

## 2015SP-023-001

### PEARL AND FISK STREET

Map 092-08, Parcel(s) 134-135, 153, 366  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located on part of 1709 Pearl Street and at 423, 425 and 427 Fisk Street, at the southeast and southwest corners of Fisk Street and Pearl Street, (0.95 acres), to permit up to 50 residential units, within two buildings, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Michael D. Schmerling Partners, G.P. and Pearl Street Development G.P., owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit a multifamily residential development.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-R) zoning for properties located on part of 1709 Pearl Street and at 423, 425 and 427 Fisk Street, at the southeast and southwest corners of Fisk Street and Pearl Street, (0.95 acres), to permit up to 50 residential units, within two buildings.

#### **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 6 lots with 1 duplex lot for a total of 8 units.*

#### **Proposed Zoning**

Specific Plan-Mixed Use (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 residential uses.

#### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Provides a Range of Housing Choices

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. Bus service is present along D.B Todd Jr. Blvd, one block away from this SP. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders. A new six foot sidewalk along Pearl and Fisk Streets will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

#### **NORTH NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

#### **DRAFT Proposed Policy**

No change proposed.

#### Consistent with Policy?

Yes. The policy supports residential uses, include multifamily residential uses. The plan provides an urban form by placing the buildings along Pearl and Fisk Streets and providing parking behind the buildings. The proposed multifamily residential units provide mixture of housing types in a strategic location within North Nashville.

#### **PLAN DETAILS**

The proposed SP includes two buildings located on two sites at the southeast and southwest corner of Fisk Street and Pearl Street in North Nashville. The Pearl Street East portion consists of three existing parcels located at 423, 425, and 427 Fisk Street that are currently vacant. Pearl Street West portion is located at 1709 Pearl Street and is also vacant.

#### Pearl Street East Building

The first phase of the SP includes the Pearl Street East building. The building proposes 32 one-bedroom multifamily dwelling units along with 32 parking stalls placed in the rear of the site.

Vehicular access will be provided by 17th Avenue North, along the east side of the site. Access will not go through to Fisk Street.

Pearl Street West Building

The second phase of the SP includes the Pearl Street West building. The building proposes 18 one-bedroom multifamily dwelling units along with 18 parking stalls placed in the rear of the site.

Vehicular access will be provided by the existing alley, along the west side of the site. Access will not go through to Fisk Street.

The proposed buildings will frame both Pearl and Fisk Street and provide a pedestrian friendly environment. An additional six parking spots will be installed along Fisk Street, three spots on each side of the street. A minimum of 13 bike parking spaces; 8 spaces allocated to Pearl Street East and 5 spaces allocated to Pearl Street West have been providing transportation options to the future residents. An "A-3" type landscape buffer shall be installed along the southern property line, of both parcels, to buffer the proposed parking lot from the southern properties.

This SP includes a six foot sidewalk and a four foot planting street along Pearl and Fisk Streets as the Major and Collector Street Plan (MCSP) requires. A five foot sidewalk will be installed from 17th Avenue North Street along the rear of the Pearl Street East building to provide pedestrian access to the parking area. Pearl Street West will also have a sidewalk along that rear of the building abutting the parking area. A sidewalk connection from the Pearl Street sidewalk to the sidewalk in the rear of the Pearl Street West building, along that west side of the building is a condition of approval.

Architectural standards been included on the plan and elevations will be required with the final site plan. Both buildings shall have articulated street-facing facades and raised foundation requirements. Both residential buildings shall have a maximum height of three stories.

**ANALYSIS**

The SP provides a preliminary site plan and a development plan with the necessary conditions that will be used to regulate future development within the SP boundary. The SP is consistent with T4 Mixed Use Neighborhood land use polices. The proposed 50 multifamily residential units will provide a well-designed development along Pearl Street corridor. The proposed SP is consistent with the land use polices and staff recommends approval with conditions.

**FIRE MARSHAL'S OFFICE**

**Approved with conditions**

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

**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.
- The existing pavement dimensions on Pearl Street should be maintained. Install curb face at the existing edge of pavement/curb face. Final design of all roadside elements should be coordinated with MPW prior to the submittal of the Final SP.

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)	0.95	7.26 D	7 U *	67	6	8

\*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 (220)	0.95	-	50 U	427	29	46

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
-	-	-	+ 43 U	+360	+23	+38

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Verify sight distance at 17th Ave access point with field run survey prior to final SP.

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Offsite storm improvements will be required with this development.

**WATER RECOMMENDATION**

**Approved**

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final SP approval.

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R6 district: 2 Elementary 1 Middle 1 High**

**Projected student generation proposed SP-R district: 13 Elementary 7 Middle 5 High**

The proposed SP-R zoning district would generate 21 more students than what is typically generated under the existing R6 zoning district using the urban infill factor. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn High School. Pearl-Cohn High School is over capacity. There is capacity within the adjacent cluster for additional elementary students. This information is based upon data from the school board last updated September 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all staff conditions.

**CONDITIONS**

1. Uses shall be limited to a maximum of 50 multifamily residential units.
2. First floor residential units along Pearl Street shall have access and frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
3. The two first floor units in each building along Fisk Street, closest to Pearl Street, shall have frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
4. Prior to the final site plan application, the applicant shall evaluate whether the first floor unit farthest from Pearl Street in each building can be two stories and create an active street level presence with an entrance from Fisk Street that is below the grade of the other first floor units, with a second floor entrance to the parking to the rear of the building. Otherwise, street facades shall be pedestrian friendly through means of landscaping and architectural articulation of the building.
5. Raised foundations of 12-48" are required for both buildings, except where additional foundation is needed due to topography. Foundations over 48" without pedestrian entrances shall include articulation and landscaping elements.
6. Sidewalk shall be installed along the western side of the Pearl Street West building to connect the sidewalk along Pearl Street and the sidewalk abutting the parking lot.
7. A four foot planting strip shall be placed between the curb and the sidewalk along both buildings.
8. 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 MUL-A zoning district as of the date of the applicable request or application.
9. 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.
10. 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. Blackshear stepped back in the room at 6:55 p.m.

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

Tom White, 36 Old Club Court, spoke in favor of the application.

Mehalia Howard, 1708 Pearl Street, spoke in favor of the application and noted that it will be a great addition to the

neighborhood.

Dr. Ruth Ross Edmonds, 1704 Charlotte Ave, spoke in opposition to the application due to increased traffic and parking concerns.

(Name unclear), 1704 Charlotte Ave, spoke in opposition to the application due to increased traffic and parking concerns.

Tom White noted that his client meets and exceeds the parking requirements.

**Mr. Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of the application due to the expansion of affordable housing options in an urban core.

Ms. LeQuire spoke in favor of the application and expressed excitement for more affordable housing options.

Ms. Blackshear spoke in favor of the application and suggested that maybe there is a way to address the neighbor's concerns regarding parking.

**Mr. Clifton moved and Mr. Dalton seconded the motion to approve with conditions 1-10 and disapprove without conditions 1-10. (8-0)**

**Resolution No. RS2015-72**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-023-001 is **Approved with conditions 1-10 and disapproved without conditions 1-10. (8-0)**"

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