

14. 2014SP-071-001

THE SUMMIT AT WHITE BRIDGE

Map 103-02, Parcel(s) 125 Map 103-06, Parcel(s) 026

Council District 20 (Buddy Baker)

Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 245 White Bridge Pike and White Bridge Pike (unnumbered), approximately 615 feet north of Kendall Drive, (1.71 acres), to permit up to 19 residential dwelling units, requested by Greg Smith, applicant; various property owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 19 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 245 White Bridge Pike and White Bridge Pike (unnumbered), approximately 615 feet north of Kendall Drive, (1.71 acres), to permit up to 19 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 13 lots with 3 duplex lots for a total of 16 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
- Provides a Range of Housing Choices

The proposed SP supports development that expands housing options in the neighborhood and creates an opportunity for infill housing. In addition, the site is served by an existing transit route that runs along White Bridge Pike which will be supported by the additional density proposed by the SP.

WEST NASHVILLE COMMUNITY PLAN

Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Consistent with Policy?

Yes, the proposed SP is consistent with both the Suburban Residential Corridor and Conservation policies. The Suburban Residential Corridor policy supports predominantly residential uses and recognizes that setbacks along the corridor may be deeper to avoid environmentally sensitive features. In addition, the SP is consistent with the Conservation policy on the site by situating most improvements away from environmentally sensitive features.

PLAN DETAILS

The site is located on White Bridge Pike, north of Kendall Drive and includes two parcels that are both currently vacant. Surrounding zoning is R6 and RM20, and the area is characterized by a mixture of land uses. Access to the site is from White Bridge Pike.

Site Plan

The plan proposes 19 attached residential units. The site includes steep slopes greater than 15% near the front of the property where the site has access to White Bridge Pike as well as at the rear of the property. A retaining wall is proposed along the south and east property boundaries. A landscape buffer is proposed along the northern property lines, adjacent to existing residentially zoned properties. Staff recommends that the plan include Type A buffers along all property lines shared with residentially zoned property.

The overall site layout includes four buildings with a total of 19 units. Two of the buildings which include nine units are oriented toward White Bridge Road, and the other two buildings which include 10 units face the rear property line. An interior driveway loops around the front of Units 1-9 and the rear of Units 10-19. The proposed buildings are 4 stories in 42' including rooftop deck, and the first floor of each building includes garage entries for each unit. The front doors of the units facing the rear property line are approximately 17 feet from the proposed retaining wall. To enhance the relationship between the units and the retaining wall, staff recommends that the plan incorporate landscaping to screen the retaining wall. Architectural images have been included with the preliminary SP and indicate that cement siding and cedar rainscreen siding will serve as the primary materials on the façades.

One access from White Bridge Road is proposed. Two parking spaces are provided for each unit in garages, and four additional parking spaces for guest parking are provided across from Units 4 and 5. The SP is in close proximity to an existing transit line runs along White Bridge Road. Existing sidewalks are located along White Bridge Pike, and the SP proposes an interior sidewalk that will tie into the existing public sidewalk network. Pervious pavement and two bio-retention areas located to the east of the units are proposed to address stormwater concerns.

ANALYSIS

The proposed SP is consistent with the existing Suburban Residential Corridor land use policy and meets three critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with Conditions

- Fire Code issues will be addressed at permit application review.
- With the maximum of 12% grade and the turning radius for the fire trucks meeting our requirements of the 25' inside and 50' outside, this will be acceptable.

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if Approved

- Sign "no parking" along access driveway.
- Comply with road comments regarding sight distance.

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP / Will need to pay require Capacity fees and submit construction plans for Public Water and Sewer extensions.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

- 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.

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)	1.71	7.26 D	15 U*	144	12	16

*Based on three 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)	1.71	-	19 U	182	15	20

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
-	-	-	+ 4 U	+38	+3	+4

SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district would generate one more student than what is typically generated under the existing R6 district. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School has been identified as over capacity. There is capacity within the cluster for middle 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 conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 19 residential units.
2. A final landscape plan shall be required with the final site plan; landscaping shall be incorporated to screen the portion of the retaining wall facing the front façades of Units 10-19.
3. A final landscape plan shall be required with the final site plan; type A landscape buffers shall be included along all property lines shared with residentially zoned property.
4. 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.
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.

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

Resolution No. RS2014-265

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-071-001 is **Approved with conditions and disapproved without all conditions. (6-0)**”

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