

## 2015SP-073-001

### 614 N 2ND STREET

Map 082-07, Parcel(s) 215

Council District 05 (Scott Davis)

Staff Reviewer: Lisa Milligan

A request to rezone from SP to SP-R zoning for property located at 614 N 2nd Street, approximately 200 feet south of Grace Street (0.17 acres) to permit up to 2 residential dwelling units, requested by Kenneth D. Davis, applicant and owner.

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

### APPLICANT REQUEST

**Preliminary SP to permit up to 2 residential dwelling units.**

#### Preliminary SP

A request to rezone from Specific Plan – Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 614 N 2nd Street, approximately 200 feet south of Grace Street (0.17 acres) to permit up to 2 residential dwelling units.

#### **Existing 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. The approved SP allows for detached accessory dwelling units in addition to uses allowed within RS5.

#### **Proposed Zoning**

Specific Plan-Residential (SP-R) 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

This proposal meets one critical planning goal. 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.

### EAST NASHVILLE COMMUNITY PLAN

#### **Current Policy**

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

#### **Detailed Policy**

**Cleveland Park, McFerrin Park and Greenwood Detailed Neighborhood Design Plan (DNBP) Subdistrict 1** A goal of the subdistrict is to preserve the existing single-family character within the cores of the neighborhood by maintaining RS5 zoning for all properties within Subdistrict 1.

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

No changes are proposed to the current T4 NM policy. The detailed policy from the DNBP is not proposed to carry forward.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Maintenance policy. The lot immediately adjacent to the south is a duplex lot and several lots across from the site have existing duplexes as well. The existing SP limits the uses to single-family residential and permits detached accessory dwelling units with conditions. The proposed SP will allow for up to 2 residential dwelling units which is consistent with the existing land use pattern in the area. Specific standards are included with the SP to ensure compatibility with existing land uses.

### PLAN DETAILS

The site is located at 614 N 2<sup>nd</sup> Street, on the west side of N 2<sup>nd</sup> Street, south of Grace Street. The site is approximately 0.17 acres in size and is currently in use as a single-family dwelling unit.

Site Plan

The SP consists of a regulatory document that will regulate any future development on the site. The SP is intended to permit single-family or two-family detached residential. The plan provides the following requirements:

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
8. Vehicular access shall be from the alley and no driveways shall be permitted onto North 2<sup>nd</sup> Street.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
10. 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.

**ANALYSIS**

This SP would permit residential development consistent with the land use policy. The SP also supports infill development which is a critical planning goal. The standards outlined for the SP are consistent with the standards for the SP located immediately adjacent to the south. Requiring the units to be detached maintains the character of the existing neighborhood.

**FIRE DEPARTMENT RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

N/A

**WATER SERVICES**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

- Traffic study may be required at time of development.

No traffic table was prepared for this case, as it is not expected to generate additional traffic.

**METRO SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning district could generate 2 more students than what is typically generated under the existing SP zoning district. Students would attend Caldwell Elementary School, Gra-Mar Middle School, and Maplewood High School.

All three schools have been identified as having additional 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 policy for the area.

**CONDITIONS**

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.

7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
8. Vehicular access shall be from the alley only and no driveways shall be permitted onto North 2<sup>nd</sup> Street.
9. 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.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
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.

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

**Resolution No. RS2015-205**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-073-001 is Approved with conditions and disapproved without all conditions. (9-0)"

**CONDITIONS**

1. Permitted uses include single or two-family residential (detached).
  2. Any two-family units shall be detached.
  3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
  4. The minimum side setback shall be three feet.
  5. The minimum rear setback shall be 20 feet.
  6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
  7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
  8. Vehicular access shall be from the alley only and no driveways shall be permitted onto North 2<sup>nd</sup> Street.
  9. 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.
  10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
  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.
-