

10. 2015SP-045-001

1114 & 1116 2ND AVE

Map 105-03, Parcel(s) 115-116
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 1114 and 1116 2nd Avenue South, approximately 205 feet north of Chestnut Street (0.29 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Wade Properties, LLC and Shiloh Missionary Baptist Church, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 4 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 1114 and 1116 2nd Avenue South, approximately 205 feet north of Chestnut Street (0.29 acres), to permit up to 4 residential 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 2 lots with 2 duplex lots for a total of 4 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 one residential building type.

CRITICAL PLANNING GOALS

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

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 improved along 2nd Avenue South to create a more walkable neighborhood and more pleasing pedestrian environment.

SOUTH NASHVILLE COMMUNITY PLAN

Existing Land Use Policy

T4 Urban Neighborhood Maintenance (T4 NM) 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 zoning is consistent with the proposed T4 NE policy. The proposed development is creating an additional housing option in this area while still being compatible with the general character of the area in regards to building placement. The development is providing a range of housing types in the area and intensifying an underutilized urban lot.

PLAN DETAILS

The site is located at 1114 and 1116 2nd Avenue South, east of 2nd Avenue South and north of Chestnut Street. The current use of the property is 1 single-family detached unit and a surface parking lot.

Site Plan

The plan proposes up to 4 residential dwelling units. The units are proposed to be single-family detached units. There are 2 units fronting on 2nd Avenue South and 2 units behind the front units, fronting on an interior courtyard. The units along 2nd Avenue South have a similar setback to the existing units along 2nd Avenue South.

The plan provides for vehicular access from an existing alley. Parking is provided at the rear of the lot adjacent to the alley with 6 surface parking spaces. Sidewalks are being improved along 2nd Avenue South and an internal network of sidewalks is being provided to allow for pedestrian circulation between the units, parking area, and 2nd Avenue South.

Architectural standards have been provided including specifications for raised foundations, window orientation, porches, materials, etc. The height is proposed to be 3 stories in 35', measured to the roofline.

ANALYSIS

The plan is consistent with the Growth and Preservation Concept map policy and adds housing choice to an existing urban neighborhood. The plan meets several critical planning goals including creating a more pedestrian friendly, walkable streetscape and providing an infill development on an underutilized urban lot.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

HISTORIC COMMISSION STAFF RECOMMENDATION

No exception taken. The property is not National Register or National Register Eligible.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

- All private sanitary sewer service lines must be a minimum of 6-inches in diameter. No 4-inch lines are allowed.
- 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.

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.
- The sidewalk transitions are to be as smooth and straight as possible to meet ADA guidelines.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

1. See road comments. At a minimum provide parking per Metro Code.

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)	0.29	7.26 D	4 U*	39	3	5

*Based on two two-family lots.

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)	0.29	-	4 U	39	3	5

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

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

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district will generate no additional students that what could be generated under the existing RS10 zoning. Students would attend Whitsitt Elementary School, Cameron Middle School and Glencliff High School. Whitsitt Elementary and Glencliff have been identified as over capacity. There is capacity within an adjacent cluster for high school students, but there is no capacity within the cluster for additional elementary students. This information is based upon data from the school board last updated October 2015.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The plan is consistent with the Growth and Preservation Concept Map and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 4 multi-family residential units.
2. 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 RM15-A zoning district as of the date of the application request or application.
3. 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.
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. (7-0), Consent Agenda

Resolution No. RS2015-139

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-045-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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