

10. 2014SP-049-001

16TH & BOSCOBEL

Map 083-13, Parcel(s) 483

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 404 South 16th Street, at the southwest corner of South 16th Street and Boscobel Street (0.14 Acres), to permit three detached units, requested by Dale & Associates, applicant; Dan Sloss, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 3 detached dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 404 South 16th Street, at the southwest corner of South 16th Street and Boscobel Street (0.14 Acres), to permit three detached units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 1 lot, including 1 duplex, for a total of 2 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 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 Shelby Avenue, which will be supported by the additional density proposed by the SP.

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 proposed SP is consistent with the existing policy. The Neighborhood General policy supports a variety of housing options. 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 southwest corner of the intersection of Boscobel Street and South 16th Street. Currently there is an existing single-family dwelling that is proposed to be removed. Surrounding zoning is R6, and the area is predominantly residential. Access to the site is from both South 16th Street and Boscobel Street.

Site Plan

The plan proposes 3 detached residential units. The site slopes significantly toward Boscobel Street and includes steep slopes greater than 25% on the northern half of the property. Several retaining walls are proposed throughout the site. A landscape buffer is proposed along the western property line where the site is adjacent to an existing vacant residential lot.

The overall site layout includes two units that front on South 16th Street and one unit that fronts on Boscobel Street. Since the corner unit will have a side façade fronting South 16th Street, it is important that this unit is 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 plan, however, includes notes that address design considerations for the

SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. The maximum height of the units will be three stories in 35' measured to the eave. Building elevations will be submitted and reviewed with the final SP site plan.

Two driveways, one from each street, are proposed on the site, and each is intended to also serve as a parking pad for one unit. Parking is provided off the alley for the unit at the corner of South 16th Street and the alley. Each unit includes two surface parking spaces. The SP is in close proximity to an existing transit line and bikeway that runs along Shelby Avenue. Sidewalks are proposed along both the South 16th Street and Boscobel Street frontages. A rain garden is proposed at the corner of 16th and Boscobel to address stormwater concerns.

LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION OVERLAY

This property is located in the proposed Lockeland Springs-East End Neighborhood Conservation Overlay expansion area (2014NHC-003-002), which is also on the June 26, 2014, Planning Commission agenda. MHC staff has reviewed the proposal for an SP at the southwest corner of S. 16th Street and Boscobel and recommend approval of the project.

ANALYSIS

The proposed SP is consistent with the existing Neighborhood General land use policy and meets two critical planning goals. Although the site does not have alley access, it is situated on a corner. In addition, the topography of the site is challenging. Consequently small cottages as proposed complement the neighborhood. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- See roads comments

WATER SERVICES RECOMMENDATION

Approved

- Applicant will need to pay capacity fees before the Final SP Stage.
- Applicant/Engineer will need to contact our Department to possibly look at the abandonment of the 1" existing water line.

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.
- Curb and gutter will be required with the lip of the proposed gutter on the existing EOP.

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.14	7.26 D	2 U*	20	2	3

*Based on one two-family lot.

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)	0.14	-	3 U	29	3	4

Traffic changes between maximum: R6 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	+9	+1	+1

SCHOOL BOARD REPORT

Projected student generation existing R6 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 R6 district. Students would attend Warner 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 conditions.

CONDITIONS

1. Uses within the SP shall be limited to three detached 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. 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
5. 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.

Approved with conditions and disapproved without all conditions. (6-0), Consent Agenda

Resolution No. RS2014-168

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-049-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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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. **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.**