

5. 2012Z-005PR-001

1628 & 1630 6TH AVENUE NORTH

Map 081-08, Parcel(s) 496-497

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Greg Johnson

This request was amended to SP at Council
BL2012-141

A request to rezone from the R6 to RM20-A district properties located at 1628 and 1630 6th Avenue North, at the southeast corner of 6th Avenue North and Garfield Street (0.27 acres), requested by R.J. York Homes LLC, applicant, Ray C. Nathurst, owner.

Staff Recommendation: APPROVE

APPLICANT REQUEST

Permit multi-family development to a maximum of 20 dwelling units per acre.

Zone change

A request to rezone from One and Two Family Residential (R6) to Multi-Family-Alternative (RM20-A) district properties located at 1628 and 1630 6th Avenue North, at the southeast corner of 6th Avenue North and Garfield Street (0.27 acres).

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 percent duplex lots.

Proposed Zoning

RM20-A District

RM20-Alternative is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Promotes Compact Building Design
- Creates Walkable Neighborhoods

The proposed RM20-A multi-family zoning district promotes infill development on a vacant lot within a developed residential neighborhood through the allowance of increased housing choices beyond single-family and duplex development. Compact building design through attached and stacked housing is appropriate in this location due to its location along a residential collector-avenue (Garfield Street) and adjacent to the Neighborhood Center mixed-use policy area at the same intersection. RM20-A is a multi-family zoning district that is intended to increase housing diversity and to improve the walkable design of the neighborhood through the removal of parking areas from lot frontages.

WEST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE)

T4 NE policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots 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.

Consistent with Policy?

Yes. The proposed RM20-A zoning district embodies the density, building placement, and housing choice recommendations of the T4 Urban Neighborhood Evolving (T4 NE) policy. Both the policy and zoning promote shallow building setbacks to promote walkable neighborhoods. The maximum density of the RM20-A zoning district is 20 dwelling units per acre, which falls within the maximum density recommendation of the policy of 40 dwelling units per acre. Housing choice is recommended by the policy with higher intensity development placed along corridors or adjacent to centers. This proposal for RM20-A is located adjacent to both a residential corridor and a mixed-use center.

PUBLIC WORKS RECOMMENDATION

An access study may be required at the time of development.

Typical 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)	0.27	7.71 D	2 L	20	2	3

Typical Uses in Proposed Zoning District: **RM20**

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)	0.27	20 D	5 U	34	3	4

Traffic changes between typical: **R6** and proposed **RM20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+14	+1	+1

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)	0.27	7.71 D	2 L	20	2	3

Maximum Uses in Proposed Zoning District: **RM20**

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)	0.27	20 D	5 U	34	3	4

Traffic changes between maximum: **R6** and proposed **RM20**

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-	-	-	-	+14	+1	+1

SCHOOL BOARD REPORT

Projected student generation **Q** Elementary **Q** Middle **Q** High

Schools Over/Under Capacity

Students would attend Buena Vista Elementary School, John Early Middle School, or Pearl-Cohn High School. Of these, only Buena Vista Elementary School has been identified as being over capacity by the Metro School Board. There is capacity for elementary students within the cluster. This information is based upon data from the school board last updated October 2011.

STAFF RECOMMENDATION

Staff recommends approval of the zone change proposal to the RM20-A zoning district. The request is consistent with the density and building form intent of the T4 Neighborhood Evolving land use policy.

Approved (6-0), Consent Agenda

Resolution No. RS2012-47

“BE IT RESOLVED by The Metropolitan Planning Commission that 2012Z-005PR-001 is **APPROVED. (6-0)**

The proposed RM20-A zoning district is consistent with the T4 Urban Neighborhood Evolving land use policy.”