

2015SP-018-001

WEDGEWOOD & CARVELL

Map 105-11, Parcel(s) 196-197
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 1712 Carvell Avenue and 524 Wedgewood Avenue, at the southeast corner of Carvell Avenue and Wedgewood Avenue, (0.69 acres), to permit up to eight residential dwelling units, requested by Dale & Associates, applicant; Max Khazanov and David & Judith Baker, 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 properties located at 1712 Carvell Avenue and 524 Wedgewood Avenue, at the southeast corner of Carvell Avenue and Wedgewood Avenue, (0.69 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 5 lots with 1 duplex lot 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
- 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 route that runs which will be supported by the additional density proposed by the SP.

SOUTH NASHVILLE COMMUNITY PLAN

Existing 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

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.

Consistent with Policy?

Yes, the SP is consistent with both the existing Urban Neighborhood Maintenance policy and the draft Urban Neighborhood Evolving policy. The Urban Neighborhood Maintenance policy is intended to preserve the character of the existing neighborhood in terms of its development pattern, building form, land use and the public realm while 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 variety of land uses that already includes a mixture of housing types as well as institutional, commercial and office uses. In addition, the subject property is located along Wedgewood Avenue which is classified as an arterial street.

PLAN DETAILS

The site is located at the northwest corner of the intersection of Wedgewood Avenue and Carvell Avenue. Surrounding zoning includes R6, CS, OR20 and SP, and the area is characterized by a variety of land uses including Fall-Hamilton Elementary School which is located across Carvell Avenue to the east of the site. Access to the subject property is from Carvell Avenue.

Site Plan

The plan proposes eight residential units and includes a mixture of attached and detached units. The maximum height for all units is 3 stories in 35' to the roof ridgeline. Four driveways are proposed on Carvell Avenue and are to be shared by the proposed 8 units. The plan also incorporates a significant buffer between the site and the existing residential to the west.

The overall site layout includes six units facing Carvell Avenue and two detached units facing Wedgewood Avenue. Unit 2 includes a side façade oriented toward Carvell Avenue and incorporates additional glazing requirements for the side façade 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 be permitted as building materials.

Parking is provided via a mixture of garage and surface parking and includes extra spaces for guest parking. The SP is located within easy walking distance of an existing transit route with a bus stop at the corner of Wedgewood Avenue and Bransford Avenue. The SP proposes to widen the road and construct sidewalks along the Carvell Avenue frontage and improve the existing sidewalk at Wedgewood Avenue to the standards of the Major and Collector Street Plan.

ANALYSIS

The proposed SP is consistent with both the existing Urban Neighborhood Maintenance and draft 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

Approved with conditions

- The unimproved portion of the street as it is 13.5' at the smallest portion will remain as is and be considered one-way traffic for FD access. Fire Code issues for the structures will be addressed at permit application review. No turnaround required for this project.

HISTORICAL COMMISSION

Approve

- Project includes demolition of a WOC building. MHZC recommends salvage.

STORMWATER RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve

- Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final SP stage. This approval does not apply to the private utility layout, which must be submitted for review to MWS Permits. The required capacity fees (30%) must be paid prior to Final SP approval.

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.
- ROW must be dedicated prior to building permit issuance.

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)	0.69	7.26 D	6 U *	58	5	7

* 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)	0.69	-	8 U	77	6	9

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
-	-	-	+ 2 U	+19	+1	+2

SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would generate two more students than what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Elementary School, Cameron Middle School, and Glencliff High School. Fall-Hamilton Elementary School has been identified as over capacity. There is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated October 2014.

The fiscal liability of 2 new elementary students is \$43,000 (2 X \$21,500 per student). This is only for informational purposes to show the potential impact of this proposal; it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to 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 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. 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.

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.

Heidi Basgall Favorite, 1711 Neal Terrace, spoke in opposition to the application due to height and density concerns.

Michael Garrigan noted that the plan is very appropriate and that community meetings will continue to be held.

Mr. Adkins closed the Public Hearing.

Mr. Clifton spoke in favor of the application based on the plan and the standards that the commission has approved.

Ms. Blackshear stated that the commission should support the application because of the plan however the neighbor's concerns are well taken.

Councilmember Hunt spoke in favor of the application and encouraged the applicant to have another community meeting.

Ms. LeQuire noted this is very compatible as a way to fit eight houses on the site and still meet a lot of criteria; creative plan for the site.

Ms. Farr spoke in favor of the application.

Mr. Clifton moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (8-0)

Resolution No. RS2015-56

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-018-001 is Approved with conditions and disapproved without all conditions. (8-0)”

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