

## 2015SP-028-001

### TULIP GROVE ADDITION

Map 086, Parcel(s) 272

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 49 detached residential dwelling units, requested by Dale & Associates, applicant; Southeastern Development Group, LLC, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 49 residential units.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Mixed Residential (SP-R) for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 49 detached residential dwelling units.

### Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 51 units.*

### 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

This area 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. Additional housing options are important to serve a wide range of people with different housing needs.

### DONELSON – HERMITAGE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have designed open space with smaller lot sizes and a broader range of housing types, providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing .

### DRAFT Preferred Future Policy

No changes are proposed.

#### Consistent with Policy?

Yes. The plan is consistent with the policy as it supports a variety of residential types including the proposed detached multi-family development.

### HISTORY

On January 23, 2014, the Commission deferred indefinitely a SP request to permit up to 48 multi-family units, at the request of the applicant. Later the applicant submitted a concept plan application for subdivision approval for 22 single-family lots. The Commission approved the concept plan on May 5, 2014.

### PLAN DETAILS

The subject site is located on the west side of Tulip Grove Road, approximately 2,600 feet north of Central Pike. The site is between the Tulip Grove Pointe subdivision to the north and Rockwood Estates Subdivision to the south. The property is currently vacant, is heavily wooded and contains steep slopes near the western boundary. The Evans Hill cemetery is located at the top of the hill near the western boundary.

#### Site Plan

The plan calls for 49 detached residential units. A majority of the units front onto Elegance Way, Saddlestone Drive, Tulip Grove Road or active open space. Nine units along the eastern property line front onto the neighboring property. Units are limited to three stories in 35 feet. The plan also includes some architectural standards that pertain to entrances, glazing, porches, window orientation and materials.

Access to the site is proposed to be provided by private drives that connects Elegance Way to Saddlestone Drive. All units are accessed from the rear by private drives. The plan calls for Elegance Way to be extended from Tulip Grove Point Subdivision to Tulip Grove Road. The plan calls for Saddlestone Drive to be extended from Rockwood Estates Subdivision to the eastern property line. The plan calls for 125 parking spots and includes surface parking as well as single-car garages for each unit. An access easement is proposed to provide access to the cemetery and necessary parking for the cemetery. The plan also calls for a walkway to the cemetery.

The plan calls for a 10 foot wide "A" buffer yard between lots located in the Tulip Grove Point Subdivision and the Rockwood Estates Subdivision. The area with the steepest slopes (approximately 3.6 acres) is proposed to be in open space, which includes the cemetery at the top of the hill.

#### **ANALYSIS**

The request is well designed and consistent with the T4 NE policy and meets two critical planning goals.

#### **FIRE MARSHAL'S OFFICE**

##### **Approved with conditions**

- Water flow requirements for single-family homes that do not exceed 3600 sq. ft. is a minimum of 1000 gpm @ 20 psi. Provide this data to pre-approve the future homes.

#### **PUBLIC WORKS RECOMMENDATION**

##### **Conditions if approved**

1. A monument sign shall be placed at each entrance at Elegance Way and Saddlestone Drive clearly indicating that the development is private. The final design of the sign shall be approved by the Planning Department prior to the approval of any final site plan.
2. All private drives shall be constructed to the ST-251 pavement schedule.
3. An engineer must present certification to Public Works that the private drives have been constructed to the ST-251 pavement schedule. Certification is to be conducted in the stages that construction occurs and NOT at the end of the project. The stages shall include subgrade grade elevations, proof rolling and compaction testing of the sub grade, certification of the proper amount of stone, certification on the proper amount of tack coat and pavement thickness and compaction. Certification shall include a statement that the engineer was present and observed the construction, and that it was in compliance with the approved plans.
4. All drives shall be maintained by the Home Owner's Association and shall not be maintained by Metro.
5. Public access shall be provided to the cemetery on the site.
6. The extension of Elegance Way to Tulip Grove Road shall be required with any final site plan. The removal of this extension shall require Council approval.
7. The private drives must be named prior to construction permitting, coordinate through Public Works.

#### **STORMWATER RECOMMENDATION**

##### **Approved**

#### **WATER SERVICES**

##### **Approved with conditions**

1. Prior to final site plan approval plans for public sewer and water must be submitted and approved.
2. The required capacity fees must be paid prior to final site plan approval.

#### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS7.5 district: 5 Elementary 4 Middle 4 High**

**Projected student generation proposed SP-R district: 6 Elementary 5 Middle 4 High**

The proposed SP-R zoning district would generate two additional students than what is typically generated under the existing RS7.5 zoning district. Students would attend Dodson Elementary, Dupont Tyler Middle School, and McGavock High School. All three schools are over capacity; however, there is capacity within the cluster for additional elementary and middle school students and there is additional capacity for additional high school students in the adjacent Hunters Lane and Stratford clusters. This information is based upon data from the school board last updated October 2014.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

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5. All drives shall be maintained by the Home Owner's Association and shall not be maintained by Metro.
6. The final site plan shall include paved public access to the cemetery on the site with minimal disturbance.
7. The extension of Elegance Way to Tulip Grove Road shall be required with any final site plan. The removal of this extension shall require Council approval.
8. The private drives must be named prior to construction permitting, coordinate through Public Works.
9. A raised foundation of 18"- 36" is required for all residential structures.
10. The following design standards shall be added to the plan:
  - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
  - c. EIFS and vinyl siding shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
11. Side façades of units that face a public street shall have front façade requirements. Elevations of side façades units facing a public street shall be submitted with the final site plan.
12. 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.
13. 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
14. 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.
15. 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. (7-0), Consent Agenda

**Resolution No. RS2015-90**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-028-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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