

4. 2015SP-029-001

HART LANE COTTAGES

Map 060-12, Parcel(s) 057

Council District 08 (Karen Bennett)

Staff Reviewer: Lisa Milligan

A request to rezone from RS10 to SP-R zoning for property located at 115 Hart Lane, approximately 690 feet east of the intersection of Dickerson Pike and Hart Lane, (4.59 acres), to permit up to 26 multi-family residential units, requested by Dale & Associates, applicant; John Howard, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 26 residential units

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 115 Hart Lane (4.59 acres), to permit up to 26 multi-family residential units.

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 17 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 one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

This proposal meets several critical planning goals. 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. The project will intensify development on an infill site and provide for a different housing type than currently exists in the immediate area. Sidewalks are being provided along Hart Lane and internal roads to provide for a more walkable neighborhood.

EAST NASHVILLE COMMUNITY PLAN

Existing Land Use Policy

T4 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.

DRAFT Preferred Future Land Use Policy

No change proposed.

Consistent with Policy?

Yes. The proposed SP zoning is consistent with the proposed T4 NE policy. The proposed development is creating an additional housing option in this area while still being compatible with the general character of the area in regards to building placement. The units proposed along Hart Lane reflect the setbacks of the existing homes.

PLAN DETAILS

The site is located at 115 Hart Lane, north of Hart Lane and east of Dickerson Pike. The site is approximately 4.59 acres in size. The current use of the property is 1 single-family detached unit.

Site Plan

The plan proposes up to 26 multi-family residential dwelling units. All of the units will be single-family detached units. There are two units proposed along Hart Lane. The Hart Lane units will have similar setbacks to the existing homes along Hart Lane.

The plan provides sidewalks along Hart Lane, along Conviser Drive and within the open space/courtyard area. Vehicular access to garages and parking is from a series of alleys, except for the Hart Lane units which will gain access from

Conviser Drive. Street trees are proposed along Conviser Drive. Conviser Drive is stubbed out to the eastern property line, which will allow for a future connection to the existing Conviser Drive.

Architectural standards have been provided including specifications for raised foundations, window orientation, porches, materials, etc. Many units are planned with wraparound porches to provide for architectural interest.

ANALYSIS

The plan is consistent with the draft preferred future land use policy and adds housing choice to an existing urban neighborhood. The plan meets several critical planning goals including creating a more pedestrian friendly, walkable streetscape and providing an infill development on an underutilized urban lot.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

- A revised availability study has been submitted, which matches the unit count in this Preliminary SP (28 units). 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 prior to Final SP approval.

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.
- Indicate that the private alleys are to be dedicated into ROW prior to building permit approval

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **RS10**

| 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) | 4.59 | 4.35 D | 19 U | 182 | 15 | 20 |

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) | 4.59 | - | 28 U | 213 | 19 | 22 |

Traffic changes between maximum: **RS10** and **SP-R**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | + 9 U | +31 | +4 | +2 |

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 1 Elementary 1 Middle 1 High

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

The proposed SP-R zoning district will generate no additional students that what could be generated under the existing RS10 zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School and Maplewood High School.

None of the schools have been identified as being over capacity. This information is based upon data from the school board last updated October 2015.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The plan is consistent with the draft preferred future policy and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 26 multi-family residential units.
2. Side façades of units that face a public street shall provide the following: a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Elevations of side façades units facing a public street shall be submitted with the final site plan.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the application request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the 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. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Michael Garrigan, 516 Heather Place, spoke in favor of the application and noted that the Council Lady requested this be pulled from the consent agenda for discussion purposes only; she does not want it to affect the project.

Roy Dale, 516 Heather Place, spoke in favor of the application, would prefer there is no connectivity.

Chairman McLean closed the Public Hearing.

Ms. Farr moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions.

Mr. Gee asked the applicant to confirm that Council Lady Bennett does not want the connectivity.

Michael Garrigan confirmed and noted that many discussions have been had and a lot has to do with the name of the street; no one is fond of Conviser.

Mr. Gee asked if the Council Lady is opposed and it goes to Public Hearing, she could just bring back a different plan?

Mr. Bernhardt stated that this is an SP. If the motion on the floor is approved, it would be an approval with all of the recommendations or a disapproval without them. If the Council Lady changed it, it would be a disapproval.

Ms. LeQuire stated that if it were not to be connected, she would like to see the roadway not be a public right-of-way and the alleys be reduced in size.

Mr. Gee noted that the commission almost always votes for connectivity but stated that in this case, the commission could be voting for something that could likely change. He asked if a deferral would change the process and if a council bill had been filed.

Ms. Milligan clarified that a bill has not been requested yet.

Mr. Garrigan noted that Council Lady Bennett only wanted to have the conversation; she did not want it to affect the project. He stated that he didn't think she would want to change the stub road and eliminate the access through the council process.

Vote taken. (7-0)

Resolution No. RS2015-115

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-029-001 is **Approved with conditions and disapproved without all conditions. (7-0)”**

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