

**Thompson's Station Planning Commission
Staff Report – Item 4 (File: Zone Amend 2017-007)
September 26, 2017
Land Development Ordinance Amendments**

PROJECT DESCRIPTION

Amendments of the Land Development Ordinance.

PROPOSED REVISIONS

Section 1.2.7 Use districts (page 4). The D3 use table was recently modified to remove the allowance for multi-family units, therefore, the use district definition requires an amendment as follows:

iii. The D3 High Intensity Residential (D3) zoning district is intended for higher, density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development. ~~This district may permit for the development of multi-family units.~~

Table 2.2 Community Types Criteria (page 25). Villages are permitted in the G1 and G2 growth sectors and residential subdivisions are permitted within the O2, G1 and G2 growth sectors. However, the table that accompanies the community types specifies that these communities must be located “within ½ mile of junctions between principal arterials.” There are two arterials within Town limits: Columbia Pike and Lewisburg Pike. Therefore, the development of villages and residential subdivisions may not be permitted in many areas with appropriate zoning. Therefore, after evaluating the transportation adjacency section in the code, Staff recommends to replace the language within the column for transportation adjacency for village and residential subdivision with the following:

Table 2.2 (Transportation Adjacency Column)

Village - should be located along a principal arterial and within 2 miles of junctions between a principal arterial or freeway.

Residential Subdivision – should be within ½ mile of a collector road, arterial or freeway.

Table 2.3 Community Types, Areas and Civic Space (page 25). Residential subdivisions require 45% minimum within the T1 or T2 zone. The intent of this requirement was to ensure that open space would be platted within traditional residential neighborhoods. Therefore, to clarify the requirement, Staff recommends the inclusion of a note under the table which will state the following:

(4) Residential subdivisions shall have 45% of the land permanently preserved and platted as open space. A zone change to T1 is not required for the platting of the open space.

Table 4.3 Transect Zone Non-Residential Uses (page 77). The T1 zone does not currently permit playgrounds or community gardens as accessory uses within parkland and open space. The T1 zone is appropriate for parkland and the accessory uses that may occur in parkland such as playgrounds and community gardens, therefore Staff recommends allowing playgrounds and community gardens within the T1 zone.

RECOMMENDATION

Staff is requesting the Planning Commission recommend adoption of these amendments to the Land Development Ordinance to the Board of Mayor and Aldermen.