

11a. 2014SP-066-001

SKY HOUSE NASHVILLE

Map 092-16, Parcel(s) 208, 210, 212, 214-215

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from CF to SP-MU zoning for properties located at 1707 Broadway and at 109, 115, 119 and 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South, (1.47 Acres), to permit a mixed use building of up to 25 stories in height, requested by Kimley-Horn, applicant; West End Capital, LLC, owner (See also Urban Design Overlay Case No. 2001UD-002-009).

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

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Core Frame (CF) to Specific Plan Mixed-Use (SP-MU) zoning for properties located at 109, 115, 119, and 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South (1.47 acres), to permit a mixed use development. The applicant is also seeking a cancellation of the Music Row Urban Design Overlay for this property.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

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

This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The development will have building entrances along the street frontages and parking placed away from street frontages, improving upon the walkable design of the surrounding streets. The project will replace existing office and retail buildings, intensifying development on an infill site. Use of the site is optimized by the use of structured parking with ground floor retail. The proposed multi-family units will provide additional housing choice within the surrounding community. Located along a bus line, the development will add residents to use public transportation and non-residential uses to provide a destination for public transportation users.

The concentration of high density residential, office, restaurant and retail uses will foster walking, biking and the use of public transportation.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Center Mixed Use Neighborhood (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

Consistent with Policy?

Yes. The proposed SP zoning district would provide high density residential and supportive structured parking and retail uses, which would support the already diverse mixed use area. The project is proposed to be 25 stories in height. The location of the project in relation to other planned projects, as well as the width of Broadway and the creation of a pedestrian oriented streetscape along Broadway, 17th and Division supports the proposed height of the building. The proposed development would provide more opportunities for living in the urban core of the city and the non-residential uses will provide amenities for people residing in the area as well as people working and visiting the area.

PLAN DETAILS

The site is located at the southwest corner of Broadway and 17th Avenue South. The site boundaries include Broadway to the north, 17th Avenue South to the east and Division Street to the south. The site is located within the Music Row Urban Design Overlay. The applicant has requested cancellation of the UDO for the included properties. The site is approximately 1.47 acres in size. Current uses on the site consist of small scale retail and office uses in individual buildings.

Site Plan

The plan calls for two separate buildings on the site. Building 1 is a 25 story building consisting of 352 residential units, amenity area and 4,938 square feet of ground floor retail. Building 2 is a 7 story building consisting of a 500 car parking facility with 5,770 square feet of ground floor retail. There is also a limited amount of surface parking. The following bulk standards apply:

| | |
|-------------|------------------------|
| Max ISR: | 1.0 |
| Max FAR: | 6.2 |
| Max Height: | 25 stories in 289 feet |

Vehicular access is from Broadway, 17th Avenue South and Division Street. Structured parking is provided at the corner of Division Street and 17th Avenue South. The SP will require that the total number of parking spaces comply with Metro requirements for the Urban Zoning Overlay. The plan calls for 14 foot sidewalks along Broadway and 17th Avenue South and 12 foot sidewalks along Division Street. The plan provides an area for outdoor dining on the Broadway frontage of the building. The plan will meet the requirements of the Bike Parking Ordinance.

Conceptual elevations have been provided. The pattern of the ground floor retail on the 25 story building has been carried over to the structured parking building to tie the two structures together and create a cohesive street frontage. The structured parking building also features tower elements with vertically oriented windows to mirror the windows in the primary building. Final elevations will be required with the final site plan.

Provided residential amenities include an amenity deck with club room, fitness room, and roof top pool. A dog walk area, dog wash, bike storage, and bike repair area are also provided.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals. The plan adds residential density as well as complimentary retail uses to a diverse area adding to the mixed use pattern that exists.

FIRE DEPARTMENT RECOMMENDATION

N/A

Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Preliminary SP approved with conditions (Stormwater):

A storm connection to Division may be permissible provided that final stormwater calculations show no surcharge from the storm / sanitary system.

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. Prior to Final SP submittal, coordinate with MPW to clearly define the street scape, sidewalk widths, access points – vehicular and pedestrian, roadway/ lane widths, etc.
3. Dedicate ROW to the back of sidewalk.
4. Pedestrian doors should not be designed to swing into the pedestrian path of travel.
5. All construction within the ROW should be to MPW standards and specification, include standard details with construction plans.
6. Valet zone if one is to be proposed, cannot be designed to occur from the travel lane.
7. If on street parking is to be removed on 17th Ave coordinate with Traffic and Parking Commission to remove.
8. A mandatory referral is required for the construction of any of the following within ROW: benches, trash cans, bollards, bike racks, public art, irrigation, etc. A mandatory referral requires approval by Metro Council and thus has a lengthy lead time.
9. With detailed site plan verify adequate sight distance is available at the vehicular access points with the proposed landscape plan installation.
10. At this time, remove the proposed public art from the ROW. The process for installing public art is to go through the TDOT Excess Land Committee. If approval is granted by TDOT we can install the art at a later date OR you may place the art on private property.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if Approved

In accordance with the recommendations of the TIS to off-set the additional traffic generated from the proposed development, the following traffic improvements are required:

Broadway (SR-106 / US-431) at Project Driveway 1

- Construct Project Driveway 1 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the northbound approach of Project Driveway 1.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

17th Avenue South at McGavock Street / Project Driveway 2

- Construct Project Driveway 2 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the eastbound approach of Project Driveway 2.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

Division Street at Project Driveway 3

- Construct Project Driveway 3 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the southbound approach of Project Driveway 3.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|----------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| General Office (710) | 1.36 | 5.0 F | 296,208 SF | 3079 | 448 | 441 |

Maximum Uses in Proposed Zoning District: **SP-MU**

| 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) | 1.36 | - | 352 U | 2257 | 176 | 221 |

Maximum Uses in Proposed Zoning District: **SP-MU**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 1.36 | - | 10,708 SF | 496 | 16 | 48 |

Traffic changes between maximum: **CF** and proposed **SP-MU**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | -326 | -256 | -152 |

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MU district: 1 Elementary 1 Middle 2 High

The proposed SP-MU zoning district could generate 4 additional students. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. Eakin Elementary is identified as being over capacity and there is no additional capacity for elementary school students within the cluster. West End Middle is identified as being over capacity and there is additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 1 new elementary school students is \$21,500 (1 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 that the request be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential and all other use permitted in the CF district. Multi-family residential shall be limited to up to 352 units.
2. A maximum of 10,708 square feet of non-residential space will be provided.
3. Finalized landscape plans shall be submitted with the final site plan and shall meet or exceed the standards of the Zoning Code for the CF district.
4. Bike parking shall be provided as follows:
Multi-family – 50 spaces (10 must be publicly available). The bike storage area can count toward required spaces. Show location of all spaces on Final Site Plan.
Restaurant/retail – assuming that 1 of the tenant spaces will be a restaurant, 12 publicly available spaces are required for the retail area.
5. Sidewalk widths shall be as per the adopted Major and Collector Street Plan.
6. 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 CF zoning district as of the date of the application request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
8. 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.
9. 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. (9-0), Consent Agenda

Resolution No. RS2014-231

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-066-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

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