

## 5. 2006SP-022-002

### MORGAN PARK PLACE (AMENDMENT)

Map 082-09-0-J, Parcel(s) 001-010, 019-029, 031-033, 035-040, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 400, 402, 404, 406, 408, 412, 416, 418, 420, 422  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Jason Swaggart

A request to amend the Morgan Park Place Specific Plan district for various properties located along 4th Avenue North, 5th Avenue North and Van Buren Street, between 3rd Avenue North and 5th Avenue North, to amend the caption of BL 2006-1037 to allow a total of 72 residential units where 72 residential units were shown on the preliminary SP plan but where 60 residential units were identified in the original Council Bill, to eliminate condition #2 since a greenway has been constructed and to clarify that all other provisions of BL 2006-1037 remain in place, requested by Lawrence Bros., LLC and the Metro Planning Department, applicants; various property owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

### APPLICANT REQUEST

**SP amendment to permit the correct number of units and remove a specific condition in the original council bill.**

#### Amend SP

A request to amend the Morgan Park Place Specific Plan district for various properties located along 4th Avenue North, 5th Avenue North and Van Buren Street, between 3rd Avenue North and 5th Avenue North, to amend the caption of BL2006-1037 to allow a total of 72 residential units where 72 residential units were shown on the preliminary SP plan but where 60 residential units were identified in the original Council Bill, to eliminate condition #2 since a greenway has been constructed and to clarify that all other provisions of BL2006-1037 remain in place.

### Existing Zoning

Specific Plan-Mixed Use (SP-MU) 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.

### CRITICAL PLANNING GOALS

N/A

### NORTH NASHVILLE COMMUNITY PLAN

Urban Mixed-Use Neighborhood (T4 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

#### Consistent with Policy?

Yes. The proposed amendment does not change any design requirements or permit additional uses not shown on the Council approved site plan. The existing site plan provides for a mixture of residential uses and nonresidential uses consistent with the policy.

### PLAN DETAILS

The Morgan Park Specific Plan was originally approved by Council in May of 2006. It sits on the north side of Van Buren Street between 3<sup>rd</sup> Avenue North and 5<sup>th</sup> Avenue North. The development is broken down into two areas – East and West. East is between 3<sup>rd</sup> and 4<sup>th</sup> and West is between 4<sup>th</sup> and 5<sup>th</sup>.

A majority of the development is constructed (approximately 38 units). Areas not constructed are located at the northeast corner of 5<sup>th</sup> and Van Buren, the northwest corner of 4<sup>th</sup> and Van Buren and northwest of 3<sup>rd</sup> and Van Buren. A final site plan was recently approved for the corner of 5<sup>th</sup> and Van Buren and the corner of 4<sup>th</sup> and Van Buren, leaving only the northwest corner of 3<sup>rd</sup> and Van Buren without any specific construction details/approvals.

The Council approved preliminary SP plan permits residential (townhomes, flats and detached units) as well retail, office and restaurant. Following is a table that breaks out the development rights as detailed on the approved preliminary SP plan:

	East	West	Total
Multi-Family	22	18	40
Town Homes*	18	10	28
Single Family	0	4	4
<b>Total Res. Units</b>	<b>40</b>	<b>32</b>	<b>72</b>

\*Town Homes account for Multi-Family

	East	West	Total
Non Residential (sq ft.)	21,452	19,316	40,768

While the Council approved preliminary SP plan identifies a maximum of 72 units, the enacting Council Ordinance limits the development to 60 residential units, consisting of 28 multi-family units, 28 townhomes and four single-family units.

The greenway required by the Council Ordinance has been constructed.

**STAFF ANALYSIS**

While it is not clear why the ordinance was inconsistent with the site plan, the approved plan was reviewed by staff and considered by the Planning Commission. Since the greenway has been constructed then the condition is no longer relevant; however, all other requirements in the current Council Ordinance should remain.

**MHZC RECOMMENDATION**

Approve

**FIRE MARSHAL'S OFFICE**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Ignore

**WATER SERVICES**

Approved

**STAFF RECOMMENDATION**

Staff recommends that the request be approved with conditions.

**CONDITIONS**

1. Requirements specified in BL2006-1037 not specifically amended shall remain in effect.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-165**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-022-002 is **Approved with conditions and disapproved without all conditions. (6-0)**

**CONDITIONS**

1. Requirements specified in BL2006-1037 not specifically amended shall remain in effect.