

17. 2015SP-015-001

SOUTH 12TH & DAVIDSON

Map 094-05, Parcel(s) 053-055

Council District 06 (Peter Westerholm)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for properties located at 1201 Davidson Street, 1203 Davidson Street and 1205 Davidson Street, at the northeast corner of Davidson Street and South 12th Street, (0.59 acres), to permit up to six detached residential dwelling units, requested by Dale & Associates, applicant; D221, LLC and Kudzu Real Estate, Inc., owners.

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

APPLICANT REQUEST

Zone change to permit six detached residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for properties located at 1201 Davidson Street, 1203 Davidson Street and 1205 Davidson Street, at the northeast corner of Davidson Street and South 12th Street, (0.59 acres), to permit up to six detached residential 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 attached residential buildings.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports infill development

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. A new sidewalk along Davidson and South 12th Street, connecting to an existing sidewalk along South 13th Street, will provide an improved pedestrian connection by providing pedestrians safe access to other areas. The request provides an additional housing option in the area.

EAST NASHVILLE COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenance (T4 NM)

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 change proposed.

Consistent with Policy?

Yes. The SP proposes six detached residential units on three lots within a single family residential neighborhood. This plan maintains the development pattern and land use in this neighborhood. The project is proposing sidewalk improvements to enhance the pedestrian connectivity of the area.

PLAN DETAILS

The site is along Davidson Street, between South 12th Street and South 13th Street. The site consists of three parcels located at 1201, 1203, 1205 Davidson Street. All three lots have existing dwellings located on them. The proposed SP includes 6 detached residential dwelling units that will have frontage on Davidson Street.

The proposed six units will be accessed by a private drive from South 12th Street. This drive will provide access to the 14 parking stalls provided on-site. This drive will not connect or provide thru access to South 13th Street because of the steep slope. There is an existing guardrail along the west side of South 13th Street that shall remain for safety purposes. The site has a small area of steep slopes/conservation policy toward the northern property line. The development works with the slope by placing the six detached units along the southern property line. No access will be allowed on South 13th Street due to the existing guardrail and steep slope.

Additional landscaping has been added along the east and west sides of the parking areas to buffer the parking. Davidson Street is a collector street that provides circulation within and between neighborhoods in East Nashville. This SP includes a six foot sidewalk and a four foot planting street along Davidson Street as the Major and Collector Street Plan (MCSP) requires. A five foot sidewalk and a four foot grass strip will be installed along South 12th Street.

Conceptual building elevation drawings were not provided within the SP, however architectural standards been included on the plan and shall be provided with the final site plan. The standards include that all detached structures shall have façade requirements on the front and sides facing a street; this includes units 1 and 6 that abut South 12th Street and South 13th Street respectively. The proposed residential units shall have a maximum height limitation of 35 feet measured to roofline.

ANALYSIS

The SP is consistent with the T4 Neighborhood Maintenance policy and meets several critical planning goals. The six detached residential units will provide a well-designed development along the Davidson Street corridor. The proposed SP is consistent with the land use polices and staff recommends approval with conditions.

FIRE MARSHAL RECOMMENDATION

N/A

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary SP only. Capacity fees should be paid before Final SP stage.

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.
- Remove notation for driveway to be in public access easement prior to Final SP.

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)	0.59	8.71 D	5 U	48	4	6

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)	0.59	-	6 U	58	5	7

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
-	-	-	+ 1 U	+10	+1	+1

METRO SCHOOL BOARD REPORT

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

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

Based on data from the Metro School Board last updated September 2014, the proposed SP permitting six residential dwelling units 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 T3 Neighborhood Maintenance policy of the East Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of six detached 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 RM15-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. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. Buildings 1-6 shall have porches on the Davidson Street 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, unless in a dormer.
 - 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.
 - e. Porches shall provide a minimum of six feet of depth.
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. 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.
7. 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.
8. 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.
9. 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. (6-0), Consent Agenda

Resolution No. RS2015-36

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-015-001 is **Approved with conditions and disapproved without conditions. (6-0)**"

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