

## 2015SP-058-001

### 1200 7TH AVENUE NORTH

Map 082-13, Parcel(s) 179-181, 188-191

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IR, MUN and CS to SP-MU zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), within the Germantown Historic Preservation Zoning Overlay District, to permit a mixed use development up to 3 stories in height, with up to 75 residential units, requested by Barge Cauthen & Associates, applicant; Centerstone Community Mental Health Centers and Dede Wallace Center, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit a mixed-use development with up to 75 residential dwelling units.**

#### Preliminary SP

A request to rezone from Industrial Restrictive (IR), Mixed Use Neighborhood (MUN) and Commercial Service (CS) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), within the Germantown Historic Perseveration District, to permit a mixed use development up to 3 stories in height, with up to 75 residential units.

#### **Existing Zoning**

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Mixed Use Neighborhood (MUN) is intended for a low intensity mixture of residential, retail, and office uses.

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

#### **Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

### CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

This proposal meets two 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 7<sup>th</sup> Avenue N, Madison Street, and 6<sup>th</sup> Avenue N to create a more pedestrian friendly and walkable area.

### NORTH NASHVILLE COMMUNITY PLAN

#### **Current Policy**

T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

#### **Growth and Preservation Concept Map**

No change proposed.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Mixed Use Neighborhood Policy. The plan is integrating non-residential and residential uses in a single development, enhancing the existing development pattern within the neighborhood and providing for opportunities for existing and future residents to easily walk to different uses within the area.

## **PLAN DETAILS**

The site is located at 1201, 1205, and 1207 6<sup>th</sup> Avenue N and 1200, 1204, and 1206 7<sup>th</sup> Avenue N, and 604 Madison Street within the Germantown Historic Preservation District. The site is located at the northeast corner of 7<sup>th</sup> Avenue North and Madison Street and is approximately 1.25 acres in size. The site is currently in use as a surface parking lot.

### Site Plan

The plan proposes a mixed-use development with up to 75 residential dwelling units and up to 14,000 square feet of non-residential uses. The uses allowed in the non-residential portion of the development will be all uses allowed within the MUG-A zoning district.

The plan includes 2 buildings which are separated by an existing alley. Improvements are planned to the alley to bring it up to current standards for the portion adjacent to the site. Vehicular access is from the alley, which provides access to 6 surface parking spaces as well as a ramp to the proposed underground parking structure. Sidewalks and tree wells are provided along 7<sup>th</sup> Avenue N, Madison Street, and 6<sup>th</sup> Avenue N. Parking is to be provided as per the requirements of the Metro Zoning Ordinance. Bicycle parking will also be provided as per the adopted Bicycle Parking Ordinance.

The property is located within the Germantown Historic Preservation District. The Metropolitan Historic Zoning Commission reviewed the project on May 20, 2015. At that meeting, the MHZC approved the bulk and massing of the project and required that if the SP is approved that a second application must be submitted to the Commission for review and approval and include details on materials, windows and doors, porches and stoops, etc.

The height of the buildings ranges from 3 stories in 46 feet to 2 stories in 28 feet. The taller portions of the buildings are along Madison Street and wrap the corners of 6<sup>th</sup> Avenue N and 7<sup>th</sup> Avenue N. The proposed 3 stories is consistent with the existing Historic Elliott School Building located south of Madison Street from the site. The buildings go down to 2 stories as they move to the north toward Monroe. This provides for a transition to the existing buildings located north of the site.

Stoops are being provided for ground floor residential units with walkways connecting directly to the sidewalks along Madison Street, 6<sup>th</sup> Avenue N, and 7<sup>th</sup> Avenue N.

## **ANALYSIS**

The plan is consistent with the T4 Urban Mixed Use Neighborhood policy by incorporating a mixture of non-residential and residential uses on a single site, enhancing the existing land use pattern of the neighborhood and providing for more choices for current and future residents.

