

## 2015SP-055-001

### **B AND E IRRIGATION AND LANDSCAPING**

Map 119-10, Parcel(s) 038, 245  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Brett Thomas

A request to rezone from OL and RS10 to SP zoning for property located at Whitsett Road (unnumbered), immediately south of the intersection of Whitsett Road and Sterling Boone Drive, (1.99 acres), to permit a 2,800 square foot office with 5,000 square feet of storage, requested by Dale and Associates, applicant; B & E Irrigation and Landscaping, LLC, owner.

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

### **APPLICANT REQUEST**

**Preliminary SP to permit building contractor supply.**

#### Preliminary SP

A request to rezone from Office Limited (OL) and Single-Family Residential (RS10) to Specific Plan-Industrial (SP-IND) zoning for property located at Whitsett Road (unnumbered), immediately south of the intersection of Whitsett Road and Sterling Boone Drive (1.99 acres), to permit building contractor supply with 2,800 square feet of office, 5,000 square feet of warehouse, and outdoor landscape stock and material storage.

### **Existing Zoning**

Office Limited (OL) is intended for moderate intensity office uses.

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 0 units.*

### **Proposed Zoning**

Specific Plan-Industrial (SP-IND) 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 industrial uses.

### **CRITICAL PLANNING GOALS**

N/A

### **SOUTH NASHVILLE COMMUNITY PLAN**

#### **Current Policy**

T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

#### **Growth and Preservation Concept Map**

No changes are proposed.

#### Consistent with Policy?

Yes, the SP is consistent with the Urban Mixed Use Neighborhood policy. The T4 MU policy is intended to contain a diverse mix of residential and nonresidential land uses, including light industrial uses. The site serves as a transition from the IWD zoning to the west and the R10 and RS10 zoning to the north, east, and south. Sidewalks currently exist on the north side of Whitsett Road; this SP is providing sidewalks to begin the sidewalk network on the south side of Whitsett Road.

### **PLAN DETAILS**

The site is located immediately south of the intersection of Whitsett Road and Sterling Boone Drive. Surrounding zoning includes IWD, OL, RS10, and R10. The area is characterized by a mixture of industrial, residential, and institutional uses.

#### Site Plan

The SP proposes a 2,800 square foot office building and 5,000 square foot warehouse building associated with building contractor supply. The office is oriented to Whitsett Road; however, the property boundary prohibits the office from moving closer to the street. The office building is to be masonry and have a primary doorway and windows facing Whitsett Road. The warehouse is to be masonry or metal siding. Parking is located behind and to the side of the proposed buildings. The driveway access to Whitsett Road aligns with Sterling Boone Drive to the north. A dumpster enclosure is southwest of the office building.

Landscaping is proposed to screen the proposed warehouse building and parking from Whitsett Road. In addition, staff recommends a knee wall constructed of brick or stone between Whitsett Road and the parking east of the proposed warehouse building. Landscape stock and materials are proposed to be stored south of the proposed buildings. The applicant proposes a 20' Class C bufferyard along the residential zoning districts. In addition, existing landscaping will help screen the site from residences to the south. A 10' Class B bufferyard is proposed along the west property boundary adjacent to the industrial zoning.

**ANALYSIS**

The proposed SP is consistent with Urban Mixed Use Neighborhood policy and serves as a transition between the existing residential and industrial uses. Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL'S OFFICE**

**Approved with conditions**

- Fire Code issues for the structures will be addressed at permit application review.
- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

**STORMWATER RECOMMENDATION**

**Approved with conditions. The following must be updated on the plan prior to the meeting**

- Show full, undisturbed buffers on the plans.

**WATER SERVICES**

**Approved**

Approved as a Preliminary SP only.

- The required capacity fees must be paid before the Final SP is approved.

**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.
- Indicate the installation of ST-200 curb and gutter, with the lip of the gutter on the existing edge of pavement.
- Indicate the installation of 5 foot ST-210 sidewalk with a 4 foot grass strip.

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

- Document sight distance with final site plan.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	1.89	0.75 F	61,746 SF	921	128	148

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.10	4.35 D	N/A	-	-	-

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	1.99	-	2,800 SF	86	11	11

Traffic changes between maximum: **OL, RS10 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-835	-117	-137

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to building contractor supply, office, and warehouse.
2. Note 1 shall be updated to reflect the use shown on the plan: "The purpose of this SP is to permit a 2,800 square foot office building and 5,000 square foot warehouse building for building contractor supply. Future uses shall specifically exclude automotive service and repair."
3. The plan shall incorporate a Landscape Buffer Yard 'Standard C' between Whitsett Road and the proposed warehouse building and the parking east of the proposed warehouse.
4. Hours of outdoor operation are limited to the hours of 7:00am to 5:00pm, Monday through Saturday.
5. 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 MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. 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.
7. 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.
8. 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. RS2015-175**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-055-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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