

2015SP-020-001

CROLEYWOOD PARK

Map 090-12, Parcel(s) 269.01, 269

Council District 20 (Buddy Baker)

Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-MR zoning for property located at 606 and 608 Croley Drive, approximately 250 feet north of Ivy Street, (2.33 acres), to permit up to 22 units, requested by Nashville Civil, applicant; Goodson Family Trust, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Mixed Residential (SP-MR) zoning for property located at 606 and 608 Croley Drive, approximately 250 feet north of Ivy Street, (2.33 acres), to permit up to 22 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 12 lots with three duplex lots for a total of 15 units.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 multi-family units as well as single-family lots.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

This area 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 substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs.

WEST NASHVILLE COMMUNITY PLAN

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

No changes are proposed.

Consistent with Policy?

Yes. The policy supports residential development that is not inconsistent with the overall surrounding character. The character of the surrounding area does not have a consistent pattern of development, and contains a variety of land uses and residential forms (large and small residential lots as well as multi-family). The proposed development calls for residential building types that can be found in the area which includes single-family lots that are located along Croley Drive and at the back of the site, as well as groups of townhomes that are centrally located.

The subject site is adjacent to multi-family to the north, single-family to the south and west, and a park (Charlotte Park) to the east. The multi-family zoning district abutting the northern property line is zoned RM20. Properties in the district include single-family as well as multi-family uses. Approximately 92 units would be permitted if the approximately 4.6 acres of land in the district were redeveloped. This development provides a transition from the RM20 district to the north and the less dense single-family development pattern south of the site. The plan calls for detached units along Croley Drive which is consistent with the development pattern across the street and south of the site. The internal townhomes are pushed back from the southern property line so that they should not overwhelm the adjacent single-family homes.

PLAN DETAILS

The approximately 2.3 acre site, which is made up of two lots, is located on the east side of Croley Drive just south of Robertson Avenue. Both lots are very deep (approximately 647 feet), and each contains a single-family home. The site is relatively flat and there are no known environmental constraints.

Site Plan

The plan proposes seven single-family lots and 15 townhomes. Three single-family lots are proposed along Croley Drive and four are proposed at the rear of the site. The three units along Croley Drive would front onto Croley, and the four units at the back of the site front onto Charlotte Park. The fifteen townhomes include three groups of five attached units. The fifteen townhomes are pushed back from the southern property line and front onto open space.

Access to the site is proposed from a private drive off of Croley Drive. The drive is located along the northern property line. As proposed the drive would provide access for all units including the single-family lots along Croley Drive and at the rear of the site. The plan calls for two parking spaces per unit (44 spaces) and is providing 56 spaces.

The plan calls for new public sidewalk along Croley Drive. The sidewalk is five foot in width and the plan also calls for a four foot wide planting strip.

The plan calls for landscaping within the open space areas. It also calls for a ten foot wide "B" buffer yard along the southern property line.

ANALYSIS

The proposed SP meets several critical planning goals, and is not in conflict with the T4 NM policy. One minor staff issue includes the proposed single-family lots. Staff is recommending that the lots be removed and that the plan require that the units along Croley as well as the units at the back of the site be detached and that the units be separated by at least ten feet.

The units at the front and the back of the site are proposed to be on individual lots. Given the design of the project this could be problematic. One concern is that the access to the single-family lots will be through the multi-family development which could cause future maintenance issues. Furthermore, the layout will require a variance from the Subdivision Regulations for the lots that don't have street frontage. Finally, the proposed lots along Croley would not meet the infill requirements of the Subdivision Regulations.

Requiring that the units be detached and providing spacing requirements permits the development to maintain the single-family detached character that is across the street and to the south of the site while addressing technical issues. Staff is recommending that the minimum spacing of the units along Croley be ten feet which is consistent with the existing R8 zoning district which requires five foot side setbacks. By requiring the units along Croley be detached and separated by at least ten feet, then the existing character is maintain as it would be with the proposed lots and not impact the plans consistency with the T4 NM policy.

FIRE MARSHAL'S OFFICE

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Conditions if approved

- 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.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: 2 Elementary 1 Middle 1 High

Projected student generation proposed SP-MR district: 3 Elementary 2 Middle 2 High

The proposed SP-MR zoning district would generate three additional students than what is typically generated under the existing R8 zoning district. Students would attend Cockrill Elementary, McKissack Middle School, and Pearl-Cohn High School. There is no capacity for additional elementary and middle school students, but, there is additional capacity for high school students. There is additional capacity for additional high school students in the adjacent Maplewood, Whites Creek, Hillsboro and Hillwood clusters. This information is based upon data from the school board last updated October 2014.

FISCAL LIABILITY

The fiscal liability of one elementary student is \$21,500 (1 x \$21,500). The fiscal liability of one middle school student is \$26,000 (1 X \$26,000 per student). This is only for informational purposes to show the potential impact of this proposal, and is not a staff condition of approval. This information is based upon data from the school board last updated September 2014.

STAFF RECOMMENDATION

Staff recommends that the proposed SP be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Uses shall be limited to a maximum of 22 multi-family units.
2. Single-family lots are not permitted and shall be removed with the final site plan.
3. Units along Croley Drive and at the rear of the site must be detached and be separated by at least ten feet.
4. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. 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 for dormer windows.
 - 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. 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 RM9 zoning district as of the date of the applicable request or application.
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.

Approved with conditions and disapproved without all conditions (9-0), Consent Agenda

Resolution No. RS2015-58

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-020-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. Uses shall be limited to a maximum of 22 multi-family units.
2. Single-family lots are not permitted and shall be removed with the final site plan.
3. Units along Croley Drive and at the rear of the site must be detached and be separated by at least ten feet.
4. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. 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 for dormer windows.
 - 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. 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 RM9 zoning district as of the date of the applicable request or application.
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.