

2009SP-012-001

16th & Ordway
Map: 083-10 Parcel: 010
East Nashville Community Plan
Council District 6 – Mike Jameson
Staff Reviewer: Jason Swaggart

A request to rezone from CN to SP-MU zoning property located at 1516 Ordway Place, at the southwest corner of Ordway Place and N. 16th Street (0.12 acres), to permit a 2-story mixed-use building with five residential dwelling units and 2,000 sq. ft. of commercial/office spaces, located within the Five Points Redevelopment District and the Lockeland Springs Neighborhood Conservation Overlay, requested by Ragan-Smith & Associates, applicant, for Evolve Developers LLC, owner (See also Proposal No. 2009CP-005-001).

Staff Recommendation: Approve with conditions, subject to approval of the associated Community Plan amendment.

Ms. McCaig presented and stated that staff is recommending approval on Item #4, 2009CP-005-001, 16th & Ordway.

Mr. Swaggart presented and stated that staff is recommending approval with conditions on Item #5, 2009SP-012-001, 16th & Ordway.

Mr. Richard Amond, 325 Deepwood Circle, spoke in favor of the proposed development.

Mr. Alan Thompson, 6428 Holly Trace Court, spoke in favor of the proposed development.

Mr. Mark West, 217 Gifford Place, spoke in favor of the proposed development.

Ms. Lenny Barber, 402 N. 16th Street, spoke in opposition to the proposed development.

Mr. Bill Blackman, 1623 Ordway Place, spoke in opposition to the proposed development.

Ms. Kaelin Cramer, 1423 Ordway Place, spoke in opposition to the proposed development.

Mr. Clifton briefly spoke on the importance of sustainability in urban settings, as well as infill development. He then acknowledged that the current zoning on the parcel would support all commercial if the proposed development were denied which would cause different traffic patterns than the requested mixed use. He stated he would support the proposed development.

Ms. Cummings too acknowledged and spoke in support of this mixed use development. She then questioned whether the scale of the building would be too large for this neighborhood.

Mr. Bernhardt explained that the proposed development was within the height of the residential zoning that was adjacent to this property. He further explained that the building height was reviewed and approved by both MDHA and the Historic Commission.

Mr. Gee briefly explained the history of land uses that surrounded this vacant parcel over the years. He spoke of the challenges that are associated with infill development. He acknowledged the concerns expressed by the constituents but stated he would support this development as it is compatible with other mixed use developments in East Nashville.

Mr. Gotto requested clarification on the parking component contained in the development.

Mr. Swaggart explained the parking requirements for this proposal as outlined in the Metro Zoning Code.

Mr. Gotto then requested clarification on whether the parking spaces provided were strictly for residents and if so, questioned where the parking would be located for those who either worked or visited the

complex.

Mr. Swaggart explained that there was on-street parking located on 16th Street.

Mr. Gotto then questioned whether there was adequate room for on-street parking on 16th Street.

Mr. Honeycutt explained the parking capabilities along 16th Street.

Mr. Gotto questioned the total square footage of both the retail and residential components included in the proposal.

Mr. Swaggart explained these numbers to the Commission.

Mr. Gotto too explained the importance of infill development. He acknowledged the difficulties with obtaining support for infill developments at both the Planning Commission level and at the Council level. He expressed his support for the development and acknowledged that Councilmember Jameson would only support this development if the majority of residents were in favor of its approval.

Ms. LeQuire expressed her support for this development and mentioned that other mixed scale developments have shown their compatibility with neighborhoods in other areas of town.

Mr. Ponder questioned whether the total residential square footage changed after reducing the residential units from six units to five units.

Mr. Swaggart explained the changed square footage of the residential units.

Mr. Ponder moved and Ms. Cummings seconded the motion, which passed unanimously, to approve the request to amend the East Nashville Community Plan, 2009CP-005-001, 16th & Ordway, as well as approve with conditions Zone Change, 2009SP-012-001. **(8-0)**

Resolution No. RS2009-112

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-012-001 is **APPROVED WITH CONDITIONS. (8-0)**

The proposed SP to permit a mixed-use development is consistent with the East Nashville Community Plan’s Neighborhood Center policy.”