

## 2015SP-005-003

### BEAMAN & TURNER PROPERTIES (AMENDMENT)

Map 163, Parcel(s) 341

Map 174, Parcel(s) 021, 024.01, 023, 059, 061, 062, 213, 218, 219, 232-233

Council District 32 (Jacobia Dowell)

Staff Reviewer: Lisa Milligan

A request to amend the Beaman & Turner Properties Specific Plan District for properties located at 5430, 5438, 5446, and 5448 Cane Ridge Road and Cane Ridge Road (unnumbered), 4001 Cane Ridge Parkway, and 3135 Old Franklin Road, west of Interstate 24 (301.43 acres) to add approximately 13.8 acres into the SP, requested by Century Farms, LLC, applicant; Century Farms, LLC and CHS Realty Holdings III, LLC, owners.

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

### APPLICANT REQUEST

**Amend the SP to add property into the residential subdistrict.**

#### Preliminary SP

A request to amend the Beaman & Turner Properties Specific Plan District for properties located at 5430, 5438, 5446, and 5448 Cane Ridge Road and Cane Ridge Road (unnumbered), 4001 Cane Ridge Parkway, and 3135 Old Franklin Road, west of Interstate 24 (300 acres) to add approximately 13.8 acres into the Specific Plan (SP) for multi-family residential development.

#### **Existing 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.

#### **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.

#### **History**

The Beaman & Turner Properties SP was approved in February 2015. The plan as approved included approximately 286 acres. The SP includes a mixture of uses in a variety of subdistricts. The subdistrict include: Residential, Retail, Neighborhood Transition, Office Concentration, and Mixed Use. Each subdistrict includes specific regulations in regards to setbacks, build-to zones, height, permitted uses, parking, signage, building types, architectural standards, etc. The approved plan included a maximum of 1,300 multi-family residential dwelling units.

#### **CRITICAL PLANNING GOALS**

- Provides a Range of Housing Choices
- Preserves Sensitive Environmental Features
- Creates Walkable Neighborhoods

The proposed SP supports several critical planning goals. A range of housing choices is being provided within the development. Sidewalks and pedestrian paths are being provided throughout the development to create a walkable, pedestrian friendly environment. Sensitive environmental features, including streams, are being preserved in open space. The plan also works with the natural topography of the land.

#### **SOUTHEAST COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

District Destination Retail (D DR) is intended to enhance and create Districts where large footprint, auto-centric retail and complementary uses that may draw from regional or multi-state trade areas are predominant. D DR areas have one or more large footprint retail uses that are typically surrounded by large surface parking lots. Primary supportive land uses include retail, restaurant, hotel, and entertainment. Such supportive uses may be integrated or separate from the large footprint establishment. The large footprint uses provide major positive economic impacts by drawing from very large trade areas that often extend into other states and draw customers who may stay in the Nashville area for extended periods of time. Office and high density residential are complementary supportive uses that can help to provide transitions in scale and intensity to surrounding Community Character Policy areas.

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Consistent with Policy?

Yes. The previously approved portion of the SP is within the District Destination Retail policy area. The area proposed to be added to the SP is within the T3 Suburban Neighborhood Evolving policy area. The area proposed to be added is proposed to be added to the Residential Subdistrict. The proposal is consistent with the standards of the Residential Subdistrict as well as the T3NE policy by providing for additional housing options within the suburban residential neighborhood. Pedestrian facilities are proposed to increase walkability and connectivity within the larger neighborhood. Additionally, sensitive environmental features are being preserved and utilized to enhance the proposed development.

**PLAN DETAILS**

The site is located west of Interstate 24, east of Cane Ridge Road and north of Old Franklin Road. The approved Beaman & Turner Properties SP is approximately 286 acres in size. The proposed properties to be added are approximately 13.8 acres in size for an overall SP of approximately 300 acres.

Site Plan

The plan proposes to add 13.8 acres to the existing Residential Subdistrict along Cane Ridge Road near the proposed new parkway to be constructed from Cane Ridge Road through the site. At the time of approval, the SP allowed for a maximum of 1,300 residential dwelling units. With this amendment, the overall number of residential units is staying at the previously approved level.

