

2010SP-017-001

GATEWOOD

Map 071-11, Parcel(s) 016

Council District 05 (Jamie Hollin)

Staff Reviewer: Greg Johnson

A request to rezone from CL to SP-R zoning for property located at 1503 Dickerson Pike, at the northeast corner of Dickerson Pike and Gatewood Avenue and within the Dickerson Pike Sign Urban Design Overlay (2.25 acres), to permit all uses permitted by RM60 zoning, requested by MDHA, applicant, Akal Group, Inc., owner.

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST -Rezone to permit multi-family residential uses.

Preliminary SP A request to rezone from Commercial Limited (CL) to Specific Plan-Residential (SP-R) zoning for property located at 1503 Dickerson Pike, at the northeast corner of Dickerson Pike and Gatewood Avenue and within the Dickerson Pike Sign Urban Design Overlay (2.25 acres), to permit all uses permitted by RM60 zoning.

Existing Zoning

CL District -Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

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 proposes residential to the density allowed by the RM60 zoning district.

CRITICAL PLANNING GOALS

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

The Gatewood SP promotes multi-family residential development in a street-focused format emphasizing pedestrian activity and the relationship between buildings and streetscape. Housing following these standards could serve as a catalyst for the development of additional walkable mixed-use infill projects along an arterial road currently established primarily with car-focused commercial development. The variety of housing types available to the proposed SP will add diversity in housing options to the surrounding area, which consists mainly of low-density single-family development.

EAST NASHVILLE COMMUNITY PLAN

Community/Corridor Center (CC) CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a "town center" of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit 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 the type of development conforms with the intent of the policy.

Consistent with Policy? The proposed multi-family residential zoning is consistent with the intent of the land use policy to promote a mixed-use node along an important thoroughfare to serve as a center for surrounding neighborhoods. Development standards are proposed in order to provide specific design-based criteria to ensure design that is compatible with the intent of the land use policy.

PLAN DETAILS The proposed preliminary SP is a standards-based SP that anticipates residential development on the project site on Dickerson Pike. The SP proposes to use the standards of the RM60 zoning district. Design standards are proposed in addition to the standards contained in the RM60 zoning district in order to promote a strong pedestrian environment and quality building design along the property frontage.

Building Design The property is surrounded on three sides by public streets. Along these streets, a build-to

zone of 5 feet to 20 feet is proposed. Building frontage must extend along a minimum of 60 percent of the Dickerson Pike street frontage. These requirements will ensure that buildings constructed within the site are placed with strong relationships to public streets.

Façade design standards included in the SP are intended to emphasize the relationship between development and public space along Dickerson Pike. These include requirements for public entrances and window spacing. A recommended condition of approval requires the revision of a building façade articulation standard to provide acceptable examples. Staff recommends this revision because the current standard is written generally and could be interpreted to require only minimal façade elements that would provide limited enhancement of the street frontage. In addition to façade standards, a maximum height of four stories is proposed within the site.

Parking Standards Development standards propose the use of Urban Zoning Overlay (UZO) parking standards within the Zoning Code. Although this property is not located within the UZO, its location along a major arterial road with transit and a mix of uses makes the use of UZO standards appropriate.

Landscaping Standards The proposed SP includes standards for street tree spacing, landscaped buffers, and landscaped screening where parking lots are visible from the public street. These standards generally follow the requirements in the Zoning Code for the RM60 district. An additional requirement proposing a minimum 40 foot spacing for street trees along Gatewood Ave. and Dickerson Pike is proposed by the applicant.

STORMWATER RECOMMENDATION Because no construction is proposed, no stormwater permit required.

PUBLIC WORKS RECOMMENDATION

- Clarify parking and access locations as described in development standards.
- An access study may be required at development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Retail (814)	2.25	0.357 F	34,989 SF	1535	35	106

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential(220)	2.25	60 D	135 U	942	70	92

Traffic changes between maximum: **CL** and proposed **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-593	+35	-14

METRO SCHOOL BOARD REPORT

Projected student generation 24 Elementary 15 Middle 14 High

Schools Over/Under Capacity Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. None of these three schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated September 2009.

STAFF RECOMMENDATION Staff recommends approval with conditions. The proposed design elements and the RM60 development standards ensure consistency with land use policy in terms of proposed uses and design.

CONDITIONS

1. The following façade design standard shall be added to the development standards:

Street-facing building facades shall be articulated with building elements, such as:

- Bay windows
- Porches
- Canopies
- Facade recesses and projections
- Other features that visually articulate building facades into distinct segments

2. 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 property shall be subject to the standards, regulations and requirements of the RM60 zoning district for residential buildings as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and 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.
4. 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.
5. 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.

Mr. Johnson presented the staff recommendation of approval with conditions.

Councilmember Gotto out at 5:21 p.m.

Ms. Angela Harrell, a representative for MDHA, spoke in favor of staff recommendation of approval with conditions.

Dan Morrison, 1334 Stainback Avenue, spoke against staff recommendation, stating the main concern is a lack of retail space on the first floor of this development and also requested to see a fully developed site plan.

Councilman Hollin stated that he would like more details from MDHA regarding this development, and that he did

not object if the Planning Commission wanted to move forward with a recommendation to Council. He stated he would be gathering more information before any final votes at the Planning Commission.

Dr. Cummings moved and Mr. Ponder seconded the motion, which passed unanimously, to close the Public Hearing. (6-0)

Mr. Ponder moved and Dr. Cummings seconded the motion, which passed unanimously, to approve staff recommendation. (6-0)

Resolution No. RS2010-146

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-017-001 is **APPROVED WITH CONDITIONS. (6-0)**

Conditions of Approval:

1. The following façade design standard shall be added to the development standards:

Street-facing building facades shall be articulated with building elements, such as:

- Bay windows
- Porches
- Canopies
- Facade recesses and projections
- Other features that visually articulate building facades into distinct segments

2. 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 property shall be subject to the standards, regulations and requirements of the RM60 zoning district for residential buildings as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and 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.
4. 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.
5. 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 is consistent with the East Nashville Community Plan’s Corridor Center land use policy.”