

## 8. 2010SP-015-002

BL2011-937 / MOORE

### **SOUTHVIEW ON 2ND**

Map 105-03, Parcel(s) 100-103, 106-107

Map 105-03-0-A, Parcel(s) 001-002, 900

Map 105-03-0-B, Parcel(s) 001-002, 900

Council District 17 (Sandra Moore)

Staff Reviewer: Greg Johnson

A request to amend the Southview on 2nd Specific Plan and for final development plan approval from R6 and SP-R to SP-MR for properties located at 1064, 1066, 1068, 1070, 1072 A, B, and C, 1074, A, B and C, and 1078 2nd Avenue South and at 112 Mildred Shute Avenue, at the northeast corner of 2nd Avenue South and Mildred Shute Avenue (0.93 acres), to add 0.8 acres to the Specific Plan District and to permit the development of 19 dwelling units where three dwelling units were previously approved for a portion of the property through Council Bill BL2010-781, requested by FMBC Investments LLC, Robert Goldwire, Elroy Mikalov, and Evan Radish, owners.

**Staff Recommendation: Approve the preliminary SP with conditions. If construction plans are approved by Metro Stormwater prior to the June 23, 2011 MPC meeting, approve preliminary and final SP with conditions.**

### **APPLICANT REQUEST - Permit 19 multi-family dwellings**

**Preliminary and Final SP** A request to amend the Southview on 2nd Specific Plan and for final development plan approval from One and Two Family Residential (R6) and Specific Plan – Residential (SP-R) to Specific Plan – Mixed Residential (SP-MR) for properties located at 1064, 1066, 1068, 1070, 1072 A, B, and C, 1074, A, B and C, and 1078 2nd Avenue South and at 112 Mildred Shute Avenue, at the northeast corner of 2nd Avenue South and Mildred Shute Avenue (0.93 acres), to add 0.8 acres to the Specific Plan District and to permit the development of 19 dwelling units where three dwelling units were previously approved for a portion of the property through Council Bill BL2010-781.

### **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 7.71 dwelling units per acre including 25% duplex lots.

### **Proposed Zoning**

SP-MR District - Specific Plan-Mixed 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 a mixture of housing types.

### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The proposed SP will provide several beneficial aspects to the surrounding neighborhood. As an infill project within an existing neighborhood, the proposal will take advantage of existing infrastructure within a developed community. Located on a street with a handful of vacant lots, the development will add continuity to the street frontage, enhancing the pedestrian environment. The multi-family residential use will also provide additional housing diversity within the surrounding primarily single-family residential neighborhood.

### **SOUTH NASHVILLE COMMUNITY PLAN**

**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 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.

**Consistent with Policy?** Yes. The proposed mixed residential SP is consistent with the intent of the land use policy because it is consistent with the residential density allowance and the design principles of the NG policy.

**PLAN DETAILS** The preliminary SP proposes 19 units within a combination of duplex and quadplex buildings.

**Existing conditions** A handful of the buildings shown in the SP have been constructed. The seven units shown closest to the corner of 2<sup>nd</sup> Avenue and Mildred Shute Avenue at 1072, 1074, 1078 2<sup>nd</sup> Avenue South and 112 Mildred Shute Avenue have been constructed, or are nearing completion. Several dwellings are occupied by

individual residents. A quadplex building at 1066 2<sup>nd</sup> Avenue South is existing and was constructed prior to the purchase of the property by the applicant. The existing buildings at 1072, and 1074 2<sup>nd</sup> Avenue South were constructed under the existing R6 zoning classification. The duplex proposed for 1070 2<sup>nd</sup> Avenue South has received building permit approval. Construction of the foundation for this lot has begun. The dwellings proposed for 1068 and 1064 2<sup>nd</sup> Avenue require SP approval before construction can begin.

**Original approval** The original SP was approved by the Planning Commission in September, 2010. At the time of that approval, the SP included only one lot at the corner of 2<sup>nd</sup> Avenue and Mildred Shute Avenue, and included a total of three residential units. The proposed amendment will expand the SP to 19 units with rear parking to be shared among all residential units.

**Building Setbacks and Design** A proposed building setback of 20 feet from the front property line will allow the residential building to remain consistent with the street setbacks of surrounding dwellings.

**Parking Standards and Access** The project site will provide vehicular access from a rear alley. Consistent with the land use policy, required off-street parking is placed at the rear of the lot. The proposed residential uses require 29 parking spaces total. A total of 34 parking spaces are currently proposed.

**Landscaping** Typically, multi-family residential development is required to install a landscape buffer along property lines shared with single-family residential development. In this case, the proposed development will have a similar character to surrounding single-family neighborhood in terms of building height and massing. Instead of requiring a landscape buffer along the entire property line, a condition of approval has been added to require construction of a privacy fence along the north property line next to the proposed parking area.

