

10. 2014SP-034-001

942 RIVERSIDE DRIVE

Map 083-07, Parcel(s) 090

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from SP-R to SP-R zoning for property at 942 Riverside Drive, approximately 170 feet south of Rosebank Avenue, (0.59 acres), to permit up to 11 dwelling units, requested by Dale & Associates, applicant; Venita Axley Teague, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 11 dwelling units

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 942 Riverside Drive, approximately 170 feet south of Rosebank Avenue (0.59 acres), to permit up to eleven attached dwelling units.

Existing 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.

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 a Variety of Transportation Choices
- Supports Infill Development

The proposed SP supports development that is consistent with the character of surrounding development and creates an opportunity for infill housing. In addition, the site is served by an existing transit route that runs along Riverside Drive which will be supported by the additional density proposed by the SP.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood Center (NC) policy is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. 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?

The proposed SP is consistent with the Neighborhood Center policy. The Neighborhood Center policy supports a variety of housing options in addition to small scale office and commercial. In addition, the proposed development is located adjacent to existing transit which will be supported by greater residential density as proposed by the SP.

PLAN DETAILS

The site is located on Riverside Drive south of Rosebank Avenue and east of Waters Avenue. Currently, there is an existing single-family dwelling on the subject property. Surrounding zoning includes CS, CL and R10, and the area includes a mixture of land uses. Access to the site is from Waters Avenue.

Site Plan

The plan proposes 11 attached residential units. The maximum height of the units will be three stories in 35' measured to the eave. A landscape buffer is proposed along the southern property line where the site is adjacent to an existing single-family dwelling.

The layout includes six units that front on Riverside Drive and three units that front on Waters Avenue. The units facing Riverside Drive and Waters Avenue will have front facades on those street frontages and include garages located at the rear of the units. Two other units are proposed to face north. Since one unit will have a side façade fronting Riverside Drive and the other will have a side façade on Waters Avenue, it is important that these units are designed so that the units relate well to those streets and enhance the pedestrian experience. Architectural images have not been included with the preliminary SP. The SP, however, includes notes and conditions that address the unit design. The design conditions address doorway

placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan.

Each unit provides two parking spaces that are located in garages featured on each unit. Two additional guest spaces are provided near the entrance to the site, and a knee wall and shrubbery will provide screening along Waters Avenue. The SP is in proximity to existing transit lines that run along Riverside Drive and Rosebank Avenue. Sidewalks are proposed along both the Riverside Drive and Waters Avenue street fronts. In addition, interior sidewalks are provided that connect the units to the proposed sidewalk network.

ANALYSIS

The proposed SP is consistent with the existing Neighborhood Center land use policy, and the plan meets two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

NASHVILLE ELECTRIC SERVICE RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Applicant will need to submit construction plans and pay capacity fees before the Final SP or Final Plat Stage.

PUBLIC WORKS RECOMMENDATION

No exception taken

- 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.

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 (210)	0.59	-	3 U	29	3	4

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)	0.59	-	11 U	106	9	12

Traffic changes between maximum: **SP-R** 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
-	-	-	+ 8 U	+77	+6	+8

SCHOOL BOARD REPORT

Projected student generation existing SP-R district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district could generate three more students than what is typically generated under the existing SP-R district. Students would attend Rosebank Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. 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 condition.

CONDITIONS

1. Uses within the SP shall be limited to eleven residential units.
2. 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.
3. The street facing side façades of Units 1 and 2 shall be designed so that the units relate to the streets. Architectural elevations shall be submitted with the final site plan and shall be reviewed by the Planning Department to determine if this goal has been met.
4. 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.
5. 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.
6. 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.

Ms. Sajid presented the staff recommendation of approval with conditions and disapproval without all conditions.

Michael Garrigan, 516 Heather Place, spoke in favor of the application.

Brett Withers, 1113 Granada Ave, spoke in favor of the application and stated that this is a great use of an SP.

Cody Devass, 940 Riverside Drive, spoke regarding adequate buffer concerns.

Michael Garrigan, asked for approval and stated they will continue to work through more of the details.

Chairman McLean closed the Public Hearing.

Mr. Ponder moved and Councilmember Hunt seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2014-141

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-034-001 is **Approved with conditions and disapproved without all conditions. (7-0)**

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