

## 2015SP-091-001

### 1511 61ST AVENUE NORTH

Map 091-02, Parcel(s) 091

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for property located at 1511 61st Avenue North, approximately 100 feet south of New York Avenue, (0.095 acres), to permit up to two residential units, requested by Dale & Associates, applicant; D222, LLC, owner.

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

### APPLICANT REQUEST

**Zone change to permit 2 attached residential 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 1511 61st Avenue North, approximately 100 feet south of New York Avenue, (0.095 acres), to permit up to two 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. *There is currently 1 lot, which is not eligible for a duplex, for a total of 1 unit.*

#### **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

- Creates Walkable Neighborhoods
- 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. A new sidewalk along 61<sup>st</sup> Avenue North will provide an improved pedestrian environment and a safe connection to other areas.

### WEST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) Policy is intended to preserve the general character of existing urban neighborhoods. 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity

#### Consistent with Policy?

Yes. The policy supports the proposed attached residential units through form and interaction with the public realm. The SP will provide a mixture of housing types in a strategic location within West Nashville while preserving the general character of the neighborhood. The project will also provide sidewalk improvements to enhance the pedestrian connectivity of the area.

### PLAN DETAILS

The site is located along the west side of 61<sup>st</sup> Avenue North, between New York Avenue and Alley #1211 in West Nashville. The plan proposes two attached dwelling units designed as a manor home. The proposed elevations show that the units create a manor style house. A manor house is designed to appear from the exterior as a single-family use. One primary entrance is provided from the exterior and access to the individual living units is provided inside the structure. The design of the units is meant to easily blend in with the surrounding single-family residential form.

The units will have frontage along 61<sup>st</sup> Avenue North. Access to the site will be from the public alley along the southwestern boundary of the site. Surface parking is proposed off the alley, behind the proposed units. Parking will be screened by landscaping along 61<sup>st</sup> Avenue North. A five foot sidewalk and a four foot planting strip will be installed along the 61<sup>st</sup> Avenue North to allow for pedestrian circulation.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street shall provide 1 principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited

materials, raised foundations, and porch depths. The proposed residential units shall have a maximum height limitation of 2 stories within 35 feet, measured to roofline.

**ANALYSIS**

The SP is consistent with the T4 Neighborhood Maintenance policy and meets three critical planning goals. While the policy calls for the existing character to remain, some change is expected over time in this policy. The change should be respectful of the existing form of the neighborhood. By providing two units in a manor house style, the development is able to reflect the nature of the existing single family structures located in the neighborhood. The SP allows for design considerations that better integrate the development into the existing neighborhood while also allowing for a mix of housing types.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

**PUBLIC WORKS RECOMMENDATION**

**No exception taken**

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)	0.08	7.26 D	0 U	-	-	-

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
Two-Family Residential (210)	0.08	-	2 U	20	2	3

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
-	-	-	+ 2 U	+20	+2	+3

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district is expected to generate no more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School and Cane Pearl-Cohn High School have been identified as over capacity. There is capacity for additional elementary students within the cluster and there is capacity for additional high school students within an adjacent cluster.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Maintenance policy of the West Nashville Community Plan.

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of two attached residential units.
2. Remove encroachment note for covered porches, bay windows, stoops and balconies.
3. No structure shall be more than 2 stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. The following standards shall be met:
  - a. Building facade fronting the street shall provide one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - 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.
4. 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 R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. 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.
7. 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.
8. 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. (6-0), Consent Agenda

**Resolution No. RS2015-340**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-091-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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