



Project No.	Specific Plan 2017SP-048-005
Project Name	The Somerset SP (Amendment)
Council District	15 - Syracuse
School District	4 – Shepard
Requested by	Stone and Howorth Group LLC, applicant; Somerset Development Partners, LLC, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Amend a Specific Plan to permit 79 multi-family residential units.

Revise Preliminary SP

A request to amend a Specific Plan on properties located at 1590, 1600, 1602 and 1604 Lebanon Pike, approximately 400 feet east of Spence Lane, zoned Specific Plan - Residential (SP-R) (2.93 acres), to permit 79 multi-family residential units.

Existing Zoning

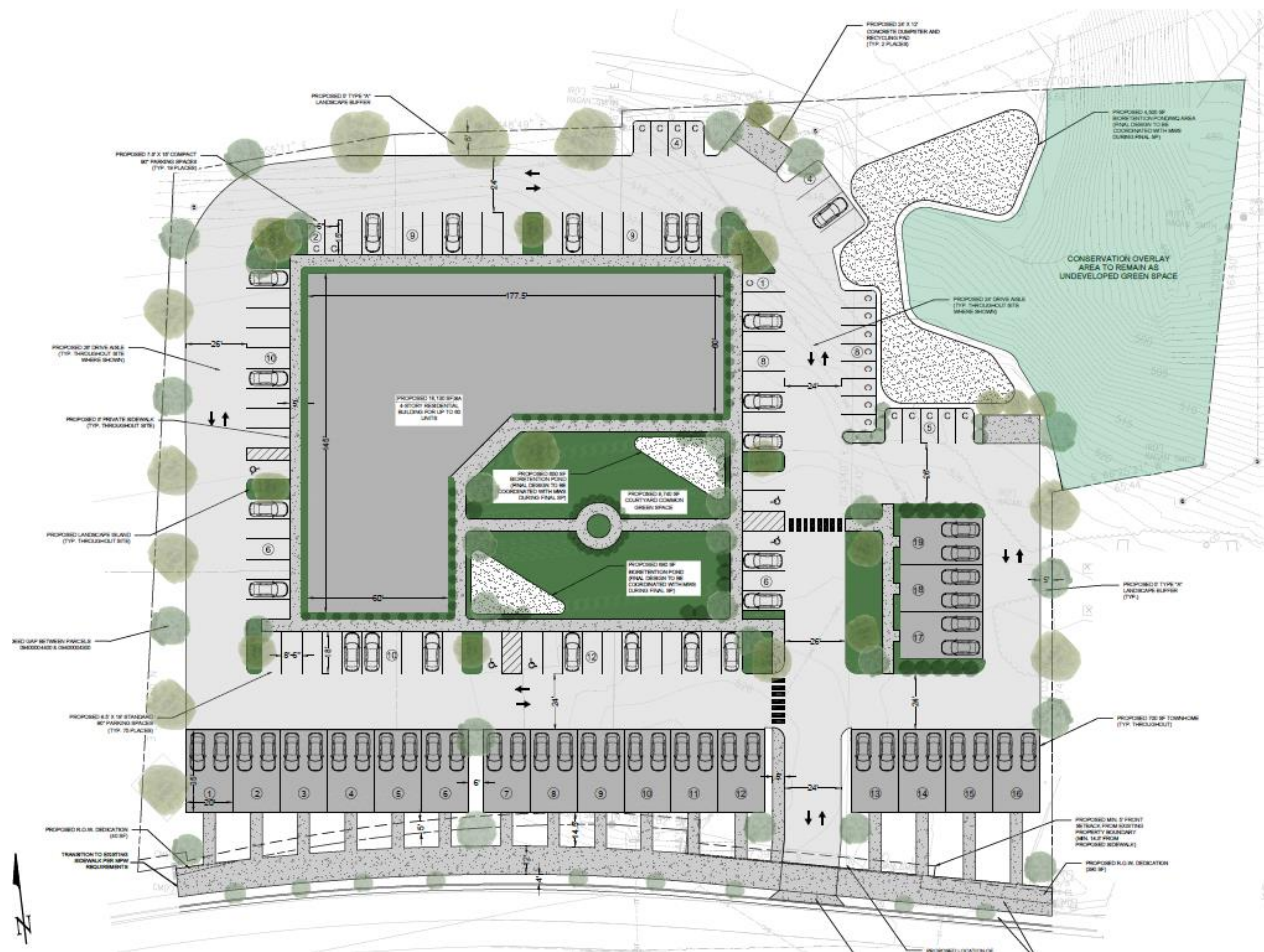
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Requested Amendment

The current request is to amend a specific plan that received preliminary approval for 33 multi-family units from the Planning Commission at its April 12, 2018 meeting. A final site plan application was submitted but was never approved. The approved preliminary plan is being amended to change the product type of interior residential units from attached townhomes that front a common open space to a single multi-family building that wraps a common courtyard. The townhomes that front Lebanon Pike are shifting to accommodate a modified access point but are largely consistent with the previously approved plan. The landscaping plan is also being modified to provide for a perimeter buffer.





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Site Plan

The plan proposes 16 attached townhomes that front Lebanon Pike, 3 attached townhomes interior to the site, and a multi-family building with up to 60 units interior to the site and centrally located. The townhomes fronting Lebanon pike are proposed to be 3-stories in 45 feet while the multi-family building is proposed to be 4-stories. There is a single access point with a pedestrian connection from the public sidewalk to the interior sidewalk network. The units that front on Lebanon Pike engage the street with pedestrian connections and the multi-family building wraps an interior courtyard. The plan provides a type "A" landscape buffer around the perimeter of the site and will preserve the northeast corner of the site that is designated as conservation area in its current natural condition.

ANALYSIS

The proposed amendment to the approved site plan is consistent with the intent of the urban mixed-use corridor as the plan proposes higher-density residential in a form that addresses the street and accommodates multi-modal transportation.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval, (see Permit #'s T2019068731 and T2019068737).

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Show location for postal service in compliance with USPS Policy. Vehicles should be out of roadway when accessing kiosks and mailbox clusters. USPS POC: SANDY.L.ALSMAN@USPS.gov Caryville, TN Office: (423) 562-3243 USPS Links below: '<https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm>' '<https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/operations-developers-and-builders-guide.pdf>'



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TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Previous approved transportation conditions still apply
- Vehicle stopping is prohibited on Lebanon Pike along project frontage. Developer may be required to install regulatory signage along project frontage.

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	2.93	-	33 U	242	16	19

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	2.93	-	79 U	557	39	48

Traffic changes between maximum: SP and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 46 U	+315	+23	+29

METRO SCHOOL BOARD REPORT

Projected student generation existing SP district: 2 Elementary 1 Middle 1 High

Projected student generation proposed SP district: 4 Elementary 3 Middle 2 High

The proposed SP zoning will generate 5 more students than the existing SP zoning district. Students would attend Pennington Elementary School, Two Rivers Middle School, and McGavock High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 79 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. The 4-story residential building shall be limited to a maximum height of 60 feet, as measured by the Metro Zoning Code.
3. Units along Lebanon Pike shall be oriented toward Lebanon Pike.
4. 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.



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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. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
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.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. 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 RM40-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. 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.