

4. 2014SP-048-001

1008 JOSEPH AVENUE

Map 082-03, Parcel(s) 026

Council District 05 (Scott Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for property located at 1008 Joseph Avenue, approximately 230 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 2 detached dwelling units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for property located at 1008 Joseph Avenue, approximately 230 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached 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.*

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 Dickerson Pike which will be supported by the additional density proposed by the SP.

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

Community Center (CC) policy is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services,

and public benefit 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.

Detailed Policy

Mixed Use (MxU) is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy?

Yes, the proposed SP is consistent with the Mixed Use in Community Center land use policy. The Mixed Use in Community Center policy supports a variety of housing options, in addition to commercial uses. In addition, the proposed development is located adjacent to existing transit line which will be supported by greater residential density as proposed by the SP.

PLAN DETAILS

The site is located on Joseph Drive south of the intersection of Joseph Drive and Evanston Avenue, west of Dickerson Pike. The property is currently vacant. Surrounding zoning includes RS5 and CL, and the area includes a mixture of land uses. Access to the site is from the alley located to the rear of the property.

Site Plan

The SP would permit a detached two family dwelling or a single-family dwelling. The SP provides the following requirements:

Use	Single or Two Family Residential Detached
Number of Lots	1
Max FAR	0.6 (per lot)
Max ISR	0.7 (per lot)
Front Yard Setback	Section 17.12.030 (Metro Zoning Code)
Side Yard Setback	3'
Separation between units	6'
Rear Yard Setback	20'
Height Standards	2 Stories (29' at front setback and 35' max)
Lot Access	Rear Alley Only

The SP also provides conceptual house plans and provides further limitations which are as follows:

1. Two-family units must be detached.
2. Separation between units is subject to all Building and Fire Code requirements.
3. Façade Requirements:
 - 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" and a max of 48" from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.

ANALYSIS

The proposed SP is consistent with the existing Mixed Use in Community 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

Conditional if approved

- Add Preliminary Note to plans:
 (This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.)

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Applicant will need to pay capacity fees before the Final SP 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: **RS5**

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)	0.16	8.71 D	1 U	10	1	2

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
Single-Family Residential (210)	0.16	-	2 U	20	2	3

Traffic changes between maximum: **RS5** 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
-	-	-	+ 1 U	+10	+1	+1

SCHOOL BOARD REPORT

Projected student generation existing **RS5** district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would not generate any more students than what is typically generated under the existing RS5 district. Students would attend Glenn Elementary School, Jere Baxter Middle School, and Maplewood 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 two detached residential units.
2. Access shall be limited to the alley.
3. Parking shall not be permitted between the structures and Joseph Avenue.
4. 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 RS3.75 zoning district as of the date of the applicable request or application.
5. 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.
6. 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.
7. 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.

Roy Dale, 516 Heather Place, spoke in favor of the application and noted that it is an appropriate use in an appropriate location.

Dane Forlines, 805 N 2nd Street, spoke in opposition to the application due to the fact that this is considerably different than what is established. This does not reflect the current desire of the neighborhood.

Roy Dale explained that his client is interested in helping this area grow, being a good neighbor, and setting the right pattern for infill development within this community.

Chairman McLean closed the Public Hearing.

Mr. Clifton stated that he was hesitant in approving something like this without it being a little bit more than one lot at a time. He noted that we may be at the point where we don't need to be rezoning unless and until the area has at least some possibility of affordability.

Mr. Adkins moved and Councilmember Hunt seconded the motion to approve with conditions and disapprove without all conditions. (5-2) Mr. Clifton and Ms. Blackshear voted against.

Ms. Blackshear stepped out of the room at 5:35 p.m.

Resolution No. RS2014-188

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-048-001 is **Approved with conditions and disapproved without all conditions. (5-2)**

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