

**19. 2016SP-053-001**  
**GERMANTOWN STORAGE SP**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-C zoning for property located at 1232 3rd Avenue North, at the southeast corner of Monroe Street and 3rd Avenue North, (0.69 acres), to permit a 6-story commercial mixed-use building, requested by Ragan-Smith & Associates, applicant; Keystops, LLC, owner.

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

**APPLICANT REQUEST**

**Permit a commercial mixed-use development.**

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Commercial (SP-C) zoning for property located at 1232 3rd Avenue North, at the southeast corner of Monroe Street and 3rd Avenue North, (0.69 acres), to permit a 6-story commercial, mixed-use building.

**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-Commercial (SP-C) 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 commercial uses.

**CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods
- Promotes Compact Building Design

The proposed development meets several 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 upgraded along 3<sup>rd</sup> Avenue North and provided along Monroe Street to create a more pedestrian friendly and walkable area. Also, the inclusion of retail uses along 3<sup>rd</sup> Avenue North encourages walking and promotes an active streetscape. The development utilizes structured parking and mixed uses to promote compact building design.

**NORTH NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

Special Policy 08-T4-MU-01 The Special Policy for this area applies to the Germantown and East Germantown neighborhoods. The Special policy makes reference to the Germantown Historic Preservation District, the Germantown National Register District, and the Phillips Jackson Redevelopment District. The site does not fall within any of these districts. The Special Policy states that due to the historic nature of the area, building form and transitions must be thoughtfully designed to achieve the goals of the Community Character policy and respect the historic character and designations of the area. Where the Special Policy is silent, the Urban Mixed Use Neighborhood policy applies.

Consistent with Policy?

Yes. By providing for retail uses along the ground floor, the proposed development creates an active urban streetscape that encourages walking and pedestrian activity. The T4 Urban Mixed Use Neighborhood policy indicates that building heights are generally one to five stories and in limited

## July 14, 2016, Planning Commission Minutes

instances heights may go up to six stories. Because of the low floor height for self-storage, the height as proposed, is consistent with the policy. While the building is proposed at six stories, the overall height of 75 feet is consistent with a five story office building. The building is proposed to be all brick which is consistent with the historic architecture in the area.

### **PLAN DETAILS**

The site is located at 1232 3<sup>rd</sup> Avenue North, at 1400 Adams Street, at the southeast corner of 3<sup>rd</sup> Avenue North and Monroe Street. The site is approximately 0.64 acres in size and is currently being used as a small warehouse.

#### Site Plan

The plan proposes 100,575 square feet of self-storage use and 6,000 square feet of ground floor commercial uses. All uses permitted by MUG-A zoning would be allowed.

Primary access is from the existing alley off Monroe Street with a secondary access connecting from the alley to 3<sup>rd</sup> Avenue North. Parking is located off the alley and within the building via the drive from the alley to 3<sup>rd</sup> Avenue North. Brick sidewalks are proposed along 3<sup>rd</sup> Avenue North and Monroe Street, consistent with the requirements of the Major and Collector Street Plan.

The building is proposed at six stories in 75 feet. The plan includes proposed architectural elevations and provides for architectural standards including requirements for façade articulation to avoid uninterrupted blank facades. The building is proposed to be all brick with decorative metal panel accents.

### **ANALYSIS**

The proposed uses and layout are consistent with the T4 Urban Mixed Use Neighborhood policy and the Special Policy for the area. While proposed at six stories, the overall building height of 75 feet is generally the same as a five story office building and is consistent with the heights of surrounding approved developments. The development will enhance and improve the pedestrian realm and provide for active uses along the streetscape, contributing to the existing urban neighborhood and encouraging pedestrian activity throughout the area.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approved with conditions**

- Add Stormwater preliminary note to plans.

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Preliminary SP only.

### **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 and easement dedications are to be recorded prior to MPW signoff on the building permit.
- Indicate installation of MPW standard ST-325 driveway ramp at alley connection to Monroe.
- Dumpster enclosure may need to be skewed to allow for pickup, submit SU-30 turn templates to verify access.
- Provide recycling container onsite.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approved with conditions**

In accordance with the TIS findings developer shall construct the following roadway improvements.

3rd Avenue North at Monroe Street

**July 14, 2016, Planning Commission Minutes**

- The impact of the Germantown Storage development will not create the need for any intersection laneage improvements or traffic control modifications at this intersection.
- No parking should be permitted on 3rd Avenue North or Monroe Street along the project frontage.
- A bike lane with a width of 4 feet should be provided on 3rd Avenue North along the project frontage.
- As part of the Germantown Storage development, new curb and gutter will be installed on 3<sup>rd</sup> Avenue North to provide 18 feet between the roadway centerline and the face of curb and on Monroe Street to provide 12 feet between the roadway centerline and the face of curb. At the intersection of 3rd Avenue North and Monroe Street, the new curb return radius should maintain a minimum distance of 2.5 feet between the face of curb and edge of the existing NES pole located on the southeast corner of the intersection.

**3rd Avenue North at Site Access**

- The Germantown Storage site access should include a minimum width of 24 feet with two lanes (1 entering lane, 1 exiting lane). A driveway ramp consistent with Metro Public Works standard drawing ST-324 should be installed on this access at 3rd Avenue North.
- While the existing grade and alignment of 3rd Avenue North appear adequate for intersection sight distance, proposed landscaping and development signage should be set back from 3<sup>rd</sup> Avenue North to provide appropriate intersection sight distance per AASHTO guidelines.

**Monroe Street at Site Access**

- The alley providing access to Germantown Storage should include a minimum width of 24 feet with two lanes (1 entering lane, 1 exiting lane).
- While the existing grade and alignment of Monroe Street appear adequate for intersection sight distance, proposed landscaping and development signage should be set back from Monroe Street to provide appropriate intersection sight distance per AASHTO guidelines.

**Parking Supply**

- A total of 32 parking spaces should be provided on-site to support the self-storage and restaurant land uses. The current Preliminary SP layout includes 32 parking spaces.
- Any restaurant valet service shall operate on site.
- Developer shall submit truck turning exhibit to ensure appropriate loading dock access.

**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)	0.69	0.6 F	18,033 SF	65	6	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Self-Storage (151)	0.69	-	100,575 SF	252	16	27

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.69	-	6,000 SF	295	12	36

**July 14, 2016, Planning Commission Minutes**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+482	+22	+57

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the plan meets several critical planning goals and is consistent with the land use policy for the area.

**CONDITIONS**

1. Permitted land uses shall be limited self-service storage and all uses permitted by MUG-A.
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 MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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. (8-0), Consent Agenda

**Resolution No. RS2016-202**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-053-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"**

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## July 14, 2016, Planning Commission Minutes

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