoning district could generate ten more students than what is typically generated under the existing RS15 zoning district. Students would attend Dodson Elementary School, Dupont Tyler Middle School, and McGavock High School. Dodson and Dupont Tyler are both 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 staff conditions.

**CONDITIONS**

1. Uses shall be limited to the uses specified in the Council approved SP document. No other uses shall be permitted without Council approval.
2. Any single or two-family subdivision shall be consistent with and meet all Subdivision Regulations and Zoning Code requirements. For the purpose of review, any single and/or two-family residential subdivision shall be evaluated under the R10 zoning district.
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 MUN 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.
5. 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. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

Tom White spoke in favor of the application and noted unanimous support for the project. A utility easement will be added as an additional condition.

Alan Thompson, Ragan-Smith, spoke in favor of the application and expressed agreement with adding a utility easement as an additional condition.

John McCormick spoke in favor of the application and not that he would rather have this than a subdivision.

**Chairman McLean closed the Public Hearing.**

**Mr. Adkins moved and Mr. Gee seconded the motion to approve with conditions and disapproved without all conditions, including an additional easement for sewer. (6-0)**

Ms. Blackshear stepped back in the room at 5:50 p.m.

Mr. Clifton left the meeting at 5:50 p.m.

**Resolution No. RS2014-189**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-050-001 is **Approved with conditions and disapproved without all conditions, including an additional easement for sewer. (6-0)**

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