

2016SP-026-001

903 & 905 CURDWOOD SP

Map 061-10, Parcel(s) 163-164

Council District 08 (Nancy VanReece)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for properties located at 903 and 905 Curdwood Boulevard, approximately 880 feet west of the intersection of Burrus Street and Curdwood Blvd (1.47 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Justin Hicks D223 LLC, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change to permit nine multi-family units.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for properties located at 903 and 905 Curdwood Boulevard, approximately 880 feet west of the intersection of Burrus Street and Curdwood Blvd (1.47 acres), to permit up to nine 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 eight units.*

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 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?

No. While the T4 NM policy can support multi-family residential development, the properties are located in an established single-family residential neighborhood. The properties are not located at a major intersection, or at a location that would provide a transition from a more intense use or zoning district. Due to the location and Neighborhood Maintenance Land Use Policy for the area, the proposed multi-family residential development is not appropriate.

PLAN DETAILS

The subject properties are located in East Nashville, at the end of Curdwood Boulevard, two blocks west of Gallatin Pike. Each property contains a single-family home.

Site Plan

The plan calls for nine multi-family residential units. There are four units shown along Curdwood Boulevard, four units fronting open space at the rear of the site, and one unit located on the east side of the proposed extension of Mathews Avenue. The units located along Curdwood Boulevard are set back approximately 30 feet from Curdwood Boulevard. The plan calls for building elevations to be provided with the final site plan. The plan provides standards for orientation, glazing, materials, porches and raised foundations.

The plan calls for the extension of Mathews Avenue, which would provide a connection to the unbuilt portion of Mathews Avenue to the north of the site. The plan calls for a five foot wide sidewalk and a four foot planting strip along Curdwood Boulevard, and along the proposed extension of Mathews Avenue.

ANALYSIS

Staff recommends disapproval because the proposed SP is not consistent with the area's T4NM land use policy. While the T4 NM policy can support multi-family residential development, the properties are located in an established single-family residential neighborhood. The properties are not located at a major intersection, or at a location that would provide a transition from a more intense use or zoning district. Due to the location, the proposed multi-family residential development is not appropriate.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Extend the proposed Matthews Avenue pavement section, providing connectivity. Provide a full width pavement overlay to the Matthews Avenue and Virginia Avenue street intersection.

TRAFFIC & PARKING RECOMMENDATION

No Exceptions 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)	1.47	5.8 D	8 U	102	16	12

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 (210)	1.47	-	9 U	114	17	13

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
-	-	-	+ 1 U	+12	+1	+1

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. Trees may not be planted on top of existing public sewer or water mains.

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 1 Elementary 1 Middle 1 High

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

The proposed SP- R zoning district would generate no additional student than what is typically generated under the existing RS7.5 zoning district. Students would attend Hattie Cotton Elementary, Gra-Mar Middle School and Maplewood High School. This information is based upon data from the school board last updated November 2015.

STAFF RECOMMENDATION

Staff recommends disapproval as the proposed SP is not consistent with the East Nashville Community Plan's T4 NM land use policy.

CONDITIONS (if approved)

1. Uses in the SP shall be limited to nine residential units.
2. 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 RM9 zoning district as of the date of the applicable request or application.
3. 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.
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 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.
7. 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.

Mr. Swaggart presented the staff recommendation of disapproval.

Michael Garrigan, 516 Heather Place, spoke in favor of the application. This will be limited to eight units and all will meet the definition of workforce or affordable housing.

Jamie Feffer, 521 8th Ave S, spoke in favor of the application and explained that it will be 100% affordable.

Chairman McLean closed the Public Hearing.

Ms. Blackshear spoke in opposition and noted that while it is a great idea from many perspectives, it does not seem to be consistent with the policy.

Ms. Farr explained that it is multi-family in name only and that the railroad track seems to be a very defining buffer.

Ms. Hagan-Dier asked if the existing zoning allows for eight units; Mr. Swaggart clarified that eight is the max.

Ms. Diaz stated there should be a way that the applicant can work with staff and try to make it fit better within existing zoning.

Mr. Tibbs spoke in favor of the application.

Mr. Clifton moved and Ms. Farr seconded the motion to approve with conditions and disapprove without all conditions. (8-1) Ms. Blackshear voted against.

Resolution No. RS2016-130

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-026-001 is **Approved with conditions and disapproved without all conditions. (8-1)**"

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