

8. 2014SP-080-001

NORTH 5TH & DOUGLAS

Map 071-16, Parcel(s) 195-196

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for properties located at 1219 and 1221 N. 5th Street, at the southeast corner of Douglas Avenue and N. 5th Street, (0.42 acres), to permit up to seven dwelling units, requested by Dale & Associates, applicant; D218, LLC, owner.

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

APPLICANT REQUEST

Zone change to permit seven dwelling units.

Preliminary SP

A request to rezone from Single-Family Residential District (RS5) to Specific Plan – Residential (SP-R) zoning for property located at 1219 and 1221 North 5th Street, at the southeast corner of Douglas Avenue and North 5th Street, (0.42 acres), to permit up to seven dwelling units.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 3 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
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The proposal meets several critical planning goals based on its location and design. This site is located in an area that is served by adequate infrastructure. 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. Bus service is present along Lischey Avenue, one block away. Increased density through infill development makes bus service and similar transit services more feasible because it generates more riders. New sidewalks will provide an improved pedestrian connection to the neighborhood center located at Lischey Avenue and Douglas Avenue.

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

T4 Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Detailed Policy

Cleveland Park, McFerrin Park and Greenwood Detailed Neighborhood Design Plan (DNDP)

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

Consistent with Policy?

Yes. The Cleveland Park East Detailed Neighborhood Design Plan identifies the need to redevelop properties with a mixture of housing types including cottages, townhouses, and stacked flats. The proposed residential units provide that mixture of housing types in a strategic location within Subdistrict 2 as well as improved sidewalks for pedestrian activity.

PLAN DETAILS

The site is located at the corner of Douglas Avenue and North 5th Street. The site consists of two parcels, 1219 and 1221 North 5th Street. 1219 North 5th Street has an existing single family dwelling located on it; 1221 North 5th Street is vacant. The proposed SP includes seven dwelling units; three attached units will face Douglas Avenue and four attached units will face North 5th Street.

The alley will provide vehicular access to the seven dwelling units. Seven garage parking spaces and nine surface parking spaces have been provided. A six foot tall wooden shadowbox fence and landscaping will provide a buffer to the property south of this site.

Douglas Avenue is a collector street that provides circulation within and between neighborhoods in East Nashville. This SP includes a six foot sidewalk and a 6 foot planting street along Douglas Avenue as the Major and Collector Street Plan (MCSP) requires. The existing sidewalk will remain along North 5th Street.

Conceptual building elevations were not provided within the SP, however architectural standards have been included on the plan and shall be met with the final site plan. The standards include that building number three and four shall have façade requirements on front and sides facing the rain garden. The proposed residential units shall have a maximum height limitation of 40 feet measured to roofline.

ANALYSIS

The seven residential units will provide a well-designed development within the T4 Neighborhood Evolving policy and a mixture of housing types along the Douglas Avenue corridor.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review. Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

STORMWATER RECOMMENDATION

Approved with comments

- Add preliminary note to plan.

WATER SERVICES RECOMMENDATION

Approved

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

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Install on street parking restriction signage along North Fifth Street frontage. Parking restriction may require T&P application.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- ROW dedication must be recorded and submitted to MPW prior to building permit submittal.
- Coordinate the stormwater installation with MPW and Metro Stormwater.

Maximum Uses in Existing Zoning District: **RS5**

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)	0.42	8.71 D	3 U	29	3	4

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 (230)	0.42	-	7 U	53	6	6

Traffic changes between maximum: **RS5** 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	+24	+3	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 1 Elementary 1 Middle 0 High

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

Based on data from the Metro School Board last updated September 2013, the proposed SP permitting up to 7 dwellings will not generate additional students from what is generated by the existing RS5 zoning district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Evolving policy of the East Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of seven residential units.
2. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
3. No structure shall be more than three stories and shall be limited to a maximum height of 40 feet, measured to the roofline. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Building No. 3 and 4 shall have façade requirements on front and sides facing the rain garden.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
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 RM20-A zoning district as of the date of the applicable request or application.
5. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
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.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

Resolution No. RS2014-291

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-080-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

- 1. Uses within this SP shall be limited to a maximum of seven residential units.**
- 2. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.**

- 3. No structure shall be more than three stories and shall be limited to a maximum height of 40 feet, measured to the roofline. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:**
- e. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Building No. 3 and 4 shall have façade requirements on front and sides facing the rain garden.**
 - f. Windows shall be vertically oriented at a ratio of 2:1 or greater.**
 - g. EIFS and vinyl siding shall be prohibited.**
 - h. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.**
- 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 RM20-A zoning district as of the date of the applicable request or application.**
- 5. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.**
- 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.**
-