

2. 2013SP-001-001

WORTHY & WORTHY

Map 081-15, Parcel(s) 365-366
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Greg Johnson

A request to rezone from RS5 to SP-R zoning for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential units, requested by Artmas L. Worthy and the Metro Planning Department, applicants.

Staff Recommendation: Approve the preliminary SP with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP for four attached residential dwellings

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for properties located at 1729 and 1731 Knowles Street, at the southeast corner of Knowles Street and Dr. D.B. Todd Jr. Boulevard, (0.34 acres), to permit a maximum of four residential units.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of two units on this site.*

Proposed Zoning

Specific Plan-Residential (SP-R) 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 Community Plan and the General Plan. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

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

The SP meets several critical planning goals. Through the reuse of a previously developed lot and existing infrastructure, the SP is a good example of infill development. Placement of attached dwellings along a main arterial street will provide a housing type other than the abundant single-family detached type. Additional density along a transit line will support alternate transportation. The layout of the project with building frontage along both streets will improve the pedestrian-oriented design of the street.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

The North Nashville Community Plan contains a design principle for the T4 Neighborhood Maintenance policy which states: *Additional residential density along the prominent Dr. D.B. Todd Boulevard corridor may be appropriate when accompanied by design-based zoning, such as a SP, PUD or UDO. Residential buildings should abut the street with parking at the rear.*

Consistent with Policy?

Yes. The SP will add a diversity of housing types along Dr. D.B. Todd Boulevard with a building and parking layout recommended by the design principles of the policy. The attached units will face D.B. Todd Boulevard and parking will be placed away from the street frontages along an alley to the south of the site. This basic layout complies with the design principle for the D.B. Todd Boulevard corridor. The proposed dwellings will be similar to the form of surrounding development in terms of building height and street setbacks.

PLAN DETAILS

The SP site is currently a vacant property that was formerly occupied by a single-family dwelling. It is at the southeast corner of D.B. Todd Boulevard and Knowles Street.

The SP proposes four attached residences and associated parking. According to the plan and elevations, three of the four dwellings will face D.B. Todd Boulevard. The façade facing Knowles Street will have a front entrance for the corner unit and a consistent pattern of windows. Parking for the dwellings is shown on an alley along the southern border of the property. The site plan includes a landscape buffer with a fence along the east property line.

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Conditions of approval have been added to address internal walkway connections, landscaping, and building design.

ANALYSIS

The SP is consistent with the intent of the T4 Neighborhood Maintenance policy along D.B. Todd Boulevard. The development will provide some additional density along the corridor, while maintaining consistency in building form with surrounding residential buildings in terms of building height and setbacks. The building is designed to provide a front façade on both street frontages to be consistent with existing dwellings on the opposite side of D.B. Todd Boulevard and Knowles Street.

STORMWATER RECOMMENDATION

No Agency Review Required (Stormwater Only).

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- 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.
- The proposed steps on the site need to be relocated outside of the public ROW.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.34	7.41 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family (220)	0.34	-	5 U	34	3	4

Traffic changes between maximum: **RS5** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3	+14	+1	+1

SCHOOL BOARD REPORT

Projected student generation Elementary Middle High

Students would attend Churchwell Elementary School, John Early Middle School, or Pearl-Cohn High School. All three of the schools have been identified as being over capacity by the Metro School Board. However, this development is not anticipated to generate additional students beyond what would be generated under the current zoning district.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary SP with conditions and disapproval without all conditions. The SP is consistent with the T4 Urban Neighborhood Maintenance policy of the North Nashville Community Plan.

CONDITIONS

1. The pavement for the existing driveway entrance to Knowles Street shall be removed. The wall along Knowles Street shall be extended across the driveway entrance to discourage parking in that location on the site.
2. The Final SP plan shall include a plan to repair or replace the existing block wall along Knowles Street. At minimum, broken parts of the wall shall be fixed, wall edges shall be straightened and aligned, unneeded gaps in the wall shall be filled, and a finish cap shall be added to the top of the wall.
3. A revised landscaping plan shall be provided showing screening of the parking area between D.B. Todd Boulevard and the parking along the alley.
4. Landscape screening shall be provided on the south and north and west sides of the backflow preventer along Knowles Street.

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5. Revised architectural elevations shall be provided with final site plan enhancing the south building elevation with the addition of upper and lower story windows on the western half of the façade.
6. A walkway connection shall be provided to the building from the Knowles Street frontage.
7. Steps connecting the internal walkways to the public sidewalk shall be placed outside of the public right-of-way.
8. Development shall comply with comments listed above from Metro Public Works.
9. Permitted land uses within this SP shall be limited to a maximum of four dwellings.
10. 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 RM15 zoning district as of the date of the applicable request or application.
11. 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 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.
12. 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.
13. 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 the preliminary SP with conditions and disapproved without all conditions. (9-0), Consent Agenda

Resolution No. RS2013-52

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-001-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

The SP is consistent with the T4 Urban Neighborhood Maintenance policy of the North Nashville Community Plan.

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