

8. 2014SP-020-001

FOUNTAINS GERMANTOWN

Map 082-09, Parcel (s) 104, 105, 111, 112, 113

Council District 19 (Erica Gilmore)

Staff Reviewer: Melissa Sajid

A request to rezone from IR to SP-MU zoning for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street and located within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District (2.43 Acres), to permit up to 249 multifamily dwelling units and all uses permitted by the MUL-A zoning district, requested by Civil Site Design Group, PLLC, applicant; R.D. Herbert & Sons, Co., owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 249 multi-family units and all uses permitted by the MUL-A zoning district.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street and located within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District (2.43 Acres), to permit up to 249 multi-family dwelling units, and all uses permitted by the MUL-A zoning district.

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

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

The proposed SP-MU promotes walkable neighborhoods by requiring building placement and design elements that create a streetscape that enhances the pedestrian experience. The SP also expands the range of housing choices in the area and encourages compact building design by building up rather than out. Existing infrastructure is available to the subject property which supports infill development. In addition, the site is served by an existing sidewalk network as well as a transit route that runs along 3rd Avenue North, which will be supported by the additional density proposed by the SP.

NORTH NASHVILLE COMMUNITY PLAN

Existing Policy

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The proposed SP is consistent with the existing policy. The Urban Mixed Use Neighborhood policy encourages a mixture of uses, including moderate to high density residential. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the surrounding area.

PLAN DETAILS

The site includes five parcels. Three parcels front 3rd Avenue North between Van Buren Street and Taylor Street, and the remaining two parcels have frontage on 4th Avenue North, also between Van Buren Street and Taylor Street. The existing structure located on the parcels fronting 3rd Avenue North and the existing parking lot located on the parcels fronting 4th Avenue North are proposed to be removed. Surrounding zoning includes IR, MUN and SP-MU, and the area is characterized by a variety of land uses.

Site Plan

The plan proposes 249 multi-family residential units. The request does not include any specific commercial or office uses at this time; however, the applicant requests to allow all uses permitted in the MUL-A zoning district to allow for future flexibility. Two buildings are proposed on the site. Building A encompasses all of the parcels fronting 3rd Avenue North while the smaller Building B is proposed on the parcels with frontage on 4th Avenue North. The maximum height of the Building A will be five stories in 75' to the top of the roof while Building B will be a maximum of three stories. Primary vehicular access to the site is from 3rd Avenue North with pedestrian access points at all other street fronts. A 3rd level pedestrian walkway is proposed to connect both buildings across the existing improved alley.

Inspirational architectural images were included with the SP and illustrate the applicant's intention to incorporate elements commonly found on the industrial buildings that are prominent in the area. The entire site is located in the Germantown Historic Preservation District, and the parcels with frontage on 4th Avenue North are in the Phillips Jackson Redevelopment District. Therefore, Historic Zoning Commission must approve building elevations for both buildings, and the smaller building with frontage on 4th Avenue North must also be approved by MDHA. Since both buildings must undergo additional levels of review, Planning staff has not required elevations to be included with the preliminary SP; however, elevations will be required with the final SP site plan.

The SP includes standards intended to enhance the pedestrian landscape at this location. Build-to zones are proposed along 3rd Avenue North, Van Buren Street and Taylor Street, and the proposed minimum building frontage along public streets is 80%. Also, a minimum of 45% of ground floor units will include a porch or stoop that has direct access to the sidewalk network. These elements, along with significant glazing (minimum of 25%) as depicted in the inspirational architectural images, encourage street-level transparency and a rhythmic building appearance that helps to create a positive pedestrian experience.

In addition, the site is located near existing public transit infrastructure that will be supported by the increased density proposed by the SP. The site is directly adjacent to an existing transit line that runs along 3rd Avenue North, and MTA stops are located in close proximity to the site. One stop is directly in front of the building, and another is at the corner of 3rd Avenue North and Taylor Street. The SP also proposes multiple sidewalk connections that will tie into the extensive network that already exists in the area.

ANALYSIS

The proposed SP is consistent with the Urban Mixed Use Neighborhood land use policy, and the plan meets five critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve with a condition

- The sheet flow system on 3rd will need to be approved by Metro Stormwater / Metro Public Works. If an adequate system is not made, then a traditional storm system will be required.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- A TIS shall be submitted prior to Final SP approval. Developer shall construct any - off site roadway improvements with Final SP plan. Roadway improvements will be in accordance with the TIS findings and conditions. Building design may be impacted.

WATER SERVICES RECOMMENDATION

Approve as a preliminary SP only. Applicant must pay capacity fees by Final SP or Final Plat stage.

HISTORIC ZONING RECOMMENDATION

Approve

MDHA RECOMMENDATION

Approve

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.
- Comply with the conditions of approval of the MPW Traffic Engineer.

Maximum Uses in Existing Zoning District: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.43	0.6 F	61,158 SF	218	19	20

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 (220)	2.43	-	249 U	1633	126	155

Traffic changes between maximum: **IR** 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
-	-	-		+1415	+107	+135

SCHOOL BOARD REPORT

Projected student generation existing IR district: **0** Elementary **0** Middle **0** High

Projected student generation proposed SP-MU district: **1** Elementary **1** Middle **1** High

The proposed SP-MU zoning district could generate three more students than what is typically generated under the existing IR district. Students would attend Buena Vista Elementary School, John Early Middle School and Pearl-Cohn High School. John Early Middle School has been identified as over capacity. There is capacity within the cluster for a middle school student. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 249 multi-family units and all uses permitted in the MUL-A district.
2. Non-residential floor area ratio shall be limited to 0.25 for the entire site.
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 MUL-A zoning district as of the date of the applicable request or application.
4. Architectural elevations shall be submitted with the final SP site plan.
5. In order to achieve the goal of adding eyes on the street, the minimum glazing for street façades shall be 25%, distributed throughout the front facades. Planning, MHZC and MDHA staff shall determine if this goal has been met with the final site plan application.
6. In order to achieve the goal of an interactive pedestrian experience, a minimum of 45% of total ground floor units throughout the front facades shall have a porch or stoop with direct access to the sidewalk. Planning, MHZC and MDHA staff shall determine if this goal has been met with the final site plan application.
7. A TIS shall be submitted prior to Final SP approval. Developer shall construct any - off site roadway improvements with Final SP plan. Roadway improvements will be in accordance with the TIS findings and conditions. Building design may be impacted.
8. The sheet flow system on 3rd shall be approved by Metro Stormwater / Metro Public Works. If an adequate system is not made, then a traditional storm system will be required.
9. 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 or with final site plan application.
10. 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.
11. 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.

Resolution No. RS2014-96

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-020-001 is **Approved with conditions and disapproved without all conditions. (7-0)**

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