

9. 2014SP-054-001

WOODLAND GROVE

Map 072-14, Parcel(s) 073.01, 072-073

Council District 07 (Anthony Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located at 1121 and 1125 Chester Avenue, approximately 610 feet east of Gallatin Pike, (1.2 Acres), to permit up to 16 detached residential dwelling units and a common house, requested by Dale & Associates, applicant; Woodland Street Partners, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit 16 detached 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 1121 and 1125 Chester Ave, east of Gallatin Pike (1.18 acres), to permit up to 16 detached 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 8 lots with 2 duplex lots for a total of 10 units.*

Proposed Zoning

Specific Plan-Residential 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

- Creates Walkable Neighborhoods
- Supports Infill Development
- Supports a Variety of Transportation Choices

This area is located in the East Nashville Neighborhood and is served by adequate infrastructure. The site is within walking distance to Gallatin Pike, an active corridor, providing retail and services. Bus service is located along Gallatin Pike and bus stops are within walking distance of the subject properties.

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

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 to the intent of the policy.

Detailed Policy

Single-Family Detached (SFD) is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Consistent with Policy?

Yes. The proposed SP requires that the housing be detached in order to keep the appearance of single-family homes. The Neighborhood General Policy also encourages alley access, which already exists along the rear of the property.

PLAN DETAILS

The site is approximately 1.18 acres (51,471 SF) acre in size and is located on Chester Avenue, east of the intersection of Gallatin Pike and Chester Avenue in East Nashville. Currently, each of the subject properties has a single-family residence on it. Vehicular access to the site is from Alley #2017, behind the development.

Staff Analysis

The plan proposes 16 detached residential units. The dwellings will be situated around a courtyard in the middle of the property. Within the courtyard, a common house will serve the 16 detached residential units. Six proposed dwellings will be situated along and oriented to Chester Avenue to ensure the development supports the existing development pattern along the street. Units are intended to be two stories with a maximum of 30 feet at the top of the roof. All units will provide a porch entry on the facades oriented to the street or courtyard. Front porches will have a three foot picket fence to enclose a private garden. Finished floors and porches will be raised a minimum of 18 inches and a maximum of 30 inches from the abutting average ground elevation.

Vehicular access to the site is limited to one entrance on the alley behind the site. The existing alley has 12 feet of right-of-way.

The applicant is required to widen the alley along the property frontage, to a total 16 feet of right-of-way, and pave the alley. All units will have access to the 34 parking spaces on north side of the lot. Sidewalks are proposed along the interior of the site, providing pedestrian access to each unit. The six units orientated to Chester Avenue will have sidewalks connecting to the existing sidewalk on Chester Avenue. Landscaping is shown throughout the development and a landscape buffer and fence has been provided along the west and east property lines. Architectural images have been included with the preliminary SP. The SP also includes notes that address design considerations such as doorway placement, glazing, window orientation and porches. Elevations for units orientated on Chester Avenue are required to be varied, so that the units do not have the same façade. 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.

ANALYSIS

The proposed SP is consistent with the Single-Family Detached in Neighborhood General land use policy, and the plan meets critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 0 Middle 0 High
Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

Schools Over/Under Capacity

The proposed SP-R zoning district would generate two more students than what is typically generated under the existing R6 district. Students would attend Rosebank 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.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken

WATER RECOMMENDATION

Approved as Preliminary SP.

- Will need to pay required capacity fees before Final SP can be approved.

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.
- Stormwater should be designed so as not to flow over the public sidewalk. Coordinate with MPW and Metro Stormwater prior to Final SP for roadside design.

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)	1.2	7.26 D	10 U*	96	8	11

*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)	1.2	-	16 U	154	12	17

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
-	-	-	+ 6 U	+58	+4	+6

CONDITIONS

1. Uses are limited to 16 detached residential units.
2. Bicycle parking shall be provided per Metro Zoning Code requirements.
3. No structure shall be more than three stories and shall be limited to a maximum height of 30 feet, measured to the ridge of the roof line. Building elevations shall be provided with the final site plan. The following standards shall be met:
 - a. Building facades fronting a street and courtyard 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 18 inches to a maximum of 30 inches from the abutting average ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
 - f. Elevations for units 1-6 shall be varied.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RM15 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.
8. Add the following note to plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.

Approved with conditions and disapproved without all conditions, (6-0-1), Consent Agenda

Resolution No. RS2014-192

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-054-001 is **Approved with conditions and disapproved without all conditions. (6-0-1)**

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