

## 2015SP-070-001

### 10TH & RUSSELL

Map 082-16, Parcel(s) 166

Council District 06 (Peter Westerholm)

Staff Reviewer: Lisa Milligan

A request to rezone from R8 to SP-MR zoning for a portion of property located at 210 S. 10th Street, at the southwest corner of S. 10th Street and Russell Street (0.57 acres), to permit up to 8 residential units, requested by Civil Site Design Group, PLLC, applicant; East Nashville Free Will Baptist Church, Inc., owner.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 8 dwelling units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Mixed Residential (SP-MR) zoning for a portion of property located at 210 S. 10th Street, at the southwest corner of S. 10th Street and Russell Street (0.57 acres), to permit up to 8 residential units.

### Existing Zoning

*One and Two-Family Residential (R8)* requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.*

### Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

### CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Options
- Supports a Variety of Transportation Choices

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. The development is providing an additional housing choice within the area. An existing bus line runs along Woodland Street, which is an easy walk from the proposed development, providing for transportation choice for future residents.

### EAST NASHVILLE COMMUNITY PLAN

#### CCM Policy

T4 Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Center policy. The site is located in a Neighborhood Center that currently contains of mixture of residential and commercial uses. The introduction of additional residential units within the center adds to the vitality of the center. Providing for a diversity of uses within the center allows for current and future residents to walk to various uses, contributing to the success of the center.

### PLAN DETAILS

The site is located at 210 S 10<sup>th</sup> Street, at the corner of S 10<sup>th</sup> Street and Russell Street. The site is approximately 0.57 acres in size and is currently vacant. The site is also located within the Edgefield Historic Preservation District.

#### Site Plan

The plan proposed up to 8 residential dwelling units including 5 single-family detached units and 3 multi-family units. The detached units will front on Russell Street and S 10<sup>th</sup> Street with the multi-family units wrapping the corner.

Sidewalks along S 10<sup>th</sup> Street will need to be widened to meet the requirements of the Major and Collector Street plan which requires a 4 foot planting strip and 8 foot sidewalk. The sidewalk along Russell Street will remain.

The detached units have garage parking. Surface parking and on-street parking along Russell Street will serve the multi-family units. Vehicular access to the site will be from Russell Street to an existing alley.

The Metro Historic Zoning Commission has approved the bulk and massing of the project. An additional review will be required if the SP is approved.

**ANALYSIS**

The plan is consistent with the T4 Urban Neighborhood Center policy. The plan is proposing to increase the number of residential units within an existing Neighborhood Center which provides for a more diverse use mix in the center. This allows for residents to walk to the commercial areas within the center, allowing for increased pedestrian activity.

**METRO HISTORIC ZONING COMMISSION**

**Approved with conditions**

- The rear portion of unit 1 shall not exceed one and one-half stories;
- None of the units shall exceed thirty-five feet (35') from grade to ridge;
- 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; orientation, porches, balconies and awnings; appurtenances and utility locations; signage; and the overall detailing of the proposal.

**FIRE DEPARTMENT RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES**

**Approved with conditions**

- Approved as a Preliminary SP only. By Final SP stage, applicant should revise availability study to match unit and square footage counts, so the appropriate capacity fee amounts are paid (the latest Prelim SP shows less units and square footage than our latest availability study). Public construction plans must be submitted and approved prior to Final SP approval. If not done so already, the required capacity fees must be paid prior to Final SP approval.

**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.
- Indicate sidewalk construction per the MCSP. Sidewalks are required to be within ROW. ROW is to be dedicated prior to the building permit issuance.
- Build and dedicate ½ MPW standard alley cross section ST-263. Dedicate +/- 4feet and construct +/- 16' of pavement.

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

- Document adequate sight distance at corners and restrict parking as necessary on Fatherland. Apply to T&P staff to install no parking to corners signage as necessary to allow adequate sight distance.

Maximum Uses in Existing Zoning District: **R8**

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)	0.57	5.44 D	6 U*	58	5	7

\*Based on three two-family lots.

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

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)	0.57	-	8 U	77	6	9

Traffic changes between maximum: **R8** and **SP-MR**

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 R8 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-MR district: 1 Elementary 0 Middle 0 High

The proposed SP-MR zoning district could generate 1 more students than what is typically generated under the existing R8 zoning district. Students would attend Warner Elementary School, Bailey 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 T4 Urban Neighborhood Center policy and contributes to the diverse use mix of the existing center.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 8 multi-family residential units.
2. Provide sidewalks along S 10<sup>th</sup> Street consistent with the standards of the Major and Collector Street Plan: 4 foot planting strip/tree wells and 8 foot sidewalk.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

Sean DeCoster, Civil Site Design Group, spoke in favor of the application and noted that the Historic Zoning Commission has already approved this.

Hibah Qubain, 702 Shelby Ave, spoke in opposition to the application and explained that neighborhood streets are not built for high density.

Logan Key, 1411 Fatherland Street, spoke in opposition to the application, noted that no one from the neighborhood showed up to speak in favor, and explained that growth will continue under the current zoning.

Donna Phillips, 800 Potter Lane, spoke in opposition to the application due to no reference to the cost or affordability of the added density.

Brent Smith, Russell Street, spoke in opposition to the application and would like to keep the existing zoning.

Randall Gilberd, 816 Russell Street, spoke in opposition to the application. He is deeply concerned about the level of growth, change, and excessive use of SP zoning.

Robert Hodge, 702 Shelby Ave, spoke in opposition to the application and explained that the area is becoming overbuilt very quickly.

Lois Layne, 817 Russell Street, spoke in opposition to the application and requested to keep the current zoning.

**Chairman McLean closed the Public Hearing.**

Mr. Clifton and Ms. Blackshear both stated that there are many advantages to an SP.

Ms. Farr agreed that traffic calming issues definitely need to be addressed on 10<sup>th</sup>. She explained that she has always felt like this was an under-utilized site. It seems like the developer has worked with the neighbors to try to address some of the concerns.

Ms. LeQuire asked if some retail could be considered in the building on the corner.

**Councilman Hunt moved and Ms. Blackshear seconded the motion to approve with conditions and disapprove without all conditions. (4-1-1) Mr. Clifton abstained from voting and Ms. Farr voted against.**

**Resolution No. RS2015-234**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-070-001 is **Approved with conditions and disapproved without all conditions. (4-1-1)**"**

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