

## December 12, 2013, Planning Commission meeting

### 14. 2013Z-047PR-001

Map 091-02, Parcel(s) 269 Map 091-06, Parcel(s) 194, 224  
Council District 20 (Buddy Baker)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from CS to RM20-A zoning for properties located at 5701 Louisiana Avenue, 5701 California Avenue and California Avenue (unnumbered), approximately 430 feet north of Morrow Road (6.1 acres), requested by Craighead & Hostettler Realty, LLC, applicant; NLC Partners, owner.

**Staff Recommendation: Approve**

#### APPLICANT REQUEST

**Zone change from CS to RM20-A.**

#### Zone Change

A request to rezone from Commercial Service (CS) to Multi-Family Residential-A (RM20-A) zoning for properties located at 5701 Louisiana Avenue, 5701 California Avenue and California Avenue (unnumbered), approximately 430 feet north of Morrow Road (6.1 acres).

#### Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Multi-Family Residential-A (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 122 units.*

#### CRITICAL PLANNING GOALS

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

The proposed RM20-A district will encourage redevelopment of the property at a moderate residential intensity and permit a variety of housing types including multi-family. The RM20-A zoning district will encourage new development in a form that supports a strong pedestrian environment by locating and orienting new buildings toward the street, reducing the number of vehicular access points and minimizing the prominence of parking facilities.

The RM20-A zoning district encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of nearby commercial corridors as walking destinations.

The density permitted with the proposed RM20-A district increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The properties are located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways. Further, the additional residential opportunity within a developed area of Nashville mitigates urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county.

#### WEST NASHVILLE COMMUNITY PLAN

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. The proposed RM20-A district is consistent with the Urban Neighborhood Maintenance policy. The proposed zoning district will permit a variety of housing types up to 20 units per acre on the property.

The West Nashville Community Plan recognizes the non-conformity of the site as it contains a non-conforming lumber yard and sawmill use. The plan calls for future zone changes to bring the site into conformance with the T4 Urban Neighborhood Maintenance policy. The RM20-A zoning district brings the site into conformance with the land use policy.

With the RM20-A zoning district, this property will work to maintain or enhance the neighborhood's character by providing a transition from the intensely zoned industrial area to the west and the existing residential neighborhood to the east. Redevelopment of the site will require improvements to the adjacent streetscape and pedestrian environment.

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The proposed RM20-A zoning district, while permitting a higher density than the surrounding R6 zoning district, limits new buildings to a height and scale consistent with that which is permitted on the surrounding R6 zoned lots.

The RM20-A zoning district was established as a designed based zoning district intended to insure the design objectives of the urban neighborhood maintenance policy. The use of the A zoning district relieves the need to utilize a SP zoning in this instance.

### PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

#### Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	6.1	0.6 F	159,429 SF	9197	203	870

#### Maximum Uses in Proposed Zoning District: **RM20-A**

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)	6.1	20 D	122 U	863	64	85

#### Traffic changes between maximum: **CS** and proposed **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-8334	-139	-785

### SCHOOL BOARD REPORT

#### Projected student generation proposed RM20-A district: 17 Elementary 10 Middle 10 High

The proposed RM20-A district could generate up to 37 additional students. Students would attend Cockrill Elementary School, McKissack Middle School and Pearl-Cohn High School. Cockrill Elementary has been identified as over capacity. There is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated September 2012.

#### Fiscal Liability

The fiscal liability of 17 new elementary students is \$340,000 (17 X \$20,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

### STAFF RECOMMENDATION

Staff recommends approval as the proposed RM20-A zoning district is consistent with the Urban Neighborhood Maintenance policy.

Mr. Cuthbertson presented the staff recommendation of approval.

Bill Hostettler, 3504 Abbott Martin Road, spoke in favor of the application.

Marsha Stubbs, 5610 Pennsylvania Ave, spoke in favor of the application but noted that she would like to know what the sewage and storm water impact will be.

Jeremy Jeter, 5210 Illinois Ave, spoke in opposition to the application and noted that the neighborhood is completely against RM20A but would be willing to compromise on this project if an SP is done. If not, the neighborhood is content with the current zoning.

Elizabeth Parrott, 5707 Tennessee Ave, spoke in opposition to the application but noted that the neighborhood would be willing to discuss an SP. If not, the neighborhood is content with the current zoning.

Marisa Frank, 5305 Louisiana Ave, spoke in opposition to the application and stated that she would like to see an SP for this area.

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John Bader, 5308 Louisiana Ave, spoke in opposition to the application and stated that he would like to see an SP for this area.

Frank Stabile, 5208 Kentucky Ave, spoke in opposition to the application and stated that he would like to see an SP for this area.

Bill Hostettler noted that a traffic impact study will have to be done; he also clarified that sewer flows down 58<sup>th</sup> Avenue.

### **Mr. Haynes moved and Dr. Cummings seconded the motion to close the Public Hearing. (10-0)**

Mr. Adkins stated that he would like to potentially see some type of SP worked out with the developer and neighbors.

Ms. LeQuire inquired if mixed use was considered and stated that there needs to be areas within neighborhoods where you can walk.

Mr. Hostettler pointed out that density has to be there before becoming walkable to create retail.

Mr. Clifton stated that he likes the multi-family aspect of this, but he does see that this is a huge change with a lot of uncertainties.

Mr. Gee noted that this is a perfect example of how A-Districts were intended to be utilized and stated that this is a great way to transition from industrial to single-family.

Dr. Cummings noted that this is a great project for this area as SP's are costly.

Mr. Ponder stated that this looks like a wonderful project for the area.

Mr. Gee inquired about street connectivity.

Mr. Bernhardt clarified that there is extensive street connectivity and it really wouldn't benefit to add additional connectivity.

Mr. Gee noted that the potential traffic impact to the neighborhood is a pretty significant reduction compared to what could be done under the current zoning.

Dr. Cummings asked for clarification that a traffic study will be conducted; Mr. Cuthbertson confirmed.

### **Dr. Cummings moved and Mr. Gee seconded the motion to approve. (10-0)**

#### **Resolution No. RS2013-235**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-047PR-001 is **Approved. (10-0)**

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