

## 2015SP-071-001

### RUE SIX COTTAGES

Map 081-08, Parcel(s) 240-241  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Melissa Sajid

A request to rezone property from R6 to SP-R for property located at 1816 and 1818 6th Avenue North, on the north side of 6th Avenue North, approximately 200 feet south of Coffee Street (0.45 acres), to permit seven residential units, requested by Civil Site Design Group, applicant; Shaffer, Richard W. Jr., Marci, TRS. and Eljay Enterprises, LLC et al, owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 7 residential units.**

#### Preliminary SP

A request to rezone property from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for property located at 1816 and 1818 6th Avenue North, on the north side of 6th Avenue North, approximately 200 feet south of Coffee Street (0.45 acres), to permit seven 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 3 lots with 3 duplex lots for a total of 6 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 a Variety of Transportation Choices
- 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. In addition, the site is served by an existing transit routes in the neighborhood which will be supported by the additional density proposed by the SP.

### NORTH NASHVILLE COMMUNITY PLAN

#### Current Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

#### Growth and Preservation Concept Map

No change proposed.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy which is intended to preserve the character of the existing neighborhood which is characterized by a mixture of one and two family residences. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

### PLAN DETAILS

The site is located on 6<sup>th</sup> Avenue North, northwest of Buchanan Street. Surrounding zoning includes R6 and RM20, and the area is characterized by a mixture of one and two family residential. Access to the property is from the alley that abuts the site to the east.

#### Site Plan

The plan proposes seven detached residential units with three units fronting 6<sup>th</sup> Avenue North, and the remaining units front an interior courtyard. Architectural elevations have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS, vinyl siding and untreated wood siding are prohibited as building

materials. The maximum height for all units is 2.5 stories in 35' to the roof ridgeline. The plan incorporates a Type A-3 landscape buffer yard that includes an opaque fence between the site and the adjacent residential properties.

Parking for the units is provided via surface parking located off the alley, and on-street parking is located along 6<sup>th</sup> Avenue North will serve as guest parking. The SP proposes to dedicate right-of-way along the alley. Existing sidewalks are available along 6<sup>th</sup> Avenue North, and interior sidewalks are proposed throughout the site to connect the units to the public sidewalk.

**ANALYSIS**

The proposed SP is consistent with the Urban Neighborhood Maintenance policy. The proposed street setbacks and building height are consistent with the existing residences along 6<sup>th</sup> Avenue North. Also, the units fronting the street reflect the detached single-family form that is still predominant in the area even though there are a number of duplexes in the immediate area. As the proposed SP is consistent with Urban Neighborhood Maintenance land use policy and supports two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**HISTORICAL COMMISSION**

**No exception taken**

**STORMWATER RECOMMENDATION**

**Approved**

**TRAFFIC & PARKING RECOMMENDATION**

**Conditional if approved**

- Provide guest parking on site.

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approved as a Preliminary SP only. The required construction plans must be submitted and approved before 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.
- All ROW dedications are to be recorded prior to MPW sign off on the building permit.
- Submit copy of contract with private hauler prior to MPW signoff on the building permit.

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)	0.45	7.26 D	6 U*	58	5	7

\*Based on three two-family lots.

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)	0.45	-	7 U	67	6	8

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
-	-	-	+ 1 U	+9	+1	+1

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: 1 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would generate one less student 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 have been identified as over capacity. There is capacity within the cluster for additional elementary and middle school students, and there is capacity within an 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.

**CONDITIONS**

1. Uses within the SP shall be limited to seven detached residential units.
2. 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 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations showing raised foundations of 18-36” for residential buildings.
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. 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.
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.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

**Resolution No. RS2015-204**

“BE IT RESOLVED by The Metropolitan Planning Commission that **Approved with conditions and disapproved without all conditions. (9-0)**”

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June 11, 2015, Planning Commission Meeting

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