

2015SP-031-001

COTTAGES OF SOUTHVIEW

Map 093-15, Parcel(s) 336

Council District 17 (Sandra Moore)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for property located at 1056 2nd Avenue South, approximately 280 feet north of Mildred Shute Avenue, (0.34 acres), to permit up to 10 residential units, requested by Robinette Dyer Architects, applicant; FMBC Investments, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 10 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 1056 2nd Avenue South (0.34 acres) to permit up to 10 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 2 lots with 2 duplex lots for a total of 4 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 types.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Supports a Variety of Transportation 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. The site is located in close proximity to an existing bus line, allowing for residents to have choice in transportation options.

SOUTH NASHVILLE COMMUNITY PLAN

Existing Land Use 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.

DRAFT Preferred Future 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.

Consistent with Policy?

Yes. The plan is consistent with the draft preferred T4 NE policy. The plan proposes to intensify the development on an existing urban infill lot and providing additional housing choices in the area.

PLAN DETAILS

The site is located at 1056 2nd Avenue South, on the east side of 2nd Avenue South and north of Mildred Shute Avenue. The site is approximately 0.34 acres in size.

Site Plan

The plan proposes up to 10 multi-family units with 4 units fronting on 2nd Avenue South and the remaining 6 units located to the rear. Access for all units will be from an existing alley on the rear of the site. Sidewalks exist along 2nd Avenue South.

All units are accessed from a one way drive through the project. The units along 2nd Avenue South are proposed to be 2-stories and the rear units are proposed to be 3-stories. The units along 2nd Avenue South will each have 1 garage parking space while the rear units will each have 2 garage parking spaces. A wide internal sidewalk runs through the center of the property. Benches and planters are being provided to create an amenity area for the residents. Bicycle parking is provided as per the adopted Bicycle Parking Ordinance.

The units are proposed to be cedar rainscreen siding with split faced CMU foundations. Foundations will be raised between 18" and 36".

ANALYSIS

The proposed plan is consistent with the draft preferred T4 NE policy and meets several critical planning goals. The plan is intensifying the use on a underutilized urban lot and providing for additional housing options within the area.

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

- 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.
- Dedicate ROW prior building permit submittal.

TRAFFIC AND PARKING 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)	0.34	7.26 D	4 U *	39	3	5

*Based on two two-family lots.

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)	0.34	-	10 U	96	8	11

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
-	-	-	+ 6 U	+57	+5	+6

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

The proposed zoning would generate no additional students over what would be generated by the existing zoning.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as 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 10 multi-family residential units.
2. Updated architectural elevations that comply with the following conditions shall be provided with the Final SP:
 - a. Doors of units 1-4 shall be parallel to 2nd Ave S.
 - b. Units 1-4 shall have two windows per floor, including the garage level, on each side façade that is not attached to another unit.
3. A raised foundation of 18" - 36" is required for all residential buildings fronting a public street.
4. With the final site plan application, provide landscaping along any raised foundation over 36" for units 1-4 that is parallel to 2nd Avenue S.
5. 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 RM20-A zoning district as of the date of the application request or application.
6. 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.
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.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

Resolution No. RS2015-77

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-031-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 10 multi-family residential units.
2. Updated architectural elevations that comply with the following conditions shall be provided with the Final SP:
 - a. Doors of units 1-4 shall be parallel to 2nd Ave S.
 - b. Units 1-4 shall have two windows per floor, including the garage level, on each side façade that is not attached to another unit.
3. A raised foundation of 18" - 36" is required for all residential buildings fronting a public street.
4. With the final site plan application, provide landscaping along any raised foundation over 36" for units 1-4 that is parallel to 2nd Avenue S.
5. 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 RM20-A zoning district as of the date of the application request or application.
6. 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.
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.