

13. **2005Z-163U-08**
Map 082-09, Parcel 3
Subarea 8 (2002)
District 19 - Ludye N. Wallace

A request to change from R6 to SP District property, to permit the development of six 1,200 square foot townhouse units, located at 1600 6th Avenue North, at the northeast corner of 6th Avenue North and Hume Street, requested by Taurus McCain, applicant, for Robert A. Crutcher et ux, owners

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Rezone 0.25 acres from residential single-family and duplex (R6) to preliminary SP district property, to permit the development of six 1,200 square foot townhouse units, located at 1600 6th Avenue North, northeast corner of 6th Ave., North, and Hume St.

Existing Zoning

R6 district - R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP district - Specific Plan 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.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

NORTH NASHVILLE COMMUNITY PLAN POLICY

Neighborhood General (NG)-NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Salemtown Detailed Neighborhood Design Plan

Mixed Housing (MH)-Mixed Housing is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

Policy Conflict - The proposed SP district is consistent with the Mixed Housing in Neighborhood General policy, which applies to various parcels at or near intersections in Salemtown and Germantown areas. This Specific Plan proposes only residential uses, consistent with the exclusively residential intent of the Mixed Housing policy. Although the plan only provides one housing type—attached, two-unit townhomes, the placement and character of the units are compatible with the street and the goals of the Salemtown DNDP, with two units facing 6th Avenue and the remaining four units facing Hume Street, all built close to the sidewalk (minimal front setback).

The maximum front setback must be specified on the plans, and the front property line also must be labeled, prior to final SP approval. A maximum front setback of five feet would be appropriate (as currently demonstrated on the plans), or it might be more appropriately determined by using the historical setback as a standard.

Preliminary Plan Details - The proposed redevelopment plan includes three sets of 2-unit attached single-family townhomes. Each unit has a one-vehicle garage that accesses a driveway area with street access off of the alley to the rear. As the site is very small, no active open space is provided, but landscaping along the fronts of the units is provided. This site is free of environmentally sensitive areas. Each unit will consist of 1,267 square feet, and be a maximum of 3 stories high (35' above 1st floor level). The applicant will bring the existing sidewalk along Hume Street up to Metro standards.

Building Elevations - The plan also includes architectural renderings (elevations) for the building type within the development. As part of the Specific Plan ordinance, the Council will adopt these elevations as the required building type within the development. Staff has reviewed the elevations and they are consistent with the proposed development plan.

Landscaping Plan - Although the applicant has shown a landscaping concept on the SP plans, no landscaping plan has been submitted yet. All existing trees to be preserved should be identified on it, and all new landscaping bufferyards proposed to be installed should be shown and vegetation types should be included (plant massing). Fence material should also be included. At the final SP application stage a landscaping plan must be submitted and approved by Planning staff.

Other buffering - As previously indicated to the applicant by Planning staff, a 6-foot wall will be required to be placed along the northern property line, to shield the adjacent residential property from the parking area of this SP district. The applicant has also shown a low brick veneer landscape wall that runs in between the units, parallel to Hume Street, with a couple of tube steel gates in it to access the rear of the units. This wall is consistent with the foundations of the units.

The applicant has worked diligently with Planning staff on development standards within this SP district.

FIRE MARSHAL - Fire Marshal has indicated there are no issues with this plan.

RECENT REZONINGS - None.

STORMWATER RECOMMENDATION - Approved with the condition that the following issues be resolved prior to or with the submittal of the final SP application:

1. Stormwater needs a full size set of plans to review, prepared by a Registered Engineer in the State of Tennessee. The SP provided did not have a stamp or any engineer information of any sort.
2. Need the FEMA Note / NFIP (this should be self explanatory) on plans.
3. North Arrow and Bearing Information
4. Vicinity map - add.
5. The plan should also include the Standard 78-840 Note.
6. The plan should show undisturbed buffers (this plan happens to not have a buffer).
7. Standard Buffer Note
8. Standard Preliminary Note (or something similar but more specific to SP's)
9. Existing topo's should be provided

10. Proposed topo's should be provided (2' may not be necessary but not more than 5' contours)
11. The plans should provide some sort of water quality concept
12. Plans should also include room for detention (if necessary) or an explanation on why detention may not be required.
13. A Preliminary Specific Plans should probably be denoted as Preliminary somewhere on the plans too
14. The Standard C/D note (all culverts in ROW to be 15" min.)
15. Add Standard Access Note (Metro to be provided sufficient and unencumbered access)

PUBLIC WORKS RECOMMENDATION - Dedicate Right-of-way and improve alley to Public Works standards (18' pavement, 20' right-of-way).

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	0.25	6.18	2	20	2	3

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density Per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/townhome (230)	0.25	n/a	6	36	3	4

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+4	16	1	1

METRO SCHOOL BOARD REPORT

Projected student generation* 0 Elementary 0 Middle 0 High

Schools Over/Under Capacity - Students would attend Warner Elementary School, Bailey Middle School, or Stratford High School. There is capacity within these schools. This information is based upon data from the school board last updated August 2, 2005.

*Generated numbers based on the six units as proposed in the SP.

CONDITIONS

1. Prior to final SP approval, the applicant must bring the sidewalk along Hume Street up to Metro standards, to extend the sidewalk network that currently exists on 6th Avenue.
2. All off-site traffic conditions, as recommended by Public Works, must be bonded or completed prior to the recordation of any final plat.
3. All Stormwater conditions and comments as indicated above must be adequately addressed prior to, or with the final SP approval.

4. Prior to final SP approval, the applicant must submit a landscaping plan to Planning staff that addresses staff concerns regarding urban vegetation at this site.
5. Prior to final SP approval, the applicant must specify on the SP plans a maximum front setback, and the front property line also must be labeled. A maximum front setback of five feet would be appropriate (as demonstrated on the preliminary plans), or it might be more appropriately determined by using the historical setback as a standard.
6. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

Approved with conditions, **(8-0) Consent Agenda**

Resolution No. RS2005-459

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-163U-08 is **APPROVED WITH CONDITIONS (8-0)**, including that the applicant provide the additional details on the plan as requested by Public Works, so that final engineering decisions can be made. Public Works design standards must be met prior to any building permit insurance.

Conditions of Approval:

1. Prior to final SP approval, the applicant must bring the sidewalk along Hume Street up to Metro standards, to extend the sidewalk network that currently exists on 6th Avenue.
2. All off-site traffic conditions, as recommended by Public Works, must be bonded or completed prior to the recordation of any final plat.
3. All Stormwater conditions and comments as indicated above must be adequately addressed prior to, or with the final SP approval.
4. Prior to final SP approval, the applicant must submit a landscaping plan to Planning staff that addresses staff concerns regarding urban vegetation at this site.
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6. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.

The proposed SP district and site plan are consistent with the areas Mixed Housing in Neighborhood General policy that is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, and not randomly located.”