

**2015Z-093PR-001**

Map 087, Parcel(s) 039  
 Council District 12 (Steve Glover)  
 Staff Reviewer: Alex Deus

A request to rezone from AR2a to RS15 zoning for property located at 900 Old Lebanon Dirt Road, at the northeast corner of Old Lebanon Dirt Road and N. New Hope Road (0.47 acres), requested by John D. McCormick, applicant; The Colson Family Trust, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Rezone from AR2a to RS15.**

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single Family-Residential (RS15) zoning for property located at 900 Old Lebanon Dirt Road, at the northeast corner of Old Lebanon Dirt Road and N. New Hope Road (0.47 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. AR2a would permit a maximum of 1 lot for a total of two units.

**Proposed Zoning**

Single Family-Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. RS15 would permit a maximum of one unit.

**CRITICAL PLANNING GOALS**

N/A

**DONELSON- HERMITAGE COMMUNITY PLAN**

T3 Suburban Neighborhood Maintenance (T3 NM) – Intended to preserve the general character of developed suburban neighborhoods. T3 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. This request is consistent with policy as it would reinforce the existing character of the neighborhood which is predominately zoned for single-family uses and includes a large area of adjacent properties also zoned RS15.

**ANALYSIS**

This property is located at 900 Old Lebanon Dirt Road and is approximately 0.47 acres. The property is currently vacant. Under the current zoning, permitted uses would include single-family, two family and mobile homes. The proposed zoning would permit only single-family homes.

Allowing this property to develop under the RS15 bulk regulations would bring this property closer to the goals of the policy, as it would reinforce the existing character of the adjacent neighborhood which is zoned RS15.

**FIRE MARSHAL 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: **AR-2A**

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)	0.47	0.5 D	0 U	-	-	-

Maximum Uses in Proposed Zoning District: **RS15**

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)	0.47	2.9 D	1 U	10	1	2

Traffic changes between maximum: **AR2A** and **RS15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+10	+1	+2

**METRO SCHOOL BOARD REPORT**

Projected student generation existing AR2a district:       0 Elementary    0 Middle    0 High

Projected student generation proposed RS15 district:   0 Elementary    0 Middle    0 High

The proposed RS15 zoning district would generate no more additional students than what is typically generated under the AR2a district. Students would attend Dodson Elementary, Dupont Tyler Middle School and McGavock High School.

This information is based upon data from the school board last updated November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with policy.

Approve. (10-0), Consent Agenda

**Resolution No. RS2016-12**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-093PR-001 is **Approved. (10-0)**”

\*\*\*\*Please note this was approved by the Planning Commission as a straight zone change and converted to an SP plan by the Council Office. At that time the case number was changed from 2015Z-093PR-001 to 2016SP-038-001.\*\*\*\*