

2016SP-013-001

522-526 SOUTHGATE AVE

Map 105-11, Parcel(s) 016-018

Council District 17 (Colby Sledge)

Staff Reviewer: Alex Deus

A request to rezone from R6 to SP-MR zoning for properties located at 522, 524, and 526 Southgate Avenue, approximately 570 feet east of Martin Street (1.02 acres), to permit up to 23 residential units, requested by Dale & Associates, applicant; Adam Curtis and Bentley Investments, LLC, owner.

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

APPLICANT REQUEST

Permit up to 23 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Residential (SP-MR) zoning for properties located at 522, 524, and 526 Southgate Avenue, approximately 570 feet east of Martin Street (1.02 acres), to permit up to 23 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 7 lots with 2 duplex lots for a total of 9 units.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to where there are not adequate public facilities. This reduces the service constraints placed on Metro's resources. The proposed request would create walkable neighborhoods through the placement of a public sidewalk and an interior pedestrian network. This development would also include a variety housing types creating diverse housing options.

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing.

Consistent with Policy?

Yes. This request is consistent with policy as it promotes a mixture of housing types in an existing urban neighborhood. The guidance within this policy identifies considerations for successful infill and redevelopment in existing neighborhoods; these considerations include the need to consider certain elements of the existing developed character.

The proposed development provides three housing types allowing for additional housing choice within the neighborhood. The development is also respectful of the existing land use patterns in the area as it generally aligns with the development in neighboring properties, as the setbacks and development pattern are consistent with the Southgate Station SP that was approved in 2015.

PLAN DETAILS

This site is located at 522, 524 and 526 Southgate Avenue, north of the intersection of Neil Terrace and Southgate Avenue. The site is 1.02 acres and currently has two single-family structures.

Site Plan

The plan proposes a multi-family residential development with 23 residential dwelling units. There are three residential dwelling types included in the proposed plan: single-family detached (4); townhomes (7); and stacked flats (12). The single-family detached homes are proposed to front Southgate Avenue, while the stacked flats are located in the center of the site. The townhomes are located toward the rear.

Vehicular access would come from Southgate Avenue and there is a proposed surface lot between the single-family detached homes and the stacked flats. The townhomes have garages that are accessed from the alley. There are currently no sidewalks present on Southgate Avenue; the proposal would include five foot sidewalks with four on street parking spots. Internal sidewalks are provided throughout the development. There is also a courtyard proposed between the stacked flats and the townhomes. This plan will be required to meet the requirements of the Bicycle Parking Ordinance.

Architectural standards have been included for this development including 18"-36" raised foundations, porches that provide a minimum depth of six feet, and glazing requirements. These standards would enhance the public realm. This proposal also includes affordable housing units, which would facilitate mixed income housing.

ANALYSIS

The proposed SP is consistent with the T4 Neighborhood Evolving policy and supports three critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Rear units will comply with the requirements for Fire Department access.

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.
- Prior to building permit approval by MPW, submit a copy of the recorded ROW dedications for the site, alley and Southgate.
- Prior to final SP approval, provide a field run survey of the ROW. label and dimension the ROWs for Southgate and the alley to fully determine the limits of improvements that will be required with this development.

TRAFFIC AND PARKING RECOMMENDATION

No Exception Taken

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)	1.02	7.26 D	10 U	96	8	11

*Based on two two-family lots.

Maximum Uses in Proposed Zoning District: **SP-MR**

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)	1.02	-	23 U	221	18	24

Traffic changes between maximum: **R6** and **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 13 U	+125	+10	+13

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Public water and 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 **R6** district 0 Elementary 0 Middle 0 High

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

The proposed SP- MR zoning district would generate no additional student than what is typically generated under the R6 zoning district using the Urban Infill Factor. Students would attend Fall-Hamilton Elementary, Wright Middle School and Glenclyff High School. This information is based upon data from the school board last updated November 2015.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with policy.

CONDITIONS

1. Permitted land uses shall be limited to up to 23 residential units.
2. On the corrected preliminary SP plan, provide bicycle parking as per the adopted Bicycle Parking Ordinance, BL2014-714.
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 RM40-A zoning district as of the date of the applicable request or application.
4. The following design standards shall apply:
 - 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 1.5:1 or greater, except for dormers or egress windows.
 - c. EIFS, vinyl siding and untreated wood 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.
5. 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.
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. The developer voluntarily requests that he and his successors comply with BL2016-133 if associated financial incentives are approved.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

Resolution No. RS2016-117

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-013-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

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