

2015SP-096-001

HAMILTON AND MARTIN RESIDENTIAL

Map 105-07, Parcel(s) 246-248

Council District 17 (Colby Sledge)

Staff Reviewer: Brett Thomas

A request to rezone from R6 to SP-R zoning for properties located at 607 and 609 Hamilton Avenue, at the southwest corner of Hamilton Avenue and Martin Street (0.93 acres) to permit up to 27 residential units, requested by Civil Site Design Group, applicant; June Lavender, owner.

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

APPLICANT REQUEST

Rezone to permit up to 27 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for properties located at 607 and 609 Hamilton Avenue, at the southwest corner of Hamilton Avenue and Martin Street (0.93 acres), to permit up to 27 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 6 lots with 1 duplex lot for a total of 7 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 proposal meets several critical planning goals. 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 and provide for a variety of building types. Sidewalks are being provided along Hamilton Avenue and Martin Street and will create a more walkable neighborhood. In addition, the development is on a bus route and will provide bicycle parking facilities for residents and their guests.

SOUTH NASHVILLE COMMUNITY PLAN

T4 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 proposed SP is consistent with the T4 Neighborhood Evolving policy. The proposed development intensifies underutilized urban infill lots and will create a stronger streetscape than currently exists. The request provides two housing types which will allow for additional housing choice within the neighborhood. In addition, the proposed development is located along existing transit lines and will improve pedestrian connectivity by providing sidewalks along Hamilton Avenue and Martin Street.

PLAN DETAILS

The site is located at 607 and 609 Hamilton Avenue, at the southwest corner of Hamilton Avenue and Martin Street. The site is approximately 0.93 acres in size. The site currently contains three single-family detached units.

Site Plan

The plan proposes a multi-family residential development with up to 27 residential dwelling units. There are two residential dwelling types included in the proposed plan: seven single-family attached townhomes; and 20 stacked flats. The single-family attached townhomes are proposed to address Hamilton Avenue and each includes an attached two-car garage. There are six stacked flats proposed at the intersection of Hamilton Avenue and Martin Street, with another six stacked flats proposed to the south along Martin Street. An additional eight stacked flats are proposed in the rear of the development along the alley; two of which will include attached garages.

Vehicular access will be limited to a public alley that is to be improved. A surface parking lot is located interior to the site, with pedestrian connections to both Hamilton Avenue and Martin Street. Sidewalks are being provided along Hamilton Avenue and Martin Street. Internal sidewalks are also provided throughout the development. The plan will be required to meet the standards of the Bicycle Parking Ordinance and provide 7 bicycle parking spaces.

The developer has proposed architectural guidelines for the project. All buildings must address either the street or green space with architectural treatments that may include windows, stoops and entrances, balconies, and porches. Street facing fronts of stacked flat buildings are proposed to have a minimum of 15% glazing. Raised foundations are proposed to be a minimum of 18" and a maximum of 36", with minor reductions possible due to topography and ADA requirements. The maximum for single-family attached townhome units is 3 stories in 48 feet and 3.5 stories in 48 feet for the stacked flats along Hamilton Avenue and Martin Street. The stacked flats interior to the site are proposed to be a maximum of 2.5 stories in 30 feet.

ANALYSIS

The plan is consistent with the T4 Neighborhood Evolving policy as it provides for additional housing options on an underutilized urban site while improving pedestrian connectivity. The townhome units provide a transition between the existing single-family detached residences along Hamilton Avenue and the more intense stacked flats to be located at the intersection. By locating the surface parking interior to the site, the proposed development will maintain the pattern of the neighborhood while providing an appropriate mix of building 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

Approved with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval. This approval only applies if all of these 27 units remain rentals. If any units are to be sold off to different owners, than an approved public sewer extension and revised availability study will be needed prior to 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.
- Submit ROW dedication(s) prior to building permit approval, alley and radius return

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Locate curb and gutter to allow a smooth travel transition through intersection and provide a 24ft minimum width for adequate turning movements at Martin and Hamilton intersection.

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)	0.93	7.26 D	7 U*	67	6	8

*Based on one two-family lot.

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 (220)	0.93	-	27 U	288	17	33

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
-	-	-	+ 20 U	+221	+11	+25

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed **SP-R** district: 5 Elementary 3 Middle 3 High

The proposed SP-R zoning could generate 8 more students than what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Elementary School, Cameron Middle School, and Glenclyff High School. Glenclyff High has been identified as over capacity; however, there is capacity for additional high school students within an adjacent cluster. 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 T4 Neighborhood Evolving policy in the South Nashville Community Plan.

CONDITIONS

1. Permitted land uses shall be limited to up to 27 residential units.
2. Provide detailed landscaping plans with the submittal of the Final SP.
3. With the submittal of the Final SP, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
4. 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 RM40-A zoning district as of the date of the application request or application.
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. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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.

Mr. Thomas presented the staff recommendation of approval with conditions and disapproval without all conditions.

William Smallman, applicant, spoke in favor of the application and requested approval.

Josh with Civil Site Design Group spoke in favor of the application and expressed agreement with all staff conditions.

Donald Jenkins, 540 Hamilton Ave, spoke in favor of the application.

Heather Dunagan, 544 Hamilton Ave, spoke in opposition to the application because of the low quality of the development and that it doesn't fit with the character of the neighborhood.

October 22, 2015, Planning Commission Meeting

DJ Phillips, 617 Hamilton Ave, spoke in opposition to the application because it does not fit with the character of the neighborhood.

Chairman McLean closed the Public Hearing.

Ms. Farr noted that the benefits outweigh the potential negative impact.

Mr. Clifton spoke in favor of the application.

Mr. Ponder moved and Mr. Clifton seconded the motion to approve with conditions and disapprove without all conditions. (6-0)

Resolution No. RS2015-353

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-096-001 is Approved with conditions and disapproved without all conditions. (6-0)"

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