

8. 2012SP-014-002

OCEOLA PLACE

Map 103-02, Parcel(s) 032-033
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to amend a portion of a Specific Plan District for properties located at 200 and 202 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue, (0.55 acres), to permit up to 13 dwelling units, requested by Civil Site Design Group, PLLC, applicant; D.H.J. Associates, owner.

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

APPLICANT REQUEST

Amend SP to permit 13 multi-family residential units.

SP Amendment

A request to amend a portion of an existing SP located at 200, 202, 204, and 206 Oceola Avenue. The proposed amendment only affects 200 and 202 Oceola Avenue (0.55 acres). The existing SP remains unchanged for 204 and 206 Oceola. The requested amendment is to permit up to 13 multi-family dwelling units.

Existing Zoning

Specific Plan – Office (SP-O) is a zoning district category that provides for additional flexibility in 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 office uses. The existing SP is a regulatory SP and only includes a listing of allowed uses but no specific plan in regards to building placement, location, or bulk standards.

Proposed 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 specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses already permitted within the existing SP.

CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure, such as roads, water and sewer. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. The request provides for an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The proposed plan is adding sidewalks to an area where a strong network does not currently exist. This provides a safe pedestrian environment, and encourages walking.

WEST NASHVILLE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3-NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use, and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing – challenges that were not faced when the original, classic, suburban neighborhoods were built.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3-NE policy. The plan provides for an additional housing option for the area and provides sidewalks.

PLAN DETAILS

The site is located on the east side of Oceola Avenue at the corner of Oceola Avenue and Burgess Avenue. This is approximately 1,700 feet south of Charlotte Pike and 460 feet west of White Bridge Pike. The development pattern on Oceola Avenue to the south of the site is primarily one and two-family residential. On Oceola Avenue across from and north of the site the development pattern is a mixture of multi-family residential, office uses and commercial uses. The development pattern on Burgess Avenue includes single-family residential and commercial uses. The site does not have any environmentally sensitive areas.

Site Plan

The plan would permit up to 13 multi-family units. Four units face on Oceola Avenue, 6 units face on Burgess Avenue and 3 units are located in the interior of the site. The buildings are setback approximately four feet from the back of the

sidewalk and individual connections to the sidewalk are being provided. A 4 foot grass strip with street trees is being provided along both streets.

The height of the building is 32 feet at the roof line and 35 feet at the top of the parapet wall. The stair tower and architectural elements are at 42 feet. Each unit is proposed to have a roof top patio. Access for the site is from the existing alley. Each unit will have a 2 car garage and an additional 5 guest parking spaces are being provided.

ANALYSIS

The plan provides for a transition between the office/commercial uses and the less intense existing residential areas. The proposed streetscape with sidewalks and plantings will complement the surrounding residential area.

FIRE MARSHAL'S OFFICE

N/A

1. Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approved

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. ROW dedications shown on the plans must be recorded prior to building permit sign off.
3. Construct both public streets as ½ ST-252 from the centerline of the pavement.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **SP-O for a Portion of the Site**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.55	0.75	17,968 SF	356	48	99

Maximum Uses in Proposed Zoning District: **SP-MU for a Portion of the Site**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.55	-	14 U	117	11	12

Traffic changes between maximum: **SP-O** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-239	-37	-87

WATER SERVICES RECOMMENDATION

Approved

1. Approved as Prelim SP. Applicant will need to pay required capacity fees and submit construction plans before Final SP can be approved.

METRO SCHOOL BOARD REPORT

Projected student generation existing **SP-O** district: 0 Elementary 0 Middle 0 High

Projected student generation proposed **SP-MU** district: 1 Elementary 1 Middle 1 High

The proposed SP-MU zoning district could generate 3 more students than what is typically generated under the existing SP-O zoning district. Students would attend Charlotte Park Elementary, HG Hill Middle School, and Hillwood High Schools. HG Hill Middle School is identified as being overcrowded and there is no additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 1 new middle school student is \$26,000 (\$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-NE policy and meets several critical planning goals.

CONDITIONS

1. Uses in the amended portion of the SP are limited to 13 residential units.
2. Update the site data table with the correct number of residential units with the submittal of the corrected plan.
3. Note the proposed density on the site data table with the submittal of the corrected plan.
4. Provide plans for foundation plantings along the fronts of the buildings with the submittal of the Final SP.
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-A zoning district as of the date of the applicable request or application.
6. Add the following note to the plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. 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.
9. 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 with conditions and disapproved without all conditions. (9-0), Consent Agenda

Resolution No. RS2014-228

"BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-014-002 is **Approved with conditions and disapproved without all conditions. (9-0)**

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