

2015SP-035-001

TOWERY - 16TH AVENUE SOUTH SP

Map 104-08, Parcel(s) 412

Council District 17 (Sandra Moore)

Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to SP-O zoning for property located at 1518 16th Avenue South, approximately 520 feet south of Horton Avenue, and within the South Music Row Neighborhood Conservation Overlay District, (0.22 acres), to permit an office building, requested by Convent Place Partners, LLC, applicant and owner.

Staff Recommendation: Defer or disapprove.

APPLICANT REQUEST

Preliminary SP to permit an office building.

Preliminary SP

A request to rezone from Office/Residential (OR20) to Specific Plan-Office (SP-O) zoning for property located at 1518 16th Avenue South, approximately 520 feet south of Horton Avenue, and within the South Music Row Neighborhood Conservation Overlay District, (0.22 acres), to permit an office building.

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of four residential units and up to 7,666 square feet of office space.*

Proposed Zoning

Specific Plan-Office (SP-O) 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 office uses.

CRITICAL PLANNING GOALS

N/A

GREENHILLS-MIDTOWN COMMUNITY PLAN

District Office Concentration (D OC) policy is intended to preserve, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm.

Growth and Preservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed SP would permit an office use consistent with the policy. The plan also proposes sidewalks consistent with the Major and Collector Street Plan which fosters a more walkable street which is encouraged by the policy.

PLAN DETAILS

The site is approximately 0.22 acres in size and is located on the east side of 16th Avenue South in Music Row. The site is within the South Music Row Neighborhood Conservation Overlay. The property is currently vacant and aerial photography indicates that the property has been vacant since at least 2000.

The proposed SP is intended to permit slight variations from what is permitted under the current OR20 zoning district. The plan permits four deviations which are as follows:

1. Increased Floor Area. The proposed SP calls for 9,391 square feet of floor area which is approximately 1,725 more floor area than what is permitted under the current OR20 zoning district.
2. Increased Impervious Surfaces. The proposed SP permits an Impervious Surface Ratio (ISR) of 0.74. The current OR20 zoning district permits a maximum ISR of 0.70.
3. Decreased rear yard setback. The proposed SP would permit an approximately 11 foot setback at the rear of the property where the OR20 requires a minimum 20 foot rear yard setback. It is important to note that the Metro Historic Zoning Commission has the ability to permit adjustments to zoning setbacks, so the SP is not absolutely necessary for this deviation in standards.
4. Reduced perimeter parking landscape strip. The proposed SP does not require a perimeter landscape strip for the parking area. The existing zoning requires a minimum 2.5 foot strip.

Site Plan

The plan calls for a 9,391 square foot, two-story building. The front setback along 16th Avenue South is approximately 30 feet. Vehicular parking is located at the rear of the building which is accessed by the alley along the rear property line. The plan calls for a 2.5 foot ROW dedication along the alley. The plan also calls for a 1.5 foot ROW dedication along

16th Avenue S. The plan calls for an eight foot wide sidewalk and four foot wide planting strip. ROW dedications would not be required under the existing OR20 district.

ANALYSIS

Staff recommends disapproval or deferral based on the Planning Commission's February 12, 2015, policy directive to defer or disapprove any rezoning request on Music Row pending the development of an overall design plan for the future of Music Row after NashvilleNext. Any deferral would need to be until the study requested by the Commission has been completed so that staff and the Commission can evaluate the proposal under the study.

While staff is recommending disapproval, staff finds that this request could be differentiated from previous rezoning request in Music Row which led to the Commission's February 12, 2015, policy directive to defer or disapprove any rezoning in Music Row. The request is different in several ways:

1. The property is currently vacant and has been vacant for numerous years. Previous proposals were on developed sites, which required the demolition of structures considered important to the essence of Music Row. No structure will be demolished with this proposal.
2. The request includes only one lot and the scale of the proposal is similar to the scale of surrounding development. Previous proposals included numerous properties and called for structures that were not necessarily consistent with the surrounding development pattern in terms of scale.
3. The current zoning would permit development on the property. The proposed SP is intended to only permit minor deviations from the current OR20 zoning district. It is also important to note that if the property were to develop under OR20, the Metro Historic Zoning Commission could authorize different setbacks than what is required by zoning.
4. The site is within the South Music Row Conservation Overlay District and the design has been approved by the Metro Historic Zoning Commission (MHZC). MHZC staff is also recommending approval of the proposed SP. Previous rezoning requests have not been within an overlay and did not require the design to be approved by the MHZC.

FIRE MARSHAL'S OFFICE

N/A

METRO HISTORIC ZONING COMMISSION

Approved

The MHZC approved the plan including elevations on March 18, 2015.

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.
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- Indicate widening alley to ½ MPW standard ST-263 and dedicate 2.5' of ROW along the alley.
- A TIS may be required prior to final SP.

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends that the proposed SP be deferred or disapproved. If approved, then staff recommends that it be approved with conditions and disapproved without all conditions.

CONDITIONS (if approved)

1. Uses shall be limited to those uses permitted under the OR20 zoning district with the exception that no residential uses shall be permitted.
2. A Traffic Impact Study (TIS) may be required prior to the approval of any final site plan.
3. 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 OR20-A zoning district as of the date of the applicable request or application.
4. No vehicular access shall be permitted from 16th Avenue South.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon approval from the Metro Historic Zoning Commission or its designee. 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.

7. 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.

Mr. Swaggart presented the staff recommendation of deferral or disapproval.

Elliott Kyle spoke in favor of the application.

McClaine Towrey spoke in favor of the application.

Shawn Henry, 315 Deaderick Street, spoke in favor of the application and noted that this lot has been vacant for 15 years, it's a modest, two-story scale, and has neighborhood support.

Marshall Hall, 1025 Villa Place, spoke in favor of the application and noted that it will add to the neighborhood in a very meaningful way.

Chairman McLean closed the Public Hearing.

Ms. Farr spoke in favor of the application due to the fact that it is vacant property and it aligns nicely with the rest of the neighborhood.

Mr. Gee spoke in favor of the application.

Mr. Clifton moved and Mr. Gee seconded the motion to approve with conditions because rezoning is minimal. (7-0)

Mr. Gee left the meeting at 6:29 p.m.

Resolution No. RS2015-120

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-035-001 is **Approved with conditions and disapproved without all conditions because rezoning is minimal. (7-0)**"

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- 3. 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 OR20-A zoning district as of the date of the applicable request or application.**
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