

4. 2013SP-017-001

SALEMTOWN COTTAGES

Map 081-08, Parcel(s) 181-187, 198, 519-520
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Greg Johnson

A request to rezone from R6 to SP-R zoning for properties located at 1800, 1802, 1804, 1806, 1808, 1810, 1812, and 1814 Rosa L. Parks Boulevard and at 1811 B, 1813 A and 1813 B 7th Avenue North, at the southeast corner of I-65 and Rosa L. Parks Boulevard (1.53 acres), to permit up to 24 detached single-family dwelling units, requested by Civil Site Design Group, applicant; various owners.

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

APPLICANT REQUEST

Preliminary SP for 24 detached multi-family dwellings.

Preliminary SP

A request to rezone from One and Two Family Residential (R6) to Specific Plan – Residential (SP-R) zoning for properties located at 1800, 1802, 1804, 1806, 1808, 1810, 1812, and 1814 Rosa L. Parks Boulevard and at 1811 B, 1813 A and 1813 B 7th Avenue North, at the southeast corner of Interstate 65 and Rosa L. Parks Boulevard (1.53 acres), to permit up to 24 detached single-family 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. *R6 zoning combined with the current lot configuration would permit a maximum of 10 lots with 8 duplex lots for a total of 18 units.*

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
- Provides a Range of Housing Choices
- Promotes Compact Building Design
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

This SP proposes a new residential development for a largely-vacant block in a historic Nashville neighborhood. Detached residential dwellings will mimic the pattern of the surrounding neighborhood along the Buchanan Street and 7th Avenue frontages, acknowledging the existing context while providing a new housing type. Though detached, the proposed dwellings are arranged compactly to preserve some usable open space within the block. Construction of the SP will improve sidewalk access the surrounding area, provide a more direct route to public transportation, and improve the appearance of a major arterial road frontage.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) policy is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

T4 Urban Neighborhood Maintenance (T4 NM) policy 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.

Consistent with Policy?

Yes. Development of the SP is consistent with both Mixed Use Corridor and Neighborhood Maintenance policies. The proposal for detached dwellings provides additional density while maintaining the single-family detached character of the surrounding neighborhood. These building types are compatible with existing development in terms of both building form and placement along street frontages. The inclusion of additional detached dwellings between the interior alley and the Rosa Parks Boulevard frontage will allow this development to reach higher densities consistent with the Mixed Use Corridor policy.

May 9, 2013, Planning Commission meeting

PLAN DETAILS

The site is located at the northwest corner of the Salemtown neighborhood in North Nashville, on a portion of a block bordered by Rosa Parks Boulevard on the west, Buchanan Street to the south, and 7th Avenue North to the east. It is currently divided into 11 lots, which includes all eight lots on the block facing Rosa Parks Boulevard and three additional vacant lots facing 7th Avenue North. All lots are zoned R6. Only one building currently exists on the site: a dwelling at the corner of Buchanan Street and Rosa Parks Boulevard.

Plan Layout

The only vehicular access proposed into the SP site is an existing alley off of Buchanan Street. Seventeen of the 24 proposed dwellings are shown on the west side of the block. Other than the four dwellings facing Buchanan Street, all of the dwellings on this side of the block will face interior courtyard spaces. According to the plan, no stormwater features will be included in these spaces. Seven additional dwellings are provided on the east side of the alley. Three of these will face the 7th Avenue frontage; four will face an interior courtyard space. The dwellings along 7th Avenue will have a setback averaging the setbacks of the adjacent dwellings on both sides.

Parking

The SP complies with the parking requirements of the Zoning Code. Thirty-two spaces are provided on-site, mostly placed directly along the existing alley. Eight additional spaces are shown along the Buchanan Street and 7th Avenue frontages. The four spaces along the Buchanan frontages will be constructed by an indentation in the curb line for a total of 40 spaces on-site and off-site.

Sidewalks and Walkways

The block has existing sidewalks along all or portions of all street frontages. This SP will extend sidewalk along the Buchanan Street frontage to allow it to connect to the sidewalk along the Rosa Parks Boulevard sidewalk. Walkways are proposed throughout the site, which will provide a walkway connection from the front door of each dwelling to a public street frontage and also to a nearby parking area.

Landscape Buffer

Landscape buffers are proposed throughout the SP site. Along with a wall and fence proposal for the Rosa Parks Boulevard frontage, trees and shrubs are proposed to enhance the appearance of the site from Rosa Parks Boulevard and to provide a visual screen for residents within the SP. A variation of a landscape buffer is provided on the north and south sides of the lots facing 7th Avenue. These buffers will provide fences and trees along property lines that are shared with R6 zoned lots.

Rosa Parks Boulevard Frontage

Rosa Parks Boulevard is a limited access road next to the site. Because of this, direct access to the site from this road is not available. A chain link fence with a barbed-wire top runs along the property frontage from Buchanan Street to the on-ramp to Interstate 40. As part of this application, the applicant proposes to go through the necessary approvals with the Tennessee Department of Transportation (TDOT) to remove this fence. The applicant proposes a combination of a masonry wall and wood privacy fence to replace the chain link fence. A condition of approval has been added to specify a maximum height of the wall and fence.

