

2015SP-001-001

THE ROW AT 6TH & GARFIELD

Map 081-08, Parcel(s) 445-446, 448, 450-451

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located at 1700, 1702, 1706, 1710 and 1712 6th Avenue North, at the northeast corner of 6th Avenue North and Garfield Street, (1.01 acres), to permit up to 20 multifamily dwelling units, requested by Dale & Associates, applicant; Bryan Development, LLC, owner.

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

APPLICANT REQUEST

Zone change to permit twenty multifamily 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 1700, 1702, 1706, 1710 and 1712 6th Avenue North, at the northeast corner of 6th Avenue North and Garfield Street, (1.01 acres), to permit up to 20 multi-family 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 7 lots with 1 duplex lot for a total of 9 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 attached residential buildings.

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 the southern side of the SP, along Garfield Street. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders. A new sidewalk along Garfield Street will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

NORTH NASHVILLE COMMUNITY PLAN

Current 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.

Proposed Policy

No change proposed.

Consistent with Policy?

Yes. The policy supports residential uses, including multifamily residential. The plan provides an urban form by placing the buildings along Garfield Street and 6th Avenue North and providing a private drive from the alley to access the buildings. The proposed multifamily residential units provide that mixture of housing types in a strategic location within North Nashville.

PLAN DETAILS

This site is located at the northeast corner of Garfield and 6th Avenue North, in north Nashville. The site consists of five existing parcels located at 1700, 1702, 1706, 1710 and 1712 6th Avenue South. 1702, 1706, 1710 and 1712 6th Avenue North have existing duplex dwellings; 1700 6th Avenue South is vacant. The parcels are within the Salemtown Worthy of Conservation District. However, the structures on these parcels have been determined to be non-contributing structures.

March 12, 2015, Planning Commission Meeting

The proposed SP includes 20 multifamily dwelling units. Eight attached units will front Garfield Street, seven attached units will front 6th Avenue South and five attached units will front a courtyard within the SP. The SP will be completed in two phases. Phase 1 will include the eight attached dwelling units fronting Garfield Street. Phase 2 will include the remaining 12 units.

The existing alley will provide two vehicular access points to the proposed dwelling units. The five attached units fronting the courtyard will have garage access off the existing alley. All units will have a two-car garage and six surface parking spaces have been provided on-site. A minimum of five bike parking spaces have been added near the courtyard, providing transportation options to the future residents. A "B-3" type landscape buffer will be installed along the northern property line to buffer the existing structures to the north of the site. Additional landscaping will be placed within the SP.

Garfield Street is a collector street that provides circulation within and between neighborhoods in North Nashville. This SP includes an eight foot sidewalk and a four foot planting street along Garfield Street as the Major and Collector Street Plan (MCSP) requires. The tree wells will be added to the existing sidewalk along 6th Avenue North. A five foot sidewalk shall be installed between units 13 and 14, to provide a pedestrian connection to 6th Avenue North. A sidewalk connection shall be made from the courtyard side walk to the sidewalk between units 13 and 14.

The properties within the SP have been designated as Worthy of Conservation by the Metro Historic Zoning Commission. The structures located on these parcels have been identified as non-contributing structures by the Metro Historic Zoning Commission. Architectural standards have been included on the plan and elevations will be provided with the final site plan. The standards include that buildings 1-5 shall have porches on the courtyard side, as well as the standard façade requirements. The proposed residential units shall have a maximum height limitation of 45 feet measured to roofline.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets several critical planning goals. The twenty multifamily residential units will provide a well-designed development within along the Garfield Street corridor.

HISTORIC ZONING COMMISSION RECOMMENDATION

Approved

- Within Salemtown WOC District, but parcels are vacant or contain non-contributing properties.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary SP only. Public utility construction plans must be approved before the Final SP can be approved

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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.
- Indicate dumpster and recycling container location onsite ~ indicate that they must be installed with phase 1

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)	1.01	7.26 D	8 U *	77	6	9

*Based on one two-family lot.

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)	1.01	-	20 U	159	15	17

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
-	-	-	+ 12 U	+82	+9	+8

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 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 2014, the proposed SP permitting up to twenty multifamily residential dwelling units will not generate additional students from what is generated by the existing R6 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 North Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 20 multifamily 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 RM20-A 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 five foot sidewalk shall be installed between units 13 and 14 and connect to 6th Avenue North. Sidewalk connection shall be installed from the courtyard sidewalk to the sidewalk between units 13 and 14.
5. No structure shall be more than three stories and shall be limited to a maximum height of 45 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. Buildings 1-5 shall have porches on the courtyard side. 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.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
 - 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 36 inches from the abutting average ground elevation.
6. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. The preliminary SP plan approved by the metropolitan council is of such detail that the executive director of the planning department or his designee may waive the submittal of a final site plan.
8. 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.
9. 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.
10. 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. RS2015-71

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-001-001 is Approved with conditions and disapproved without all conditions. (9-0)”

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