

9. 2014SP-060-001

SCHRADER LANE CHURCH OF CHRIST

Map 081, Parcel(s) 047

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MU zoning for a portion of property located at 1234 Schrader Lane, south of Dr. Walter S. Davis Boulevard, to permit an electronic sign, requested by Schrader Lane Church of Christ, Inc., owner.

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

APPLICANT REQUEST

Rezone from R6 to SP for a portion of property located at 1234 Schrader Lane.

Preliminary SP

A request to rezoned from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-MU) zoning for a portion of the property located at 1234 Schrader Lane, south of Dr. Walter S. Davis Boulevard, to permit an electronic sign (0.5 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 9 units.*

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 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

NORTH NASHVILLE COMMUNITY PLAN

CCM Policy

T3 Suburban Residential Corridor (T3 RC) policy 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.

Consistent with Policy?

Yes. T3 RC limits signs to civic and public benefit uses and encourages those that are scaled for pedestrians and moderately to quickly moving traffic.

PLAN DETAILS

The site is located at the intersection of Schrader Lane and Ed Temple Boulevard. Schrader Lane Church of Christ is proposing to convert the manual reader board on their existing sign to an electronic reader board sign.

ANALYSIS

The church is uniquely situated in that it is surrounded on all sides by Tennessee State University with a policy of D-MI (Major Institutional District). The electronic sign will have minimal impact on surrounding properties in this specific location. Due to the fact that this site is surrounded on all sides by a non-residential institution, this proposal is appropriate.

FIRE MARSHAL'S OFFICE

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve with 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. Signs must meet the regulations within the Zoning Code, specifically cannot be located within sight triangles.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-RC policy and the church is uniquely situated in a manner that the sign will have minimal impact.

CONDITIONS

1. The approval of the SP is limited to conversion of the existing manual reader board on the existing sign to an electronic reader board of the same size and dimensions (length – 9'-9 9/16"; width – 3'-1 3/16").
2. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
3. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.

Approved with conditions and disapproved without all conditions. (8-0), Consent Agenda

Resolution No. RS2014-245

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-060-001 is Approved with conditions and disapproved without all conditions. (8-0)"

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