

## 9. 2013SP-040-001

### EASTLAND COURT

Map 083-06, Parcel(s) 299, 420, 422  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Amy Diaz-Barriga

A request to rezone from R6 to SP-R zoning for properties located at 700 and 704 Porter Road and 2009 Eastland Avenue, approximately 200 feet south of Franklin Avenue (0.66 acres), to permit up to 11 detached single-family residential units, requested by Third Coast Design Studio, applicant; Benjamin and Violica Coman, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit 11 detached single family units.**

#### Preliminary SP

A request to rezone from R6 to SP-R zoning for properties located at 700 and 704 Porter Road and 2009 Eastland Avenue, approximately 200 feet south of Franklin Avenue (0.66 acres), to permit up to 11 detached single-family residential 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. *Both properties with quadplexes could re-develop, and the remaining lot could develop with a two-family home, for a total of 10 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

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

This SP utilizes a site within an area of adequate infrastructure, thereby relieving Metro of the burden and cost of maintaining new infrastructure. It also provides additional housing within the city and lessens the pressure to develop on greenfield sites along the outer extents of Davidson County. This location places additional density within 250 feet of two neighborhood retail developments and widens the sidewalk along this property, which strengthens the existing walkable neighborhood. It also provides a variety of transportation choices for the residents of this development by locating along both a bikeway network and an MTA route. Providing alternatives to the car promotes a more sustainable lifestyle.

### EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) 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 to the intent of the policy.

#### Consistent with Policy?

Yes. Neighborhood General policy supports up to 20 dwelling units per acre when accompanied by a site plan based zoning district, and this SP would develop at 17 dwelling units per acre. It places a higher density development at the intersection of two major roads and creates a transition between this high traffic area and the surrounding established neighborhood. It also places higher density within a 5 to 10 minute walk of a Neighborhood Center area and strengthens this relationship by widening the sidewalk along this property to meet the prescribed Major and Collector Street Plan sidewalk width.

### PLAN DETAILS

The project site consists of three existing lots, at the corner of Eastland Avenue and Porter Road. The SP proposes 11 detached residential units on approximately 0.66 acres.

#### Site Plan

The site plan proposes 11 units, 5 of which are placed along Eastland Avenue and Porter Road. The remaining six units will be placed interior to the site and arranged around a courtyard system. Each unit has either an attached garage or a dedicated carport on the interior of the site. The site plan provides conceptual elevations, and also defines design standards that support a certain level of quality for the building facades. The design standards also specifically address the facades of two units that face both the street and the courtyard.

A private drive is proposed along the west and north edge of the property and connects to Eastland Avenue, Porter Road and the adjacent public alley. Three guest parking spaces are provided along the private drive. All garages and carports will have

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access from the private drive and no individual curb cuts will be along either public street. The existing sidewalk is being widened to comply with the Major and Collector Street Plan, and a pedestrian network is provided throughout the site.

The plan utilizes Low Impact Design (LID) to address stormwater requirements. Urban Bioretention areas are provided adjacent to each unit, pervious pavement is used on the private drive and interior sidewalks, and pervious gravel is used as groundcover between units.

**ANALYSIS**

The SP is consistent with the Neighborhood General policy for the area. The density and scale of the development matches the intensity of the adjacent intersection, and provides a buffer between this intersection and the surrounding neighborhood. The proximity to both a bus route and a bikeway network provides a variety of transportation choices for the residents of the development. It strengthens the area as a walkable neighborhood by placing higher density near two neighborhood retail developments and widening the sidewalk along Eastland Avenue and Porter Road. It also supports infill development, which relieves Metro of the burden and cost of maintaining new infrastructure.

**FIRE MARSHAL RECOMMENDATION**

This subdivision has submitted engineering data that supports the approval for construction of homes up to 3,600 sq. ft. Any home over 3,600 sq. ft. will require an independent permit review by the Fire Marshal's Office. (6,119 gpm @ 20 psi per Metro Water.)

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

- 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.
- Prior to building permit signoff, a long term solid waste agreement with a private hauler must be submitted.

**TRAFFIC TABLE**

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)	0.66	7.71 D	6 U*	58	5	7

\*Based on one two-family lots.

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 Residential (210)	0.66	-	11 U	106	9	12

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
-	-	-	+ 5 U	+48	+4	+5

**SCHOOL BOARD REPORT**

Projected student generation    1 Elementary    1 Middle    1 High

The proposed SP zoning district could generate 3 more students than what is typically generated under the existing R6 zoning district. Student would attend Rosebank Elementary School, Bailey Middle School, and Statford High School.

All three schools are under capacity and will accommodate additional students. This information is based upon data from the school board last updated September 2012.

**STAFF RECOMMENDATION**

Staff recommends that the request be approved with conditions and disapproved without all conditions.

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### CONDITIONS

1. Permitted land uses shall be limited to up to 11 residential units.
2. Add a note to the plan stating: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
3. Submit a revised plan widening the sidewalk along this property to meet the prescribed Major and Collector Street Plan sidewalk width
4. Prior to the issuance of a building permit, a long term solid waste agreement with a private hauler must be submitted.
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 RM15 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 (6-0), Consent Agenda

### **Resolution No. RS2013-207**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-040-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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