

2015SP-107-001

4326 KENILWOOD DRIVE

Map 132-08, Parcel(s) 002

Council District 16 (Mike Freeman)

Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP-IND zoning for property located at 4326 Kenilwood Drive, approximately 905 feet north of Sidco Drive, to permit a 91,200 square foot self-storage facility (1.01 acres), requested by Crunk Engineering, LLC, applicant; One Seven, LLC, owner.

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

APPLICANT REQUEST

Permit a self-storage facility.

Preliminary SP

A request to rezone from Industrial Warehousing and Distribution (IWD) to Specific Plan – Industrial (SP-IND) zoning for property located at 4326 Kenilwood Drive, approximately 905 feet north of Sidco Drive, to permit a 91,200 square foot self-service storage facility (1.01 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

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

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies 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 are in and whether or not they have already been disturbed.

District Industrial (D IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

Yes. The proposed self-service storage facility is consistent with the D IN policy. The current zoning also permits self-service storage facilities. The proposed SP permits a higher floor area ratio than what is permitted under the current IWD zoning. The increase in floor area is not inconsistent with D IN policy. The CO policy on the site recognizes a very small area at the back of the site with steep slopes. The sloped area on the site is not natural, but is an embankment up to the railroad that runs along the rear property line. While in some instances it may be important to protect manmade slopes, this sloped area does not need to be conserved.

PLAN DETAILS

The approximately one acre site is located on the east side of Kenilwood Drive which runs adjacent to Interstate 65. A railroad track runs along the rear property line. The site is developed and contains an office and warehouse. The property immediately to the north is classified as self-service storage and the property immediately to the south is classified as office.

Site Plan

The plan calls for a 91,200 square foot self-storage facility. The plan identifies the proposed building to be setback from Kenilwood Drive approximately 15 feet, but the SP would permit a front setback of five feet. The maximum height is 38 feet at the front setback and 44 feet at the rear. Access to the site will be from a single drive onto Kenilwood Drive. The plan identifies a sidewalk along Kenilwood Drive.

ANALYSIS

The proposed SP to permit a self-storage facility is consistent with the D IN policy. As well, the CO policy located at the rear of the site is due to the adjacent railroad and does not need to be protected as more natural features should.

FIRE MARSHAL RECOMMENDATION

Approved 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.
- All infrastructure within the ROW is to be per MPW standards and specifications, i.e. curb and gutter (ST-200) at the existing EOP, 4' furnishing zone, and 5' sidewalk (ST-210.)

TRAFFIC AND PARKING RECOMMENDATION

No Exceptions Taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.01	0.8 F	35,196 SF	126	11	12

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Self- Storage (151)	1.01	-	91,200 SF	228	14	24

Traffic changes between maximum: **IWD** and **SP-IND**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+102	+3	+12

WATER SERVICES RECOMMENDAION

Approved

- Approved as a Preliminary SP only.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. The SP shall be limited to self-service storage facility with a maximum floor area of 91,200 square feet.
2. Prior to the final site plan being approved, a subdivision amendment shall be recorded to remove the existing platted setback.
3. 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 IWD zoning district as of the date of the applicable request or application.
4. 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.
5. 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.

6. 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.

7. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

Ken Renner, 905 Kingfisher Point, spoke in favor of the application.

Will Crunk, engineer, spoke in favor of the application, noted the increase in traffic is very minimal, and expressed agreement with all conditions.

Greg Johnson, 4848 Barclay Drive, spoke in opposition to the application due to safety concerns and increased congestion in the area.

Shawn Henry, 315 Deaderick Street, stated there is no objection to more storage facilities however they need to comply with existing zoning; disagrees with staff that the site plan complies with the land use policy.

Chairman McLean closed the Public Hearing.

Mr. Haynes spoke in favor of the application and explained this is probably the lowest traffic impact use for this street.

Mr. Dalton spoke in favor of the application and noted it is ideal for this location.

Ms. Farr and Ms. Hagan-Dier spoke in favor of the application.

Mr. Haynes moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2015-392

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-107-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

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