

7. 2011SP-009-005

ONE C1TY (AMENDMENT # 2)

Map 092-14, Parcel(s) 039, 079, 083-085, 094, 095, 097-102

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Jason Swaggart

A request to amend the ONE C1TY Specific Plan district for properties located at 1 City Avenue, 5 City Boulevard, 6 City Boulevard, 28th Avenue unnumbered and Charlotte Avenue unnumbered, southwest of the intersection of 28th Avenue and Charlotte Avenue (19.09 Acres), to increase the maximum number of residential units allowed within the SP district, requested by Civil Site Design Group PLLC, applicant; Nashcam, L.P., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

SP amendment to increase the permitted residential units from 300 to 600.

SP Amendment

A request to amend the ONE C1TY Specific Plan district for properties located at 1 City Avenue, 5 City Boulevard, 6 City Boulevard, 28th Avenue unnumbered and Charlotte Avenue unnumbered, southwest of the intersection of 28th Avenue and Charlotte Avenue (19.09 Acres), to increase the maximum number of residential units allowed within the SP.

Existing Zoning

Specific Plan-Mixed Use (SP-MU) 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.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN

Urban Mixed-Use Neighborhood (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

Consistent with Policy?

Yes. The proposed amendment will increase the permitted density for residential. The plan will continue to permit an intense mixture of uses including office, retail, restaurants and other nonresidential uses.

PLAN DETAILS

The ONE C1TY Specific Plan was approved by Metro Council on May 20, 2011. It is located near the intersection of Charlotte Pike and the new 28th Avenue Connector. Prior to the SP being adopted, the site was zoned for office/residential (ORI) and industrial (IR). Most of the structures on the site have been demolished. A final site plan for an office building (phase 1) has been approved and site development has commenced. Council recently approved an amendment that increased the maximum height to 15 stories and permitted additional uses.

The primary intent of the proposed amendment is to increase the permitted number of residential units. The current SP is approved for 300 residential units. This amendment would increase the max number of units to 600. Other minor changes include the following:

1. Revising the build-to zone along Charlotte to 15' – 25' (currently 20' to 30');
2. Revising the build-to zone along 28th to 20' – 30' (currently 30' – 40');
3. Increasing the building setback for additional height above seven stores or 105' from ten feet to 15 feet.

FIRE MARSHAL'S OFFICE

N/A

PUBLIC WORKS RECOMMENDATION

Approve with conditions

1. 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.
2. Prior to Final SP, revise preliminary to indicate the previously approved road construction plans.
3. Comply with the conditions of the MPW Traffic Engineer. A focused TIS may be required if increased building height results in increased SP square footage.

TRAFFIC AND PARKING RECOMMENDATION

Returned

Submit trip comparison table with previous approved land use trips in order to determine if an updated TIS is required.

STORMWATER RECOMMENDATION

Approved

Grading plans will need to be approved prior to final SP approval.

WATER SERVICES

Returned

Submit updated availability request.

STAFF RECOMMENDATION

Staff recommends deferral to the August 28, 2014, Planning Commission meeting if recommendations of approval are not received from Traffic and Parking and Water Services. If recommendations of approval are received, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

Requirements specified in BL2011-891 not specifically being amended under this application shall remain in effect.

Approved (6-0), Consent Agenda

Resolution No. RS2014-203

"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-009-005 is **Approved with conditions and disapproved without all conditions. (6-0)**

CONDITIONS

Requirements specified in BL2011-891 not specifically being amended under this application shall remain in effect.