

8. 2015Z-057PR-001

Map 119-14, Parcel(s) 003
Council District 16 (Mike Freeman)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to R10 zoning for property located at 2913 Simmons Avenue, at the northwest corner of Simmons Avenue and Tanksley Avenue (0.35 acres), requested by Land Development Solutions - Nashville, applicant; Terry Woodall, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 2913 Simmons Avenue, at the northwest corner of Simmons Avenue and Tanksley Avenue (0.35 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 1 unit.*

Proposed Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

CRITICAL PLANNING GOALS

N/A

SOUTH 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 neighborhood. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed R10 district allows uses that are consistent with the T4 Urban Neighborhood Maintenance land use policy. The R10 zoning district allows one and two-family homes. This area is an established neighborhood that includes two-family structures. Changing the zoning on the subject property to R10 is appropriate given the policy and the existing two family structures in around the area. The property is located at the corner of Simmons Avenue and Tanksley Avenue. Allowing key parcels located at intersections the possibility of a duplex will provide a mixture of housing types appropriate within the T4 Neighborhood Maintenance policy.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

Maximum Uses in Existing Zoning District: **RS10**

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)	0.35	4.35 D	1 U	10	1	2

Maximum Uses in Proposed Zoning District: **R10**

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)	0.35	4.35 D	2 U*	20	2	3

*Based on one two-family lot.

Traffic changes between maximum: **RS10** and **R10**

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed zone change would generate no more students than what is typically generated under the existing RS10 zoning district. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. This information is based upon data from the school board last updated November 2015.

STAFF RECOMMENDATION

Staff recommends approval. The R10 zoning district will allow for a two-family or single-family structure at a corner location where the neighborhood has an established pattern of both one and two-family dwelling units. Parcels to the north and east of the subject property are existing two-family structures. A two-family unit at a corner location along Simmons Avenue and Tanksley Avenue is an appropriate place to allow for change. This proposal is consistent with the T4 Urban Neighborhood Maintenance Policy and consistent with the established neighborhood pattern for the larger area.

Approve. (10-0), Consent Agenda

Resolution No. RS2016-92

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-057PR-001 is **Approved. (10-0)**”