

## 2015SP-111-001

### 1212 PENNOCK AVENUE

Map 071-15, Parcel(s) 413

Council District 05 (Scott Davis)

Staff Reviewer: Karimeh Moukaddem

A request to rezone from SP to SP-R zoning for property located at 1212 Pennock Avenue, approximately 290 feet south of Douglas Avenue (0.16 acres), to permit two detached homes, requested by Dale & Associates, applicant; Derik Pell, owner.

**Staff Recommendation: Disapprove.**

### APPLICANT REQUEST

**Preliminary SP to permit two single family homes.**

#### Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 1212 Pennock Avenue, approximately 290 feet south of Douglas Avenue (0.16 acres), to permit two detached homes.

### Existing 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.

### 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

N/A

### EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential 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. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

#### Consistent with Policy?

No. The proposed SP is not consistent with the site's T4 Urban Neighborhood Maintenance policy. While some change is expected within the Neighborhood Maintenance area, this change should be sensitive to the existing neighborhood character. Having two detached dwelling units on one lot is not consistent with the rhythm of development in the area, nor is it consistent with the massing and spacing along Pennock Avenue.

### PLAN DETAILS

The site is located at 1212 Pennock Avenue, on the west side of Pennock Avenue and south of Douglas Avenue. The site is approximately 0.16 acre and currently contains a single family home.

#### Site Plan

The plan proposes two detached single family residential dwelling units. The proposed units front Pennock Avenue. Sidewalks are existing along Pennock Avenue. Surface parking for both units is proposed at the rear of the units, to be accessed from the existing alley.

### ANALYSIS

The property at 1212 Pennock Avenue, as well as the wider area, is currently zoned SP, which allows for Detached Accessory Dwelling Units (DADUs) provided that a lot has an improved alley abutting the rear or side property line or is larger than 15,000 square feet. This lot is abutted at the rear by an improved alley. All surrounding property is located within the same SP district. This existing SP has standards that address the location, placement, massing, and vehicular access of additional dwelling units on lots in this area. The units may only be located behind the principle structure. For lots with access to an improved alley, such as this one, any additional access must be from the alley. Bulk and massing standards are also included in the existing SP to ensure that DADUs are accessory to the primary structure on a given lot. To ensure this, the height of a DADU may not exceed the height of the principle structure on the lot or 27 feet in height at the roof ridge line, whichever is greater. The proposed rezoning of this lot to a separate SP-R would not require development to meet these standards, which are applicable to the wider neighborhood. Additionally, in the immediate area there is a mixture of mostly single-family detached units and some duplexes. The

duplex units are small, single-story structures that resemble single-family units. Most homes along Pennock Avenue are one to one and a half story structures. The spacing of units along the street is uniform and the introduction of two units on one lot that is mid-block will be inconsistent with the current pattern along Pennock Avenue.

**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**

**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 dimensioned site plan, with Final SP.
- Indicate on the plans 2' ROW dedication on the alley, to be recorded prior to the building permit.
- Indicate on the plans a minimum of 24' between the rear of the proposed alley parking stalls and the opposite ROW line.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

**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 (amounts revealed on a forthcoming letter from MWS).

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

Maximum Uses in Existing 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
Single Family Residential (210)	0.16	-	1 U	10	1	2

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)	0.16	-	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+10	+1	+1

**METRO SCHOOL BOARD REPORT**

Projected student generation existing SP-R 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 additional students from what is typically generated under the existing SP-R zoning district.

**STAFF RECOMMENDATION**

Staff recommends disapproval of the SP as it is not consistent with the T4 Urban Neighborhood Maintenance Policy.

**CONDITIONS (if approved)**

1. Uses within the SP shall be limited to up to two detached residential units.
2. Access shall be from the alley only.
3. 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 and vinyl siding 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.
  - f. Setbacks shall be contextual and consistent with surrounding properties.
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. 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.
6. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

Ms. Moukaddem presented the staff recommendation of disapproval.

Roy Dale, 516 Heather Place, spoke in favor of the application,

Councilman Scott Davis spoke in favor of the application.

**Mr. Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of staff recommendation as it is not consistent with the existing street pattern.

Ms. Hagan-Dier spoke in favor of staff recommendation.

Council Lady Allen spoke in favor of staff recommendation.

Ms. Blackshear spoke in favor of staff recommendation and agrees that it is inconsistent with policy.

Mr. Gee noted appreciation for the councilman's spirit, but explained this mid-block location isn't the appropriate place for this.

Mr. Clifton spoke in favor of staff recommendation as it is contrary to policy.

**Mr. Clifton moved and Ms. Blackshear seconded the motion to disapprove. (8-0)**

**Resolution No. RS2016-7**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-111-001 is **Disapproved. (8-0)**"