

2014SP-040-001

ACKLEN & LOVE

Map 104-06, Parcel(s) 160

Council District 18 (Burkley Allen)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for property located at Orleans Drive (unnumbered), at the corner of Orleans Drive and Acklen Avenue, (1.08 acres), to permit up to six detached residential dwelling units, requested by Dale & Associates, applicant; LVH, LLC, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 6 detached residential units.

Preliminary SP

A request to rezone from Single Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for property located at Orleans Drive (unnumbered), at the corner of Orleans Drive and Acklen Avenue, (1.08 acres), to permit up to six detached residential dwelling units.

Existing Zoning

Single Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 6 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

- Supports a Variety of Transportation Choices
- Supports Infill Development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. In addition, the site is served by an existing transit route that runs along West End Avenue which will be supported by the additional density proposed by the SP.

GREEN HILLS – MIDTOWN NASHVILLE COMMUNITY PLAN

Current Policy

Urban Neighborhood Maintenance (T4 NM) policy 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.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy which is intended to preserve the character of the existing neighborhood. The SP proposes detached dwelling units, which reflects the predominant development pattern in the area. 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 neighborhood.

PLAN DETAILS

The site is located at the east of the intersection of Acklen Avenue and Love Circle. Surrounding zoning includes RS7.5, R8 and ORI, and the area is characterized by a mixture of housing types and office uses. The property is located in the Hillsboro-West End National Register District.

Site Plan

The plan proposes six detached residential units with three units fronting Acklen Avenue and three units fronting Love Circle. Unit 4 includes a side façade oriented toward Acklen Avenue and incorporates a wraparound porch so that the building addresses both street frontages. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS, vinyl siding and untreated wood siding are prohibited as building materials. The maximum height for all units is 3 stories in 35' to the roof ridge line. The existing trees located between units 5 and 6 are to be preserved.

Parking for the units is provided in garages and several surface parking spaces are provided for guest parking. All parking is located interior to the site and is accessed from a driveway off Love Circle. The SP proposes to dedicate right-of-way along Acklen Avenue. Existing sidewalks are located along Acklen Avenue, and the SP proposes to extend sidewalks along Love Circle. Rain gardens are proposed along the Acklen Avenue frontage to address stormwater management, and the plan also includes a knee wall with a maximum height of 36" along the Acklen Avenue frontage.

ANALYSIS

The proposed SP is consistent with Urban Neighborhood Maintenance land use policy and supports two critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

HISTORICAL COMMISSION

Approved

STORMWATER RECOMMENDATION

Approved with comments

- If an adequate onsite stormwater discharge is not obtainable, then a direct connection into the MS4 will be required.

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- No on- street parking will be allowed along frontage. Apply to T&P to restrict parking along Love Circle frontage.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Applicant will need to pay required Capacity fees before Final SP approval. Either public sewer construction plans must be submitted and approved, or a variance and Letter of Responsibility approved, before Final SP approval.

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.
- Indicate curb and gutter along the property frontage. Lip of gutter should be placed at the EOP. EOP to be determined by the Traffic Engineer's comments.
- Dedicate ROW prior to building permit signoff.
- No stormwater discharge onto the public sidewalk will be permitted. Coordinate with MPW and Stormwater prior to final SP

Maximum Uses in Existing Zoning District: **RS7.5**

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)	1.08	5.80 D	6 U	58	5	7

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)	1.08	-	6 U	58	5	7

Traffic changes between maximum: **RS7.5** and **SP-R**

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 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 would generate three more students than what is typically generated under the existing RS7.5 zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools have been identified as over capacity. There is capacity within the cluster for additional high school students, but there is no capacity within the cluster or adjacent clusters for additional elementary and middle school students. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of 1 new middle student is \$26,000 (1 X \$26,000 per student), and the fiscal liability of 1 new high school student is \$36,000 (1 X \$36,000). 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 with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 6 detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.
4. Landscaping shall be provided to screen the garage attached to Unit 3 from Acklen Avenue.
5. A rear porch or landscaping, windows and façade articulation shall be provided to address Acklen Avenue.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. 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.
8. 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.
9. 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.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

Resolution No. RS2015-194

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-040-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. **Uses within the SP shall be limited to up to 6 detached residential units.**
2. **If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
3. **The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.**
4. **Landscaping shall be provided to screen the garage attached to Unit 3 from Acklen Avenue.**
5. **A rear porch or landscaping, windows and façade articulation shall be provided to address Acklen Avenue.**
6. **The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.**
7. **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.**
8. **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.

9. 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.