The Residential Subdistrict provides for a variety of residential housing types including stacked flats, townhouses, and other residential building types. The portion of the Residential Subdistrict south of the proposed new parkway fronting Cane Ridge Road, which includes the land being added to the SP, is indicated as including stacked flat units. The layout shows one building fronting on proposed open space, which includes a stream. The remaining two buildings are proposed to orient Cane Ridge Road. However, parking is proposed between the building closest to the parkway and Cane Ridge Road. Staff is recommending that a detailed landscaping plan be provided with the final site plan to provide appropriate screening of the parking lot from Cane Ridge Road.

Vehicular access is to be provided from the new parkway to the site. Parking is provided in surface lots located around the proposed buildings. Sidewalks are provided along Cane Ridge Road and along the new parkway. Internal sidewalks are provided throughout along the private drives.

Open space is provided primarily along the creek on the eastern edge of the Residential Subdistrict. A series of trails are proposed throughout the SP within the extensive open space network.

**ANALYSIS**

The proposed development is consistent with the T3 Suburban Neighborhood Evolving policy as it provides a range of housing options within the existing suburban neighborhood. The plan also provides for pedestrian connectivity and preservation of sensitive environmental features.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Fire Code issues for the structures will be addressed at permit application review.

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES RECOMMENDATION**

**Approved**

- Approved as an Amended Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

### **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.
- Comply with the conditions of approval for the Preliminary SP (2015SP-005-001)

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Conditions if approved**

- A focused TIS may be required at development of added parcels.
- Adequate sight distance shall be provided at access drive.
- Additional ROW and roadway improvements along Cane Ridge Rd. frontage may be required.
- Adequate access to the SP internal road network may be required prior to development.

No traffic table was prepared as the development is not expected to generate additional traffic from the previously approved SP.

### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing SP-MU district: 134 Elementary 107 Middle 88 High**

**Projected student generation proposed SP-MU district: 134 Elementary 107 Middle 88 High**

The proposed SP-MU will generate the same number of students as the existing SP-MU. Students would attend A.Z. Kelley Elementary School, Marshall Middle School, and Cane Ridge High School.

Cane Ridge High School has been identified as over capacity and there is no capacity within the cluster or adjacent clusters for high school students. This information is based upon data from the school board last update November 2015.

### **School Site Dedication**

Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for middle schools with a capacity of 800 students.

This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Cane Ridge High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final plat for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final plat consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the proposal is generally consistent with the T3 Suburban Neighborhood Evolving policy.

### **CONDITIONS**

1. Permitted land uses shall be as follows:

- Residential Subdistrict limited to up to 500 multi-family residential units.
- Retail subdistrict limited to uses allowed in SCR, excluding Alternative Financial Services.
- Neighborhood Transition Subdistrict limited to up to 500 multi-family residential units and all other uses allowed in MUL, excluding Alternative Financial Services.
- Office Concentration Subdistrict limited to uses allowed in MUI, excluding Alternative Financial Services.
- Mixed Use Subdistrict limited to up to 300 multi-family residential units and all other uses allowed in MUI, excluding Alternative Financial Services.

2. All Public Facades shall also be Pedestrian Entrance Facades.

3. Add the following condition to the Residential Subdistrict: Raised foundations a minimum of 18" and a maximum of 36" are required for all residential buildings. Exceptions may be allowed for stacked flat buildings when significant grades exist and must be reviewed with the submittal of a final site plan.

4. With submittal of final site plan for any residential units fronting Cane Ridge Road, a detailed landscaping plan providing an appropriate buffer between Cane Ridge Road and any parking located in front of structures shall be provided.

5. Requirements specified in BL2015-1037 not specifically being amended with this ordinance shall remain in effect.

6. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for middle schools with a capacity of 800 students. The school site does not have to be on the subject property.

7. All final site plans shall be reviewed by Metro agencies and approved by the Planning Commission or Department in accordance with Section 17.40.170 of the Zoning Code. All roadway plans shall be consistent with the Complete Streets Executive Order and should incorporate NACTO guidelines where possible.
8. Add the following note to the plan/plat: The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
9. 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 RM20 zoning district for the Residential Subdistrict, SCR district for the Retail Subdistrict, MUL district for the Neighborhood Transition Subdistrict, MUI district for the Office Concentration Subdistrict and Mixed Use Subdistrict, as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
11. 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 or with final site plan application.
12. 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.
13. 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.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

**Resolution No. RS2016-71**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-005-003 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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