

## 11. 2013SP-003-001

### 502 SOUTHGATE AVENUE

Map 105-11, Parcel(s) 027

Council District 17 (Sandra Moore)

Staff Reviewer: Greg Johnson

A request to rezone from R6 to SP-R zoning property located at 502 Southgate Avenue, approximately 245 feet west of Rains Avenue (0.7 acres), to permit nine residential dwelling units, requested by Dale & Associates, applicant, Michael W. Krabousanos, owner.

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

### APPLICANT REQUEST

#### Permit nine detached dwellings

#### Preliminary SP

A request to rezone from One and Two Family Residential (R6) to Specific Plan – Residential (SP-R) zoning property located at 502 Southgate Avenue, approximately 245 feet west of Rains Avenue (0.7 acres), to permit nine residential dwelling units.

#### Existing Zoning

One and Two Family Residential (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

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 General Plan. This Specific Plan includes only one residential building type.

### CRITICAL PLANNING GOALS

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

The SP meets several critical planning goals. The development is proposed on an infill site and would utilize existing utilities. Development will be compact with a layout that occupies the entire depth of the site and organized around a central open space. Detached dwellings grouped on a single lot with shared open space will provide a familiar building type somewhat different layout from the surrounding single-family dwellings on separate lots.

### SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

#### Consistent with Policy?

Yes. The NG policy recommends somewhat higher residential intensity than currently present along Southgate Avenue. The NG policy also recommends design compatibility between new development and existing development. The building type and layout proposed by this SP will allow it to remain compatible with surrounding development while increasing residential density. Dwellings will be detached like surrounding development and will have similar street setbacks to surrounding dwellings. The units will mostly be placed along an alley that borders the site on two sides. This allows the placement of open space adjacent to the interior lot line on the west side of the property.

### PLAN DETAILS

Nine detached dwellings are proposed. The site is bordered on two sides by an existing alley, allowing for the arrangement of dwellings and parking along the street and alleys.

In terms of the number of parking spaces and required landscape buffers, the SP complies with all requirements of the Zoning Code. Twenty-five total parking spaces are provided (2.8 spaces per unit). A type "B" buffer yard is shown on the plan along the west property line that is shared with a single-family lot.

A condition of approval relates to the alignment of the alley along the east property line. With development, the applicant will widen the alley pavement to 20 feet. However, the widening could affect the health of several existing trees on the east side of the alley. If widening the alley is likely to negatively affect those trees, the site plan will need to be revised at final SP to realign the alley so that the additional paving will be on the west side of the existing alley. This will require the possible dedication of right-of-way or provision of an access easement along the east property line to accommodate a realigned alley. If the redesigned final SP is significantly altered from the preliminary SP, Council approval may be required for the revised plan.

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**ANALYSIS**

The density of the SP is approximately 13 dwelling units per acre, which is within the density range permitted by the NG policy. Because the lot is surrounded on three sides by existing single-family dwellings with one dwelling on each lot, it is necessary to include a discussion of the site layout. The combination of the location of the site within the block and the layout of the SP will provide a well-placed and well-designed introduction of additional dwellings into the NG policy area. Benefitting from alleys along two property lines, the site permits the placement of dwelling units along the east side and rear property lines in a way that will allow those units to front onto the common open space and have back-to-back relationships with dwellings on the other side of the alleys. Dwellings along the street frontage will maintain the prevailing front setback along Southgate Avenue. The most critical property line is the west property line that is shared with a single-family lot. The placement of dwellings along the street frontage and alleys will allow the common open space to be placed along this property line.

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

- This development will require Public Works approval of detailed construction plans prior to permit issuance. Final design and improvements may vary based on actual field conditions.
- Note it is possible the alley #1808, alignment may need to be adjusted to avoid excessive cutting of trees.
- Per General Note #10 - indicate dumpster location.
- Significant modifications to this preliminary SP may be required for the relocation of Alley #1808 and for the location of the solid waste container/ recycling container.
- Provide minimum parking per metro Code; sign no parking along alley. Identify mail delivery facilities and /or name alley.

