

2016SP-003-001

BL2015-88(O'Connell)
1419 ROSA L PARKS BOULEVARD SP
Map 081-12, Parcel(s) 414
Council District 19 (Freddie O'Connell)
Staff Reviewer: Alex Deus

A request to rezone from RM9 to SP-R zoning for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Taylor Street and Rosa L. Parks Boulevard (1.76 acres), to permit up to 100 multi-family residential units, requested by M.D.H.A., owner. (See Associated PUD cancellation case # 2006P-001-002).

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

APPLICANT REQUEST

To permit up to 100 multi-family residential units.

Zone Change

A request to rezone from Multi-Family Residential (RM9) to Specific Plan-Residential (SP-R) zoning for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Taylor Street and Rosa L. Parks Boulevard (1.76 acres), to permit up to 100 multi-family residential units.

Existing Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *This PUD is approved for residential uses.*

Planned Unit Development Overlay District (PUD) – is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *This PUD is approved for residential uses.*

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, multi-family.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to areas where there are not adequate public facilities. This reduces the service constraints placed on Metro's resources. The proposed request would also enhance walkability along a corridor through the orientation of buildings and enhancement of the pedestrian network.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. This property fronts an arterial-boulevard and is surrounded by T4 urban mixed-use corridor and T4 urban community center policies. An urban form with improved pedestrian facilities is consistent with the policy at this location.

The predominant building type in the general vicinity is multi-family residential. The proposed SP would maintain that building type. Furthermore, the guidance within this policy focuses any future mixture of building types in strategic locations through zoning decisions that place higher-intensity building near to such centers and corridors and uses these more intense building types as land use transitions. As mentioned, this property fronts a corridor and standards within this SP would have future structures step down in height to create an appropriate transition from Rosa L. Parks Boulevard to Delta Avenue.

Additionally, the proposed standards within this SP are consistent with the design principals of the policy.

ANALYSIS

This site is located at 1419 Rosa L. Parks Boulevard and is approximately 1.76 acres. This property currently contains an existing maintenance facility. The site is zoned RM9 with a PUD overlay that is approved for the existing structure. The proposed uses within this SP would be limited to 100 multi-family residential units.

The design standards within this SP would create development with an appropriate urban form that is context sensitive to the adjacent development. Future development would have a build to zone that would situate the building to address the public realm. The proposed standards also include a transition in height from four stories along Rosa L. Parks Boulevard to three stories along Delta Avenue. Building facades fronting streets would have a minimum of 50% of ground floor units with a direct pedestrian entrance, with the exception of Taylor Street. There would also be a minimum of 25% glazing. These standards would enhance the public realm and would be in keeping with the site design standards of the policy.

Sidewalks would also be required to be improved to Major and Collector Street standards along Rosa L. Parks Boulevard with an eight foot sidewalk and a five foot planting strip. Along Taylor Street, Delta Avenue and Cheatham Place, sidewalks would be required to be improved to six feet with a four foot planting strip. These standards would create walkable neighborhoods through the enhancement of the pedestrian network.

Vehicular access to this site would be prohibited along Rosa L. Parks Boulevard. Parking would be required to be located either behind or beside of future development. There is also a standard within the proposed SP that requires surface parking to be screened with a knee wall of 18-36 inches and perimeter landscaping.

This proposal requires a minimum of 20% of units to be market rate, which would facilitate mixed income housing. Architectural standards include the prohibition of EIFS, vinyl siding, and untreated wood. Porches shall provide a minimum of six feet in depth and raised foundations of 18"-36" are required along public streets.

FIRE MARSHAL RECOMMENDATION

Approved with Conditions

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

STORMWATER RECOMMENDATION

Approved

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Approved

- Cheatham Place is eligible for listing in the National Register of Historic Places.

TRAFFIC & PARKING RECOMMENDATION

Conditions if Approved

- An access study may be required prior to final SP approval.

Maximum Uses in Existing Zoning District: **RM9**

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)	1.76	9 U	15 U	124	12	13

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)	1.76	-	100 U	730	53	73

Traffic changes between maximum: **RM9** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+85 U	+606	+41	+60

WATER SERVICES RECOMMENDATION

N/A

METRO SCHOOL BOARD REPORT

Projected student generation existing **RM9** district **1** Elementary **0** Middle **0** High

Projected student generation proposed **SP-R** district **0** Elementary **0** Middle **1** High

The proposed SP-R district would generate no more additional students than what is typically generated under the existing RM9 district using the urban infill factor. Students would attend Buena Vista Elementary, John Early Middle School and Pearl- Cohn High School.

The information is based upon data from the school last updated November 2015.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 100 multi-family residential units.
2. Height is limited to four stories on Rosa L Parks Boulevard and three stories on Delta Avenue.
3. Sidewalks along Rosa L. Parks Boulevard are required to be improved to the Major and Collector Street Plan (8' sidewalk and 5' planting strip).
4. Sidewalks on Taylor Street, Delta Avenue and Cheatham Place are required to be improved with a 4' planting strip and a 6' sidewalk.
5. Vehicular access is prohibited on Rosa L. Parks Boulevard.
6. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage, except Taylor Street, and a minimum of 25% glazing.
7. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
8. EIFS, vinyl siding and untreated wood shall be prohibited.
9. Porches shall provide a minimum of six feet of depth.
10. A raised foundation of 18"-36" is required along all public streets.
11. Surface parking shall be screened with a knee wall of 18-36 inches and perimeter landscaping.
12. A minimum of 20% of the proposed units must be market rate units.
13. 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 RM60-A zoning district as of the date of the applicable request or application.
14. With the Final SP, 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.
15. 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. Deus presented the staff recommendation of approval with conditions and disapproval without all conditions.

Items 14a and 14b were heard and discussed together.

Jim Harbison, 701 S 6th Street, asked for approval in order to apply for low income housing tax credits.

Councilman O'Connell spoke in favor of the application.

Juanita (last name unclear), 1403 Arthur Avenue, spoke in favor of the application.

Mr. Adkins closed the Public Hearing.

Mr. Clifton moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2016-8

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-003-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”

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 7. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
 8. EIFS, vinyl siding and untreated wood shall be prohibited.
 9. Porches shall provide a minimum of six feet of depth.
 10. A raised foundation of 18”-36” is required along all public streets.
 11. Surface parking shall be screened with a knee wall of 18-36 inches and perimeter landscaping.
 12. A minimum of 20% of the proposed units must be market rate units.
 13. 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 RM60-A zoning district as of the date of the applicable request or application.
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