

8. 2014SP-058-001

1032 MAYNOR AVENUE

Map 072-06, Parcel(s) 374

Council District 05 (Scott Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from OL to SP-R zoning for property located at 1032 Maynor Avenue, approximately 240 feet west of Gallatin Pike, (0.48 Acres), to permit up to six attached residential dwelling units, requested by Dale & Associates, applicant; The Catholic Diocese of Nashville, owner.

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

APPLICANT REQUEST

Permit six attached residential dwelling units.

Preliminary SP

A request to rezone from Office Limited (OL) to Specific Plan-Residential (SP-R) zoning for property located at 1032 Maynor Avenue, approximately 240 feet west of Gallatin Pike, (0.48 Acres), to permit up to six attached residential dwelling units.

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses.

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
- Supports a Variety of Transportation Choices

The proposed SP provides a transition between the commercial along Gallatin Pike and the residential uses to the west. Also, the SP creates an opportunity for infill housing. In addition, the site is served by an existing transit route that runs along Gallatin Pike, which will be supported by the additional density proposed by the SP.

EAST 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?

The proposed SP moves the area closer to the goals of the policy. The Urban Neighborhood Maintenance policy is intended to preserve the character of the existing neighborhood. The subject property is situated between single-family residential and commercial uses, and the proposed SP provides a transition between the two uses. 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 near the southwest corner of the intersection of Gallatin Pike and Maynor Avenue. Currently a paved parking area and fencing are located on the site. Surrounding zoning is MUL-A, R6 and RS7.5, and the area is characterized by a mixture of uses. Access to the site is from Maynor Avenue.

Site Plan

The plan proposes six attached residential units. The maximum height of the units will be 30' measured to the ridge of the roofline. Landscape buffers are proposed along the perimeter.

The overall site layout includes four units that front on Maynor Avenue and two interior units that front onto open space. The units facing Maynor Avenue will have front facades on that street frontage and include tuck under garages located at the rear of the units. The interior units also include garages with rear access. 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.

The units along Maynor Avenue include one parking space located in tuck under garages and the interior units include two spaces in each garage. Four additional parking spaces are provided parallel to the private driveway serving the development. The SP is in proximity to an existing transit line that runs along Gallatin Pike. The SP proposes a sidewalk along Maynor

Avenue. In addition, sidewalks are provided interior to the site and connect to the proposed public sidewalk on Maynor Avenue. Stormwater areas are designated along the Maynor Avenue street frontage, and the landscaping plan included with the SP indicates that these areas are to be landscaped.

ANALYSIS

The proposed SP moves the area closer to the goals of the policy and meets two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Conditional if approved

- Storm infrastructure along Maynor Avenue will be required.

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

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.
- Prior to Final SP, straighten driveway to remove the curve in the driveway.
- Prior to Final SP, widen driveway to 22' minimum width to facilitate 2 way travel.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.48	0.75 F	15,681 SF	321	43	97

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)	0.48	-	6 U	40	4	4

Traffic changes between maximum: **OL** 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
-	-	-	-	-281	-39	-93

SCHOOL BOARD REPORT

Projected student generation existing OL district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would generate one more student than what is typically generated under the existing OL district. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. Hattie Cotton 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 condition.

CONDITIONS

1. Uses within the SP shall be limited to six 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 RM15 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.

Approved (6-0), Consent Agenda

Resolution No. RS2014-204

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-058-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

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