

## 2016SP-032-001

### 1623 & 1625 7TH AVENUE NORTH SP

Map 081-08, Parcel(s) 475-476

Council District 19 (Freddie O'Connell)

Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for property located at 1623 and 1625 7th Ave North, located at the southwest corner of Garfield Street and 7th Ave North, to permit seven residential units (0.38 acres), requested by Stone & Howorth, PLC, applicant; Regal Homes Co., and Jackstraw Properties, LLC, owners.

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

### APPLICANT REQUEST

**Permit a residential development with up to 7 units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1623 and 1625 7th Ave North, located at the southwest corner of Garfield Street and 7th Ave North, to permit seven residential units (0.38 acres).

#### **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 2 lots with 2 duplex lots for a total of 4 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

- Supports Infill Development
- Creates Walkable Neighborhoods

The proposed development meets two critical planning goals. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project proposes development on an infill site. Sidewalks are being improved along Garfield Street to create a better pedestrian environment.

### NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

#### Consistent with Policy?

Yes. The SP is consistent with the T4 Urban Neighborhood Evolving policy. The proposed development provides additional housing within an existing urban neighborhood. The proposed units will front on both Garfield Street and 7<sup>th</sup> Avenue North with minimal setbacks, creating a strong streetscape and an inviting pedestrian environment.

### PLAN DETAILS

The site is located at 1623 and 1625 7<sup>th</sup> Avenue North, at the intersection of 7<sup>th</sup> Avenue North and Garfield Street. The site is approximately 0.38 acres in size. 1623 7<sup>th</sup> Avenue North is currently in use as a duplex and 1625 7<sup>th</sup> Avenue North is currently vacant.

#### Site Plan

The plan proposes up to seven residential dwelling units with four units fronting Garfield Street and three units fronting 7<sup>th</sup> Avenue North. The corner unit will have a wraparound porch that addresses both Garfield Street and 7<sup>th</sup> Avenue North.

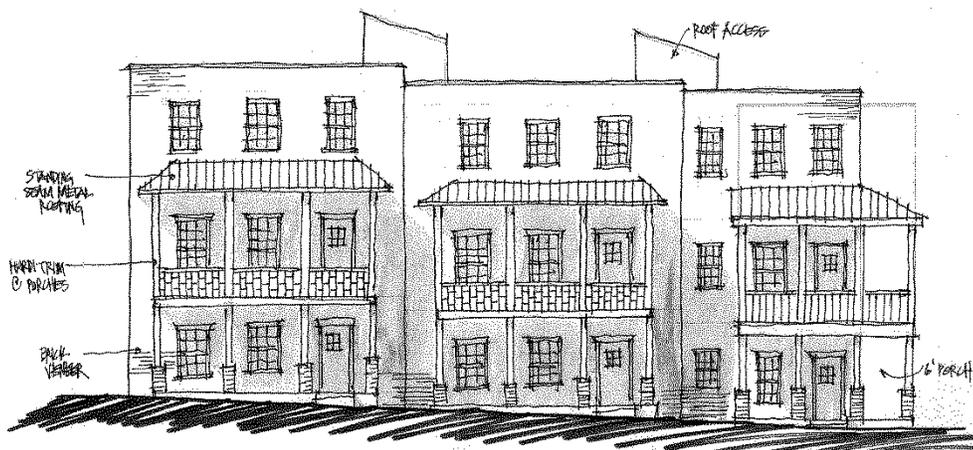
Vehicular access for the development is proposed from the existing alley adjacent to the western property line. Each unit includes two garage parking spaces and 4 additional guest spaces are included. Garfield Street is designated as

an arterial on the Major and Collector Street plan and sidewalks are being provided consistent with the MCSP requirements. A four foot planting strip and ten foot sidewalk is being provided along Garfield Street. 7<sup>th</sup> Avenue North is a local street with an existing grass strip and sidewalk that will remain.

Front elevations have been provided for the units for both the Garfield Street frontage and 7<sup>th</sup> Avenue North frontage. The proposed units have a height of three stories in a maximum of 45 feet, with roof access. The units are proposed to be primarily brick and feature double story porches. A raised foundation a minimum of 18" and a maximum of 36" will also be provided.



Garfield Street elevation



7<sup>th</sup> Avenue North elevation

**ANALYSIS**

The proposed development provides for an urban development on an infill site. The units front on both Garfield Street and 7<sup>th</sup> Avenue North and create a strong streetscape. A direct sidewalk connection is provided from each unit contributing to the walkability of the area.

**HISTORIC ZONING COMMISSION STAFF RECOMMENDATION**

Approved

**FIRE MARSHAL RECOMMENDATION**

Approve with conditions

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

**STORMWATER RECOMMENDATION**

Approve

**WATER SERVICES RECOMMENDATION**

**Approve 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.

**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, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- ROW dedications are to be recorded prior to building permit signoff by MPW.
- Indicate on the plans the installation of an ADA compliant ramp at the intersection of Garfield and 7th.
- Add notation on the plans that the sidewalk, curb and gutter, ramp, etc. are to be per MPW standard details ST-210, ST-200, ST-324, etc.
- Add note that the alley paving is to be per ST-263 paving cross section.

**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)	0.38	7.26 D	4 U	39	3	5

\*Based on two-family lots

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 (230)	0.38	-	7 U	53	6	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
	0.38	-	+3 U	+14	+3	+1

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would not generate any additional students than would be generated under the existing R6 zoning.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 7 residential units.
2. Bicycle Parking shall be provided on the final site plan in compliance with Table 17.20.135 of the Metro Zoning Code.
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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.

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.

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

**Resolution No. RS2016-134**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-032-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

**CONDITIONS**

1. **Permitted land uses shall be limited to up to 7 residential units.**
  2. **Bicycle Parking shall be provided on the final site plan in compliance with Table 17.20.135 of the Metro Zoning Code.**
  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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
  4. **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.**
  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.**
-