

SPA 13-T3-NE-01 – Couchville Pike Area

Antioch-Priest Lake's T3 Suburban Neighborhood Evolving (T3 NE) Supplemental Policy Area (SPA) 13-T3-NE-01 applies to residential areas in the Couchville Pike Study Area. The areas today contain primarily single-family houses on large lots that vary in size and pattern from more rural-type properties in the northern portion to suburban lots in the southern portion.

Due to the variety of lot sizes and the presence of sensitive environmental features, including mature groves of trees, throughout the area, T3 NE is applied instead of T3 NM. In this SPA, the following policies apply. Where the SPA is silent, the guidance of the T3 NE policy applies.

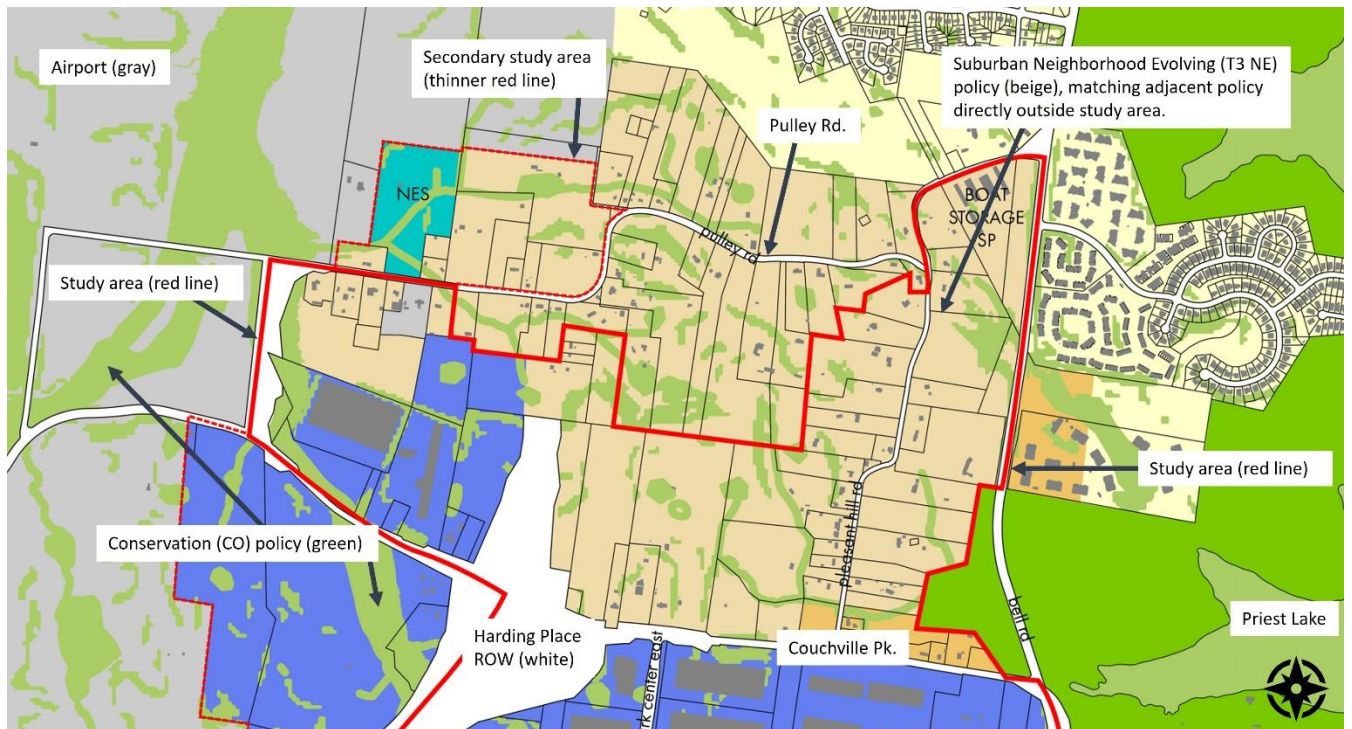


Figure 1 shows the Suburban Neighborhood Evolving (T3 NE) policy areas along Pleasant Hill Road and Pulley Road, north of Couchville Pike.

