

## 2014SP-087-001

### HAWKEYE HILL

Map 083-09, Parcel(s) 453-454

Council District 06 (Peter Westerholm)

Staff Reviewer: Jennifer Nalbantyan

A request to rezone from R6 to SP-R zoning for properties located at 1505 and 1507 Holly Street, at the northwest corner of Holly Street and Lindsley Park Drive and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, (0.34 acres), to permit up to five dwelling units on three lots, including two lots with one or two-family dwelling units within a single structure on each lot and one lot with a single-family dwelling unit, requested by REM3 Studio, applicant; Allen and Janice Williams and Hawkeye Realty, LLC, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions including a variance for sidewalks along Lindsley Park Drive.**

### APPLICANT REQUEST

**Preliminary SP to permit up to five 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 1505 and 1507 Holly Street, at the northwest corner of Holly Street and Lindsley Park Drive and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, (0.34 acres), to permit up to five dwelling units on three lots, including two lots with one or two-family dwelling units within a single structure on each lot and one lot with a single-family dwelling unit.

#### **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 2 lots with 2 duplex lots for a total of 4 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 two residential building types.

### CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

### SUBDIVISION REGULATIONS

The properties at 1505 and 1507 Holly Street are located within the Lockeland Springs-East End Neighborhood Conservation Overlay District. Under Section 3-5.4 of the Subdivision Regulations, the Metropolitan Historical Commission or its designee shall provide a recommendation for the consideration of the Commission as to whether or not the proposed subdivision is consistent with the historical development pattern of the district and compatible with the character of the district in terms of lot size, lot frontage and lot orientation.

The subdivision shall meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

### EAST NASHVILLE COMMUNITY PLAN

#### **Current Policy**

Urban Neighborhood Maintenance (T4 NM) policy 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.

#### **DRAFT Preferred Future Policy**

No changes are proposed.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy which is intended to preserve the character of the existing neighborhood. The SP proposes detached dwelling units, which reflects the predominant development pattern in the area and maintains the existing context on both Holly Street and Lindsley Park Drive. The new single-family lot would orient towards Lindsley Park Drive directly across from an existing lot that also fronts onto Lindsley Park Drive and would be consistent with the existing development pattern on this street overall. This SP

proposes shared parking that will be more obscured than the existing parking pad on the corner lot, which currently fronts directly onto Lindsley Park Drive.

**PLAN DETAILS**

The request proposes to create one additional lot from the rear yards of the existing two lots for a new single-family home. Lots 1 and 2 are oriented towards Holly Street and have frontage of 50 feet. The new Lot 3 would orient towards Lindsley Park Drive and have frontage of 51.6 feet. Lot 3 will have access from Lindsley Park Drive.

There is an existing sidewalk along Holly Street but not on Lindsley Park Drive. Infill Subdivision Regulations Section 3-8 2.b.3. states, "Existing sidewalk present on the same block face. New sidewalk shall be constructed on all streets abutting the property wherever sidewalk(s) already exists on any block face that includes the proposed subdivision." The applicant is required to extend the sidewalk along the side of Lot 2 and the front of Lot 3 along Lindsley Park Drive. Width constraints of Lindsley Park Drive present a unique hardship; therefore, the applicant requested a subdivision variance to Section 3-8 2.b.3 and proposes to build the same length of sidewalk in an alternate location within Pedestrian Benefit Zone 4, which is a condition of approval.

**METROPOLITAN HISTORIC ZONING COMMISSION RECOMMENDATION**

The Metropolitan Historic Zoning Commission recommended approval at the October 2014 meeting of subdivision of 1505 and 1507 Holly Street with the condition that final construction plans shall be reviewed by MHZC.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Fire Code issues for the structures will be addressed at permit application review.

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Site will be required to meet the Stormwater Infill Ordinance.

**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.
- Per the note on the plans, prior to Final SP, submit engineered sidewalk construction plans for the offsite sidewalk construction to MPW for review.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exceptions taken**

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)	0.34	7.26 D	4 U*	39	3	5

\*Based on two 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
Single-Family Residential (210)	0.34	-	3 U	29	3	4

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
-	-	-	- 1 U	-10	0	-1

**METRO WATER RECOMMENDATION**

**Approved**

Approved as a Preliminary SP only. The following items need to be addressed by the Final SP:

- 1) Certain proposed construction within a public utility/sewer easement requires an approved easement encroachment. It appears permanent construction features will be built on top of MWS public sewer. Please submit for an encroachment with the Property Services Division of Metro Water Services.
- 2) A minimum amount of cover (typically 48 inches under paved surfaces, 30 inches unpaved) must be left on top of all public sewer. Please take this into account with all on-site grading work.
- 3) No proposed buildings shall be placed on top of existing private sewer service lines that are active. Also, if the proposed building will be parceled off into a separate lot, than two private service line easements must cross this northern lot to serve the two southern lots with sewer. These easements are 5-feet offset the alignment of the private service lines, meaning two 10-foot swaths of land must run clear across this new lot to the northern property line.

**SCHOOL BOARD REPORT**

**Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High**

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

The proposed SP-R will generate no additional students.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions, including a variance for sidewalks on Lindsley Park Drive.

**CONDITIONS (if approved)**

1. 150 linear feet of sidewalk shall be required in an alternate location where it would extend an existing sidewalk network within Pedestrian Benefit Zone 4. The alternate location shall be reviewed and approved by the Planning Department and Public Works at SP final site plan. Construction plans for the sidewalk consistent with Public Works standards shall be submitted with the SP final site plan. Sidewalk shall be constructed or bonded prior to recordation of the final plat.

Approve with conditions and disapprove without all conditions including a variance for sidewalks along Lindsley Park Drive. (8-0), Consent Agenda

**Resolution No. RS2015-1**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-087-001 is Approve with conditions and disapprove without all conditions including a variance for sidewalks along Lindsley Park Drive. (8-0)"**

**CONDITIONS**

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