

2015SP-078-001

HARVEST HILLS HOMES SP

Map 105-04, Parcel(s) 044-046

Council District 17 (Sandra Moore)

Staff Reviewer: Brett Thomas

A request to rezone from R6 to SP-R zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street, (0.54 acres), to permit up to 10 residential units, requested by FMBC Investments, applicant; Harvest Hands CDC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 10 dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street (0.54 acres), to permit up to 10 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. All lots are currently duplex eligible which would result in 6 units on 3 lots.

Proposed Zoning

Specific Plan-Residential (SP-R) 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

- Provides a Range of Housing Choices
- Supports infill development

The townhouses options are important to serve a wide range of people with different housing needs within the surrounding community. 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.

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4NE) is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, 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 lot 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 proposed SP is consistent with the T4 Urban Neighborhood Evolving Policy which supports the proposed residential form. Buildings are oriented to the street and open space and alley access already exists along the rear of the property.

PLAN DETAILS

The site is located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street. The site is approximately 0.54 acres in size. Two of the three properties are currently vacant.

Site Plan

The plan proposes a total of 10 attached residential units. There are six townhouse units fronting to N. Hill Street and four units fronting on an interior courtyard. A wide sidewalk provides connectivity for the rear courtyard units to access N Hill Street. A 5' Standard B buffer yard is proposed along the side property lines. Parking is located in the rear of the property, adjacent to the alley.

The applicant has provided proposed architectural elevations. Architectural standards have also been included on the plan. Elevations shall be provided with the final site plan.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets two critical planning goals. The 10 residential units will provide a variety of housing choices for the surrounding community in a pattern that fits in with the urban character.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

- For Preliminary and Amendment only. Final will require Grading Plan approval

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.

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.
- Prior to the Final SP include the following: 4' furnishing zone (behind the curb) and 5' sidewalk (in ROW), label the pavement width on N Hill and the alley.
- Depending on the width of N Hill St, applicant may be required to submit to Traffic and parking Commission to restrict parking along property frontage
- Prior to Final SP, coordinate the stormwater outfall with MPW and MWS. Point source discharge into the ROW is not permitted, may require a hard connection to the existing stormwater infrastructure.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Comply with road comments. Landscaping shall not restrict sight distance at drives off alley.

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)	0.54	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)	0.54	-	10 U	96	8	11

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
-	-	-	+ 4 U	+38	+3	+4

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 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 two more students than what is typically generated under the existing R6 zoning district. Students would attend Whitsett Elementary School, Cameron Middle School, and Glenclyff High School. Whitsett Elementary and Glenclyff High have been identified as over capacity. There is no capacity for elementary students within the cluster; however, there is capacity within an adjacent cluster for high school students.

The fiscal liability for one elementary student is \$21,500. This data is for informational purposes only and is not a condition of approval. 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. Permitted land uses shall be limited to up to 10 multi-family residential units.
2. Prior to building permit issuance, a plat must be recorded to consolidate the lots.
3. 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 RM20-A zoning district as of the date of the application request or application.
4. The following design standards shall be added to the plan:
 - a. Building façades fronting a street 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 for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
5. Screening of the parking lots shall be provided along the side property lines and must be approved by planning staff prior to the approval of any final site plan or building permit approval. Screening shall include an opaque fence. Landscaping shall be provided in front of the fence and shall meet 17.24.150 of the Metro Zoning Code.
6. 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.
7. 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.
8. 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.
9. 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. (7-0), Consent Agenda

Resolution No. RS2015-293

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-078-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

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