

2015SP-066-001

SCOVEL HOMES DEVELOPMENT PHASE 2

Map 081-15, Parcel(s) 468-469

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for properties located at 1822 and 1824 Scovel Street, approximately 58 feet east of 21st Avenue North, (0.29 acres), to permit up to four residential units, requested by Scovel Homes Development, LLC, applicant; Scovel Homes Development, LLC and Harold Love, Jr. et ux, owners.

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

APPLICANT REQUEST

Zone change to permit four residential units.

Preliminary SP

A request to rezone from Single-Family Residential District (RS5) to Specific Plan-Residential (SP-R) zoning for properties located at 1822 and 1824 Scovel Street, approximately 58 feet east of 21st Avenue North, (0.296 acres), to permit up to four residential units.

Existing Zoning

Single-Family Residential District (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 3 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 attached residential buildings.

CRITICAL PLANNING GOALS

- 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. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. An existing sidewalk along Scovel Street will remain and continue to provide safe pedestrian access to other areas.

NORTH NASHVILLE COMMUNITY PLAN

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 policy supports the proposed detached residential units through form and interaction with the public realm. The SP will provide a broad range of housing types in a strategic location within North Nashville. The Neighborhood Evolving Policy also encourages improved alley access, which already exists along the rear of the property.

PLAN DETAILS

The site consists of two residential parcels located at 1822 and 1824 Scovel Street in North Nashville. The proposed SP includes four detached residential units with frontage along Scovel Street. Vehicular access to the site will be provided from the alley to the four, two car carports along the rear of the site. On street parking is currently allowed on Scovel Street; curb length allows up to four additional vehicles to park adjacent to the site. The carports shall be designed to meet the Metro Zoning Code parking requirement.

Scovel Street is identified as a local street in the Major and Collector Street Plan (MCSP). An existing five foot sidewalk and foot planting strip is already installed along Scovel. Each residential unit will have a connection to this sidewalk. All proposed sidewalks shall be a minimum of five feet. The applicant has not proposed landscaping within the SP. Staff recommends a type "A" landscape buffer yard be installed along the eastern and western property lines.

Architectural standards have been included on the plan and shall be provided with the final site plan. The proposed residential units shall have a maximum height limitation of three stories within 35 feet, measured to roofline.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets two critical planning goals. The residential units will provide additional housing in North Nashville.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final SP approval. The required capacity fees must also be paid prior to Final SP approval. The applicant should update their availability study by Final SP stage, so the appropriate fee amounts are paid (unit count has been reduced since latest study).

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Provide parking per metro code. Carport width appears insufficient for 2 parking spaces.

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.
- ROW is to be dedicated prior to building permit signoff by MPW.
- Coordinate stormwater outfall with MPW and Metro Stormwater. Point source discharge into public ROW is not permitted.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.296	8.71 D	2 U	20	2	3

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)	0.296	-	4 U	39	3	5

Traffic changes between maximum: **RS5 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+19	+1	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS5 zoning district. Students would attend Churchwell Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as over capacity. There is capacity within the cluster for

elementary and middle school students. There is capacity within the adjacent cluster 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. The proposed SP is consistent with the T4 Neighborhood Evolving policy of the North Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of four residential units.
2. Revised plans shall be to scale and include sidewalk location and width.
3. Design of the carports shall be of similar design as the principles structures and meet the Zone Code requirements.
4. Install a type "A" landscape buffer along the eastern and western property lines.
1. Architectural elevations for units 1-4 shall be varied. This may include varied window design, door location, type of materials, etc.
5. 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.
6. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.
7. 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, including all carports, 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 in dormers.
 - c. EIFS and vinyl siding shall be prohibited.
8. 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.
9. The preliminary SP plan approved by the metropolitan council is of such detail that the executive director of the planning department or his designee may waive the submittal of a final site plan.
10. 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.
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.

Approved with conditions and disapproved without all conditions. (7-0)

Resolution No. RS2015-261

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-066-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

CONDITIONS

1. **Uses within this SP shall be limited to a maximum of four residential units.**
2. **Revised plans shall be to scale and include sidewalk location and width.**
3. **Design of the carports shall be of similar design as the principles structures and meet the Zone Code requirements.**
4. **Install a type "A" landscape buffer along the eastern and western property lines.**
2. **Architectural elevations for units 1-4 shall be varied. This may include varied window design, door location, type of materials, etc.**
5. **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.**
6. **The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.**
7. **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, including all carports, 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 in dormers.**

c. EIFS and vinyl siding shall be prohibited.

8. 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.

9. The preliminary SP plan approved by the metropolitan council is of such detail that the executive director of the planning department or his designee may waive the submittal of a final site plan.

10. 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.

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.
