

SPRING HILL
HISTORIC COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 2, 2016
6:00 P.M

Call meeting to order

Stipulation of members present

Consider Approval of the Historic Commission Meeting Minutes for:
Thursday, April 6, 2016
Wednesday, May 4, 2016 (*reflecting the meeting was canceled*)

General Announcement – The procedural rules for public comment will be Audience members wishing to speak must be recognized by the Chairman.

1. Comments of interested citizens

New Business

1. Consider Design Review of PUD-81-2016 (Oakview) Submitted by Huntly Gordon for property located west of Denning Lane and Kedron Road. The property contains approximately 20 acres. The applicant requests rezoning approval for a R-2, Medium Density Housing, Planned Unit Development containing 56 single-family residential lots and associated open space.
2. Consider Design Review of RZN 162-2016 (The Enclave at Oaklawn) Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property contains approximately 82.7 acres. The applicant requests approval to rezone the property from R-1, Low Density Residential, to R-6, Traditional Neighborhood Development.
3. Discussion regarding current and future projects
4. Discussion regarding next meeting date
Currently scheduled for Thursday, July 7, 2016 (or TBD)
5. Round Table Discussion
6. Adjourn

TO: Spring Hill Historic Commission
FROM: Dara Sanders, Planning Director
MEETING: June 2, 2016
SUBJECT: PUD 81-2016 (Oakview)



STP 157-2016: Submitted by Huntly Gordon for property located west of Denning Lane and Kedron Road. The property is zoned AG, Agricultural, and contains approximately 20 acres. The applicant requests approval to rezone the property from AG, Agricultural, to R-2, Medium Density Residential, Planned Unit Development.

Property description and history: This undeveloped property is located west of the intersection of Denning Lane and Kedron Road. The Oaklawn Plantation is located to the north, and the subject property is within an historic buffer, requiring Historic Commission review and recommendation of this request. The remainder of the surrounding properties are zoned and developed for low-density single family or agricultural uses.

The Planning Commission and Board of Mayor and Aldermen have considered rezoning requests (of lower density and intensity) for this property in the past, which have failed due to the significant impact on the City's transportation network and incompatibility with the surrounding properties and densities.

The property to the northwest, part of the Southern Springs development, was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties.

Request: The applicant requests rezoning approval for a Planned Unit Development containing 56 single-family residential lots and associated open space.

Streets and sidewalk: Denning Lane (a Collector street designation) is a two-lane unimproved street with approximately 17 feet of pavement, no striping, and open ditch. The applicant proposes street improvements for the extent of the property's frontage along Denning Lane to include a left turn lane into the development; however, off-site improvements for Denning Lane to mitigate for the impact of this development from the project boundary to Kedron Road are not proposed.



Landscaping and buffering: The applicant does not propose a buffer yard to the east or west, which are differing zoning districts and densities to that proposed.

