

9. **2007SP-118U-05**  
Venita Axley Townhomes  
Map 083-07, Parcel 090  
Subarea 5 (2006)  
Council District 7 - Erik Cole

A request to change from R10 to SP zoning property located at 942 Riverside Drive, approximately 140 feet south of Rosebank Avenue (0.58 acres), to permit the development of 3 new, detached, single-family townhomes and to retain 1 existing single-family home, requested by Fisher & Arnold, applicant, for Venita Axley, owner.

**Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan Amendment**

#### **APPLICANT REQUEST - Preliminary SP**

A request to change from One and Two Family Residential (R10) to Specific Plan (Mixed Residential) (SP(MR)) zoning, a portion of property located at 942 Riverside Drive, approximately 140 feet south of Rosebank Avenue (0.58 acres), to permit the development of 3 new attached townhome units and to retain one existing single-family home.

#### **Existing Zoning**

R10 District R10 requires a minimum 10,000 square foot lot and is intended for single family dwellings and duplexes at an overall density of 4.63 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 buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP-MR.”
- 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.

#### **EAST NASHVILLE COMMUNITY PLAN EXISTING POLICY**

Residential Low Medium (RLM) - RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

#### **PROPOSED POLICY**

Neighborhood Center (NC) - NC policy is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a “walk-to” area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single and multi-family residential, public benefit activities and small scale office and commercial uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that type of development conforms to the intent of the policy.

**Consistent with Policy?** Yes, subject to approval of the Community Plan amendment. The existing RLM policy allows a density range of 2 to 4 dwelling units per acre. The proposed plan calls for a total density of 8 units an acre which exceeds the RLM policy density. There is an associated land use policy amendment from RLM to NC with this rezoning request. The zone change from R10 to Specific Plan Zoning is consistent with the proposed NC policy which is intended for uses such as multifamily residential.

**Staff Recommendation** -Staff recommends approval, subject to approval of the associated Community Plan amendment.

**PLAN DETAILS**

Site Plan - The proposed SP plan includes a single family residence and 3 townhome units. Each townhome unit will contain a base floor area of 800 square feet. The existing single- family residence located on the southerly portion of the property, will remain.

The front setback along Riverside Drive is 10 feet for the townhomes. Rear and side setbacks are 5 feet

The property will need to be subdivided in the future. The townhome units will be on 0.35 acres and the single family home will be on 0.23 acres.

Access -Primary access is located in the front of the townhome units located off of Riverside Drive.

Parking -The plan proposes a total of six parking spaces provided in the rear of the units.

Sidewalks - Sidewalks are required and shown on the site plan along Riverside Drive.

**PUBLIC WORKS RECOMMENDATION**

**Maximum Uses in Existing Zoning District: R10**

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached(210)	1.07	3.71	3	29	3	4

**Maximum Uses in Proposed Zoning District: SP**

Land Use (ITE Code)	Acres	Density	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family detached(210)	1.07	n/a	3	29	3	4

**Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District**

		--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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**METRO SCHOOL BOARD REPORT**

Projected student generation     0 Elementary   0 Middle     0 High

**Schools Over/Under Capacity** - Students would attend Rosebank Elementary School, Litton Middle School, and Stratford High School. None of the schools have been identified as being overcapacity by the metropolitan School Board. This information is based upon data from the school board last updated April 2007.

## CONDITIONS

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, Lot 2 shall be subject to the standards, regulations and requirements of the RS10 zoning district and Lot 1 shall be subject to the standards and regulations of RM9 zoning, effective at the date of the building permit. This zoning district must be shown on the plan.
2. Elevations showing all exterior and vertical building materials to be used must be approved by staff.
3. The application, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
4. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 150 feet diameter.
7. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds.

Approved with conditions, (7-0) *Consent Agenda*

**Resolution No. BL2007-304**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-118U-05 is **APPROVED WITH CONDITIONS, including conditions regarding additions to the existing single-family residence, and if the existing residence is replaced, conditions for a new single family residence.** (7-0)

**Conditions of Approval:**

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**The proposed SP district is consistent with the East Nashville Community Plan's Neighborhood Center and detailed policies, which is intended for mixed use areas that act as local centers and include residential development."**