

2015SP-109-001

ARCADIA BRENTWOOD

Map 161, Parcel(s) 042

Council District 04 (Robert Swope)

Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-R for property located at 511 Old Hickory Boulevard, approximately 275 feet west of Copperfield Way (5.43 acres), to permit an assisted living care facility with 68 beds, requested by Ragan-Smith Associates, applicant; Roy S. Jones, Trustee, owner.

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

APPLICANT REQUEST

Permit a 22 dwelling unit assisted care living facility.

Preliminary SP

A request to rezone from One and Two-Family Residential (R40) to Specific Plan-Residential (SP-R) for property located at 511 Old Hickory Boulevard, approximately 275 feet west of Copperfield Way (5.43 acres), to permit an assisted living care facility with 68 beds.

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 5 lots with 1 duplex lot for a total of 6 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) 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 only one residential building type.

CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods

This proposal meets two critical planning goals. The assisted care living facility provides a residential building type that supports the community in accommodating all points of the life-cycle and provides a housing type not currently permitted. In addition, the development proposes sidewalk improvements along Old Hickory Boulevard, consistent with the Major and Collector Street Plan. The improvements, along with pedestrian connections to the proposed building, create a more pedestrian friendly and walkable area.

SOUTHEAST COMMUNITY PLAN

T3 Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors. T3 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

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.

Consistent with Policy?

The proposed SP is consistent with the T3 Suburban Residential Corridor and Conservation policies, and provides an appropriate transition to the adjacent T3 Suburban Neighborhood Maintenance policy. The proposed building has a deep setback to preserve the existing environmental features within the Conservation policy. This allows the Old Hickory Boulevard corridor to be framed by the existing trees and dense vegetation. As Old Hickory Boulevard is classified as an arterial-boulevard, the mass, orientation, and placement of the proposed building is appropriate. The applicant is proposing to vary the depth of the building along the eastern property line to provide a transition in scale and massing to the adjacent T3 NM policy. In addition, the building transitions from three stories in the front to two stories in the rear of the property. Parking is also located away from the adjacent single-family development and additional landscaping is proposed to buffer the development.

PLAN DETAILS

The site is located at 511 Old Hickory Boulevard, approximately 275 feet west of Copperfield Way. The site is approximately 5.43 acres in size and is currently vacant.

Site Plan

The plan proposes an approximately 83,639 square foot assisted care living facility with a (66 units with 68 beds). Units consist of 28 studios, 36 one bed, and two, two-bed units. The proposed building transitions in height from north to south, with 3 stories facing Old Hickory Boulevard and 2 stories above grade at the rear of the site. The building proposes a floor area ratio (FAR) of 0.32 and an impervious surface ratio (ISR) of 0.37.

The site is accessed via a driveway onto Old Hickory Boulevard. Sidewalk improvements along Old Hickory Boulevard are being provided consistent with the requirements of the Major and Collector Street Plan. In addition, five foot internal sidewalks will connect the proposed building with the sidewalk along Old Hickory Boulevard.

The plan proposes 53 surface parking spaces, generally to the north and west of the proposed building. Trash enclosures are tucked in to the west elevation of the building, out of view from Old Hickory Boulevard to the north and existing residential to the east. A 10 foot Type B landscape buffer is proposed along the eastern and southern property lines. The plan also calls for a six foot tall opaque fence and retaining wall on the east side of the internal drive near the eastern property line.

ANALYSIS

The plan is consistent with the T3 Suburban Residential Corridor and Conservation policies, and transitions in scale and massing to the adjacent policy area. The mass, orientation, and placement of the proposed building is appropriate for the Old Hickory Boulevard corridor. In addition, the proposal improves pedestrian connectivity and supports all points of the life-cycle for the surrounding community. For information purposes, it is important to note that for density, the Metro Zoning Code classifies one dwelling unit per three units. In this case the total number of units is 66, which would be considered 22 units for density purposes.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only, on the following two conditions:
 1. The required capacity fees must be paid prior to Final Site Plan/SP approval.
 2. Minimum sanitary sewer service line size shall be 6-inches in diameter. Please update the sizes of these on the Final SP plans.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Comply with MPW Traffic Engineer.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- In accordance with sight distance exhibit dated 11/17/15, developer shall comply will the following conditions:
 1. Developer shall remove plant growth within the Old Hickory Blvd. ROW and on the project site within 10ft of the property boundary along the Old Hickory Blvd. frontage of the project. This vegetation trimming may require TDOT approval.
 2. Any landscaping or signage shall maintain the intersection sight distance sight lines. No excessive grading, signage or landscaping shall be placed within the sight triangles per AASHTO guidelines.

Maximum Uses in Existing Zoning District: **R40**

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)	5.43	1.08 D	6 U*	58	5	7

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted- Living Facility (254)	5.43	-	23 U/68beds	125	4	6

Traffic changes between maximum: **R40** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 17 U	+67	-1	-1

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions, as the request is consistent with the land use policies, and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to an assisted care living facility with up to 68 units/beds.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the application request or application.
3. Free standing signage shall be limited to a monument sign that is no taller than five feet in height with a maximum sign area of 12 square feet (per side). Any sign shall only be externally lit.
4. 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.
5. 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.
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.

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

Chairman McLean left the meeting at 9:29 p.m.

James Weaver, 511 Union Street, spoke in favor of the application.

Scotty Bernick, landscape architect, spoke in favor of the application.

Brian Durbin, president of Arcadia Communities, spoke in favor of the application.

James Weaver noted that they have spent many hours working with staff to get this site in compliance with the plan.

Shawn Henry, 315 Deaderick Street, spoke in opposition to the application because this is a medical use under the land use table. The density is twice that of the surrounding residential subdivisions and the site doesn't qualify under the locational criteria that is in the NashvilleNext document.

Lennard Paulsen, 11 Micawber Court, spoke in opposition to the application due to blasting concerns.

Jonas Kalnas, 513 Copperfield Way, spoke in opposition to the application due to blasting concerns.

James Weaver stated institutional uses or residential uses should encompass this type of facility.

Mr. Adkins closed the Public Hearing.

Council Lady Allen expressed appreciation for the offer of a written plan for blasting and spoke in favor if we can get the blasting to where it needs to be.

Mr. Clifton asked the applicant about a pre-blast survey.

James Weaver explained that blasting can be done in a way as to not disturb surrounding structures. They will do a pre-blast survey and have a very detailed blasting plan as well as working with the neighbors to ensure they understand.

Mr. Clifton stated it's not a bad thing to have a facility like this for people who are aging; seems like a great thing for the neighborhood.

Mr. Haynes asked how the neighbors will have any assurance that dollars will be set aside in the budget to handle repairs from any damages.

James Weaver stated the plan will have very specific details as to how to get compensation.

Ms. Farr pointed out that is this was a new subdivision coming in, there would be more cars and significantly more traffic. This is a nice, low-impact development that provides some needed housing for the area.

Mr. Haynes moved and Ms. Farr seconded the motion to approve with conditions including a condition requiring a pre-blast survey and disapprove without all conditions. (8-0)

Ms. Blackshear stepped back in the room at 10:05 p.m.

Resolution No. RS2016-4

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-109-001 is Approved with conditions including a condition requiring a pre-blast survey and disapproved without all conditions. (8-0)"

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