

2015SP-094-001

THE DEL

Map 092-10, Parcel(s) 187-188
Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for properties located at 3005 Delaware Avenue and 508 31st Avenue North, at the southeast corner of 31st Avenue North and Delaware Avenue (0.69 acres), to permit up to 17 residential units, requested by Dale & Associates, applicant; The Del Partners, owner.

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

APPLICANT REQUEST

Rezone to permit up to 17 residential units.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for properties located at 3005 Delaware Avenue and 508 31st Avenue North, at the southeast corner of 31st Avenue North and Delaware Avenue (0.69 acres), to permit up to 17 residential units.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of six 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 Infill Development
- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

This area is served by adequate infrastructure including roads, water and sewer. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. The request provides for an additional housing option in the area with a higher density than what is permitted under the existing single-family zoning. Additional housing options are important to serve a wide range of people with different housing needs. Higher densities foster walkability and better public transportation. A bus line runs along 28th Avenue east of the site and along Charlotte Pike south of the site. Additional density near the Charlotte corridor would also provide additional population to support the existing and planned commercial uses along Charlotte Pike.

NORTH NASHVILLE COMMUNITY PLAN

Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Consistent with Policy?

Yes. The plan calls for a layout that is urban in form with shallow setbacks consistent with the T4 NE policy. The urban form would enhance the streetscape along Delaware Avenue and 31st Avenue North. The plan provides a mixture of housing types which is consistent with the policy's goal of providing more housing options. Unit types include stacked flats, townhomes and detached units. The policy on the south side of the alley which runs along the south side of this site and all the lots which front onto Delaware Avenue between 28th Avenue North and 31st Avenue North is Urban Mixed Use (T5 MU). T5 MU supports high intensity development with heights upward of 20 stories. While homes in the immediate area are much lower in height than the proposed SP, the site's location is appropriate for additional height as it can serve as a transition from the neighboring T5 MU policy area. Also, due to the surrounding zoning pattern, including industrial, office and high intensity mixed-use zoning districts, and the site's close proximity to Charlotte Avenue, it could be appropriate for this T4 NE policy area to develop at a much higher density with taller building heights than what is being proposed with this SP.

PLAN DETAILS

The approximately 0.69 acre site is located at the southeast corner of Delaware Avenue and 31st Avenue North. The site is currently vacant. There are no streams on the site or any slopes the Metro Zoning Code identifies as sensitive. While there are no slopes on the site that the code identifies as sensitive, the site does fall from north to south. Sidewalks are located along the property boundaries abutting Delaware Avenue and 31st Avenue North. A constructed alley is located at the rear of the site and an additional 2.5 feet of right-of-way will be dedicated as part of this proposal. A majority of the zoning in the immediate area is RS5; however, there are also some nonresidential zoning districts in the area including industrial as well as an office (OL) zoning that is located on the south side of the alley.

Site Plan

The plan calls for a total of 17 residential units. The plan proposes three different unit types, which include stacked flats, townhomes and detached units. Six flats are shown at the corner of Delaware Avenue and 31st Avenue North. Nine townhomes are shown along both Delaware Avenue and 31st Avenue North. Six units address Delaware Avenue while three address 31st Avenue North. Two detached units are proposed at the rear of the site adjacent to the alley.

The plan provides some architectural guidelines relating to building orientation, building entry, glazing, finished floor elevations and porches. The plan also prohibits vinyl siding, EFIS and untreated wood finishes. The maximum building height for the corner flats is four stories in 65 feet. The maximum height for all other units is three stories in forty five feet.

Vehicular access is permitted only from the alley. All parking is located at the rear of the site and is screened from both public streets. As proposed all townhomes and the detached units include a garage. Nine surface parking spaces are provided with 20 garage spaces provided. The plan calls for five foot wide sidewalks with a four foot planting strip on all street frontages.

ANALYSIS

Staff recommends approval of this request as the proposed plan is consistent with the T4 NE land use policy. The proposal also meets several critical planning goals.

FIRE MARSHAL RECOMMENDATION

Approve 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

Approve

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.
- Recorded ROW dedications are to be submitted to MPW prior to building permit approval.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

Apply to T&P to restrict parking along Delaware Ave frontage.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.69	8.71 D	6 U	58	5	7

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 (230)	0.69	-	17 U	138	13	15

Traffic changes between maximum: **RS5** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 11 U	+80	+8	+8

WATER SERVICES RECOMMENDAION

Approved with conditions

Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 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 would not generate any additional students than what is typically generated under the existing RS5 zoning district. Students would attend Park Avenue Elementary, McKissack Middle School, and Pearl-Cohn High School. There is additional capacity for elementary and middle school students, but there is no additional capacity 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 of the proposed SP as it is consistent with the North Nashville Community Plan and meets several critical planning goals.

CONDITIONS

1. Uses are limited to a maximum of 17 residential units.
2. Porches shall not encroach any further into the front setback than what is shown on the preliminary plan.
3. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. 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. RS2015-351

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-094-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

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