

2015SP-044-001

1610 4TH AVENUE

Map 082-05, Parcel(s) 104

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP-R zoning for property located at 1610 4th Avenue North, approximately 290 feet south of Garfield Street (0.20 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Fourth Avenue Townhomes GP, owner.

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

APPLICANT REQUEST

Zone change to permit 4 attached residential units.

Preliminary SP

A request to rezone from Commercial Service (CS) to Specific Plan-Residential (SP-R) zoning for property located at 1610 4th Avenue North, approximately 290 feet south of Garfield Street (0.20 acres), to permit up to four attached residential units.

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

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. Housing options are important to serve a wide range of people with different housing needs. An existing 8 foot sidewalk along 4th Avenue North will remain in place and continue to provide pedestrians safe access to other locations. Bus service is present along 3rd Avenue North, one block away from this SP. Increased density through infill development makes bus service and similar transit services more feasible because it generates more riders.

NORTH 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 Conservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The policy supports residential uses, including multifamily residential. The plan provides an urban form by placing the buildings along 4th Avenue North and providing vehicle access from the alley to the units. The proposed multifamily residential units provide that mixture of housing types in a strategic location within North Nashville.

PLAN DETAILS

This site is located at 1610 4th Avenue North, between Garfield and Hume Streets, in north Nashville. The site is currently vacant commercial land within the Salemtown Worthy of Conservation District. This lot is vacant.

The proposed SP includes four attached multifamily dwelling units. Two units will front 4th Avenue North; two attached units will front the alley along the rear side of the property. The alley will be widened and right-of-way will be dedicated in accordance with Public Works standards to provide vehicular access to the units. Six parking stalls will be installed along the rear of the property, off the alley. The six proposed parking stalls meet the parking requirements of the Metro Zoning Code.

The proposed SP will maintain the existing eight foot sidewalk along 4th Avenue North, in front of the new units. The proposed SP will provide a new five foot sidewalk, within the SP, to connect the units to the existing sidewalk along 4th Avenue North and to the parking area to the rear of the site. Landscaping will be placed within the SP.

Architectural standards have not been included on the plan. However, the standard façade requirements have been included on the plan. The proposed residential units shall have a maximum height limitation of 35 feet measured to roofline.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets several critical planning goals. The four multifamily residential units will provide a well-designed development along 4th Avenue North and within North Nashville.

HISTORIC ZONING COMMISSION STAFF RECOMMENDATION

N/A

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Conditions if approved

- Add bearings reference

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary SP only, on the following conditions:

1) Shared private sanitary sewer service lines will not be allowed between these units. Individual sewer services lines must be installed for each unit. The required capacity fees must be paid before the Final SP is approved.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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.
- Dedicate ROW to the back of the proposed sidewalks and in the alley prior to building permit signoff by MPW.
- Site plan indicates alley is constructed outside the ROW, confirm prior to Final SP. Depending on the location revisions may be required to accommodate the 24 feet clear dimension behind the 90 degree stalls.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.20	0.6 F	5,227 SF	262	12	35

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 (220)	0.20	-	4 U	27	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-235	-9	-32

METRO SCHOOL BOARD REPORT

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

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

Based on data from the Metro School Board last updated September 2014, the proposed SP permitting up to four residential dwelling units will not generate additional students from what is generated by the existing CS zoning district.

STAFF RECOMMENDATION

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

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 4 multifamily 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 RM20-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.
4. No structure shall be more than three 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. 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 dormers.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 36 inches from the abutting average ground elevation.
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 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.
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.

Approve with conditions and disapprove without all conditions. (7-0), Consent Agenda

Resolution No. RS2015-138

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-044-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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