

2. 2014SP-053-001

56TH & PENNSYLVANIA

Map 091-06, Parcel(s) 198-199
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 5600 and 5602 Pennsylvania Avenue, at the northwest corner of Pennsylvania Avenue and 56th Avenue North, (0.39 Acres), to permit up to nine residential dwelling units, requested by Dale & Associates, applicant; West Nashville Free Will Baptist Church, Inc., owner.

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

APPLICANT REQUEST

Permit nine residential dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 5600 and 5602 Pennsylvania Avenue, at the northwest corner of Pennsylvania Avenue and 56th Avenue North, (0.39 Acres), to permit up to nine residential dwelling 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 3 lots with 3 duplex lots for a total 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 Infill Development
- Creates Walkable Neighborhoods

The SP creates an opportunity for infill housing as it adds additional density in an area served by adequate infrastructure. In addition, sidewalks are proposed adjacent to the site which will increase walkability in an area that is not served currently by an existing sidewalk network.

WEST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes, the SP is consistent with the Urban Neighborhood Maintenance policy. This policy is intended to preserve the character of the existing neighborhood in terms of its development pattern, building form, land use and the public realm. The neighborhood includes variety of uses including single-family, two-family, educational and institutional uses. Furthermore, the SP proposes to keep the existing church building and adapt the structure to the proposed residential use.

PLAN DETAILS

The site is located at the northwest corner of the intersection of Pennsylvania Avenue and 56th Avenue North. A church is located on the site. Surrounding zoning is R6, and the area is characterized by a mixture of uses. Access to the site is from Pennsylvania Avenue.

Site Plan

The plan proposes 9 residential units. The maximum height of the units will be two stories in 35' with an exception for a rooftop terrace. A landscape buffer is proposed between the site and the existing single-family residence to the west.

The overall site layout includes four detached units located at the front of the property and five attached units at the rear. Two of the detached units front on Pennsylvania Avenue and maintain the rhythm of the street established by the

existing single-family residences to the west. The remaining units are oriented to an interior courtyard. The proposed attached units incorporate the existing church structure into the design. Currently the church is a one-story building, but the plan proposes not only to renovate the exterior but also to add an additional story. By providing an additional story, the units will be able to incorporate alley access in the first story.

The facades of units 1 and 2 that face Pennsylvania include porches and front doors with sidewalk connections. Since units 2, 3 and 9 have side façades with frontage on 56th Avenue North, 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 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. Building elevations will be submitted and reviewed with the final SP site plan.

All units include two parking spaces. The parking for the detached units incorporates one surface space and a second covered space while the attached units have two spaces available in garages that are accessed from the alley at the rear of the property. Sidewalks are proposed along both the Pennsylvania Avenue and 56th Avenue North street fronts. Interior sidewalks are provided that connect the units to the proposed public sidewalk.

ANALYSIS

The proposed SP is consistent with the Urban Neighborhood Maintenance and meets two critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP.
- Applicant will be required to submit construction plans and pay capacity fees before the Final SP will be approved.

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.
- With Final SP design coordination with MPW will be required to ensure ADA compliance for the proposed sidewalk construction. Existing utilities may need to be relocated or additional sidewalk construction may be required to meet ADA minimums.

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)	0.39	7.26 D	4 U*	39	3	5

*Based on two two-family lots.

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)	0.39	-	9 U	87	7	10

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
-	-	-	+ 5 U	+48	+4	+5

SCHOOL BOARD REPORT

Projected student generation existing R6 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 R6 district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School has been identified as over capacity. There is capacity within the cluster for elementary school students. 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 nine residential units.
2. The street facing side façades of Units 2, 3 and 9 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 Planning to determine if this goal has been met.
3. 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 zoning district as of the date of the applicable request or application.
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.

Approved with conditions and disapproved without all conditions. (8-0), Consent Agenda

Resolution No. RS2014-215

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-053-001 is **Approved with conditions and disapproved without all conditions. (8-0)**

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