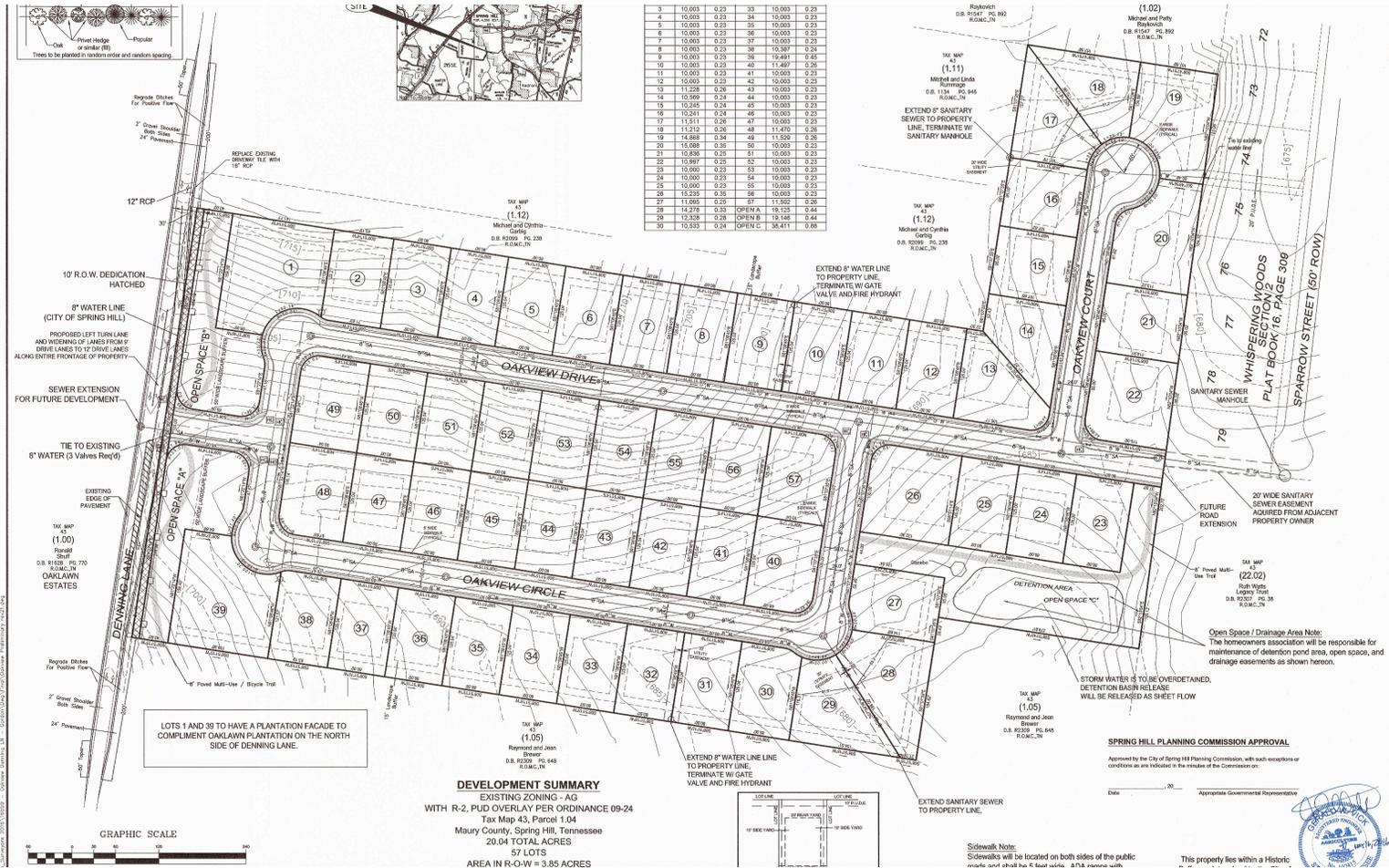
Spring Hill Rising 2040: The future land use designation of the property is "Residential Neighborhood Area", which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area is to preserve natural features in the built environment, enhance the access to housing options and urban amenities, such as jobs, retail services, and public services. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas.

The City's Goal "We will grow smarter" aims at promoting Smart Growth Principles and traditional neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City. Staff has not received information indicating that this proposal would work to achieve this goal. Further, the Historic Commission must consider the higher priority – preservation of the City's unique, historic, and natural assets or suburban development.

The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable. This project has the potential to address the policies of this goal; however, the current proposal and disconnection for the existing public streets, particularly an Arterial, does not support this goal. Staff finds that this proposal would only increase congestion and compromise the integrity of the existing surrounding character.

Oakview

an age targeted
planned unit development



WFS ENGINEERS & SURVEYORS
2808 NASHVILLE HIGHWAY
NASHVILLE, TN 37204
PHONE: 615-388-2829
www.wfs-engineers.com

MASTER DEVELOPMENT PLAN
OAKVIEW SUBDIVISION, A PLANNED UNIT DEVELOPMENT
DENNING LANE

Client: MR. HARRY GORDON
P.O. BOX 481
SPRING HILL, TN 37081
938-958-000

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE: APRIL 12, 2006

16552
17560

TO: Spring Hill Historic Commission
FROM: Dara Sanders, Planning Director
MEETING: June 2, 2016
SUBJECT: RZN 162-2016 (The Enclave at Oaklawn)



RZN 162-2016: Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property is zoned R-1 (Low Density Residential) Historically Significant and contains approximately 82.7 acres. The applicant requests rezoning from R-1 to R-6 (Traditional Neighborhood Development).

Property description: This property is located at the northwest intersection of Kedron Road and Denning Lane and is developed for the historic Oaklawn Plantation.

The majority of the surrounding properties are zoned and developed for low-density single family or agricultural uses. The property to the northwest is approved for the development of 602 dwelling units on 307 acres (a density of 2 dwelling units per acre) and was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties.

Further, the developers of Southern Springs were required to incorporate extensive landscaped buffers between their residential development and the subject property due to the impact of the new neighborhood on the grounds and viewshed of the historic Oaklawn Plantation.

Request: The applicant requests rezoning approval from R-1, Low Density Residential, to R-6, Traditional Neighborhood Development, to allow for 422 multi-family and single-family dwellings within 52 acres (an average density of 5.1 dwelling units per acre), eight (8) acres of commercial development, and associated open space.

Streets: The proposed bubble plan indicates that the applicant proposes two new streets to intersect with Denning Lane, one new street to intersect with Kedron Road, and one new street to connect to the Southern Springs Development. Should this rezoning request be approved, street improvements to both Denning Lane and Kedron Road would be necessary to accommodate the significant increase of traffic to the site. The following pictures show Denning Lane and the surrounding area:



Denning Lane facing Kedron Road. Proposed commercial development on the left side of this image.



