

2015SP-089-001

THOMPSON LANE SP

Map 119-10, Parcel(s) 096-097
Council District 16 (Mike Freeman)
Staff Reviewer: Alex Deus

A request to rezone from OL and RS10 to SP-MU zoning for properties located at 100 and 102 Thompson Lane, approximately 485 feet west of Hartford Drive (3.02 acres), to allow for uses permitted under the OR20-A zoning district, requested by Veras Company, LLC, applicant; Tom R. Smith and Sam Livingston, owners.

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

APPLICANT REQUEST

Request to rezone from OL and RS10 to SP-MU.

Zone Change

A request to rezone from Office Limited (OL) and Single-Family Residential (RS10) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 100 and 102 Thompson Lane, approximately 485 feet west of Hartford Drive (3.02 acres), to allow for uses permitted under the OR20-A zoning district.

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 8 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 uses.

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Creates Walkable Neighborhoods

The proposal meets two Critical Planning goals. Some Conservation policy is found on portions of the site due to the presence of a ravine and mature woodlands located at the rear of the property. This proposal would preserve these sensitive environmental features. This request would also assist in creating walkable neighborhoods through the use of appropriate building placement along a corridor.

SOUTH NASHVILLE COMMUNITY PLAN

Transition (TR) – 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 plexes, 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.

Conservation (CO) – Intended to preserve and enhance environmentally sensitive land in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they area in and whether or not they have already been disturbed.

Consistent with Policy?

Yes. The proposed SP is consistent with the Transition Policy as uses are limited to office and residential uses only. The proposed SP is also consistent with the goals of Conservation Policy, as the required buffers will ensure that development takes place only within appropriate portions of the site.

ANALYSIS

The site contains 3.12 acres and has four existing structures. The site has split zoning with OL on the southeastern frontage and RS10 on the remainder of the site.

The proposed zoning is intended to create a walkable neighborhood through the use of appropriate building placement along a prominent corridor. New construction will be required to address the build-to zone of the OR20-A zoning

district, resulting in an improved streetscape. Two rows of parking and a drive aisle will be permitted within the build-to zone. Sidewalks will be required to be constructed along Thompson Lane to the standards of the Major and Collector Street Plan.

Some Conservation policy is present on the site due to a ravine that traverses the interior of the site. There are also mature woodlands located at the rear of the site. These areas would be designated an area not to be disturbed. In order to preserve these environmental features, the applicant has proposed to create a 50 foot wide buffer yard along the northern property line and a 20 foot wide buffer along the northeastern property line. These buffers will remain undisturbed and maintain the existing vegetation.

These buffers will serve as an appropriate transition between the residential neighborhood north of this property and this SP. A standard Class 'B' landscape buffer is to be provided along the western property line to adequately screen future development of this site.

FIRE MARSHAL RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC & PARKING RECOMMENDATION
Conditions if approved

- Traffic study may be required at time of development.

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 |
|----------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| General Office (710) | 0.86 | 0.75 F | 28,096 SF | 502 | 68 | 111 |

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) | 2.16 | 4.35 D | 9 U | 87 | 7 | 10 |

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 |
|----------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| General Office (710) | 3.02 | 0.8 | 105,240 SF | 1388 | 196 | 197 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +799 | +121 | +76 |

METRO SCHOOL BOARD REPORT

| | | | |
|---|---------------------|-----------------|---------------|
| Projected student generation OL district | <u>0</u> Elementary | <u>0</u> Middle | <u>0</u> High |
| Projected student generation RS10 district | <u>1</u> Elementary | <u>1</u> Middle | <u>1</u> High |
| Projected student generation SP-MU district | <u>7</u> Elementary | <u>4</u> Middle | <u>3</u> High |

The proposed SP-MU district would generate 11 more students than what is typically generated under the existing RS10 and OL district. Students would attend Whitsitt Elementary, Cameron Middle School and Glencliff High School. Glencliff High School is identified as being over capacity. There is capacity for high school students within an adjacent cluster.

This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with policy.

CONDITIONS

1. Uses within this SP shall be limited to those permitted by the OR20-A Zoning District.
2. There shall be a 50' wide buffer yard located along the northern property line adjacent to Tax Map 119-10; Parcels 80 and 81. This buffer shall be an undisturbed area where all existing vegetation shall be maintained. This condition shall not prohibit maintenance of the buffer.
3. There shall be a 20' wide buffer yard along property line adjacent to Tax Map 119-10; Parcel 85. This buffer shall be an undisturbed area where all existing vegetation shall be maintained.
4. Portions of the property that fall within Conservation Policy shall be undisturbed and existing vegetation shall be maintained.
5. A standard Class 'B' landscape buffer yard is required along the entire western property line.
6. 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 OR-20A zoning district as of the date of the applicable request or application.
7. 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 disapproved without all conditions. (9-0), Consent Agenda

Resolution No. RS2015-322

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-089-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

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