

## 2015SP-025-001

### 14TH & WEDGEWOOD

Map 105-09, Parcel(s) 021-022  
Council District 17 (Sandra Moore)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R for property located at 1727 and 1729 14th Ave. S., at the northwest corner of 14th Ave. S. and Wedgewood Avenue (0.25 acres), to permit four attached residential units, requested by Dale and Associates, applicant; Brennon Mobley and Metro Nashville Davidson County, owners.

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

### APPLICANT REQUEST

**Zone change to permit four attached residential units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for property located at 1727 and 1729 14th Ave. S., at the northwest corner of 14th Ave. S. and Wedgewood Avenue (0.25 acres), to permit four attached residential 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 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 attached residential buildings.

### CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choices
- Creates Walkable Neighborhoods
- 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 the southern side of the SP, along Wedgewood Avenue. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders. A new sidewalk along Wedgewood and 14<sup>th</sup> Avenue South will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

### GREEN HILLS - MIDTOWN COMMUNITY PLAN

#### **Current Policy**

T4 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.

#### **Detailed Policy**

##### **Edgehill Detailed Neighborhood Design Plan (DNDP)**

Single Family Detached (SFD) is intended for single-family housing; detached housing are single units on a single lot.

#### **Draft Preferred Future Policy**

No change proposed. However the Single Family Detached Policy is proposed to be removed with the policy update.

#### Consistent with Policy?

Yes. The policy supports residential uses within this urban neighborhood. The proposed draft policy intends to remove the Single Family Detached detailed policy in this area. The proposed attached residential units provide that mixture of housing types in a strategic location within Edgehill. The project will also provide sidewalk improvements to enhance the pedestrian connectivity of the area. The units will also mirror what is already constructed on the east side of 14<sup>th</sup> Avenue South at the corner. This project is consistent with the maintenance policy in that it bookends the west side of 14<sup>th</sup> Avenue South with a similar design along a major arterial street, thus, providing density at an appropriate location.

**PLAN DETAILS**

The site is located at the northwest corner of Wedgewood Avenue and 14th Avenue South, within the Edgehill Neighborhood. The site consists of two existing parcels located at 1727 and 1729 14th Avenue South. 1727 14<sup>th</sup> Avenue South has existing single family dwelling located on it; 1729 14<sup>th</sup> Avenue South is owned by Metro Nashville Davidson County and is vacant. The proposed SP includes four attached dwelling units that will front Wedgewood Avenue.

The existing alley to the west will provide vehicular access to the units via a shared drive. All units will have a two-car garage and two additional surface parking spaces have been provided on-site. A minimum of two bike parking spaces have been added along the western most residential units providing transportation options to the future residents. A "A-3" type landscape buffer will be installed along the northern property line to buffer the existing structures to the north of the site. Additional landscaping will be placed within the SP.

This SP includes an eight foot sidewalk and a six foot planting strip along Wedgewood Avenue as required by the Major and Collector Street Plan (MCSP). This sidewalk will be placed within a pedestrian easement. The existing five foot sidewalk and two foot grass strip shall be extended along 14<sup>th</sup> Avenue South, then transition around the curve the full grass strip and sidewalk along Wedgewood Avenue.

Conceptual building elevation drawings were not provided within the SP, however architectural standards been included on the plan and building elevations are required with the final site plan. Additionally, unit four shall have façade requirements and a porch that addresses both street frontages. The grade along Wedgewood Avenue is higher than other areas on the site. The grade decreases as the site extends north, to the rear of the site, along 14<sup>th</sup> Avenue South. The proposed residential units work with grade and surrounding neighborhood by limiting the height to a maximum of two stories along Wedgewood Avenue. As the grade decreases along 14<sup>th</sup> Avenue South, towards the rear of the site, a height limitation to three stories in 45 feet, measured from the rear roofline, is more appropriate.

**ANALYSIS**

The SP is consistent with the T4 Urban Neighborhood Maintenance policy and meets several critical planning goals. The four residential units will provide a well-designed development along the Wedgewood Avenue corridor providing density at an appropriate location along a major arterial street.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved with comments**

- Additional room for water quality may be required (to be determined during Final SP review).
- Offsite storm improvements may be required (to be determined during Final SP review).

**WATER SERVICES RECOMMENDATION**

**Approved**

- Approved as a Preliminary SP only. Public construction plans must be submitted and approved prior to Final SP stage. The required capacity fees must be paid for Final SP approval.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

**PUBLIC WORKS RECOMMENDATION**

**No exception taken**

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)	0.25	7.26 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 (230)	0.25	-	5 U	39	4	5

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
-	-	-	+ 3 U	+19	+2	+2

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 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 up to four attached residential dwelling units will not generate additional students from what is generated by the existing R6 zoning district.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of four attached 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. Sidewalk improvements along Wedgewood Avenue shall be within a pedestrian easement.
4. Sidewalk extension along 14<sup>th</sup> Avenue South shall be a minimum of five feet in width.
5. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings. No structure shall be more than three stories and shall be limited to a maximum height of 45 feet, measured to the rear roofline. No structure shall be more than two stories along Wedgewood Avenue. Building elevations for all street facades shall be provided with the final site plan. Building 4 shall have a porch on both street sides. The following standards shall be met:
  - a. Building facades fronting Wedgewood Avenue shall provide a minimum of one principal entrance (doorway). Building facades fronting Wedgewood and 14<sup>th</sup> Avenue South shall have a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
  - c. EIFS and vinyl siding shall be prohibited.
6. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. 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.
8. 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.
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. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions.

Preston Quirk, 2931 Berry Hill Drive, spoke in favor of the application and is in agreement with all staff conditions.

Brandon Burnette, 516 Heather Place, spoke in favor of the application and noted they are proposing sidewalks along both 14<sup>th</sup> and Wedgewood.

Theo Antoniadis, 1720 15<sup>th</sup> Ave S. spoke in opposition to the application due to decreased quality of life for neighbors in the area; will reduce privacy and light due to the height of the structure.

Preston Quirk stated they would be willing to work with the neighbors regarding the height issue.

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

Ms. Blackshear spoke in favor of the application and stated that the applicant addressed her concerns regarding height.

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

**Resolution No. RS2015-73**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-025-001 is Approved with conditions and disapproved without all conditions. (8-0)"**

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