

8. 2014SP-042-001

311 MADISON STREET

Map 082-09; Parcel (s) 414

Council District 19 (Erica Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IWD to SP-MU zoning for property located at 311 Madison Street, approximately 155 feet west of 3rd Avenue North and located within the Phillips-Jackson Street Redevelopment District, (0.03 acres), to permit a mixed-use development, requested by Brandon Brown, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 311 Madison Street, approximately 155 feet west of 3rd Avenue North and located within the Phillips-Jackson Street Redevelopment District, (0.03 acres), to permit a mixed use development.

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

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
- Creates Walkable Neighborhoods
- Promotes Compact Building Design

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of the surrounding Germantown neighborhood. The SP enables a functional building to be situated on a very small legal parcel.

The SP district incrementally 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 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 in an area where multiple modes of transit are present. There is a strong sidewalk network around the site, a B-Cycle station is located three blocks from the site at 5th Avenue and Monroe Street. There are numerous MTA transit lines nearby the site on 3rd and 5th Avenues as well on Jefferson Street to the south.

Further, the additional residential opportunity within a developed area of Nashville with available infrastructure is appropriate for higher density housing.

NORTH NASHVILLE COMMUNITY PLAN

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 Mixed Use policy supports compact mixed use development such as the type proposed with this SP. 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 currently vacant site is located in the Germantown neighborhood north of downtown Nashville and west of the southwest corner of 3rd Avenue and Madison Street. The subject property is a legal parcel that was established before September 1955. The property is surrounded by a mix of uses and zoning districts including CS, MUN and IWD. A large and dense residential SP was recently approved at the southeast corner of 3rd Avenue and Madison Street just east of the site. The abutting property to the east and south is currently vacant and zoned IWD.

Site Plan

The plan proposes one – three story building to cover most of the site. The building is proposed to contain a small commercial/ office space on the ground level and one dwelling on the upper floors. While on-site parking is not required by this SP since this is in an urban location, a two car garage will be situated in the rear of the building with access from the abutting alley. The principal pedestrian entrance to the building is oriented to Madison Street. The existing sidewalk along Madison Street is relatively narrow; however, it will be expanded in front of the building by one and half feet.

The site is located within the Phillips-Jackson Redevelopment District. MDHA approved the conceptual building design on September 16, 2014.

ANALYSIS

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

MDHA RECOMMENDATION

Approved

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Conditions if Approved

1. 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.
2. Provide parking per Metro Code.
3. Sidewalks along the property frontage are to be ADA compliant
4. If not existing, dedicate ROW along the alley frontage to provide 10 feet from the centerline,
5. Solid waste and recycling container(s) cannot be stored within ROW. Indicate location on plan.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.03	0.8	1,045 SF	4	1	1

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential ()	0.03	-	1 U	10	1	2

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail ()	0.03	-	467 SF	58	8	23

Traffic changes between maximum: **IWD** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+64	+8	+24

SCHOOL BOARD REPORT

This request would not generate additional students. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Approve with conditions and disapprove without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to all uses permitted in the MUN-A zoning district.
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 MUN-A zoning district as of the date of the applicable request or application.
3. 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.
4. 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.
5. 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.
6. 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.
7. Sidewalks along the property frontage are to be ADA compliant.
8. Dedicate 3' along the alley right of way.
9. Solid waste and recycling container(s) cannot be stored within right of way. Indicate location on plan.

Chairman McLean arrived at 5:12 p.m.

Ms. Blackshear recused herself and stepped out of the room.

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

Brandon Brown, 184 Chamberlain Street, spoke in favor of the application and noted that he has met all requirements of all necessary departments.

Patty Chambers, 1200 4th Ave and 1123 3rd Ave N, spoke in opposition to the application and noted that the biggest concern is public safety as the alley is very congested. Also concerned with stormwater runoff, drainage, and impervious surfaces.

Shawn Henry, 315 Deaderick Street, spoke in opposition to the application due to public safety and traffic concerns.

Brandon Brown asked for approval and noted that he will continue to work with every department to ensure all requirements are met as this moves from preliminary to final.

Mr. Clifton closed the Public Hearing.

Mr. Gee stated that he has no concerns with this application.

Ms. LeQuire stated that this is a creative use of a very tiny site.

Mr. Gee asked Metro Storm Water to address the concerns mentioned regarding storm water.

Steve Mishu, Metro Storm Water, stated that the trigger is typically 10,000 square feet; this is only 1,000 square feet.

Ms. LeQuire moved and Councilmember Hunt seconded the motion to approve with conditions and disapprove without all conditions. (8-0-1) Ms. Blackshear recused herself.

Resolution No. RS2014-244

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-042-001 is Approved with conditions and disapproved without all conditions. (8-0-1) " Ms. Blackshear recused herself.

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