



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Greenhill Road Commercial
Preliminary Master Development Plan PUD
Map - 053
Parcel(s) – 40.00, 41.00

Request: Submitted by CSDG, on behalf of the developer CD Greenhill Investments, the applicant seeks Preliminary Master Development Plan and Rezone approval for a commercial PUD in District 1 on Lebanon Road.

Description: The development site is located on the north side of Lebanon Road between N. Greenhill Road and Old N. Greenhill Road and includes two undeveloped parcels over 366,877sf. (8.28ac.) with six structures proposed. This location is south of the City's new fire station. A summary of the land use and rezone request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Greenhill Commercial PUD	Thoroughfare Commercial	N/A	CG & CRC	CG PUD

Future Land Use Plan: The City's Future Land Use Map identifies the property as Thoroughfare Commercial. Surrounding Land Use classifications are Thoroughfare Commercial. No change is requested/required.

Zoning: Current zoning is CRC (parcel 40) and CG (parcel 41) requested is CG PUD for both parcels. CG zoning is not commonly approved since the creation of the CRC district.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *is agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*

4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The PMDP identifies five uses and structures within the 8.28 acre PUD boundary to be completed by Q2 of 2026 according to the development timeline:

Lot 1: Office/retail/restaurant

Lot 2: Office/retail/daycare/auto wash/daycare

Lot 3: Convenience w/ 8 pumps/16 handles

Lot 4: Drive through fast food

Lot 5: Bank

Bulk Regulations: The PMDP is arranged as if the individual lots for the various uses have been subdivided, with bulk regulations addressed as such. Each use/lot are broken down into details and the table provided indicates intended compliance with all regulations excepting the waivers outlined below.

Access: Multiple access points are proposed, two right in/right out via Lebanon Road, full movement via Old N. Greenhill, and one full movement via N. Greenhill Road. The pedestrian connections are complete. Pavement striping is provided at all crossing points. Sidewalk is in place along the west side of N. Greenhill Road, the other street frontages will require sidewalk installation.

Parking: The PMDP indicates that the amount of available parking will meet code, this will be finalized and addressed at individual site plan submittals.

Landscaping: Landscape plans will be required at individual site plan submittals. Per staff requests a landscape buffer area is shown along Old N. Greenhill Road to mitigate light and noise for the residential area on the other side of the street.

6-103.7 Commercial Design Regulations: The applicant is seeking a number of design guideline related waivers outlined below. It is

Waivers & Variances: The following waivers are sought as part of this Preliminary Master Development Plan approval as listed below:

1. 3-104.7: 8 pumps/16 handles. **STAFF DOES NOT SUPPORT, staff will support a maximum of 4 fuel pumps with the fuel canopy placed on the opposite side of the proposed building and situating that building on the corner with a faux front to Lebanon Road.**
2. 3-104.7: Convenience store of 5,945sf. (5,000sf max.). **STAFF DOES NOT SUPPORT.**
3. 6-103.7: 65% masonry/stone & 35% secondary materials. **STAFF SUPPORTS, however metal shall not be utilized as a secondary material.**

4. 6-103.7: Remove masonry requirement for the fuel canopy fascia. **STAFF SUPPORTS, for elevation as shown.**

Summary: The rezone request is supported by the City's future land use plan, however since the creation of CRC, granting CG zoning has not been permitted. Being located at a visible and busy intersection in the City, staff is of the opinion that the plan could be refined to present better from the street. Notes provided on the plans address the comments received at open tech review, including items like prohibiting advertisements on canopy columns and compliance with all regulations excepting any waivers granted during this PMDP review process. Further refinement and review for code compliance will occur at individual site plan submittal.

Recommendation: Should the Planning Commission forward the Rezone and Preliminary Master Development Plan for the Greenhill Commercial PUD to the Board of Commissioners with a positive recommendation, please include the following to the conditions:

Planning and Zoning:

1. Provide the most recent plan set for review.
2. Per Article 3-104, this intersection does not support a large convenience store with more than 4 fuel pumps, with a building larger than 5,000 sq ft, revise.
3. Staff supports CRC base zoning in lieu of the requested CG
4. Reconfigure the convenience store to place the pumps behind the building.
5. The accessibility plan highlights some unusual features (underground storage tanks, parking spaces, curbing), revise.
6. All commercial design guidelines found in 6-103.7 of the zoning ordinance shall be adhered to excepting any waivers approved by the Commissions.
7. A metal screen wall shall not be utilized to screen rooftop mounted HVAC.
8. All regulations of 3-104.7 of the zoning ordinance shall be adhered to, excepting any waivers approved by the Commissions.
9. A metal parapet wall shall not be utilized for secondary materials.
10. All associated fueling equipment shall be screened from public ROW.
11. Finalize the proposed use for lot 2 on subsequent submittals.
12. Monument signs as shown do not meet code. Revise
13. All gas associated equipment shall be screened from public ROW.
14. Will there only be one set of dumpsters onsite?
15. Low maintenance material shall be utilized for the split rail fence.
16. Elevations for each site shall be complimentary to each other. The elevations for the proposed auto wash seems out of place.
17. Grammar check Note 18.
18. The applicant promised an enhanced landscape berm along with decorative split rail fence along all frontages of Lot 3. The only detail provided is the fence. Update plans accordingly.
19. Provide a phasing plan.

Public Works:

1. Perform a hydrologic determination by the FMDP for the conveyance that runs parallel to Lebanon Road.

2. Return radius located at northwestern corner of Lebanon Road and N Greenhill Road shall be corrected.
3. Transportation/Roadway Comments
 - a. Access points on Lebanon Road are under the control of the Tennessee Department of Transportation (TDOT). TDOT's review and approval of the access points on Lebanon Road shall occur before this project goes before the Board of Commissioners.
 - b. The traffic study shall be submitted, reviewed, and all staff comments addressed prior to submittal to the Board of Commissioners.
 - c. The two proposed access points onto Lebanon Road shall be right in/right out only with some sort of median or median curb on Lebanon Road to prohibit left turns in or out from those access points.
 - d. Proposed access points on Lebanon Road shall have right turn deceleration lane analysis should be completed on both right in/right out access points. This analysis shall be submitted with the traffic impact study.
 - e. All monument sign locations will need to be reviewed for sight distance impacts.
 - f. There are buildings shown with multiple potential land uses that have different trip generation rates. Show which land uses are proposed and in the traffic impact study.
 - g. The current land uses shown are likely to generate more pedestrian traffic from Greenhill High School. The intersection of N. Greenhill Road and Needmore (high school driveway) shall be evaluated for additional pedestrian safety features such as pedestrian pushbuttons, crosswalk signals, or warning beacons in accordance with the TDOT standard drawings.
 - h. Internal pedestrian circulation plan should be reviewed at construction plans for appropriate sidewalk and crossing locations.
 - i. Truck routing and turning analysis shall be conducted for delivery trucks serving the fast-food restaurant.
 - j. Provide driveway access to Old N. Greenhill Road.
 - k. Remove right-out movement onto N. Greenhill Road.
 - l. Site circulation shall be further reviewed at the FMDP stage.

West Wilson Utility District:

1. No comments provided this review cycle.