

11. 2014SP-057-001

HERMOSA STREET PARKING LOT

Map 092-03, Parcel(s) 355-358
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-A zoning and for final site plan approval for properties located at 1904, 1906, 1908B and 1910 Hermosa Street, approximately 350 feet east of 21st Avenue North, (0.74 acres), to permit an automobile parking lot, requested by James & Associates, Inc., applicant; Meharry Medical College, owner.

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

APPLICANT REQUEST

Preliminary SP to permit an automobile parking lot and for final site plan approval.

Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for properties located at 1904, 1906, 1908B and 1910 Hermosa Street, approximately 350 feet east of 21st Avenue North, (0.74 acres), to permit an automobile parking lot.

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 14 units.*

Proposed Zoning

Specific Plan-Auto (SP-A) 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 automobile uses.

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

District Major Institutional (D MI) policy is intended to preserve, enhance, and create Districts where major institutional uses are predominant and where the development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm. Land uses include large institutions such as medical campuses, hospitals, colleges and universities, and government community facilities as well as uses that are ordinarily ancillary to the principal use.

Consistent with Policy?

Yes. The request is consistent with the policy. The D MI was placed in this area specifically recognizing Fisk University, Meharry Medical College, St. Cecilia, Tennessee State University and Watkins College of Art and Design. The proposed parking area provides additional parking for Meharry College which supports its everyday operations. By providing additional parking there is less pressure to park along residential streets.

PLAN DETAILS

The subject site consists of four parcels with a total of approximately 0.74 acres (32,234 square feet). The site is located on the north side of Hermosa Street just west of 21st Avenue. A parking lot exists on the site today. There is also a large parking lot on the west side of this site than runs along 21st from Hermosa to Morena Street to the north.

The existing zoning does not permit stand-alone parking. Parking would only be permitted if it were associated with a residential use on the site.

Site Plan

The site plan calls for a total of 64 parking spaces. Access to the proposed parking lot is from the alley adjacent to the north site boundary.

ANALYSIS

The additional parking is intended to support Meharry Medical College which is recognized by the land use policy.

FIRE MARSHAL'S OFFICE

N/A

STORMWATER RECOMMENDATION

Approve with conditions

1. Provide Plan Review and Grading Permit fee of \$900 (payable to Metro Water Services) and the recording fee of \$77 (payable to Register of Deeds).
2. For the construction entrance, specify a minimum width of 20'.
3. Add the following note to plans: "Contractor to provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan."
4. Provide an "Initial" erosion control sheet. Specify amount of disturbance on this sheet.
5. Specify the type of matting to be used.
6. Double check pre and post drainage maps. It appears that drainage coming from properties from the east may drain toward the site?
7. Better show the locations of the ditches (1 and 2) on the plans.
8. For the pervious pavement, provide underdrains or infiltration testing showing that underdrains are not required.
9. Provide Public Works approval for the north and south discharge locations. Concentrated flows shouldn't drain towards ROW's.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. 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.
2. Widen and pave alley # 883 and alley # 586 past the driveway ramp.

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Permitted land uses shall be limited to automobile parking.
2. No permits for the SP shall be issued until the enacting ordinance for the SP is approved by Council. Permits may be issued for uses permitted by the existing RM20 zoning prior to the adoption of the SP or in the event the SP is not adopted.
3. Direct vehicular access to Hermosa Street shall not be permitted.
4. No signage other than directional signs as specified in Section 17.32.100, Informational signs for large sites shall be permitted.
5. 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 MUN zoning district as of the date of the applicable request or application.
6. 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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
7. 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.
8. 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, (6-0-1), Consent Agenda

Resolution No. RS2014-194

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-057-001 is **Approved with conditions and disapproved without all conditions. (6-0-1)**

CONDITIONS

- 1. Permitted land uses shall be limited to automobile parking.**
- 2. No permits for the SP shall be issued until the enacting ordinance for the SP is approved by Council. Permits may be issued for uses permitted by the existing RM20 zoning prior to the adoption of the SP or in the event the SP is not adopted.**
- 3. Direct vehicular access to Hermosa Street shall not be permitted.**
- 4. No signage other than directional signs as specified in Section 17.32.100, Informational signs for large sites shall be permitted.**
- 5. 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 MUN zoning district as of the date of the applicable request or application.**
- 6. 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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.**
- 7. 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.**
- 8. 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.**