

8. 2015SP-039-001

HERMITAGE PRESBYTERIAN CHURCH (LED Sign)

Map 075, Part of Parcel(s) 093
Council District 11 (Larry Hagar)
Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP-C for a portion of property located at 4401 Lebanon Pike, at the north east corner of Lebanon Pike and Highland View Drive, (0.28 acres), to permit a LED sign, requested Hermitage Presbyterian Church, applicant and owner.

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

APPLICANT REQUEST

Rezone from R10 to SP for a portion of property to permit a LED sign.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Commercial (SP-C) zoning for a portion of the property located at 4401 Lebanon, at the north east corner of Lebanon Pike and Highland View Drive, (0.28 acres), to permit a LED sign.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots.

Proposed Zoning

Specific Plan-Commercial (SP-C) 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 commercial uses.

CRITICAL PLANNING GOALS

N/A

DONELSON/HERMITAGE COMMUNITY PLAN

Current 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.

Suburban Open Space (T3 OS) policy is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*. A variation of T3 OS – *T3 Potential Suburban Open Space (T3 POS)* – may also be utilized to create open space by identifying areas that should be used for suburban open space in the future. T3 POS policy is always used in combination with an alternate community character policy in case the property owner decides not to redevelop the land as open space.

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

The open space policy is associated with the Hermitage, which is to the northwest of the site. Since the site is developed, it would fall back to the Suburban Residential Corridor policy. The location of the sign is along a major arterial with four travel lanes, one turn lane and bike lanes. It is also adjacent to commercial and multi-family zoning. Since the proposed LED sign would be located along a major street at an intersection that includes multi-family and commercial zoning, then the proposed sign is generally not out of character with the surrounding area. Also, due to the proposed location along a major arterial and the surrounding zoning pattern, then the proposed sign would not be inconsistent with the policy.

Proposed Sign Plan

The request is intended to replace an existing reader board sign with a LED sign. The SP consists of a conceptual drawing and specific requirements for which any sign must meet. Following are limitations proposed for the digital sign:

1. The proposed sign shall only replace the existing reader board sign and shall be placed at the location of the existing reader board sign.
2. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.

3. 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.
4. 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.
5. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.

FIRE MARSHAL'S OFFICE
N/A

STORMWATER RECOMMENDATION
Approved

PUBLIC WORKS RECOMMENDATION
No Exceptions Taken

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 use shall be limited to a freestanding sign consistent with the R10 zoning district and a LED sign as specified in the SP.
2. The proposed sign shall only replace the existing reader board sign and shall not be placed at the location of the existing reader board sign.
3. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.
4. 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.
5. 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.
6. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.
7. 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 R10 zoning district as of the date of the application request or application.

Approve with conditions and disapprove without all conditions. (7-0), Consent Agenda

Resolution No. RS2015-106

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-039-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

CONDITIONS

1. The use shall be limited to a freestanding sign consistent with the R10 zoning district and a LED sign as specified in the SP.
2. The proposed sign shall only replace the existing reader board sign and shall not be placed at the location of the existing reader board sign.
3. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.

- 4. 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.**
 - 5. 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.**
 - 6. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.**
 - 7. 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 R10 zoning district as of the date of the application request or application.**
-