

2015SP-040-001

GREENWOOD VILLAGE

Map 083-02, Parcel(s) 274

Council District 06 (Peter Westerholm)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-MU zoning for property located at 1716 Greenwood Avenue, at the southeast corner of Greenwood Avenue and Chapel Avenue, located in the Eastwood Neighborhood Conservation District, (3.27 acres), to permit residential and a mixed use development, requested by Dale & Associates, applicant; Greenwood Village, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit residential and a mixed use development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 1716 Greenwood Avenue, at the southeast corner of Greenwood Avenue and Chapel Avenue, located in the Eastwood Neighborhood Conservation District, (3.27 acres), to permit residential and a mixed use development.

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 23 lots with 5 duplex lots for a total of 28 units.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential, retail, restaurant, office and home occupation.

EAST NASHVILLE COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenance (T4 NM) 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.

Requested Community Character Policy

Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

The proposed SP is not consistent with the existing policy. A community plan amendment (2015CP-005-002) has been requested to amend the *East Nashville Community Plan* by amending the current Community Character policy of Urban Neighborhood Maintenance (T4 NM) to Urban Neighborhood Center (T4 NC).

Staff is recommending withdrawal of the proposed plan amendment. However, the application is consistent with the proposed NashvilleNext language that guides adaptive reuse of historic structures.

PLAN DETAILS

The approximate 3.24 acre site is located at 1716 Greenwood Avenue, less than a half mile east of Gallatin Pike. The property is located within the Eastwood Neighborhood Overlay Conservation District. The site has three contributing historic structures and two outbuildings located on the property. The main building located at the corner of Greenwood Avenue and Chapel Avenue is a former church, which is a contributing historic structure. The applicant is proposing to keep the three historic structures and remove the two outbuildings located on the property.

The proposal includes reusing the former two-story church building as 12,000 square feet of office. The two-story historic structure, south of the former church along Chapel Avenue, is proposed to be reused for 3,000 square feet of

restaurant and 3,000 square feet of office use. The applicant proposes to connect these historic structures with a new building that will house 3,000 square feet of retail on the ground floor and four, one-bedroom lofts located above the retail space. The third historic structure, located on the eastern portion of the site along Greenwood Avenue, is proposed to be a dwelling unit. The below table identifies all uses proposed in the SP:

Permitted uses

| | | |
|------------------------------|---------------|--------------------|
| General Office | 18,000 | Square Feet |
| Retail | 3,000 | Square Feet |
| Restaurant | 3,000 | Square Feet |
| Total Non-residential | 24,000 | Square Feet |

| | | |
|--------------------------------|-----------|--------------|
| Residential | | |
| Detached | 11 | Units |
| Multi-family (lofts) | 4 | Units |
| Total Residential units | 15 | Units |

The applicant also proposes to add 11 detached residential units to the site. Three units are proposed to be added between the former church and historic dwelling unit along Greenwood Avenue. The remaining 7 units are proposed to be added to the rear of the site. The structures will be limited to a maximum height of 2.5 stories, and the massing have been approved by the Metro Historic Zoning Commission. The applicant will have to return to the Metro Historic Zoning Commission for final approval of the architectural details.

The applicant proposes that residential units 1-11 include home occupations as a permitted use. The standards that the applicant proposes are similar with the Metro Zoning Code standards for Home Occupations. The home occupation use shall only be conducted in the dwelling unit. The applicant has proposed to serve clients on the property between the hours of 8:00 AM and 5:00 PM only. This provision is not currently in the Metro Zoning Code for Home Occupations. Staff recommends that clients shall only be served between the hours of 8:00 AM and 5:00 PM, Monday – Friday. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation. The home occupation shall not occupy more than twenty percent of the total floor area of the structure and in no event more than 500 square feet of floor area. The units will have a residential design and not a commercial design.

Another difference in the applicant's proposal for Home Occupation that is different from the Metro Zoning Code is the allowance for signage for the Home Occupations. The SP limits home occupation signage to a one-square foot sign without illumination, per home occupation. Other signage proposed includes two "Greenwood Village" monument signs no larger than 16 square feet and 8 tenant specific signage, 4 signs limited to a maximum of 10 square feet and 4 signs limited a maximum of 4 square feet. All proposed signage specifications and locations shall be required with the final site plan.

There would be two access drives for the site. Access from Chapel Avenue is limited to a right in only. Access from Greenwood Avenue will allow two-way traffic. Parking would be provided to meet the requirements for residential, office, retail and restaurant uses. A five foot wide sidewalk will be installed along Chapel and Greenwood Avenues. A four foot wide planting strip is not shown on the plan, however staff recommends installation of a four foot wide grass strip, as required by the Major and Collector Street Plan. The applicant has proposed to buffer the site with a Type B-5 buffer, which would be five feet in width and include a six foot tall opaque fence, three canopy trees, one understory trees and 10 shrubs, per 100 feet, along the eastern and southern property line.

ANALYSIS

This site proposes to maintain and improve the existing historic structures on the site and add a mixture of uses that include residential, office and retail. Applying the proposed Adaptive Reuse Policy developed through NashvilleNext allows the flexibility to reuse the property while maintaining the existing historic structures. Based upon the Adaptive Reuse Policy and the standards in the proposed SP, staff recommends approval of the SP.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

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.
- Comply with MPW Traffic Engineer
- Prior to the submittal of the Final SP the complete design of the roadside cross section is to be coordinated with MPW.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Access study was received on 5/18/15
- Resubmitted plan identifies a right in only drive on Chapel. This drive shall be an entry only drive with appropriate signage and striping.
- Provide parking per metro code.
- Comply with the following TIS recommendations. Submit sight triangles for adequate sight distance at proposed drives.
- Any new bus shelters provide shall be located to allow adequate sight distance.
- At a minimum 2 - 11ft travel lanes shall be maintained on Greenwood and Chapel Ave.

METRO WATER RECOMMENDATION

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved before Final SP stage. The required 30% capacity fees must be paid prior to Final SP approval.

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) | 3.27 | 7.26 D | 28 U * | 268 | 21 | 29 |

*Based on five two-family lots.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Office (710) | 3.27 | - | 15,000 SF | 310 | 42 | 96 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 3.27 | - | 3,000 SF | 166 | 10 | 29 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 3.27 | - | 3,000 SF | 270 | 3 | 23 |

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

| 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) | 3.27 | - | 18 U | 145 | 14 | 15 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +623 | +48 | +134 |

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 2 Elementary 1 Middle 1 High

Projected student generation proposed SP-MU district: 1 Elementary 0 Middle 0 High

Based on data from the Metro School Board last updated September 2014, the proposed SP-MU zoning permitting up to 11 residential dwelling units and 4 multi-family dwelling units will not generate additional students from what is generated by the existing R6 zoning district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses are limited to 18,000 square feet of general office, 3,000 square feet of retail, 3,000 square feet of restaurant, 11 detached single-family units permitting a limited Home Occupation use, and 4 multi-family residential loft
2. Home Occupation hours are limited to 8:00 am- 5:00 pm, Monday through Friday.
3. 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.
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 MUL zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

Resolution No. RS2015-167

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-040-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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