

## 2015SP-038-001

### ETHEL & LESLIE

Map 091-10, Parcel(s) 125-131  
Council District 20 (Buddy Baker)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning for property located at 5825 and 5827 Leslie Avenue and Leslie Avenue (unnumbered - four parcels), on the south side of Leslie Avenue between Sterling Street and Ethel Street, (1.26 acres), to permit up to 15 detached residential units, requested by Dale & Associates, applicant; Leslie Avenue, G.P., owner. **Staff Recommendation: Approve with conditions and disapprove without all conditions, including revised conditions that limit the number of units to 13 detached residential units with a height limitation of two stories within 35 feet; a revised site plan shall be submitted to prior to the 3<sup>rd</sup> Reading at Council.**

### APPLICANT REQUEST

**Zone change to permit 15 detached residential units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for property located at 5825 and 5827 Leslie Avenue and five parcels of Leslie Avenue (unnumbered), on the south side of Leslie Avenue between Sterling Street and Ethel Street, (1.26 acres), to permit up to 15 detached residential units.

#### **Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *There are currently 7 lots, none of which are eligible for duplexes, for a total of 7 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

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports infill development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. A new sidewalk along Ethel Street, Leslie Avenue and Sterling Street that will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

### WEST NASHVILLE COMMUNITY PLAN

#### **Current 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.

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

No change proposed.

#### Consistent with Policy?

Yes. The policy supports the proposed detached residential units through form and interaction with the public realm. The SP will provide a mixture of housing types in a strategic location within West Nashville while providing improved pedestrian connectivity. The Neighborhood Evolving Policy also encourages improved alley access, which already exists along the rear of the property.

### PLAN DETAILS

The site encompasses the entire block between Ethel and Sterling Streets, along Leslie Avenue in West Nashville. The site consists of seven existing parcels located at 5825 and 5827 Leslie Avenue and five parcels of Leslie Avenue (unnumbered). 5825 and 5827 Leslie Avenue have existing dwellings located on them; the other five parcels are vacant. The proposed SP includes 15 detached dwelling units; 11 units front Leslie Avenue, two units will front Ethel Street and two units will front Sterling Street.

The existing alley, between Sterling Street and Ethel Street, will be improved to public alley standards and will provide vehicular access from Ethel and Sterling Streets to the proposed dwelling units. Units 1 and 15 will have a two-car garage accessed from the alley. Additional surface parking for 21 vehicles has been provided on-site, off the alley. Right-of-way will be dedicated along Leslie Avenue that will allow for 12 additional parking stalls along the street. This SP has met and exceeded the Metro Zoning Code parking requirements. A courtyard will be established between the units and the on-site parking area to provide an active open space and landscaping. Additional landscaping will be placed throughout the SP.

Ethel, Leslie and Sterling Streets are identified as local streets in the Major and Collector Street Plan (MCSP). A new five foot sidewalk and a four foot planting strip will be installed along each street; each residential unit will have a connection to these sidewalks. Additionally, interior sidewalks, five feet in width, shall provide a pedestrian connection to the courtyard and the on-site parking area.

Architectural standards been included on the plan and shall be provided with the final site plan. The standards include that buildings 3 and 13 shall have wraparound porches on each street side, as well as the standard façade requirements. The proposed residential units shall have a maximum height limitation of three stories within 35 feet, measured to roofline.

**ANALYSIS**

The SP is consistent with the T4 Neighborhood Evolving policy and meets two critical planning goals. The 15 detached residential units will provide a well-designed development within West Nashville that needs additional housing.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES RECOMMENDATION**

**Approved**

- Approved as a Preliminary SP only. The required public 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.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- Apply to Traffic and Parking to restrict on street parking along Ethel and Sterling Street frontage.

**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.
- Prior to Final SP, revise the plans to indicate that all utility crossings within the ROW are at 90 degree angles with the centerline.
- Prior to building permit approval dedicate ROW to the back of the sidewalk along all public streets.

Maximum Uses in Existing Zoning District: **R8**

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)	1.26	5.44 D	7 U *	67	6	8

\*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 (210)	1.26	-	15 U	144	12	16

Traffic changes between maximum: **R8** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 8 U	+77	+6	+8

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 3 Elementary 2 Middle 2 High

The proposed SP-R zoning district could generate 4 more students than what is typically generated under the existing R8 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School and Cane Pearl-Cohn High School have been identified as over capacity. There is capacity within the cluster for middle school and high school students. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Evolving policy of the West Nashville Community Plan.

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of 13 detached residential units.
2. No structure shall be more than two stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. Buildings located on the northeast and northwest corners of the property shall have wraparound porches on each street side. The following standards shall be met:
  - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except in dormers.
  - c. EIFS and vinyl siding shall be prohibited.
3. Planning Staff shall receive a revised site plan consistent with the conditions of approval prior to the third reading at Council.
4. 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 RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.
6. The dumpster and recycling area shall be screened by a six foot opaque fence.
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.

Approve with conditions and disapprove without all conditions, including revised conditions that limit the number of units to 13 detached residential units with a height limitation of two stories within 35 feet; a revised site plan shall be submitted to prior to the 3<sup>rd</sup> Reading at Council. (6-0), Consent Agenda

**Resolution No. RS2015-171**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-038-001 is **Approved with conditions and disapproved without all conditions, including revised conditions that limit the number of units to 13 detached residential units with a height limitation of two stories within 35 feet; a revised site plan shall be submitted to prior to the 3<sup>rd</sup> Reading at Council. (6-0)**"

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**e. Windows shall be vertically oriented at a ratio of 2:1 or greater, except in dormers.**

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