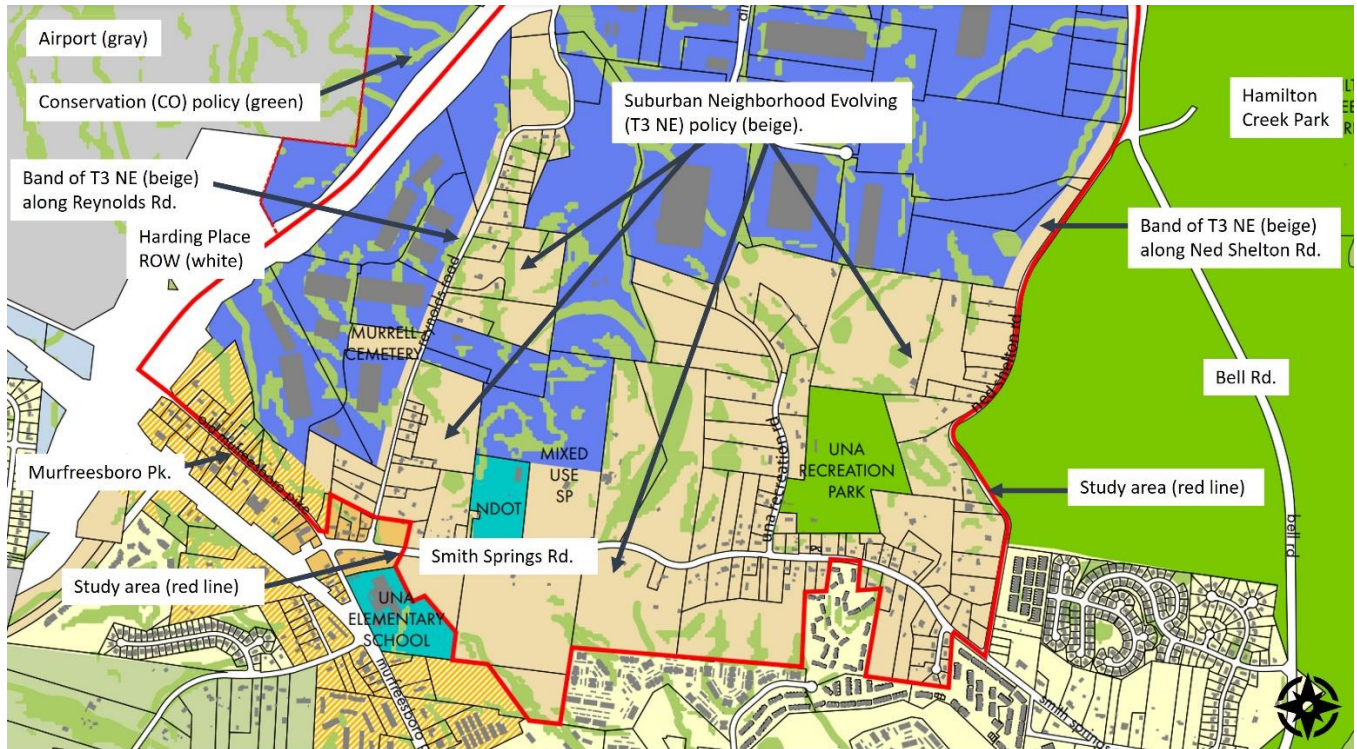


Figure 2 shows the Suburban Neighborhood Evolving (T3 NE) policy areas along Reynolds Road, Ned Shelton Road, Una Recreation Road, and Smith Springs Road, south of Couchville Pike.

Building Types

Appropriate building types throughout the residential area are single-family houses, two-family houses, and institutional uses. Along Smith Springs Road (classified as a collector-avenue by the Major & Collector Street Plan (MCSP), townhouses, with two units attached (essentially looking in appearance like two-family), may be appropriate in certain locations. If properties have direct access to Bell Road (classified as an arterial-boulevard by the MCSP), additional building types may be considered on their merits.

Design Principles – Building Form and Site Design

Infrastructure in part of this area is limited. T3 NE policy is applied due to the variety of lot sizes and prevalent natural features, including groves of trees, that need to be preserved. This SPA will continue to have lower density residential patterns than other T3 NE areas.

Design Principles – Density

Density in the SPA will be lower and more aligned with the existing large lot residential development pattern.