

10. 2014SP-077-001

SHELTON & WINDSOR

Map 072-03, Parcel(s) 343

Council District 07 (Anthony Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for property located at 1126 Shelton Avenue, at the southwest corner of Shelton Avenue and Windsor Avenue, (0.31 acres), to permit up to three detached residential dwelling units, requested by Dale & Associates, applicant; Jeff Kendig, owner.

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

APPLICANT REQUEST

Permit three residential dwelling units.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for property located at 1126 Shelton Avenue, at the southwest corner of Shelton Avenue and Windsor Avenue, (0.31 acres), to permit up to three detached residential dwelling units.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 1 unit.*

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 SP creates an opportunity for infill housing as it adds additional density in an area served by adequate infrastructure. In addition, the site is served by an existing transit routes that runs along Gallatin Pike and Greenfield Avenue 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?

Yes, the proposed SP is consistent with the Urban Neighborhood Maintenance policy. The policy is intended to preserve the character of the existing neighborhood in terms of its development pattern, building form, land use and the public realm. 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 at the southwest corner of the intersection of Shelton Avenue and Windsor Avenue, east of Gallatin Pike. Currently the site is vacant. Surrounding zoning is RS7.5, CL, MUL-A, and PUD, and the area is characterized by a mixture of uses. The site is also located within the Inglewood Place National Register Eligible Historic District.

Site Plan

The plan proposes three detached residential units. Unit 1 is oriented toward Shelton Avenue and includes a side façade on Windsor Avenue while units 2 and 3 both front Windsor Avenue. The maximum height of the units will be two stories in 35' measured to the roof pitch.

Architectural elevations have not been included with the preliminary SP, but notes that address design are incorporated into the SP. The design notes address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. The architectural notes also address the side façade of Unit 1 that fronts on Windsor Avenue; this side façade is also subject to the 25% glazing requirement for front façades.

Vehicular access to the site for all proposed units is from Windsor Avenue. All units include two parking spaces located in individual garages. Existing sidewalks are located along the Shelton Avenue frontage, and the SP proposes to continue the existing sidewalk network along the Windsor Avenue frontage. Interior sidewalks are provided that connect the units to the public sidewalks.

ANALYSIS

The proposed SP is consistent with the Urban Neighborhood Maintenance and meets two critical planning goals. Although Historical Commission staff has recommended disapproval, planning staff finds that the proposed design is appropriate as the site is located at a corner and is in close proximity of a commercial corridor. 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

HISTORICAL COMMISSION RECOMMENDATION

Disapprove with conditions

- The plan is located within the Inglewood Place National Register--Eligible Historic District. The Metropolitan Historical Commission (MHC) recommends disapproval of the plan as submitted. The MHC would recommend approval of the plan with the following conditions: combine Units 1 and 2 into one principal building oriented to Shelton with the separate, subordinate Unit 3 oriented to Windsor. The principal building should follow the setbacks established by adjacent historic buildings, and both infill buildings should be visually compatible (height, scale, massing, etc.) with adjacent historic buildings to best align with historic development patterns and preserve the historic context of the National Register-Eligible Inglewood Place Historic District.
- The MHC is charged to apply the Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) to all National Register-listed and National Register-eligible properties and districts when reviewing cases. Additionally, the MHC is a Certified Local Government (CLG). The National Register of Historic Places, the CLG program, and the Standards were created through the National Historic Preservation Act of 1966 and subsequent amendments as well as the Tax Reform Act of 1976 and subsequent codified regulations.

STORMWATER RECOMMENDATION

Conditional if approved

- Show a site discharge into an adequate downstream conveyance (if adding pipe, can add note stating that it may be required but will be evaluated during construction drawing review).

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP.
- For Final SP approval, the required public construction plans must be approved, and the required capacity fees (1-year commitment) must be paid.

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: **RS7.5**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.31 | 5.80 D | 1U | 10 | 1 | 2 |

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 |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.31 | - | 3 U | 29 | 3 | 4 |

Traffic changes between maximum: **RS7.5** and **SP-R**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | + 2 U | +19 | +2 | +2 |

SCHOOL BOARD REPORT

Projected student generation existing **RS7.5** district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would not generate any more students than what is typically generated under the existing RS7.5 district. Students would attend Dan Mills Elementary School, Isaac Litton Middle School, and Stratford High School. Dan Mills 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 conditions.

CONDITIONS

1. Uses within the SP shall be limited to three 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 RM9 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 architectural elevations showing raised foundations of 18-36” for residential buildings.
4. 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.
5. 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.
6. 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 disapprove without all conditions. (8-0), Consent Agenda

Resolution No. RS2014-306

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-077-001 is **Approved with conditions and disapproved without all conditions. (8-0)**”

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