

2015SP-014-001

SNYDER COURT

Map 091-10, Parcel(s) 148-149
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

A request to rezone from R8 to SP-R zoning for properties located at 5800 and 5802 Robertson Avenue, at the northwest corner of Robertson Avenue and Snyder Avenue, (0.28 acres), to permit up to 4 detached residential units, requested by William Snyder, applicant; Rick Griffith, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 4 detached residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for properties located at 5800 and 5802 Robertson Avenue, at the northwest corner of Robertson Avenue and Snyder Avenue, (0.28 acres), to permit up to 4 detached residential units.

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 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

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

WEST NASHVILLE COMMUNITY PLAN

Existing Policy

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 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 while anticipating changes such as additional density and the introduction of additional housing types. The neighborhood surrounding the site is characterized by a mixture of housing types. In addition, the subject property is located along Robertson Avenue which is classified as a collector street.

PLAN DETAILS

The site is located at the northwest corner of the intersection of Robertson Avenue and Snyder Avenue. Surrounding zoning includes R8, and the area is characterized by a mixture of housing types. Access to the property is from the existing improved alley that abuts the site to the north.

Site Plan

The plan proposes 4 detached residential units with two units fronting Robertson Avenue and two units fronting Snyder Avenue. Unit 2 includes a side façade oriented toward Snyder Avenue and incorporates a wraparound porch so that the building addresses both street frontages. 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 permitted as building

materials. The maximum height for all units is 3 stories in 35' to the roof ridgeline. Staff recommends that the plan incorporate a Type A-3 landscape buffer yard between the site and the existing single-family residential to the west.

Parking for the units is provided in garages and surface parking, and on-street parking will be available for guests. The SP proposes to widen the road and construct sidewalks along the Snyder Avenue frontage and improve the existing sidewalk at Robertson Avenue to the standards of the Major and Collector Street Plan.

ANALYSIS

The proposed SP is well designed and consistent with Urban Neighborhood Evolving land use policy and meets a critical planning goal. 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.

STORMWATER RECOMMENDATION

Conditional if approved

- Offsite storm improvements may be required (to be determined during Construction Drawing Review).

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve

- Approved as a Preliminary SP only. If needed, public construction plans must be submitted and approved prior to Final SP approval. The required capacity fees should be paid prior to Final SP stage.

PUBLIC WORKS RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **R8**

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)	0.28	5.44 D	2 U *	20	2	3

*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 (210)	0.28	-	5 U	48	4	6

Traffic changes between maximum: **R8** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 3 U	+28	+2	+3

SCHOOL BOARD REPORT

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would generate one more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School and Pearl-Cohn High School have been identified as over capacity. There is capacity within the cluster for additional elementary school students. There is capacity for high school students in an adjacent cluster. 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 4 detached residential units.
2. A Type A-3 landscape buffer yard shall be provided along the western property line.
3. 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 RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.
5. Pervious pavement shall be used for the private driveway.
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 or with final site plan application.
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.

Ms. Sajid presented the staff recommendation of approval with conditions and disapproval without all conditions.

Michael Garrigan, 516 Heather Place, spoke in favor of the application.

Bernard Pickney, 404 Dakota Ave, spoke in opposition to the application.

Fred Pickney, 5824 Leslie Ave, spoke in opposition and stated that he'd like to keep the single family character of the neighborhood.

Daniel Pickney, 5815 Leslie Ave, spoke in opposition, will negatively affect property values and quality of life; it doesn't fit with the character of the neighborhood.

Michael Garrigan spoke in favor of the application and asked for approval.

Chairman McLean closed the Public Hearing.

Mr. Haynes spoke in favor of the application and noted that this is an opportunity for us to gain some affordable housing stock.

Ms. Farr spoke in favor of the application and noted that she definitely supports expansion of affordable housing stock.

Mr. Adkins spoke in favor of the application.

Mr. Haynes moved and Councilman Hunt seconded the motion to approve with conditions and disapprove without all conditions. (8-1) Ms. Blackshear voted against.

Resolution No. RS2015-89

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-014-001 is **Approved with conditions and disapproved without all conditions. (8-1)**"

CONDITIONS

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2. **A Type A-3 landscape buffer yard shall be provided along the western property line.**
3. **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 RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
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