Denning Lane facing away from Kedron Road. Proposed commercial development on the right side of this image.

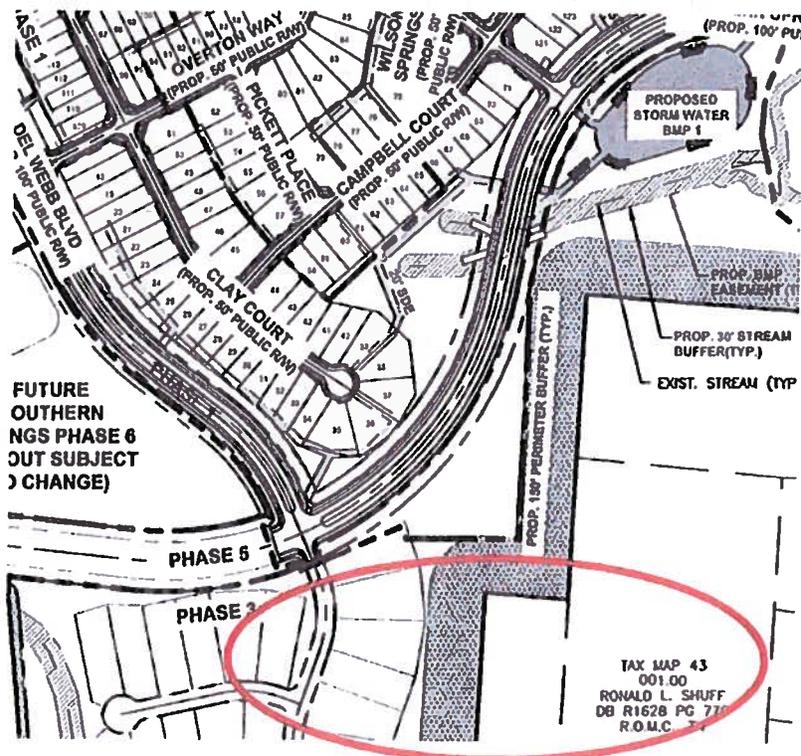


Denning Lane facing away from Kedron Road. Proposed 422 homes on the right side of this image.



Area proposed for 422 dwelling units (apartments and single-family homes)

The new street proposed to connect to the Southern Springs development conflicts with a landscape buffer between the two properties required by the Planning Commission for the first phase of the residential development. This buffer is required to be a minimum of 150 feet wide, to have significant topography changes, and contains an existing tree grove that was recommended by the Historic Commission and required by the Planning Commission to be preserved. The applicant has not provided the requested information indicating that the developers of Southern Springs will agree to the proposed street connection.



Spring Hill Rising 2040: The future land use designation of the property is “Residential Neighborhood Area”, which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area is to preserve natural features in the built environment, enhance the access to housing options and urban amenities, such as jobs, retail services, and public services. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas. This area includes low-intensity nonresidential uses where appropriate.

This proposed rezoning submittal does not meet Goal 4 of *Spring Hill Rising: 2040*, as it will not protect cultural and historic resources. Further, it does not comply with the policy that future growth promote the preservation of historic properties, structures, and landscapes.

