

## 6. 2013SP-024-001

### NORTH 11TH & SCOVEL

Map 081-16, Parcel(s) 308

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from R6 to SP-R zoning for property located at 1112 11th Avenue North, at the southeast corner of 11th Avenue North and Scovel Street and located within the Phillips-Jackson Street Redevelopment District (0.27 acres), to permit up to six residential dwelling units, requested by Dale & Associates and the Metro Planning Department, applicants; Danny Newman, owner.

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

### APPLICANT REQUEST

Permit six residential units.

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1112 11<sup>th</sup> Avenue North, at the southeast corner of 11<sup>th</sup> Avenue North and Scovel Street and located within the Phillips-Jackson Street Redevelopment District (0.27 acres), to permit up to six 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. *R6 would permit a maximum of 1 lot with 1 duplex for a total of 2 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
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

This SP, proposing six townhome units, provides for additional residential density and housing types on a currently vacant lot in an existing neighborhood behind an established mixed use corridor (Jefferson Street). The proposed infill development will support transit use and local business by increasing population within the corridor. The development further supports the walkability of the neighborhood by establishing buildings close to the street and orienting them out towards existing sidewalks. The SP also minimizes the impact of automobiles on the pedestrian environment by placing parking behind the buildings and limiting the number of curb cuts to one.

#### **NORTH NASHVILLE COMMUNITY PLAN**

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.

The policy recommends that the area containing the property remain residential, but should intensify through appropriate design/site plan based zoning to provide the critical mass of housing units and people to help support the Urban Mixed Use Corridor.

#### Consistent with Policy?

Yes. The SP creates additional density (22 dwelling units per acre) as encouraged by the Urban Mixed Use Corridor policy. The SP provides housing in the form of semi-detached townhomes that will support and enhance the viability of the Jefferson Street corridor while facilitating a transition in development intensity between the commercial corridor to the south and the less intense residential neighborhood to the north.

The layout is consistent with the general character of urban neighborhoods by orienting the homes to the public street and minimizing impact from vehicular access to the site.

#### **PLAN DETAILS**

This SP proposes six semi-detached residential units on the vacant 11,761 square foot (0.27 acres) property. The site is located along the northern edge of the Jefferson Street corridor in the Buena Vista neighborhood and within MDHA's Phillips-Jackson Redevelopment District. It is situated at the western end of a block that, - is bound by three local streets - Scovel Street to the north, Reverend Dr. Enoch Jones Drive to the south and 11<sup>th</sup> Avenue North to the west. A small neighborhood

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Metro park is situated to the north of the site while a mixture of housing types is located in the surrounding neighborhood to the northeast, including a duplex dwelling immediately to the east. An interstate limits development potential to the west however a church and two story dwellings are located to the west-southwest of the site.

### Site Plan

The SP proposes a layout in which buildings are situated along and oriented to three streets. The townhomes will be constructed on or near a five foot street setback line along the three frontages and will have elevated (24 inches) front porches and front entrances connected to the abutting sidewalk. Corner units will provide wrap around porches so as to orient to both abutting public streets. Each dwelling unit will have a relatively small footprint, but will be permitted a building height up to three stories in 40 feet as measured from the average ground elevation, which is consistent with the maximum height permitted in the adjacent R6 zoning district.

Vehicular access to the site will be limited to one 24 foot wide driveway from Scovel Street, on the north side of the development, where the width of the property is greatest. The development meets the parking requirement (nine spaces) providing ten on-site parking spaces in individual garages. Street parking is also available on 11<sup>th</sup> Avenue North and Scovel Street.

Street trees will enhance the development by softening the transition between the buildings and abutting public sidewalks. Tree planting in addition to a screening fence will buffer the neighbors to the east from the development's parking area.

### **ANALYSIS**

The proposed SP is consistent the Urban Mixed Use Corridor policy. The plan supports infill development, improves the walkability of the neighborhood and provides for a wider range of housing options while enhancing the urban character found along the Jefferson Street corridor and in the surrounding area.

### **SCHOOL BOARD REPORT**

**Projected student generation    0 Elementary    0 Middle    0 High**

Students would attend Buena Vista Elementary School, John Early Middle School, or Pearl-Cohn High School. Of these, John Early Middle School has been identified as being over capacity by the Metro School Board. However, the proposed development is not anticipated to generate any additional students. This information is based upon data from the school board last updated October 2012.

### **MDHA RECOMMENDATION**

**Phillips – Jackson Redevelopment District  
Approve Preliminary SP**

Building permits will require separate approval to ensure compatibility with the district's design guidelines.

### **STORMWATER RECOMMENDATION**

**Approve with conditions**

- If site conditions warrant a direct connection to a storm system, then the developer shall install an adequate storm pipe network to the closest storm only system or a combination system that is 18" or larger.
- All detention / water quality features to be located in Open Space / PUDE.

### **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.
- In lieu of providing a dumpster, developer may use carts under the condition that solid waste pick up is to be contracted with a private hauler and the cost is to be incurred by the developer/ HOA.
- The final location of all sidewalks, curb lines, etc are to be coordinated with MPW prior to final SP design. MPW agrees in concept and will work with the applicant to ensure the intent of the proposed design will work with the Final SP.

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	4 U*	39	3	5

\*Based on two duplex lots

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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 Residential (220)	0.27	-	6 U	40	4	4

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
-	-	-	+ 2	+1	+1	-1

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. The request is consistent with the site’s Urban Mixed Use Corridor land use policy and meets several critical planning goals.

**CONDITIONS**

1. The corrected copy of the preliminary plan shall show a revised building height of 3 stories in 40 feet maximum, as measured from the average ground elevation.
2. The development proposed in this SP shall comply with all requirements of the Phillips – Jackson Redevelopment District prior to final site plan approval.
3. The requirements of the Public Works Department shall be met.
4. Uses within the SP shall be limited to a maximum of six residential units.
5. 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-A zoning district as of the date of the applicable request or application.
6. 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.
7. 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.
8. 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 with conditions and disapproved without all conditions (9-0), Consent Agenda

**Resolution No. RS2013-133**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-024-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

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- 2. The development proposed in this SP shall comply with all requirements of the Phillips – Jackson Redevelopment District prior to final site plan approval.**
  - 3. The requirements of the Public Works Department shall be met.**
  - 4. Uses within the SP shall be limited to a maximum of six residential units.**
  - 5. 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-A zoning district as of the date of the applicable request or application.**
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