

## 2016SP-016-001

### OAKWOOD AVENUE SP

Map 072, Parcel(s) 002, 021, 023, 024, 026

Council District 05 (Scott Davis)

Staff Reviewer: Alex Deus

A request to rezone from IR to SP-MU zoning for properties located at 2034 and 2037 Pittway Drive and Oakwood Avenue (unnumbered), approximately 1, 400 feet north of East Trinity Land (20.61 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; Robert and Patricia Johnson, owners.

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

### APPLICANT REQUEST

**Rezone from IR to SP-MU.**

#### Zone Change

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 2034 and 2037 Pittway Drive and Oakwood Avenue (unnumbered), approximately 1, 400 feet north of East Trinity Land (20.61 acres), to permit a mixed-use development.

#### **Existing Zoning**

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

#### **Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

### CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

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.

### EAST NASHVILLE COMMUNITY PLAN

District Employment Center (D EC) is intended to preserve, create, and enhance concentrations of employment that are often in a campus-like setting. A mixture of office, commercial, and even light industrial uses are present, but are not necessarily vertically mixed. Complementary uses are also present and are encouraged as secondary and supportive to the primary function of D Employment Center areas as places of intense economic activity featuring large numbers of jobs. Daily convenience retail, restaurants, and services for the employees and medium to high density residential are appropriate secondary and supportive uses within the D Employment Center Area.

These uses may also be found in mixed use areas close to the D Employment Center area. In general, secondary and supportive uses do not occupy more than about quarter of the land in any given D Employment Center area in order to protect its primary function of providing intense concentrations of jobs.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they area in and whether or not they have already been disturbed.

#### Consistent with Policy?

Yes. Generally, this policy allows for concentrations of employment through a mixture of office and commercial uses. In order to create the necessary conditions to achieve the intent of the policy, a condition has been included that would require that at least 60% of the total floor area shall be used for non- residential uses.

Furthermore, residential uses would be allowed in order to create an appropriate transition between this site and the adjacent residential neighborhoods. The guidance within the policy requires that buildings at the edge of the District Employment Center step down in order to create an appropriate transition to the surrounding lower-intense neighborhoods. A condition has been included that limits height along Oakwood Avenue and the northern property line to two stories and 35 feet. Non- residential uses would be prohibited fronting Oakwood Avenue. These requirements would facilitate an appropriate transition.

There is a small portion of the site located on the northern property line that is located within the Conservation policy due to slopes. The presence of a TVA easement and the requirement of a landscape buffer yard will preserve this environmental feature.

**ANALYSIS**

These properties are located at 2034 and 2037 Pittway Drive and Oakwood Avenue (unnumbered) on approximately 20.61 acres. The site is currently zoned IR which permits light industrial uses, and are currently vacant with the exception of a small warehouse found on the southern portion of the site.

If these properties were to redevelop under the proposed SP, there would be design standards in place that would be sensitive to the adjacent residential neighborhoods. Uses permitted would be those found under the MUG-A district, which allow for office, commercial, and residential. These uses are considered appropriate land uses under the policy. There would be a requirement that at least 60% of the total floor area shall be used for non- residential uses in order to spur concentrations of employment.

Height would be limited to two stories and 35 feet along the northern property line and Oakwood Avenue; no structure could exceed five stories. As mentioned, this step down would create an appropriate transition to the surrounding neighborhoods and would be in keeping with policy which requires a step down in height as development moves closer to lower-intensity uses. There would also be a landscape buffer yard 'D' required along the northern property line.

This SP would enhance the pedestrian network and activate the public realm as it would require sidewalks along Oakwood Avenue to be improved with a 5' planting strip and a 6' sidewalk. Building facades fronting a street shall provide a direct pedestrian entrance for a minimum of 50% of ground floor units and have 25% glazing requirements. Vehicular access would be limited to two access points along Oakwood Avenue which would limit the disruption to the public realm.

**FIRE MARSHAL RECOMMENDATION**

N/A

**WATER SERVICES RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Ignore

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC & PARKING RECOMMENDATION**

Conditions if approved.

