

## 2015SP-054-001

### 9TH AVENUE NORTH

Map 081-03, Parcel(s) 281-286

Council District 02 (Frank R. Harrison)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for property located at 2106, 2110, 2112, 2114, 2114A and 2200 9th Avenue North, approximately 150 feet north of Dominican Drive, (1.69 acres), to permit up to 24 residential units, requested by Dale and Associates, applicant; Charles Brown, Joseph and Timothy Morris, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 24 residential 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 2106, 2110, 2112, 2114, 2114A and 2200 9th Avenue North, approximately 150 feet north of Dominican Drive, (1.69 acres), to permit up to 24 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 12 lots with 3 duplex lots for a total of 15 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.

### NORTH NASHVILLE COMMUNITY PLAN

#### **Existing Policy**

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 is proposed.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 NE policy. The proposed plan provides additional density and a different housing option for an area where density and a variety of housing options are appropriate.

### PLAN DETAILS

The approximately 1.69 acre site is on the east side of 9<sup>th</sup> Avenue North across the street from John Early Museum Magnet Middle School. An unbuilt street runs along the eastern boundary of the site and an electrical substation is located on the east side of the unbuilt street. A power line and easement runs across the subject site from the adjacent substation. The site is heavily wooded, but there are no steep hills or other environmentally sensitive areas.

#### Site Plan

The plan calls for 24 attached residential units. Twelve units front onto 9<sup>th</sup> Avenue North and the remaining 12 units are located at the back of the site behind the front units. Access into the site is shown from two private drives off of 9<sup>th</sup>. The plan includes architectural standards pertaining to frontage, access, glazing, materials, porches and finished floor elevations.

Each unit includes a two car garage. The plan also calls for nine additional surface parking spaces. The plan calls for a six foot wide sidewalk and six foot wide planting strip along 9<sup>th</sup>.

**ANALYSIS**

The SP is consistent with the existing and proposed policies and meets a critical planning goal.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**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.

**TRAFFIC & PARKING RECOMMENDATION**

**Approve with conditions**

Document adequate sight distance at drive intersection with public road.

**WATER SERVICES RECOMMENDATION**

**Approve**

Approved as a Preliminary SP only. Public construction plans must be submitted and approved before the Final SP is approved. The required capacity fees must also be paid to acquire Final SP approval.

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R6 district: 3 Elementary 2 Middle 2 High**

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

The proposed SP-R zoning district would generate for fewer students than what is typically generated under the existing R6 zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools are identified as over capacity. There is additional capacity in the high school cluster for additional elementary and middle school students, and there is additional capacity in adjacent high school clusters for high school students. 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 24 residential units.
2. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
3. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline.
4. Building facades fronting a street with a primary entrance shall be provided with the final.
5. A building façade fronting a street or courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
6. Windows shall be vertically oriented at a ratio of 2:1 or greater, except in dormers.
7. EIFS and vinyl siding shall be prohibited.
8. Raised foundations of 18-36" are required for residential buildings.
9. Porches shall provide a minimum of six feet of depth.
10. 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.
11. 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.
12. 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. RS2015-174**

**“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-054-001 is Approved with conditions and disapproved without all conditions. (6-0)”**

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