**Metro Stormwater review** The applicant has requested preliminary and final site plan approval for this SP. In order to obtain final site plan approval, construction plans must be approved by Metro Stormwater. Construction plans have been submitted and are under review by Metro Stormwater.

**METRO STORMWATER RECOMMENDATION** Amendment and Final SP, Returned for corrections:  
Provide approved Construction Drawings prior to final SP approval.

**FIRE MARSHAL RECOMMENDATION** Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1.

**PUBLIC WORKS RECOMMENDATION** To be completed with corrected copy of preliminary SP:

- Clearly show alley ROW width, fully dimensioned.
- Move parking spaces, fence, gates, and waste containers out of the alley ROW.
- Show ST-325 driveway ramp for alley access to Mildred Shute Avenue.
- Show dimensions for parking lots and spaces.
- Provide demolition plan.
- Show location of all utility poles in the ROW.
- Parking will not be allowed on Mildred Shute Avenue unless the roadway is widened to provide space for on-street parking.
- Remove reference to sidewalk improvement in the alley ROW.

To be completed prior to final SP approval:

- Show alley width improvements to accommodate two-way traffic -- see PW detail ST-263.  
[http://www.nashville.gov/pw/pdfs/drawings/ST263\\_aug2500.pdf](http://www.nashville.gov/pw/pdfs/drawings/ST263_aug2500.pdf)
  - Provide general plan for solid waste management that includes an 8 cu yd dumpster for trash and additional container(s) for recycling. All containers must be stored outside of the ROW.
  - Provide adequate sight distance at driveway intersections with alley.
  - Show cross access between parcels for shared parking lots on parcels under developer's control;
- Add the following note to Final SP "Vehicular and pedestrian access to parking spaces for all units on all parcels within the common areas governed by the Home Owners Association is allowed and granted."

To be completed prior to building permit approval:

- 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: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.8	7.71 D	6 U	58	5	7

Maximum Uses in Existing 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 Residential (210)	0.13	-	3 U	29	3	4

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 Residential(210)	0.93	-	19 U	182	15	20

Traffic changes between Maximum: **R6, SP-R** 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
-	-	-	+ 10	+95	+7	+9

**METRO SCHOOL BOARD REPORT**

Projected student generation **2 Elementary 1 Middle 1 High**

Schools Over/Under Capacity Students would attend Whitsitt Elementary School, Cameron Middle School, and Glenclyff High School. None of these schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2010.

**STAFF RECOMMENDATION** Staff recommends approval with conditions of the preliminary SP. If construction plans are approved by Metro Stormwater prior to the June 23, 2011 MPC meeting, staff recommends approval with conditions of the preliminary and final SP. The site plan shows consistency with the design principles of the land use policy and with surrounding development. The expected density is also consistent with the land use policy.

**CONDITIONS**

1. Prior to approval of building permits on 1068, 1066, and 1064 2<sup>nd</sup> Avenue South, a minimum of 30 feet of right-of-way shall be dedicated along the length of the SP frontage from centerline along the 2<sup>nd</sup> Avenue South.
2. The building setbacks along 2<sup>nd</sup> Avenue that remain after right-of-way dedication shall be specified on the SP plan as the minimum building setback for each lot.
3. A privacy fence shall be constructed along the portion of northwest property line that is adjacent to the parking area.
4. Comments listed from the Fire Marshal, Metro Stormwater, and Metro Public Works shall be addressed prior to building permit approval unless a different timeline is proposed above.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be

provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event 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 preliminary 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.

Approve the preliminary SP with conditions. (9-0), Consent Agenda

**Resolution No. RS2011-150**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2010SP-015-002 is **APPROVED WITH CONDITIONS FOR THE PRELIMINARY SP. (9-0)**

**Conditions of Approval:**

1. Prior to approval of building permits on 1068, 1066, and 1064 2<sup>nd</sup> Avenue South, a minimum of 30 feet of right-of-way shall be dedicated along the length of the SP frontage from centerline along the 2<sup>nd</sup> Avenue South.
2. The building setbacks along 2<sup>nd</sup> Avenue that remain after right-of-way dedication shall be specified on the SP plan as the minimum building setback for each lot.
3. A privacy fence shall be constructed along the portion of northwest property line that is adjacent to the parking area.
4. Comments listed from the Fire Marshal, Metro Stormwater, and Metro Public Works shall be addressed prior to building permit approval unless a different timeline is proposed above.
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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.

**The proposed residential land uses and density are consistent with the Neighborhood General policy.”**