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	20.61	0.6 F	538, 662 SF	1918	162	173

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	20.61	3.0 F	2, 693, 314 SF	+57760	+1076	+5780

Traffic changes between maximum: **IR** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+55,842	+914	+5,607

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **IR** district                    **0** Elementary     **0** Middle     **0** High  
 Projected student generation proposed **SP-MU** district            **8** Elementary     **6** Middle     **13** High

The proposed SP-MU district would generate 27 more students than what is typically generated under the existing IR district using the urban infill factor. Student would attend Tom Joy Elementary, Jere Baxter Middle School and Maplewood High School.

The information is based upon date 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 those permitted under the MUG-A zoning district.
2. Height is limited to two stories and 35 feet along the northern property boundary and along Oakwood Avenue. No structure can exceed five stories.
3. At least 60% of the total floor area shall be used for non- residential uses.
4. Non- residential uses shall be prohibited fronting Oakwood Avenue.
5. A standard class 'D' landscape buffer yard is required along the entire northern property line.
6. Sidewalks on Oakwood Avenue are required to be improved with a 5' planting strip and a 6' sidewalk.
7. Along Oakwood Avenue vehicular access is limited to two access points.
8. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage and a minimum of 25% glazing.
9. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
10. EIFS, vinyl siding and untreated wood shall be prohibited.
11. A raised foundation of 18"-36" is required along all public streets.
12. 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.
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 MUG-A zoning district as of the date of the applicable request or application.
14. 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.

Councilmember Scott Davis spoke in favor of the application and promised to hold another community meeting.

Council Lady VanReece spoke in favor of the application.

Roy Dale, 516 Heather Place, spoke in favor of the application and promised to have another community meeting before council public hearing.

Tara (last name unclear), 2401 Cairo Bend Road, spoke in favor of the application.

Terri Robertson, 2573 Slayden Drive, spoke in opposition to the application as we just recently received this information and have not had an opportunity to understand what the proposals are.

Brenda Mitchell-Hunt, 2112 Oakwood Avenue, spoke in opposition to the application because the neighbors are not informed enough about what is going on.

Roy Dale asked for approval.

**Chairman McLean closed the Public Hearing.**

Councilman Davis promised to coordinate with Council Lady VanReece to schedule another community meeting.

Council Lady Allen spoke in favor and noted there is plenty of time for the councilman to hold an additional meeting before this goes to council.

Mr. Gee spoke in favor of the application as it meets policy and conditions have been put in place to protect the neighborhood.

Ms. Blackshear noted discomfort with approving something that hasn't been formulated with as much information as it should have been.

Mr. Clifton spoke in favor of the application but noted it is a matter of best practices to have the best possible hearing out in the neighborhood.

Councilman Davis noted this can be amended at council.

Mr. Adkins spoke in favor of the application and noted it seems like the right fit from a planning perspective.

Ms. Farr spoke in favor of the application as it meets policy.

**Mr. Clifton moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions. (7-1) Ms. Blackshear voted against.**

**Resolution No. RS2016-34**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-016-001 is **Approved with conditions and disapproved without all conditions. (7-1)**"**

**CONDITIONS**

- 1. Uses within this SP shall be limited to those permitted under the MUG-A zoning district.**
  - 2. Height is limited to two stories and 35 feet along the northern property boundary and along Oakwood Avenue. No structure can exceed five stories.**
  - 3. At least 60% of the total floor area shall be used for non- residential uses.**
  - 4. Non- residential uses shall be prohibited fronting Oakwood Avenue.**
  - 5. A standard class 'D' landscape buffer yard is required along the entire northern property line.**
  - 6. Sidewalks on Oakwood Avenue are required to be improved with a 5' planting strip and a 6' sidewalk.**
  - 7. Along Oakwood Avenue vehicular access is limited to two access points.**
  - 8. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage and a minimum of 25% glazing.**
  - 9. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.**
  - 10. EIFS, vinyl siding and untreated wood shall be prohibited.**
  - 11. A raised foundation of 18"-36" is required along all public streets.**
  - 12. 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.**
  - 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 MUG-A zoning district as of the date of the applicable request or application.**
  - 14. 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.**
-