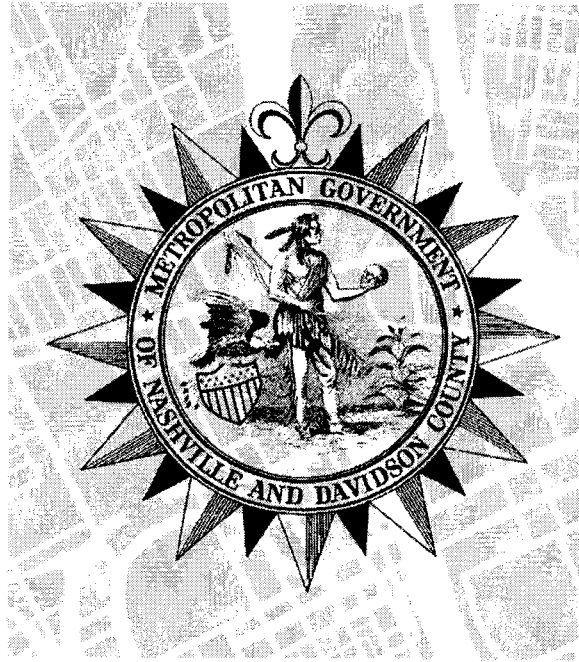


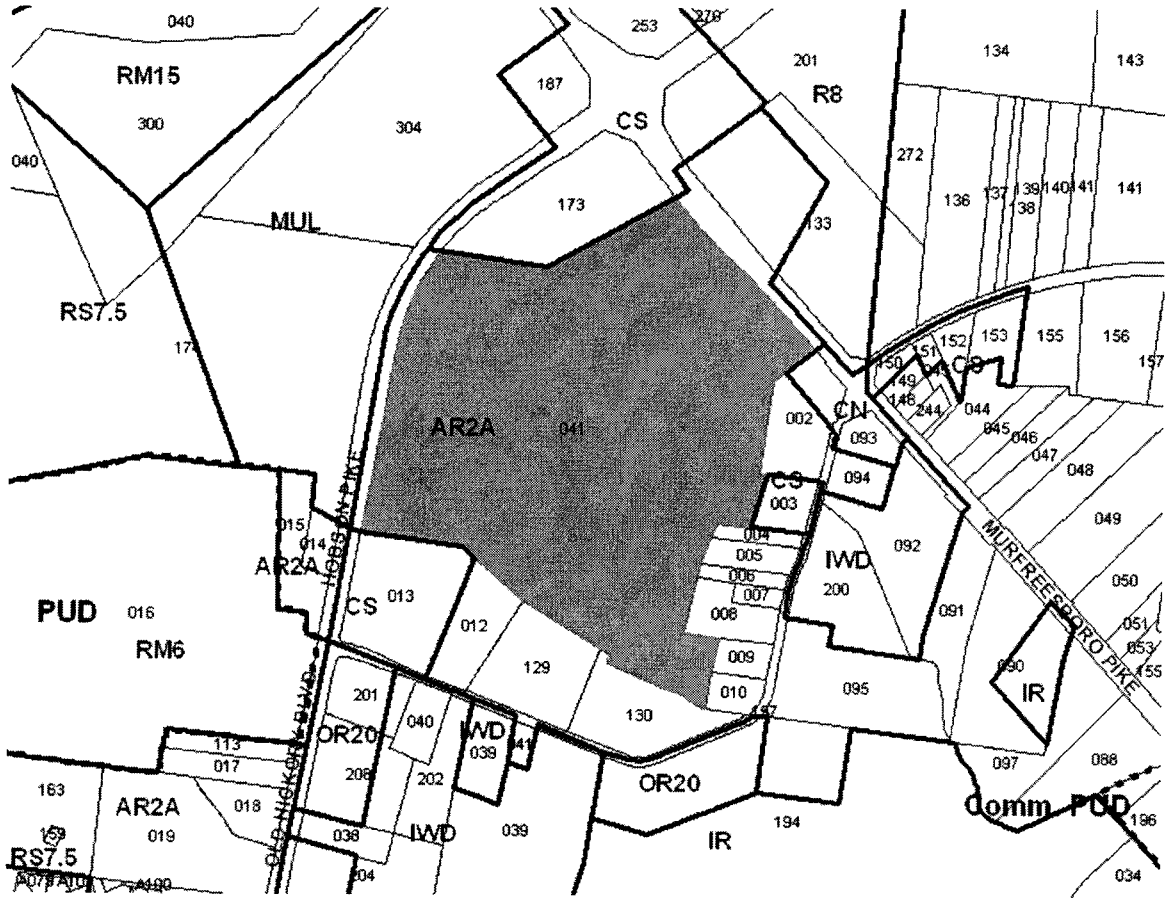
Metropolitan Planning Commission



Staff Reports

February 28, 2008_B

**SPECIFIC PLAN
ZONING DISTRICTS**



2008SP-002U-13
 Starwood Commons
 Map 164-00, Parcel 041
 Subarea 13 (2003)
 Council District 32 - Sam Coleman



Project No.	2008SP-002U-13
Project Name	Starwood Commons SP
Associated Cases	2007CP-021G-13
Council Bill	BL2008-137
Council District	32- Coleman
School District	6 - Johnson
Requested By	R. Chris Magill Consulting, LLC, applicant, for Vastland Starwood Development LLC, owner.
Staff Reviewer	Jones
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

A request to change from Agricultural/Residential (AR2a) to Specific Plan (SP-MU) zoning property located at 3839 Murfreesboro Pike, approximately 230 feet north of Old Hickory Boulevard (65.1 acres), to permit the development of multi-family residential uses on 28 acres at density of 9 dwelling units for a maximum of 250 dwelling units, and the development of commercial uses of 421,500 square feet on 37.1 acres of land at a floor area ratio of up to .40.

Existing Zoning
AR2a District

Agricultural/Residential requires a minimum lot size of 2 acres and is 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 2 acres. The AR2a District is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning
Specific Plan-Mixed Use
(SP-MU)

Specific Plan-Mixed Use 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 residential uses in addition to office and/or commercial uses.

**ANTIOCH-PRIEST LAKE
COMMUNITY PLAN**

Existing Policy
Corridor General (CG)

CG is intended for areas at the edge of a neighborhood that extend along a segment of a major street and are

