

**2. 2012SP-024-001**

**1404 CLINTON STREET**

Map 092-08, Parcel(s) 018

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from MUG to SP-MU zoning and for final site plan approval for property located at the northeast corner of 16th Avenue North and Clinton Street (2.2 acres), to permit all uses and bulk standards permitted by MUG-A zoning and building contractor supply, light manufacturing, warehousing and storage, artisan distillery and micro-brewery, requested by the Metro Planning Department, applicant, J.D. Eatherly, owner.

**Staff Recommendation: Approve with conditions**

**APPLICANT REQUEST**

**Add Artisan Distillery and other light industrial uses as permitted uses on this property.**

Preliminary SP

A request to rezone from Mixed-Use General (MUG) to Specific Plan – Mixed-Use (SP-MU) zoning and for final site plan approval for property located at the northeast corner of 16th Avenue North and Clinton Street (2.2 acres), to permit all uses and bulk standards permitted by Mixed-Use General – Alternative (MUG-A) zoning and building contractor supply, light manufacturing, warehousing and storage, artisan distillery and micro-brewery.

**Existing Zoning**

Mixed-Use General (MUG) is intended to implement the moderately high intensity mixed-use policies of the general plan and can be used near the central business district or in areas otherwise policed for concentrations of mixed commercial development.

**Proposed Zoning**

Specific Plan-Mixed-Use is a zoning district intended to implement a context sensitive development pattern containing a mixture of land uses compatible with the general plan. *This Specific Plan includes a mix of commercial and light industrial uses.*

**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This Specific Plan enables a wide mixture of land uses utilizing the existing warehouse buildings on the property. Existing buildings are built out and oriented to existing streets. The SP would ensure additions or redevelopment of the property would take an urban form; built out and oriented to existing streets. Uses specifically contemplated include an artisan distillery which would support the North Nashville Community Plan's goal of enhancing this area's role as a gateway to downtown.

**NORTH NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Neighborhood (T4-MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

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### Consistent with Policy?

Yes, the proposed SP enables additional use considerations in the existing buildings that are located up to and oriented to abutting streets. The SP will apply the bulk standards of the MUG-A district to shape any new development toward a form consistent with the general character of urban neighborhoods. This SP will allow specific low impact light industrial uses appropriate for the existing building types in addition to the uses permitted with the property's existing MUG zoning.

### **PLAN DETAILS**

The 1404 Clinton Street SP involves the property on the north side of Clinton Street south of the rail right-of-way between 14<sup>th</sup> Avenue North and 16<sup>th</sup> Avenue North. The property is currently zoned MUG. The SP would allow specific low-impact light industrial uses related to alcoholic beverage production and storage and building contractor supply in addition to those already permitted with the MUG zoning. An Artisan Distillery is immediately planned to occupy a space in the building complex.

The uses added by this SP are of a light industrial nature and do not include heavy industrial activities related to processing and transportation of goods. All processing and storage of goods and materials would occur inside buildings.

The subject property is comprised of five connected one story brick warehouse-type buildings. The buildings are currently built out to the north, south, and west property lines. The SP envisions utilization of existing buildings, however, additions to or redevelopment of the property would be required to comply with the bulk standards of the MUG-A district as well as all other applicable zoning requirements to ensure a development pattern compatible with the surrounding context and consistent with the land use policy.

Limited on-site parking is provided on the east side of the subject property in a parking area shared with the commercial buildings adjacent to the east. On-street parking is available in front of the buildings on Clinton St. as well as on 14<sup>th</sup> and 16<sup>th</sup> Avenues North. A parking area also exists behind the building in the adjacent rail right-of-way. The site is non-conforming as related to parking requirements. New uses introduced onto the subject property will be required to satisfy the parking requirement.

### **STORMWATER RECOMMENDATION**

No Stormwater permit required.

### **WATER SERVICES RECOMMENDATION**

No availability letter required at this time for this preliminary/final SP. It will be necessary for capacity studies to be required as development occurs at this site, however, no study is required presently.

### **PUBLIC WORKS RECOMMENDATION**

At redevelopment of property, provide parking per Metro code.

This SP does not significantly increase traffic to the site nor does it add to student generation numbers, therefore, no tables are included.

### **STAFF RECOMMENDATION**

The 1404 Clinton Street SP is consistent with the T4 Urban Mixed Use Neighborhood land use policy and staff recommends approval with conditions.

### **CONDITIONS**

1. The uses for this SP are limited to those permitted by the MUG zoning district in addition to light manufacturing for food and beverage production only, warehousing and storage of alcoholic

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beverages, artisan distillery, micro-brewery, and building contractor supply with no outdoor storage.

2. For any development standards, regulations and requirements not specifically provided in 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 MUG-A zoning district as of the date of the applicable request or application.

3. 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.

4. The requirements of the Metro Fire Marshall'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 (9-0), Consent Agenda

### **Resolution No. RS2012-168**

**"BE IT RESOLVED** by the Metropolitan Planning Commission that 2012SP-024-001 is **Approved with Conditions. (9-0)**

**The SP is consistent with the T4 Urban Mixed Use Neighborhood land use policy, and will apply building form standards intended to maintain the character of urban neighborhood.**