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 (210)	0.7	7.71 D	6 U*	58	5	7

\*Includes one duplex unit

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)	0.7	-	9 U	60	5	6

Traffic changes between maximum: **R6** 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	+2	0	-1

**SCHOOL BOARD REPORT**

Projected student generation    1 Elementary    1 Middle    0 High

Students would attend Fall-Hamilton Elementary School, Cameron Middle School, or Glenclyff High School. Of these, Fall-Hamilton Elementary School has been identified as being over capacity by the Metro School Board. There is no capacity for elementary students within the cluster.

**Fiscal Liability**

The fiscal liability for one elementary student is \$21,500. This data is for informational purposes only and is not a condition of approval. This information is based upon data from the school board last updated October 2012.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. With the conditions shown below, the SP will be consistent with the NG land use policy and will be compatible to the existing character of development along Southgate Avenue.

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### CONDITIONS

1. Prior to final SP approval, a survey of the site shall identify the locations of existing trees on the east side of Alley 1808. If Public Works and the Metro Urban Forester determine that widening the alley within the existing right-of-way will endanger healthy existing trees, the site plan shall be redesigned to provide the appropriate alley width at a safe distance from the existing trees. Right-of-way dedication or an access easement may be required with a shift in the alley alignment. Council approval of the redesign could be required if the basic design concept is altered.
2. This SP permits nine detached residential dwellings.
3. 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.
4. 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.
5. 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.

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.

Mr. Johnson presented the staff recommendation of approve with conditions and disapprove without all conditions.

Michael Garrigan, 516 Heather Place, spoke in support of the application. He stated that the proposal is consistent with the land use plan and it does meet the critical planning goals of providing walkability and promotion pedestrian activity. It also supports infill development and provides a variety of housing types.

Chairman McLean asked if the alley's will be upgraded.

Mr. Garrigan stated that there will be a 20 foot minimum width as required by Public Works. 20 feet of pavement is required.

Susan Heffernon, 1710 Neal Terrace, spoke in opposition to the application. She indicated her concern with the units being built in such a small space. Density is also a concern with residents in the neighborhood.

Mr. Garrigan stated that the request fits perfectly within the neighborhood. Based on the land use it could have another three or four units. But this is very spacious.

### **Mr. Haynes moved and Mr. Ponder seconded the motion to close the Public Hearing. (9-0)**

Ms. LeQuire stated she is concerned with the 20 foot wide alley. She indicated that these small neighborhoods alleys are traffic calming places for safe access. When they get wider traffic tends to get faster. Wider alleys change the atmosphere of the neighborhood and smaller alleys work really well.

Mr. Bernhardt stated that the Planning Commission could recommend that Public Works consider a smaller alley standard.

Chairman McLean stated that a 20 foot width allows for two cars to pass.

Mr. Adkins asked if there was a representative from Public Works. No representative was present, and then asked Mr. Bernhardt the standard policy.

Mr. Bernhardt stated that Public Works standard is 20 feet and also suggested speaking with a Public Works.

Mr. Adkins inquired about parking.

Mr. Dalton stated that he liked the design and is interested in the 20 foot right of way and would like to find out more but is

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overall in support.

Mr. Clifton stated that he agrees with Ms. LeQuire about the alleys. He stated that he is in support of this project and that it will be a good thing for the neighborhood.

Councilmember Claiborne stated that this will bring value to this neighborhood. He suggested that the Chair consider communicating to the different departments that when they have a specific recommendation on the agenda that they provide a staff member to be available to answer questions at the Planning Commission meeting.

**Mr. Haynes moved and Mr. Ponder seconded the motion to approve with conditions and disapprove without all conditions. (9-0)**

### **Resolution No. RS2013-10**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-003-001 is **Approved with conditions and disapproved without all conditions 9-0****

**With the recommended conditions, the SP will be consistent with the NG land use policy and will be compatible to the existing character of development along Southgate Avenue.**

#### **CONDITIONS**

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