## **FIRE DEPARTMENT RECOMMENDATION**

### **Approved with conditions**

- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC.
- Fire Code issues for the structures will be addressed at permit application review

## **HISTORIC ZONING RECOMMENDATION**

### **Approved with conditions**

- The Historic Zoning Commission approved the bulk and massing at the May 20, 2015 meeting with the following conditions: walkways be added to connect the stoops to the sidewalk; and, if the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials, windows and doors, proportion and rhythm of openings, porches and stoops, fences and walls, appurtenances and utility locations, and the overall detailing of the proposal.

## **STORMWATER RECOMMENDATION**

### **Approved**

## **WATER SERVICES**

### **Approved with conditions**

- As our latest availability study matches these SP plans (75 residential units and 14,000 sq. ft. commercial space), we recommend approval. 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.
- Indicate the location of the solid waste and recycling container(s). ~One container is shown, additional will be required at final design. One container is not sufficient
- All construction within the ROW is to be per MPW standards and specs.
- All ROW dedications are to be recorded prior to MPW sign off on the building permit.

- If residential dwellings with stoops out onto Madison, at ground level, are proposed then the street should be widened to provide an 8 foot parking bay on the North side of Madison St.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- A parking and access study is required prior to Final SP approval.
- Identify commercial loading zone on site per metro code.
- The plans may need significant revisions pending the findings of the approved Access and Parking Study.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.06	0.6 F	1,568 SF	6	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.57	0.6 F	14,897 SF	675	20	58

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)	0.64	0.6 F	16,727 SF	754	21	62

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.25	-	14,000 SF	637	19	56

Maximum Uses in Proposed Zoning District: **SP-MU**

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)	1.25	-	75 U	579	41	59

Traffic changes between maximum: **IR, MUN, CS** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-219	+18	-6

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **MUN, CS, IR** district: 0 Elementary 0 Middle 0 High

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

The proposed SP-MU zoning district could generate no more students than what is typically generated under the existing MUN, CS, and IR zoning districts. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn High School.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 75 multi-family residential units and all uses allowed within the MUG-A zoning district.
2. Provide a detailed landscaping plan with the submittal of the Final SP.
3. On the corrected set, add the following note to the Bicycle Parking Table: 20% of the spaces for the residential uses shall be publicly available and all of the spaces for the non-residential uses shall be publicly available.
4. A minimum of 50% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
5. The number of building stories, height, placements and elevations, as well as all site improvements shall be approved by the Metro Historic Zoning Commission.
6. The final site plan shall meet the conditions of Metro Public Works. A parking and access study shall be submitted for review and approval to Metro Traffic and Parking.
7. 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.
8. 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 MUG-A zoning district as of the date of the application request or application.
9. 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.
10. 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.
11. 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.

The commission took a break from 6:21 p.m. to 6:38 p.m.

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

James Lennon, 118 16<sup>th</sup> Ave S, spoke in favor of that application and stated that the intent is for this to be a primarily residential project; will also provide the first underground parking in Germantown.

Larry Adams, 1207 7<sup>th</sup> Ave, spoke in opposition to the application due to traffic and parking concerns.

Sonya Link spoke in opposition to the application.

**Chairman McLean closed the Public Hearing.**

Ms. LeQuire spoke in favor of staff recommendation.

Mr. Clifton asked that sufficient attention needs to be given to the tree canopy.

James Lennon explained that further studies of the trees will be conducted by an arborist.

Mr. Gee pointed out that the Historic Zoning Commission approved this on May 20. He also noted that in 40 years, there will be canopy trees all along this street because of this development.

Ms. Blackshear inquired about parking and the feasibility of going that far underground. She also expressed that this is an area that has experienced a lot of growth and it would be nice to bring affordable housing into the process.

Ms. Farr spoke in favor of the application.

Ms. LeQuire noted that it has been a very thoughtful process to get to this stage.

Ms. LeQuire moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (8-0)

**Resolution No. RS2015-197**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-058-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"

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