

2015SP-030-001

BELLEVUE STATION

Map 142, Parcel(s) 038, 042, 372
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

A request to rezone from MUL to SP-R zoning for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike, (5.4 acres), and located within the Bellevue Town Center Urban Design Overlay, to permit up to 67 residential units, requested by Kimley-Horn & Associates., applicant; Bellevue Towne Center Partnership, owner (see UDO Cancellation case no. 2002UD-002-001).

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

APPLICANT REQUEST

Preliminary SP to up to 67 residential units

Preliminary SP

A request to rezone from Mixed Use Limited (MUL) to Specific Plan-Residential (SP-R) zoning for properties located at 7386 Old Harding Pike and Bellevue Road (unnumbered) (5.4 acres), to permit up to 67 residential units.

Existing Zoning

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and 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 two residential building types.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The proposed plan provides a range of housing choices by providing several building types within the development. Sidewalks are being provided along internal drives as well as along Bellevue Road and Old Harding Pike. This increases walkability in the area and provides for a safer pedestrian environment.

BELLEVUE COMMUNITY PLAN

Existing Land Use Policy

T3 Suburban Neighborhood Center (T3 NC) policy 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, public benefit and residential land uses. T3 Suburban Neighborhood Centers serve suburban neighborhoods within a 5 minute drive.

DRAFT Preferred Future Land Use Policy

No change proposed.

Consistent with Policy?

Yes. The plan is consistent with the T3 NC policy. This property lies within a larger area that is designated as Neighborhood Center. The plan provides for a housing element within the Neighborhood Center that would serve existing and future non-residential uses. The plan is consistent with the general character of the area given the existing unit types and lot patterns to the north of the proposed project. Sidewalks are being provided along both Bellevue Road and Old Harding Pike, allowing for future residents to walk to nearby non-residential uses adding to the functionality of the area as a Neighborhood Center.

PLAN DETAILS

The site is located at 7386 Old Harding Pike and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike. The site is located within the Bellevue Town Center Urban Design Overlay (UDO). The applicant is requesting cancellation of the UDO.

Site Plan

The plan proposes up to 67 multi-family residential units. The plan proposes 4 types of units: 2-story with no garage (20); 2-story with 1 car garage (17); 2-story with 2 car garage (15); and 3-story with 2 car garage (15).

The plan provides sidewalks along Bellevue Road and along Old Harding Pike. Internal sidewalks are also included throughout the development to provide for a walkable neighborhood. There will be a vehicular access from Bellevue Road and a vehicular access from Old Harding Pike. The plan also includes a realignment of Bellevue Road.

The development has been laid out in a way that faces units along both Bellevue Road and Old Harding Pike, creating a pedestrian friendly streetscape with architectural interest. Architectural standards have been provided including specifications for raised foundations, window orientation, porches, and materials.

ANALYSIS

The plan is consistent with the existing policy for the area and provides for additional housing choice in the area. Sidewalks are being provided to create a walkable community and the homes are situated in a way to frame Bellevue Road and Old Harding Pike. This plan creates a pedestrian oriented, well planned development that will serve as a building block to this neighborhood center. There are existing commercial uses in the area where residents from this development will be able to utilize and walk to over time.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Harpeth Valley Utility District

- Prior to the approval of the Final SP, the design engineer must submit construction plans along with a review fee for review and approval.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- All improvements within the ROW are required to meet MPW standards and specifications, further coordination with the design team and MPW should occur prior to Final SP design. Road realignment at Bellevue and Old Harding must meet AASHTO, MUTCD, and MPW standards.
- Construct Bellevue Road to meet ½ MPW standard ST-255 and full St-255 for the relocated section. Sidewalks are to be located within ROW.
- On Old Harding Rd, construct curb and gutter, grass strip, sidewalk, and ½ road cross section to meet MCSP. Sidewalks are to be located within ROW.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Apply to Traffic and Parking to restrict on-street parking along Bellevue Rd and Old Harding Rd frontage.
- Comply with TIS recommendations. .
- Provide adequate sight distance at proposed project road intersection with Bellevue Rd and Old Harding Pk. and internal road intersections.
- Submit pavement marking and signage plans with final SP plan.

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

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)	5.4	-	100 U *	730	53	73

*Based off UDO.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	5.4	-	12,420 SF *	569	18	52

*Based off UDO.

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	5.4	-	67 U	454	38	44

Traffic changes between maximum: **MUL** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-845	-33	-81

METRO SCHOOL BOARD REPORT

Projected student generation existing **MUL** district: 6 Elementary 3 Middle 2 High

Projected student generation proposed **SP-R** district: 14 Elementary 6 Middle 4 High

The proposed SP-R zoning district could generate 13 more students than what is typically generated under the existing MUL zoning district, based on the UDO. Students would attend Westmeade Elementary, Bellevue Middle School and Hillwood High School. Westmeade Elementary and Bellevue Middle School have been identified as over capacity. There is capacity within the cluster for elementary school students, but there is no capacity within the cluster for additional middle school students. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of 6 new middle school students is \$156,000 (6 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The plan is consistent with the policy and meets several critical planning goals.

CONDITIONS

1. Permitted uses shall be limited to up to 67 residential units.
2. Provide 6' sidewalks along Bellevue Road on the corrected set.
3. On the corrected set, make sure all references to sidewalks along Old Harding Pike are for 8' sidewalks.
4. A raised foundation of 18" minimum on the front façade and 12" on the side and rear facades of each home will be required.
5. 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.
6. On the corrected set, specify the front setback/build-to line from the sidewalk for all units.
7. On the corrected set, specify that all units must be at least 20 feet from the side and rear property lines.
8. On the corrected set, provide a dimension for the landscape buffer area adjacent to the Bellevue Mansion property.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
11. 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.
12. 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.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Items 18a and 18b were heard and discussed together.

Randy Chastain, builder, spoke in favor of the application.

March 12, 2015, Planning Commission Meeting

David Coode with Kimley-Horn spoke in favor of the application and noted that they've had multiple meetings with the community.

Joe Gill, 7306 Old Harding Pike, spoke in favor of the application.

Bill Tyler, 608 Harpeth Knoll Road, spoke in opposition to the application and noted that this is a step backwards from NashvilleNext.

Randy Hale, 768 Harpeth Bend Drive, spoke in opposition to the application due to the historic nature of this property.

Randy Chastain noted that they have been very sensitive to the historic aspects of the property.

Mr. Adkins closed the Public Hearing.

Mr. Clifton spoke in favor of the additional affordable housing options.

Mr. Gee stated that this is a great plan and is in favor of the application.

Ms. LeQuire noted that it is very important to have a variety of housing in Bellevue and everywhere else but is concerned that we would be undoing a UDO that we planned for that did allow commercial.

Mr. Farr spoke in favor of the application and noted that perhaps it's time to look at a new use for this area.

Mr. Clifton moved and Ms. Farr seconded the motion to approve with conditions and disapprove without all conditions. (8-0)

Resolution No. RS2015-75

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-030-001 is **Approved with conditions and disapproved without all condition. (8-0)**"

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