

2015SP-112-001

ROBINSON ROAD SP

Map 044-13, Parcel(s) 043
Council District 11 (Larry Hagar)
Staff Reviewer: Brett Thomas

A request to rezone from R10 to SP-MU zoning for property located at 912 Robinson Road, approximately 250 feet north of Claudia Drive (0.32 acres), requested by Lisa Grimes, applicant and owner. (See also Associated Case # 2015CP-014-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated community plan amendment. Disapprove if proposed community plan amendment is not approved.

APPLICANT REQUEST

Zone change from R10 to SP-MU.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 912 Robinson Road, approximately 250 feet north of Claudia Drive (0.32 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 lot with 1 duplex unit for a total of 2 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.

CRITICAL PLANNING GOALS

- Supports Infill Development

This request creates an opportunity for infill development in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Proposed Policy

Transition (TR) is intended to preserve, enhance, and create areas that can 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 TR areas can include a mix of types and is especially appropriate for "missing middle" housing types with small to medium-sized footprints.

Consistent with Policy?

The rezoning to SP-MU is not consistent with the current T4 Neighborhood Maintenance policy. The rezoning would allow for nonresidential uses within a residential policy. The SP-MU zoning is consistent with the proposed Transition policy as it allows for compatibly scaled office uses.

PLAN DETAILS

The site is approximately 0.32 acres in size and consists of an existing single-family residence on one lot with frontage along Robinson Road. The SP limits uses to single-family residential, general office, and medical office within the existing structure. Access for the site is limited to one access point and parking is limited to the side and rear of the structure.

ANALYSIS

The requested SP-MU zoning is not consistent with the current policy for the area; however, it is consistent with the proposed Transition policy. The SP-MU zoning would allow small scale office to serve as a transition between higher intensity uses and lower density residential neighborhoods along a major thoroughfare.

If the proposed community plan amendment is approved, then staff recommends that the rezoning be approved with conditions and disapproved without all conditions. If the proposed community plan amendment is not approved, then staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Conditions if approved

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R10**

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)	0.32	4.35 D	2 U*	20	2	3

*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
General Office (710)	0.32	0.4 F	1,654 SF	57	8	8

Traffic changes between maximum: **R10** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+37	+6	+5

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-MU district: 0 Elementary 0 Middle 0 High

The proposed SP-MU zoning is not expected to generate more students than the existing R10 zoning. Students would attend Dupont Elementary School, Dupont Hadley Middle School and McGavock High School. All three schools are over capacity. There is capacity for additional elementary and middle school students within the cluster and there is capacity for additional 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, if the associated community plan amendment is approved; disapproval if the associated community plan amendment is not approved.

CONDITIONS

1. Uses within this SP shall be limited to single-family residential, general office, and medical office in the existing building.
2. Parking shall be permitted only at the sides and rears of the existing building.
3. Vehicular access is limited to one access point.
4. The SP shall meet the landscape requirements of Section 17.24 of the Metro Zoning Code.
5. 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 ON zoning district as of the date of the applicable request or application.

6. 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.
7. 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.

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

Resolution No. RS2015-360

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-112-001 is Approved with conditions and disapproved without all conditions. (6-0)"

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