

2015SP-053-001

PENNINGTON AVENUE SP

Map 072-11, Parcel(s) 211-215
Council District 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 152 feet south of Litton Ave, (0.86 acres), to permit up to 17 residential units, requested by Dale and Associates, applicant; D222, LLC, owners..

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

APPLICANT REQUEST

Preliminary SP to permit up to 17 dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 2305, 2309, 2313, 2317, and 2321 Pennington Avenue, approximately 152 feet south of Litton Avenue, (0.82 acres), to permit up to 17 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. All lots are currently duplex eligible which would result in 10 units on 5 lots.

Proposed Zoning

Specific Plan-Residential (SP-R) 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

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

This proposal meets three 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. Sidewalks are being provided along Pennington Avenue to create a more pedestrian friendly and walkable area. Also, a range of housing options is being provided within the development to serve different types of residents.

EAST NASHVILLE COMMUNITY PLAN

CCM Policy

T4 Urban Neighborhood Maintenance (T4NM) is intended to preserve the general character of existing urban neighborhoods. 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Maintenance Policy. The plan is providing for additional housing options within an urban area, while maintaining the single-family detached character along the street. Pennington Avenue will be extended to Litton Avenue, completing a part of the street network which will improve connectivity for existing and future residents.

PLAN DETAILS

The site is located at 2305, 2309, 2313, 2317, and 2321 Pennington Avenue, on the east side of Pennington Avenue. The site is approximately 0.86 acres in size. The property is currently vacant.

Site Plan

The plan proposes up to 17 residential dwelling units, 9 detached units and 8 attached stacked units. The Pennington Avenue frontage will be fronted with 7 single-family detached units. The remaining 2 single-family detached units will face an interior courtyard. There are 8 stacked units that are configured to resemble attached duplexes, with 2 upstairs units and 2 downstairs units for a total of 4 units in each. The design of the units is meant to easily blend in with the detached units, allowing for flexibility in unit type while also maintaining a similar character.

Pennington Avenue currently ends at its intersection with Monetta Avenue. With this proposal, Pennington Avenue will be extended to Litton Avenue. Additionally, a public alley will be constructed on the northern and eastern property

lines of the development. This will allow for circulation around the site. Access to the site will be from the public alley on the northern boundary as well as a private drive on the southern boundary. Parking is provided in garages for 2 units and surface parking for the remainder of the units. On-street parking will also be provided along Pennington Avenue. Sidewalks are being installed along the Pennington Avenue frontage and throughout the development to allow for pedestrian circulation.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard shall provide a minimum of 1 principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths.

ANALYSIS

The plan is consistent with the T4 Urban Neighborhood Maintenance policy. While the policy calls for the existing character to remain, some change is expected over time in this policy. The change should be respectful of the existing form of the neighborhood. By providing single-family detached units along the Pennington Avenue frontage, the development is able to reflect the nature of the existing neighborhood. Currently, 10 units could be constructed on this site based on the existing zoning. The SP allows for design considerations that better integrate the development into the existing neighborhood while also allowing for a mix of housing types. The extension of Pennington Avenue is also creating an important connection that is currently missing in the neighborhood, providing for better circulation.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads. Fire Code issues for the structures will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- As the unit count on the latest availability study (17 units) matches these SP plans, we recommend approval. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. Also, the required capacity fees must be paid prior to Final SP approval.

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.
- The construction of the proposed Pennington Ave is to be per MPW standards and specifications. A full review of the road design will occur at the Final SP submittal.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Provide parking per metro code. Identify guest parking area.

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)	0.82	7.26 D	6 U*	58	5	7

*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 (230)	0.82	-	17 U	138	13	15

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
-	-	-	+ 11 U	+80	+8	+8

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 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 could generate 1 more students than what is typically generated under the existing R6 zoning district. Students would attend Inglewood Elementary School, Isaac Litton Middle School, and Stratford High School. None of the schools have been identified as over capacity. 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 as the plan is consistent with the policy for the area and provides additional housing options.

CONDITIONS (if approved)

1. Permitted land uses shall be limited to up to 17 multi-family residential units.
2. Provide a sidewalk connection from the courtyard area directly to the sidewalk along Pennington Avenue.
3. Prior to building permit issuance, a plat must be recorded to consolidate the lots and dedicate the right-of-way for the public alley. The Pennington Avenue extension shall be bonded prior to recordation of the plat.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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 RM20-A zoning district as of the date of the application request or application.
6. 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.
7. 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.
8. 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.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Michael Garrigan, 516 Heather Place, spoke in favor of the application and noted that it is a good pilot project that is consistent with the surrounding area.

Jason Corbitt, 2231 Pennington Ave, spoke in opposition to the application; East Nashville is being overdeveloped and this project does not fit with the existing character of the neighborhood.

Lindsey Shuman, 2231 Pennington Ave, spoke in opposition to the application due to the existing street congestion.

Michael Garrigan explained that the eight affordable units in the back are perfect for families and everything will be limited to two stories. The goal of this plan is to fit the area – it will provide more asphalt to allow for on street parking on both sides.

Chairman McLean closed the Public Hearing.

Ms. Farr expressed excitement about the project, especially the diversity of housing options and that the developer is trying to integrate affordable units.

Ms. Blackshear spoke in favor of the application, especially the diversity of housing options, connectivity improvement, and building up the alley ways.

Mr. Clifton spoke in favor of the application and noted that it is one of the most impressive proposals seen in a while for this area.

Ms. LeQuire moved and Ms. Farr seconded the motion to approve with conditions and disapprove without all conditions. (6-0)

Resolution No. RS2015-222

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-053-001 is **Approved with conditions and disapproved without all conditions. (7-0)"**

CONDITIONS

- 1. Permitted land uses shall be limited to up to 17 multi-family residential units.**
 - 2. Provide a sidewalk connection from the courtyard area directly to the sidewalk along Pennington Avenue.**
 - 3. Prior to building permit issuance, a plat must be recorded to consolidate the lots and dedicate the right-of-way for the public alley. The Pennington Avenue extension shall be bonded prior to recordation of the plat.**
 - 4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.**
 - 5. 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 RM20-A zoning district as of the date of the application request or application.**
 - 6. 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.**
 - 7. 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.**
 - 8. 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.**
-