

## 2014SP-056-001

### PILLOW STREET RESIDENTIAL

Map 105-07, Parcel(s) 194-196  
Council District 17 (Sandra Moore)  
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 1400 Pillow Street and 411 and 413 Merritt Avenue, at the southeast corner of Pillow Street and Merritt Avenue, (1.0 Acres), to permit up to 34 attached residential dwelling units, requested by Civil Site Design Group, applicant; Mona Bennett, owner.

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

### APPLICANT REQUEST

**Permit up to 34 attached residential 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 1400 Pillow Street and 411 and 413 Merritt Avenue, at the southeast corner of Pillow Street and Merritt Avenue, (1.0 Acres), to permit up to 34 attached 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 7 lots with 1 duplex lot for a total of 8 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 creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. In addition, the site is served by an existing transit route that runs along Nolensville Pike which will be supported by the additional density proposed by the SP.

#### **SOUTH NASHVILLE COMMUNITY PLAN**

##### **Applicable Policy**

**NOTE: This application was submitted prior to the translation, so the LUPA policy applies.**

Neighborhood General (NG) policy 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.

##### **Growth and Preservation Concept Map**

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

##### Consistent with Policy?

Yes, the proposed SP is consistent with both the Neighborhood General and Urban Neighborhood Evolving policies. The SP introduces a new housing type to the area and adds additional density in an appropriate location. The application for this SP was filed prior to the translation to CCM policies.

#### **PLAN DETAILS**

The site is located at the southeast corner of the intersection of Pillow Street and Merritt Avenue. Surrounding zoning includes R6, CS and IWD, and the area is characterized by a mixture of land uses. Access to the property is from the alley that abuts the site to the south.

**Site Plan**

The plan proposes 34 attached residential units. The plan shows one building with frontage on both Pillow Street and Merritt Avenue. The building is pulled to the street and wraps the corner which helps to enhance the pedestrian experience. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address materials for the architectural elevations. Staff recommends that the plan include additional design standards that address doorway placement, glazing, window orientation and porches. The maximum building height is 3.5 stories and steps back to a 4<sup>th</sup> story with a maximum overall height of 48'. Staff also recommends that the plan incorporate a Type A landscape buffer yard between the site and the existing single-family residential to the east.

Access to the site is from the existing unimproved alley that is located to the south of the site. The plan proposes to dedicate right-of-way along the alley and to build the portion of the alley that abuts the site. Parking for the units is through a combination of surface parking that is located interior to the site and on-street parking that is proposed with the SP. Sidewalks are not currently available to the site. However, the SP proposes to install sidewalks along both street frontages.

**ANALYSIS**

The proposed SP is consistent with both the Neighborhood General and Urban Neighborhood Evolving policies and supports two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Fire Code issues for the structures will be addressed at permit application review.

**STORMWATER RECOMMENDATION**

**Approved with comments**

- Water quality overflows to be directed to a storm system.

**TRAFFIC & PARKING RECOMMENDATION**

**Approved with conditions**

- Provide adequate sight distance at access drives. Trim vegetation as needed.

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- As all our previous issues have been addressed on the latest SP plan revision (stamped received May 5, 2015) we recommend approval as a Preliminary SP only. The required capacity fees must be paid before Final SP approval.

**PUBLIC WORKS RECOMMENDATION**

**Approve 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.
- Continued coordination with MPW and Metro Stormwater to ensure stormwater design meets both departments' regulations. The stormwater system should be designed so as to not pond water within ROW (alley or street)
- The final design of the Pillow St and Merritt Ave streetscape is to be coordinated with MPW prior to final SP. The pavement cross sections, curb lines, sidewalks, etc. are to be per MPW standards and specifications.
- All ROW must be dedicated prior to the building permit signoff.

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)	1.0	7.26 D	8 U*	77	6	9

\*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
Multi-Family Residential (220)	1.0	-	34 U	330	21	37

Traffic changes between maximum: **R6** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 26 U	+253	+15	+28

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed SP-R district: 5 Elementary 5 Middle 4 High**

The proposed SP-R zoning district would generate eleven more students than what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Elementary School, Cameron Middle School, and Glenclyff High School. Fall-Hamilton Elementary School and Glenclyff High School have been identified as over capacity. There is capacity within adjacent clusters for additional high school students, but there is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated October 2014.

**Fiscal Liability**

The fiscal liability of 4 new elementary students is \$86,000 (4 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to up to a maximum of 34 residential units.
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 RM40-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include a Type A landscape buffer along the eastern property line, between the site and the existing single-family residence.
4. Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:
  - 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, except for dormers.
  - c. EIFS, vinyl siding and untreated wood siding shall be prohibited.
  - d. Raised foundations of 18-36" are required for residential buildings.
  - e. Porches shall provide a minimum of six feet of depth.
  - f. Side façades facing a public street shall incorporate additional glazing and/or landscaping to address the street.
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.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

**Resolution No. RS2015-173**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-056-001 is **Approved with conditions and disapproved without conditions. (6-0)**"

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