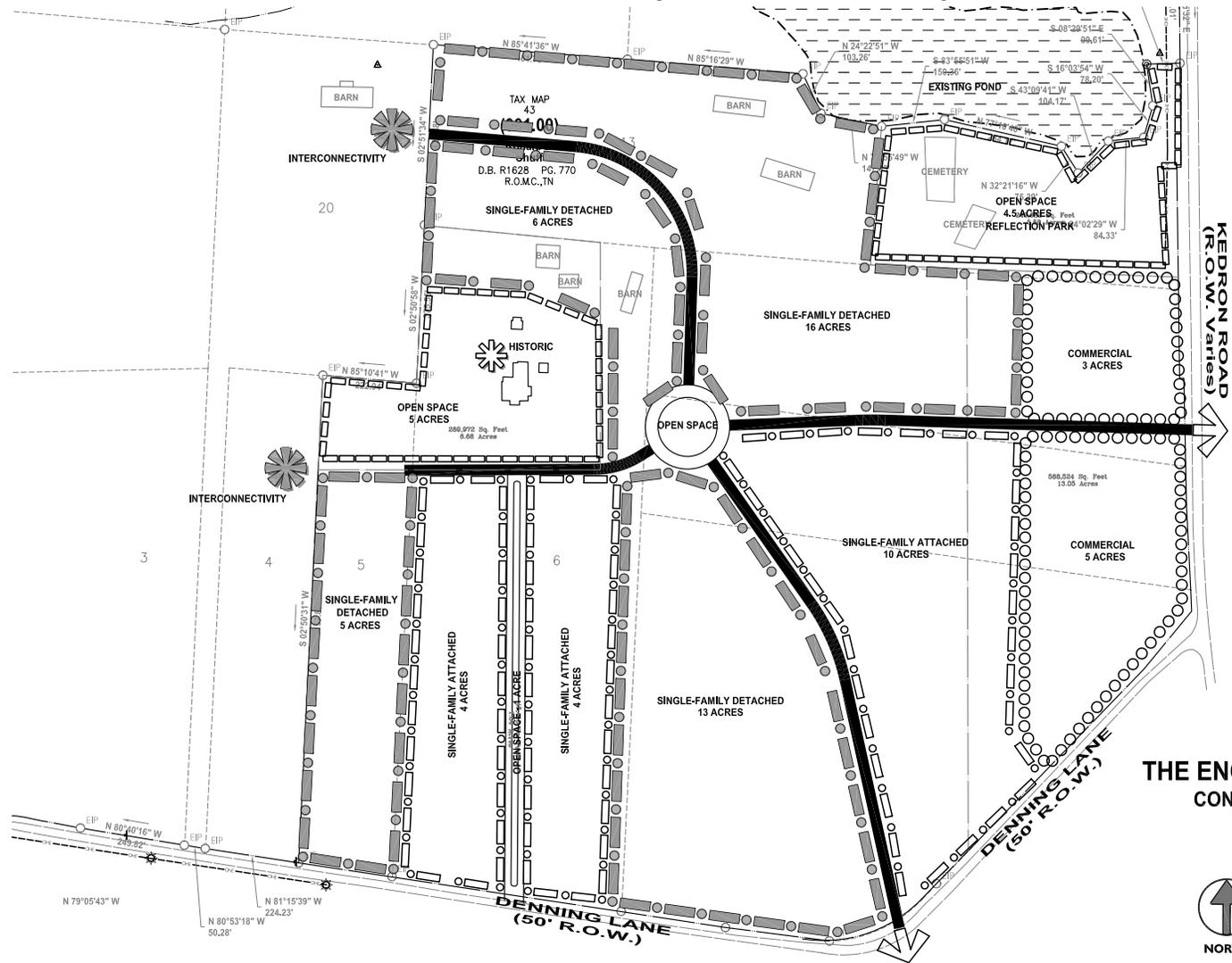
The adjacent Southern Springs development was required to limit the average density of their development below that permitted by the underlying zoning district, required to incorporate extensive buffer yards far beyond that required by the Zoning Ordinance to limit its impact on and screen its view from the historic Oaklawn Plantation, and denied use of existing access onto Denning Lane due to the anticipated negative impact on the street and existing neighborhood.

The City’s Goal “We will grow smarter” aims at promoting Smart Growth Principles and tradition neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City. Staff has not received information indicating that this proposal would work to achieve this goal. Further, the Historic Commission must consider the higher priority – preservation of the City’s unique, historic, and natural assets or traditional neighborhood design.

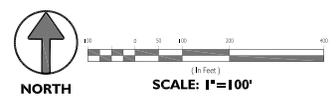
The City’s Goal “We will create a balanced transportation network” aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable. This project has the potential to address the policies of this goal; however, the current proposal and disconnection for the existing public streets, particularly an Arterial, does not support this goal. Staff finds that this proposal would only increase congestion and compromise the integrity of the existing surrounding character.

Generally, the surrounding existing neighborhood form is primarily low-density residential, though the subject property, zoned R-1, is permitted to and is used frequently for nonresidential uses similar to that of an event center. Staff finds that the existing zoning designation will allow for the continued nonresidential use of the property while remaining compatible with the surrounding existing neighborhood form and protecting the sensitive historic character of the property.

conceptual bubble plan for
The Enclave at Oaklawn
 a traditional neighborhood development



THE ENCLAVE AT OAKLAWN
 CONCEPT LAND USE PLAN
 MARCH 16, 2016





Land Use within
The Enclave at Oaklawn
a traditional neighborhood development

82.70 acres comprise the site

16.54 acres dedicated to Open Space and a Park (20% of the total acreage)

12.00 acres will be utilized as open space throughout

4.54 acres will be devoted to Reflection Park

8.00 acres Commercial uses (Neighborhood Market / Shops)

58.16 acres comprise Single Family dwellings

- 40.00 acres (240 dwellings permitted) Single Family Detached dwellings

*- 18.16 acres (182 dwellings permitted) Single Family Attached and
Multi-Use residential dwellings*

Total dwelling density equates to 5.10 dwellings per acre within



The Enclave at Oaklawn