

## 2016SP-018-001

### KEYSTONE & VERITAS

Map 133-05, Parcel(s) 017

Council District 16 (Mike Freeman)

Staff Reviewer: Lisa Milligan

A request to rezone from RS7.5 to SP zoning for property located at 500 Veritas Street, at the northwest corner of Keystone Avenue and Veritas Street (0.26 acres), to permit two residential units, requested by Dale & Associates, applicant; Lex & Co., LLC, owner.

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

### APPLICANT REQUEST

**Permit a residential development with up to two dwelling units.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan- Residential (SP-R) for property located at 500 Veritas Street, at the northwest corner of Keystone Avenue and Veritas Street (0.26 acres), to permit two residential units.

#### Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of one unit.*

#### 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

- Supports Infill Development
- Provides a Range of Housing Options

This request creates an opportunity for infill urban development, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The proposed SP would contribute to the diversity of housing options present in the area and provide for more housing options than permitted under the existing RS7.5 zoning district.

### SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance Policy (T4NM) 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?

Yes. The property in question is a corner lot and is located on the edge of a T4 Urban Neighborhood Maintenance policy area. T4 NM policy areas contain a wide variety of housing types with each individual neighborhood having unique characteristics and development patterns. The land use pattern in this particular neighborhood features a mixture of single-family and two-family dwelling units, particularly within this block. The surrounding area also includes duplex lots providing a mixture of housing types. Therefore, this proposal is not inconsistent with the character of the area. Corner lots are generally appropriate for two-family dwelling units and this proposal includes the construction of an unbuilt alley to provide rear access for the additional unit. Additionally, the south side of Veritas Street, across from the proposed SP, is in a Transition (TR) policy. The Transition policy allows for a transition in scale, intensity, and use at locations between high-intensity uses and low-intensity uses, which would allow for institutional, office, and residential uses. The addition of a duplex lot next to this transition policy is appropriate.

## **PLAN DETAILS**

The site is located at 500 Veritas Street, on the northwest corner of Veritas Street and Keystone Avenue. The site is approximately 0.26 acres and currently contains a single family home with a detached garage.

### Site Plan

The plan proposes two detached dwelling units with the existing garage and curb cut along Keystone Avenue to remain. The existing dwelling unit fronts Keystone Avenue. The proposed dwelling unit will be located in the rear of the property fronting on Veritas Street. The plan proposes to construct the alley to the property line and provide vehicular access and parking for the second unit from the alley. There are currently no sidewalks along Veritas Street and Keystone Avenue and the applicant proposes an in lieu payment instead of the construction of sidewalks along both frontages.

## **ANALYSIS**

The property is located within an area that includes a mixture of both single-family and two-family dwelling units. The proposed SP is providing for an additional dwelling unit fronting on Veritas Street, which is a consistent development pattern for the majority of Veritas Street. The proposed SP includes construction of a portion of an unbuilt alley to provide access for the one additional unit. Providing alley access insures that there will be an appropriate street frontage for the new unit. The SP also includes maintaining the existing home that fronts Keystone Avenue. Since this is a corner lot where the two units will address both streets, staff finds that this is an appropriate request for this location. The plan also includes design standards, including maximum height, minimum glazing, window orientation, prohibited materials, raised foundations, and minimum porch depth.

## **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.
- The Final SP shall comply with all Metro Codes and MPW standards at the date of approval with the Metro Planning Commission, these regulations are, but not limited to, the Metro Zoning Code, the Metro Subdivision Regulations, MPW Street Design Guide, MCSP, the Strategic Plan for Sidewalks and Bikeways, AASHTO, etc.
- With the Final SP submittal, a dimensioned site plan on a field run survey will be required. With the Final SP submittal revisions to the preliminary SP may be required.
- If sidewalks are required, then they are to be shown on the plans per the MCSP. Sidewalk installation will necessitate the installation of MPW standard ST-200 curb and gutter, 4' furnishing zone, ST-210 sidewalk with width per the MCSP, and roadway widening if the existing pavement width does not meet the MPW standard. If sidewalks are required then indicate an ADA compliant ramp at the intersection of Keystone and Veritas.
- Prior to Final SP submittal, label and dimension the existing alley ROW width. Extend alley north to allow for adequate backing out of the parking pad.
- Prior to Final SP submittal, label the existing trees that are along the proposed alley. Every effort should be taken to protect the tree line and provide the MPW standard alley, this may require a revision to the plans.
- Prior to Final SP submittal, show and label all utilities within the ROW, power poles, water meters, etc. to ensure that 5' minimum path of travel on proposed sidewalks is maintained, if sidewalks are required.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

Maximum Uses in Existing Zoning District: **RS7.5**

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)	0.26	5.8D	1U	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
Single-Family Residential (210)	0.26	-	2U	20	2	3

Traffic changes between maximum: **RS7.5** and **SP-R**

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

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS7.5 district: **0** Elementary **0** Middle **0** High

Project 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 RS7.5 zoning district. 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 proposed SP is consistent with the policy.

**CONDITIONS**

1. Uses within the SP shall be limited to up to two detached residential units.
2. Sidewalks are required along Veritas Street and Keystone Avenue; therefore, prior to final site plan approval one of the below options must be chosen related to sidewalks:
  - a. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$22,320.00 contribution to Pedestrian Benefit Zone 5B.
  - b. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department.
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 R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.
5. 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.

6. 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.
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.

Approve with conditions and disapprove without all conditions. (10-0), Consent Agenda

**Resolution No. RS2016-91**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-018-001 is **Approved with conditions and disapproved without all conditions. (10-0)**"

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