Building Elevations

Building elevations have been provided within the SP, which divides them among four different building types: A through D. Building types B and C will be located along the public street frontages. All building types will be represented interior to the site. Four options are provided for façade designs of building types A, B, and C. A condition of approval has been added to require that no single option is used for more than 50% of building types A through C.

Stormwater

On the west side of the alley, stormwater detention will occur at one point underground, near the intersection of the alley with the Buchanan Street frontage. On the east side of the alley, rain gardens along the 7th Avenue frontage will handle the stormwater requirements. A rain garden section detail and landscaping plan are included in the SP plans.

ANALYSIS

The density of the development (13 dwellings per acre) is within the recommended density of the T4 CM and T4 NM policies. Several design aspects of the development would allow it to maintain consistency with surrounding lots in terms of the single-family detached building form, the building setbacks along 7th Avenue, and the placement of parking along the alley in the middle of the site. Additionally, the site provides open spaces within the development to compensate for a dearth of usable open space in the immediate area.

FIRE MARSHAL RECOMMENDATION

No issues with Fire Marshal requirements.

STORMWATER RECOMMENDATION

All water quality / quantity features are to be located in Open Space / PUDE (not in residential lots).

PUBLIC WORKS RECOMMENDATION

Conditions if approved

May 9, 2013, Planning Commission meeting

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. Label the TDOT access control fence. Indicate the limits of the fence. ~ Field verification does not match the TDOT Access control fence shown on the plans.
3. Provide onsite parking per Metro Code.
4. Connect sidewalk along Buchanan to Rosa L Parks Blvd. May require removal or revision to TDOT access control fence. Applicant must document approval from TDOT to perform modification to access control fence.

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 (220)	1.7	7.71 D	16 U*	154	12	17

*Based on three duplex units

Maximum Uses in Existing 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 (210)	1.7	-	24 U	160	13	15

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
-	-	-	+8	+6	+1	-2

SCHOOL BOARD REPORT

Projected student generation 1 Elementary 0 Middle 0 High

Students would attend Buena Vista Elementary School, John Early Middle School, or Pearl-Cohn High School. Of these, only John Early Middle School has been identified as being over capacity by the Metro School Board. There is capacity for middle students within the cluster. 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. The proposal is consistent with the T4 CM and T4 NM policies of the North Nashville Community Plan.

CONDITIONS

1. For building types A through C, no single elevation option shall be used for more than 50% of the dwellings.
2. Prior to building permit approval, provisions for maintenance of the proposed wall and fence along the Rosa Parks Boulevard frontage shall be included in the homeowners' association documents for this development.
3. Prior to final site plan approval, all necessary approvals shall be obtained from the Tennessee Department of Transportation for the proposed sidewalk connection to the Rosa Parks frontage and for removal of the existing chain-link fence along that frontage.
4. The proposed wall along Rosa Parks Boulevard shall be a concrete masonry design consistent with the images included in the SP application. The design shall include piers spaced a minimum of every 15 feet. The maximum height shall be 6 feet for the wall and 7 feet for piers.
5. Permitted land uses shall be limited to a maximum of 24 detached residential dwellings.
6. The location and limits of the TDOT access control fence shall be labeled on the preliminary SP plan. Label the TDOT access control fence.
7. 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 zoning district.

May 9, 2013, Planning Commission meeting

8. 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.

9. 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.

10. 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 approval with conditions and disapproval without all conditions.

Mike Kenner, 4605 Indiana Ave, spoke in support of the application. He noted that he has worked closely with Council Lady Gilmore on this project and has seen overwhelming community support at most of the community meetings.

Georgia Harris, 700 Buchanan, spoke in opposition to the application due to increased density, parking, noise, and loss of green space.

Ronald Peoples, 708 Buchanan, spoke in opposition to the application due to parking and density concerns.

Mike Kenner noted that the parking has been looked at, but the demographics of the area allow for a little less parking.

Mr. Haynes moved and Mr. Dalton seconded the motion to close the Public Hearing. (6-0)

Chairman McLean moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions. (6-0)

Resolution No. RS2013-86

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-017-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

The proposal is consistent with the T4 Mixed Use Corridor and T4 Neighborhood Maintenance policies of the North Nashville Community Plan.

CONDITIONS

- 1. For building types A through C, no single elevation option shall be used for more than 50% of the dwellings.**
- 2. Prior to building permit approval, provisions for maintenance of the proposed wall and fence along the Rosa Parks Boulevard frontage shall be included in the homeowners' association documents for this development.**
- 3. Prior to final site plan approval, all necessary approvals shall be obtained from the Tennessee Department of Transportation for the proposed sidewalk connection to the Rosa Parks frontage and for removal of the existing chain-link fence along that frontage.**
- 4. The proposed wall along Rosa Parks Boulevard shall be a concrete masonry design consistent with the images included in the SP application. The design shall include piers spaced a minimum of every 15 feet. The maximum height shall be 6 feet for the wall and 7 feet for piers.**
- 5. Permitted land uses shall be limited to a maximum of 24 detached residential dwellings.**
- 6. The location and limits of the TDOT access control fence shall be labeled on the preliminary SP plan. Label the TDOT access control fence.**
- 7. 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 zoning district.**

May 9, 2013, Planning Commission meeting

8. 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.

9. 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.

10. 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.
