

2015SP-080-001

6220 NOLENSVILLE PIKE SP

Map 173, Parcel(s) 064

Council District 31 (Fabian Bedne)

Staff Reviewer: Alex Deus

A request to rezone property from AR2a to SP-O to permit general office and medical office use for property located at 6220 Nolensville Pike, on the east side of Nolensville Pike, approximately 400 feet north of Shane Point Place (3.33 acres), requested by Perfect Smile Orthodontics, applicant for Grover R. Dunn, et ux, owner.

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

APPLICANT REQUEST

Request to rezone from AR2a to SP-O to permit general office and medical office use.

Zone Change

A request to rezone property from Agricultural/ Residential (AR2a) to Specific Plan (SP-O) to permit general office and medical office use for property located at 6220 Nolensville Pike, on the east side of Nolensville Pike, approximately 400 feet north of Shane Point Place (3.33 acres).

Existing Zoning

Agricultural/Residential(AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan.

Proposed Zoning

Specific Plan- Office (SP-O) 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 office uses.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods

The request focuses development in a corridor and minimizes vehicular access points while adding sidewalks to the pedestrian network. The orientations of buildings would be located along pedestrian travel ways.

SOUTHEAST COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to preserve, enhance, and create urban community centers encouraging their development and redevelopment as intense mixed use areas that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Community Centers are pedestrian friendly areas, generally located at intersections of prominent urban streets.

Consistent with Policy?

Yes. This rezoning is consistent with the existing land use policy and the Growth and Preservation Concept Map. The SP district is an appropriate zoning under the T4 Community Center policy.

ANALYSIS

This request is consistent with the T4 Community Center (CC) policy and achieves a critical planning goal of creating walkable neighborhoods. The T4 CC policy looks to create pedestrian friendly areas at prominent intersections that contain a variety of uses. This SP would create more diversity of uses along this corridor serving the needs of the immediate neighborhoods.

Sidewalks would be required along Nolensville Pike, and would be required to meet the standards of the Major and Collector Street Plan; all buildings would also have to have a direct connection from the public sidewalk to the building. The pedestrian experience would also be enhanced by limiting the amount of curb cuts on the property to one vehicular access point.

The proposed zoning is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards along a corridor. Structures would have a shallow build- to- zone that situates the building to address the public realm. Based on these findings, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **AR2a**

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)	3.33	0.50 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Medical Office (720)	3.33	-	145,054 SF	5717	334	392

Traffic changes between maximum: **AR2a** and **SP-O**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+5,707	+333	+390

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district 1 Elementary 0 Middle 0 High
 Projected student generation proposed SP-0 district 0 Elementary 0 Middle 0 High

The proposed SP-O district would generate fewer students than what is typically generated under the existing AR2a district. Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses within this SP shall be limited to general office and medical office use.
2. 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.
3. Pedestrian Access:
 - a. Sidewalks along Nolensville Pike must be provided in accordance with the Major and Collector Street Plan.
 - b. All buildings must have a direct connection from the public sidewalk along Nolensville Pike to the buildings primary entrance.
4. Parking and Access:
 - a. Vehicular access is limited to one access point.
5. 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.
6. Minor modifications to the preliminary SP 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.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

Resolution No. RS2015-224

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-080-001 is Approved with conditions and disapproved without all conditions. (6-0)”

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