

**2010SP-006-001**

Greenside Park

Map: 083-04 Parcel: 285

Map: 084-01 Parcel: 022

East Nashville Community Plan

Council District 7 – Erik Cole

Staff Reviewer: Brenda Bernards

A request to change from R10 to SP-R zoning and for final site plan approval for properties located at Solon Drive (unnumbered) and at Rosebank Avenue (unnumbered), approximately 200 feet north of Carter Avenue (3.99 acres), to permit 15 single-family dwelling units, requested by Dale & Associates, applicant, Woodland Street Partners, LLC, owner.

**Staff Recommendation: Approve with conditions**

**APPLICANT REQUEST - Preliminary and Final SP - Rezone from R10 to SP-R.**

A request to change from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) and for final site plan approval for properties located at Solon Drive (unnumbered) and at Rosebank Avenue (unnumbered), approximately 200 feet north of Carter Avenue (3.99 acres), to permit 15 single-family dwelling units

**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. *Under R10, this site would permit approximately 14 lots with three duplex lots for a total of 17 residential units.*

**Proposed Zoning**

SP-R District - Specific Plan-Residential 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. This Specific Plan includes single family residential uses only.

**EAST NASHVILLE COMMUNITY PLAN**

**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.

**Consistent with Policy?** Yes, the proposed development, at 3.8 units per acre, is consistent with the RLM policy. The existing zoning allows for more density than permitted under the land use policy.

**PLAN DETAILS** The Greenside Park SP is proposed as low-impact, single-family residential development. The 15 lots are an increase from the previously approved 11 lot Solon Court Subdivision.

**Low Impact Initiatives** The SP proposes multiple low-impact features for this development. Driveways will be constructed with permeable materials and, where possible, shared driveways will be required. Stormwater facilities will be underground to allow the area otherwise used for detention to be used as Open Space. Rain gardens will be on each lot to provide treatment for roof and impervious surface stormwater run-off. A community garden is included and irrigation will be provided through underground storage of rainwater accessed by a hand pump. Rain barrels on each lot will be used for individual yard irrigation. As the residential units will be constructed and certified to either Earth Craft or LEED standards, the applicant intends to apply for Green Building Permits for each unit.

**Building Design and Materials** The applicant has presented two possible design concepts for this development. One is a traditional style similar to buildings found in East Nashville and the second is a more contemporary style. Prior to the Public Hearing at Council, a design concept will be selected. At the building permit stage, staff will review each unit for its compliance with the selected concept. A list of permitted and prohibited materials has been included in the plan.

**Access and Parking** The development is on a cul-de-sac from Solon Drive. The first 200 feet of the cul-de-sac,

proposed to be named Greenside Place, is currently unimproved, dedicated right-of-way. This portion of the road will remain as public right-of-way and the new portion of the road will be private. A ten foot wide strip of stamped concrete or other decorative finish will be used to mark the separation between the public and private portions of the road. In addition, a four foot tall, 30 inch by 30 inch column with signage will be placed on either side of roadway to denote the change. Both the decorative roadway finish and the signage are requirements of the Public Works Department.

As noted above, shared driveways will be required where they can be accommodated. Parking will be accommodated behind the residential units on a 20 foot by 20 foot parking pad. Garages are not included and any garage added must be located behind the principal structure and not be visible from the street..

**Landscaping** A landscaping plan has been included with the SP. The plan includes permitted planting materials for both inside and outside the rain gardens. Privacy fences are permitted with the stipulation that they are not permitted where joint access or other easements exist.

### **STORMWATER RECOMMENDATIONS**

1. Add Detention Pond checklist sheet to Long Term Plan and provide recording fee.
2. For the rain barrel note on C1.0, can the placement be made to the front of the house or will there be hoses long enough to irrigate the rain gardens?
3. Provide all civil details (storm trench detail, concrete curb stop, clean out, etc.). For the typical rain garden detail, show that the ADS drain extends to the bottom of the rain garden. Also, change the pipe notation from plastic to ...). Provide more detail / information on the geogrid paver (is it Grasspave, Gravelpave, etc.)?
4. Provide a suitable connection between rain garden “k” and the existing storm line. Also, add a clean out at the underdrain system to the underground pond.
5. Provide the purpose of the depressed curb.
6. For the pond discharge, make sure there is an adequate conveyance to the existing downstream structure.
7. Provide all water quality features within Open Space / PUDE.

**WATER SERVICES RECOMMENDATION** Metro Water Service recommends conditional approval upon construction and completion of Metro Project No. 07-WL-79 and 07-SL-88.

**FIRE MARSHAL RECOMMENDATION** Approved based on no construction being done this application. Any new construction shall meet all fire code requirements for fire hydrant(s) location, fire hydrant flow and fire dept. access.

All dead end roads over 150 ft. in length require a 100 ft. diameter turnaround, this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal’s Office.

### **NES RECOMMENDATION**

- 1) Developer drawing should show any existing utilities easements on property and the utility poles on the property and/or r-o-w.
- 2) 20-foot public utility easement is required adjacent to public r-o-w or private streets. Easements must be behind the sidewalk.
- 3) NES can meet with developer/engineer upon request to determine electrical service options. Please schedule the meeting with ESE and Customer Engineering to attend.
- 4) NES needs the new drawings digital and paper.
- 5) NES will need road names before NES can finish its construction drawing.
- 6) When contacting NES please refer to the old subdivision name Solon Ct. NES construction drawing #42222.
- 7) Developer to contact NES Energy Services Section’s Billy Kegley @ 747-3279 or e-mail [bkegley@nespower.com](mailto:bkegley@nespower.com)
- 8) NES designer is Jim Crafton -747-3669 or [jcrafton@nespower.com](mailto:jcrafton@nespower.com)
- 9) NO work or inspections can take place until there has been a new NES construction drawing and pre-construction meeting has been completed.
- 10) The existing conduit on site doesn’t meet NES requirements, need to contact NES ESE Mr. Kegley asap.

**PUBLIC WORKS RECOMMENDATION** The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	4.06	4.63 D	18 L	173	14	19

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	4.06	-	15 L	144	12	16

**Traffic changes between Maximum: R10 and proposed SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 3	-29	-2	-3

**METRO SCHOOL BOARD REPORT**

**Projected Student Generation** As this request to rezone represents a down zoning, the number of expected students to be generated would be less than could be generated under current zoning. Under R10, this site would permit approximately 14 lots with three duplex lots for a total of 17 residential units, while only 15 units are proposed within the SP.

**STAFF RECOMMENDATION** Staff recommends approval with conditions as the requested rezoning is consistent with the RLM land use policy.

**CONDITIONS**

1. Prior to the second reading at Council, a design concept for the residential units shall be selected. At the building permit stage, Planning staff shall review and approve each unit for its compliance with the selected concept.
2. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
3. The corrected copy of the SP plan shall meet all requirements of the Stormwater Division.
4. This SP is limited to up to 15 single-family lots.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the single family portion of the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.
6. A corrected copy of the SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of

the SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, 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. The requirements of the Metro 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.

Approved (8-0), Consent Agenda

**Resolution No. RS2010-66**

**“BE IT RESOLVED** by The Metropolitan Planning Commission that 2010SP-006-001 is **APPROVED WITH CONDITIONS. (8-0)**

**Conditions of Approval:**

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2. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
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8. The requirements of the Metro 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.

**The proposed SP district is consistent with the East Nashville Community Plan's Residential Low Medium policy."**