

### 13. 2015SP-041-001

#### MAXON COTTAGES

Map 091-10, Parcel(s) 250, 461  
Council District 20 (Buddy Baker)  
Staff Reviewer: Melissa Sajid

A request to rezone from R8 to SP-R zoning for property located at 511 Snyder Avenue and 5800 Maxon Avenue, at the northwest corner of Maxon Avenue and Snyder Avenue, (0.34 acres), to permit up to four detached residential units, requested by Dale & Associates, applicant; GMAT Holdings, G.P., owner.

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

#### APPLICANT REQUEST

**Preliminary SP to permit up to 4 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 511 Snyder Avenue and 5800 Maxon Avenue, at the northwest corner of Maxon Avenue and Snyder Avenue, (0.34 acres), to permit up to four 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. *R8 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 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 only one residential building type.

#### CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

#### WEST NASHVILLE COMMUNITY PLAN

##### Existing Policy

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.

##### Growth and Conservation Concept Map

No change proposed.

##### Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy, which is intended to preserve the character of the existing neighborhood. The SP proposes detached units, which reflects the predominant development pattern in the area. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

#### PLAN DETAILS

The site is located at the northwest corner of the intersection of Maxon Avenue and Snyder Avenue. Surrounding zoning includes R8, and the area is characterized by a mixture of one and two family residential uses. Access to the property is from the existing improved alley that abuts the site to the west.

##### Site Plan

The plan proposes four detached residential units with two units fronting Maxon Avenue and two units fronting Snyder Avenue. Unit 3 includes a side façade oriented toward Maxon Avenue and incorporates a wraparound porch so that the building addresses both street frontages. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches and will be subject to review for appropriateness during the final site plan review. Also, EIFS and vinyl siding are not permitted as building materials. The maximum height for all units is 2 stories in 35' to the

roofline. The plan incorporates a Type B-5 landscape buffer yard between the site and the existing single-family residential to the north that includes an opaque fence.

Parking for the units is provided in garages and surface parking and includes several spaces for guest parking. The SP proposes to dedicate right-of-way along Maxon Avenue and the alley and to install sidewalks along both Maxon Avenue and Snyder Avenue.

**ANALYSIS**

The proposed SP is consistent with Urban Neighborhood Maintenance land use policy and meets a critical planning goal. Therefore, staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Conditional if approved**

- Storm improvements may be required on Snyder and Maxon (to be determined during construction drawing review).

**TRAFFIC & PARKING RECOMMENDATION**

**No exception taken**

**WATER SERVICES RECOMMENDATION**

**Approve**

- Approved as a Preliminary SP only. Public sewer 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**

**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.
- Prior to building permit approval ROW dedications must be recorded.

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) | 0.36  | 5.44 D      | 2 U *                       | 20                    | 2            | 3            |

\*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) | 0.36  | -           | 4 U                         | 39                    | 3            | 5            |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | + 2 U                       | +19                   | +1           | +2           |

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would generate one more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School.

Cockrill Elementary School and Pearl-Cohn High School have been identified as over capacity. There is capacity within the cluster for additional elementary school students. There is capacity for high school students in an adjacent cluster. 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.

**CONDITIONS**

1. Uses within the SP shall be limited to four detached residential units.
2. 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.
3. The final site plan shall include architectural elevations that incorporate the required design considerations and show raised foundations of 18-36” for residential buildings. 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. 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.
5. 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. RS2015-121**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-041-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”

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