

## 2015SP-097-001

BL2015-82\Hagar

### 22<sup>nd</sup> & DABBS SP

Map 053-08, Parcel(s) 014, 019

Council District 11 (Larry Hagar)

Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to SP-R zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 residential units, requested by Dale & Associates, applicant; Tim Polston and Alan Barrett and Anita Marlin, owners.

**Staff Recommendation: Reopen the public hearing and 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 Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 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 6 units.*

#### **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.

### DEFERALS AND PUBLIC HEARING

This request was deferred at the November 12, 2015, Planning Commission meeting to allow for more time for community input. Since that time, a revised plan has been submitted. Staff is recommending that the public hearing be reopened.

### CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

This proposal meets two critical planning goals. Development in areas with adequate infrastructure is more appropriate than development in areas 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 proposes development on an infill site. Sidewalks are being provided along the property frontages along Dabbs Avenue, 22<sup>nd</sup> Street, and Lakeshore Drive to improve the pedestrian environment and create a more walkable neighborhood.

### DONELSON-HERMITAGE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

#### Consistent with Policy?

Yes. The plan is consistent with the T4 Urban Mixed Use Neighborhood Policy. The property lies within a larger area that is designated as Urban Mixed Use Neighborhood. The plan provides for a housing element within the Urban Mixed Use Neighborhood that would serve existing and future non-residential uses. Sidewalks are being proposed along the property frontage along 22<sup>nd</sup> Street, Dabbs Avenue, and Lakeshore Drive allowing for future residents to walk to nearby non-residential uses and adding to the functionality of the area as a Mixed Use Neighborhood. The proposed development is also located in walking proximity to Old Hickory Boulevard, allowing for more opportunities for future residents to walk to non-residential uses.

**PLAN DETAILS**

The site is located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), on the southeast side of 22<sup>nd</sup> Street between Dabbs Avenue and Lakeshore Drive. The site is approximately 0.79 acres in size and is currently in use as a single-family residence.

Site Plan

The plan proposes up to 10 residential units including eight attached and two detached units. The units orient Dabbs Avenue, 22<sup>nd</sup> Street, and Lakeshore Drive.

There is one vehicular access point proposed from Dabbs Avenue and one proposed from 22<sup>nd</sup> Street. Parking is provided through a combination of garage spaces and surface parking spaces. A sidewalk will be constructed along the entirety of all three street frontages. Sidewalk connections are provided from each unit to the proposed public sidewalk.

The applicant has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard shall provide a minimum of one principal entrance and a minimum of 25% glazing. Porches are provided for all units and the corner units are proposed to feature wraparound porches, providing for an active streetscape on all streets. Standards are provided for window orientation, prohibited materials, and raised foundations.

**ANALYSIS**

The plan is consistent with the T4 Urban Mixed Use Neighborhood policy. The plan provides for an additional housing option within an existing Mixed Use Neighborhood. Sidewalks are provided to create a more walkable community and homes are proposed to be oriented toward Dabbs Avenue, 22<sup>nd</sup> Street, and Lakeshore Drive creating a strong streetscape that furthers the goals of the Mixed Use Neighborhood policy. Future residents will be able to walk to nearby non-residential uses, including existing uses along Old Hickory Boulevard, increasing the functionality of the Mixed Use Neighborhood.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**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.

**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.
- Submit copy of recorded ROW dedication at both intersections prior to building permit signoff by MPW.
- Coordinate stormwater outfall with MPW and Metro Stormwater.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

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)	0.79	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 (220)	0.79	-	10 U	67	6	7

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
-	-	-	+ 4 U	+9	+1	0

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R5 district: 0 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 3 more students than what is typically generated under the existing RS5 zoning district. Students would attend Dupont Elementary School, Dupont-Hadley Middle School, and McGavock High School. Dupont Elementary and Dupont-Hadley Middle School have been identified as over capacity but there is capacity within the cluster. McGavock High School has been identified as over capacity, however there is capacity within adjacent clusters. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends reopening the public hearing and recommends approval with conditions and disapproval without all conditions as the plan is consistent with the policy for the area and provides additional housing options.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 10 residential units.
2. With the Final SP, submit detailed elevations consistent with the standards included on the Preliminary SP.
3. 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.
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 RM15-A zoning district as of the date of the application request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
6. 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.
7. 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.
8. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

**Ms. Hagan-Dier stepped back in the room at 4:59 p.m.**

Councilman Hagar spoke in favor of the application and noted that another community meeting was held and everyone seemed reasonably satisfied with the amendments.

Michael Garrigan, 516 Heather Place, spoke in favor of the application and asked for approval.

**Chairman McLean closed the Public Hearing.**

**Mr. Adkins moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (9-0)**

**Resolution No. RS2015-384**

**“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-097-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”**

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