

2015SP-072-001

BL2015-1259\Evans

VILLAGES AT RAIL STATION

Map 129-08, Parcel(s) 084-087

Council District 23 (Emily Evans)

Staff Reviewer: Jason Swaggart

A request to rezone from R20 to SP-MU zoning for properties located at 6200, 6202, 6300 Highway 100 and Highway 100 (unnumbered), approximately 630 feet south of Harding Pike (3.44 acres), to permit mixed-use development, requested by Dale and Associates, applicant; various property owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the Commission directs staff to amend the policy from Transition to Suburban Neighborhood Center.

APPLICANT REQUEST

Zone change from R20 to SP-O to permit a mixed-use development.

Zone Change

A request to rezone from One and Two-Family Residential (R20) to Specific Plan – Office (SP-O) for properties located at 6200, 6202, 6300 Highway 100 and Highway 100 (unnumbered), approximately 630 feet south of Harding Pike (3.44 acres), to permit a mixed-use development.

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of seven lots with one duplex lot for a total of eight units.*

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

This request was originally proposed for 60,200 square feet of office space. The Planning Commission recommended that Council disapprove the request at the June 25, 2015, Planning Commission meeting. An amended request was approved by Council on first reading on July 7, 2015, and referred back to the Commission. The plan has been amended to include residential, office and commercial uses. Because there is a new plan to consider, the applicant has sent new notices. Therefore, staff recommends reopening the public hearing.

CRITICAL PLANNING GOALS

N/A

WEST NASHVILLE COMMUNITY PLAN

Transition (TR) policy is intended to preserve, enhance, and create areas whose primary purposes are to serve as transitions between higher intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in Transition areas can include a mix of types and is especially appropriate for "missing middle" housing such as duplexes, bungalow courts, and multifamily housing with small to medium-sized footprints. Predominant uses in Transition areas are small scale offices and moderate density residential of all types. Transition areas may be used in situations where it would otherwise be difficult to provide a transition between higher intensity development or a major thoroughfare and an adjacent residential neighborhood and where there is a market for a compatibly scaled office, live-work, and/or residential uses.

Consistent with Policy?

The request is not consistent with the Transition policy because it permits commercial uses. The Transition policy does not support commercial uses, but only supports residential and office uses intended to provide a transition from more intense areas that are zoned and/or have policy for commercial and less intense residential areas. The policy can also be applied to areas between commercial with the intent of not stripping out the area for which the Transition policy is applied.

PLAN DETAILS

The site consists of four individual properties totaling approximately 3.44 acres. The site which is on the east side of Highway 100 and is bounded by Highway 100 and a CSX railroad that runs along the western property boundary. The site is listed as Worthy of Conservation (WOC). The WOC designation recognizes the Red House Spring House. While the designation recognizes the spring house, the applicant and Metro Historic staff has not been able to locate the spring.

Site Plan

The plan calls for a mixed-use development that would permit residential, office and commercial. Commercial uses are limited to used permitted under MUL-A. The maximum floor area is limited to 59,975 square feet. Retail is limited to a maximum of 40% of the overall floor area which is 23,975 square feet. Residential uses are limited to 20 units. Buildings are proposed to be two stories in height and the SP limits the maximum height to two stories in 35 feet. Buildings are setback 25 feet from Highway 100. The plan provides images of building types and includes some architectural standards.

Access into the site is proposed from two drives from Highway 100. Both drives line up with the two streets on the opposite side of Highway 100 (Gilman Avenue and Taggart Avenue). All parking is located to the rear of the buildings and includes 202 spaces (~1 space per 300 sq. ft.). The plan provides a six foot sidewalk and eight foot planting strip along Highway 100.

ANALYSIS

As proposed, the plan is not consistent with the Transition policy because it permits commercial uses which are not supported by the policy. Staff would support a change in policy to Suburban Neighborhood Center (T3 NC). Following is a description of the policy:

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 and public benefit land uses, with residential present only in mixed use buildings. T3 Suburban Neighborhood Centers serve suburban neighborhoods within a 5 minute drive.

While a transition policy can work on the subject site, the T3-NC policy is also appropriate given it is adjacent to Highway 100 and an active railroad track. The T3 NC policy is also located on the same side of Highway 100 to the north and the south of the subject site. As proposed the plan provides architectural standards that are in keeping with a residential character. Staff is also looking into pedestrian improvements which could provide pedestrian access from the opposite side of Highway 100.

FIRE MARSHAL’S OFFICE

Approve with conditions

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

STORMWATER RECOMMENDATION

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.
- ROW dedication to the back of sidewalk may be required if the proposed sidewalk is not contained within the existing ROW.

TRAFFIC AND PARKING

Conditions if approved

- A TIS is required prior to final SP plan approval.
- At a minimum a center turn lane along Hwy 100 frontage with appropriate tapers shall be required.

Maximum Uses in Existing Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	3.44	2.17 D	8 U*	77	6	9

*Based on one two-family lot.

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

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)	3.44	-	20U	245	14	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	3.44	-	36,000 SF	608	83	120

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	3.44	-	23,975 SF	1064	27	80

Traffic changes between maximum: **R20 and SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,840	+118	+220

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends the proposed SP be approved with the condition and disapproved without all staff conditions if the Commission directs staff to amend the Transition policy to Suburban Neighborhood Center (T3 NC). The T3 NC policy is already in place immediately to the north and south of this site and would provide additional opportunities for neighborhood scaled development. If the Commission does not instruct staff to amend the policy, then staff recommends disapproval as the proposed SP is not consistent with the existing Transition policy.

CONDITIONS (if approved)

1. Uses are limited to all uses permitted under MUN-A.
2. Prior to the issuance of a grading permit the site must be evaluated per Tennessee State law to determine if grave sites are present on the site. If graves are found on-site, the final site plan shall be revised or the grave sites shall be moved in compliance with all applicable laws.
3. Prior to final site plan approval, a Traffic Impact Study (TIS) shall be completed. In addition to standard Public Works requirements, the TIS must explore the possibility of a signalized pedestrian crossing at either Taggart Avenue or Gillman Avenue. If Planning and Public Works determines that a signalized crosswalk is not feasible, then other pedestrian improvements may be required.
4. Commercial uses (non-office) shall be limited to 40% of the total permitted floor area.
5. A minimum of 10,000 square feet of commercial is required.
6. Multi-family shall be limited to no more than 20 units.
7. The maximum height is limited to two stories in 35 feet.
8. 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 MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. 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.
10. 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 if the Commission directs staff to amend the policy from Transition to Suburban Neighborhood Center. (7-0), Consent Agenda

Resolution No. RS2015-265

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-072-001 is **Approved with conditions and disapproved without all conditions and staff is directed to amend the policy from Transition to Suburban Neighborhood Center. (7-0)**"

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