

## 2015SP-002-001

### 4TH & GARFIELD

Map 082-05, Parcel(s) 108

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 1618 4th Avenue North, at the southeast corner of 4th Avenue North and Garfield Street, (0.40 acres), to permit up to eight residential dwelling units, requested by Dale & Associates, applicant; Mark and Donya Waynick, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 8 residential units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1618 4th Avenue North, at the southeast corner of 4th Avenue North and Garfield Street, (0.40 acres), to permit up to eight 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 3 lots with 3 duplexes for a total of 6 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 Infill Development
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. In addition, the site is served by an existing bus routes that run along 3<sup>rd</sup> and 4<sup>th</sup> Avenues which will be supported by the additional density proposed by the SP.

### NORTH NASHVILLE COMMUNITY PLAN

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.

### DRAFT Preferred Future Policy

No change is proposed.

#### Consistent with Policy?

Yes, the SP is consistent with the Urban Neighborhood Evolving policy. The urban neighborhood evolving policy is intended to create neighborhoods that are compatible with the general character of urban neighborhoods in terms of its development pattern, building form, land use and the public realm while anticipating changes such additional density and the introduction of additional housing types.

### PLAN DETAILS

The site is located at the southeast corner of the intersection of 4<sup>th</sup> Avenue North and Garfield Street. Surrounding zoning includes CS, R6, SP and MUN, and the area is characterized by a variety of land uses. Access to the property is from the alley located to the east of the site.

#### Site Plan

The plan proposes 8 attached residential units. The maximum height for all units is 3 stories in 45' to the roof ridge line. Access to all units is via the existing improved alley located east of the site.

The overall site layout includes six attached units facing Garfield Street and two attached units facing 4<sup>th</sup> Avenue North. Unit 6 includes a side façade oriented toward 4<sup>th</sup> Avenue North and incorporates a bay window on the side façade. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding are not be permitted as building materials.

Parking is provided via a mixture of garage and surface parking and includes ample guest parking located interior to the site. The SP is located within easy walking distance of existing transit routes that run along 3<sup>rd</sup> Avenue North and 5<sup>th</sup> Avenue North. The SP proposes to improve the existing sidewalk network to the standards of the Major and Collector Street Plan. In addition, ten feet of right-of-way dedication is proposed along the Garfield Street frontage which is classified as a constrained collector.

**ANALYSIS**

The proposed SP is consistent with the Urban Neighborhood Evolving land use policy, and the plan meets two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

N/A

**HISTORICAL COMMISSION**

No exception taken

**STORMWATER RECOMMENDATION**

Approve

**TRAFFIC & PARKING RECOMMENDATION**

Approve with conditions

- Refurbish intersection pavement markings as necessary. ~ indicate on the Final SP documents.

**WATER SERVICES RECOMMENDATION**

Approve

- Approved as a Preliminary SP only, on the condition the applicant updates their availability study to reflect the latest unit count. (Latest study submitted by the applicant showed 7 units - this SP proposes 8 units.) Public utility construction plans must be approved before the Final SP can be approved.

**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.
- Prior to Final SP submit contract with private hauler for solid waste collection.

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)	0.40	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
Multi-Family Residential (230)	0.40	-	8 U	60	6	7

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	+21	+3	+2

**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 zoning district would not generate any more students than what is typically generated under the existing R6 zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. Buena Vista 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 October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to a maximum of 8 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 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.

Approve with conditions and disapprove without all conditions. (8-0), Consent Agenda

**Resolution No. RS2015-3**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-002-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"

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