

10. 2014SP-024-001

515 S. 13TH STREET

Map 094-01, Parcel(s) 030

Council District 06 (Peter Westerholm)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to SP-R zoning for property located at 515 South 13th Street, approximately 400 feet south of Shelby Avenue, (0.18 acres), to permit up to two single-family dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

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

APPLICANT REQUEST

Zone change from RS5 to SP-R.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for property located at 515 S. 13th Street, approximately 400 feet south of Shelby Avenue, (0.18 acres), to permit up to two single-family dwelling units.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

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 single-family residential.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP 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 additional density, while incremental, supports the viability of nearby developing commercial corridors and centers.

The proposed SP promotes walkable neighborhoods by requiring building placement and design elements that create a streetscape that enhances the pedestrian experience. The SP will also eliminate an existing curb cut and reduce the number of potential pedestrian/automobile conflicts.

The property is 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. The development increases residential density near an existing transit lines. The site is served by an MTA transit lines along Shelby Avenue. A bike lane exists on Shelby Avenue connecting the neighborhood with downtown to the west.

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. The SP provides additional housing options in this area of East Nashville.

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 with the intent of the policy.

Consistent with Policy?

Yes. The policy supports a variety of housing types and the immediate area includes a mixture of housing types. The SP proposes additional housing that will complement the surrounding neighborhood with design controls related orientation, access, materials and scale. The two units proposed on the site establish a density (11 du/ac) within the range supported by the policy.

PLAN DETAILS

The subject site is approximately 0.18 (7,900 SF) acre in size. It is located in the East End neighborhood of in East Nashville. The lot is vacant because the previous house was recently removed. The lot is surrounded by a variety of housing types. A duplex dwelling abuts the subject site to the south and while triplex buildings are located to the west and south on the block. A small apartment complex is located on the same block to the southwest of the site.

Site Plan

The SP calls for two detached single-family dwellings on the property. The SP provides the following requirements:

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
8. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto South 13th Street.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.

ANALYSIS

This SP will permit residential development consistent with the land use policy and the development pattern in the immediate area. The SP supports critical planning goals. Since this will be a small development, it will not require any new public infrastructure.

STORMWATER RECOMMENDATION

Approved with conditions

- An infill site plan review will be required during the Building Permit review.

PUBLIC WORKS RECOMMENDATION

Approved 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.

*A traffic table was not prepared because an additional unit would not significantly generate more traffic than the current zoning.

WATER SERVICES RECOMMENDATION

Approved

METRO SCHOOL BOARD REPORT

The proposed SP would not generate any more students than what would be generated by the current RS5 district.

Any students would attend Kirkpatrick Elementary School, Bailey Middle School, and Stratford High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends that the proposed preliminary SP zoning be approved with conditions and disapproved without all conditions.

CONDITIONS

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Mr. Cuthbertson presented the staff recommendation of approval with conditions and disapproval without all conditions.

Roy Dale, Dale & Associates, spoke in favor of the application and noted that the height is limited to two stories.

Donald Hale, 514 S 13th Street, spoke in opposition to the application due to parking concerns, the lot size, and the fact that it doesn't fit with the character of the neighborhood.

Mr. Dalton arrived at 4:36 p.m.

Tommy Simmons, 713 S 14th Street, spoke in opposition to the application and noted that the lot is too small for two units.

Brett Withers, 1113 Granada Ave, spoke in opposition to the application and stated that two tall, skinny houses contrast greatly with the rhythm of the street.

Tracy Hale, 514 S 13th St, spoke in opposition to the application due to the lot being too small.

Allen Willis, 901 S 13th Street, spoke in opposition to the application due to fire safety concerns.

Roy Dale stated that this is a good area for infill development, the alley will keep the parking off the street, and noted that they will continue to have community meetings.

Chairman McLean closed the Public Hearing.

Mr. Dalton recused himself due to arriving late.

Mr. Adkins asked for clarification regarding the fire safety concerns.

Mr. Cuthbertson noted that every new construction must meet fire codes.

Mr. Gee noted that if this is approved, it would be suggesting that the entire neighborhood is suitable to be upzoned despite the downzoning that was put in place several years ago. He stated that he isn't sure that the SP tool is being used for what it is intended to be used for in this case.

Mr. Ponder moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions.

Mr. Clifton stated that to take an approach on a lot by lot basis because there is overall preference for more density is a step beyond where he is right now.

Mr. Gee noted if approved, this might be suggesting that upzoning the entire neighborhood is appropriate.

Ms. LeQuire noted if approved, in the future we should consider zoning in that area as a whole instead of lot by lot.

The vote was taken. (6-3-1) Mr. Clifton, Mr. Gee, and Ms. Blackshear voted against. Mr. Dalton recused himself.
Resolution No. RS2014-121

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-024-001 is Approved with conditions and disapproved without all conditions. (6-3-1)

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