

## 2015SP-037-001

### SOUTHGATE STATION

Map 105-11, Parcel(s) 019-020, 022, 309-310

Council District 17 (Sandra Moore)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MR zoning for properties located at 512, 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue, (1.97 acres), to permit a multi-family residential development with up to 46 units, requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 46 residential units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Residential (SP-MR) for properties located at 512, 514, 518, and 520 Southgate Avenue and 1608 Pillow Street (1.97 acres), to permit a multi-family residential development with up to 46 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 14 lots with 3 duplex lots for a total of 17 units.*

#### **Proposed Zoning**

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

### CRITICAL PLANNING GOALS

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

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 Southgate Avenue and Pillow Street to create a more walkable neighborhood.

### SOUTH NASHVILLE COMMUNITY PLAN

#### **Current Policy**

T4 Urban Neighborhood Maintenances (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.

#### **Growth and Preservation Concept Map**

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 proposed SP is consistent with the proposed T4 Neighborhood Evolving policy. The proposed development is intensifying an underutilized urban infill lot and provides three housing types within the development allowing for additional housing choice within the neighborhood. The development is also respectful of the existing land use patterns in the area by keeping the existing single-family home on Southgate Avenue and providing only single-family detached units along Southgate Avenue. The single-family detached units along Southgate Avenue will have similar setbacks to the existing homes along the street.

**PLAN DETAILS**

The site is located at 512, 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue. The site is approximately 1.97 acres in size. The property is currently used for 4 single-family detached units.

Site Plan

The plan proposes a multi-family residential development with up to 46 residential dwelling units. There are 3 residential dwelling types included in the proposed plan: single-family detached (11); single-family attached (13); and stacked flats (22).

Vehicular access will be from Pillow Street and from the existing public alley. Pillow Street runs through the middle of the development and provides access to both the west and to the east. The Pillow Street accesses are to surface parking lots that are located behind the single-family detached units fronting on Southgate Avenue. There is also access to the attached residential units from the existing public alley. Sidewalks are being provided along Southgate Avenue and along Pillow Street. Internal sidewalks are also provided throughout the development. The plan will be required to meet the standards of the Bicycle Parking Ordinance and provide 11 bicycle parking spaces.

The developer has proposed architectural guidelines for the project. All buildings must address the street frontage and green space with architectural treatments that may include windows, stoops and entrances, balconies, and porches. Street facing fronts of stacked flat buildings are proposed to have a minimum of 15% glazing. Raised foundations are proposed at a minimum of 18". Due to site topography, the developer is proposing that some foundations may be up to 5 feet in height. Staff recommends that raised foundations not exceed 4 feet, with limited exceptions. The maximum height of the units is 3 stories in 35 feet for the single-family detached units and 3 stories in 45 feet for the stacked flats and single-family attached units.

**ANALYSIS**

The plan is consistent with the Growth and Preservation Concept Map of T4 Neighborhood Evolving by providing for additional housing options on an underutilized urban site while respecting the existing form of the neighborhood. By providing single-family detached units along Southgate Avenue and tucking the surface parking, stacked flats, and attached units behind, the development is able to provide housing choice while maintaining the pattern of the neighborhood.

**FIRE DEPARTMENT RECOMMENDATION**

**Approved 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. The required public water and sewer construction plans must be submitted and approved prior to Final SP stage. The required 30% capacity fees must be paid prior to Final SP approval.

**PUBLIC WORKS RECOMMENDATION**

**No exception taken**

- 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.

**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)	1.69	7.26 D	15 U *	144	12	16

\*Based on three two-family lots.

Maximum Uses in Proposed Zoning District: **SP-MR**

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)	1.69	-	46 U	403	27	43

Traffic changes between maximum: **R6** and **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 31 U	+259	+15	+27

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed SP-MR district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning district could generate fewer students than could be generated under the current zoning.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the plan is intensifying an underutilized urban site and providing a mix of housing options in an area with existing transit service.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 46 multi-family residential units.
2. On the corrected set, provide Bicycle Parking as per the adopted Bicycle Parking Ordinance (11 spaces; 2 of these must be publicly available)
3. Provide detailed landscaping plans with the submittal of the Final SP.
4. With the submittal of the Final SP, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
5. Raised foundations shall be a minimum of 18" and shall not exceed 48", except where additional foundation is needed due to topography. Foundations over 48" without pedestrian entrances shall include articulation and landscaping elements.
6. On the corrected set, revise the height note as follows: Single-family detached units limited to 3 stories in 35 feet. Stacked flat and single-family attached units limited to 3 stories in 45 feet.
7. On the corrected set, add the following standards:
  - a. All detached and attached units shall provide a minimum of 1 principal entrance and a minimum of 25% glazing along all facades fronting a street or open space.
  - b. On detached and attached units, windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Stacked flat buildings must address Pillow Street through primary pedestrian entrances and use of balconies, glazing, or other methods.
8. On the correct set, remove Note 8 from Architectural Notes.
9. On the correct set, update Architectural Note 4 to apply only to the stacked flat buildings. Revise the note to apply to facades along street frontages as well as facing open space, courtyards and parking areas.
10. On the corrected set, update all references to unit count and acreage to reflect the updated plan.
11. 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.
12. 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.
13. 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.
14. 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. (5-0-1), Consent Agenda

**Resolution No. RS2015-170**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-037-001 is Approved with conditions and disapproved without all conditions. (5-0-1)"**

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