

Metropolitan Planning Commission

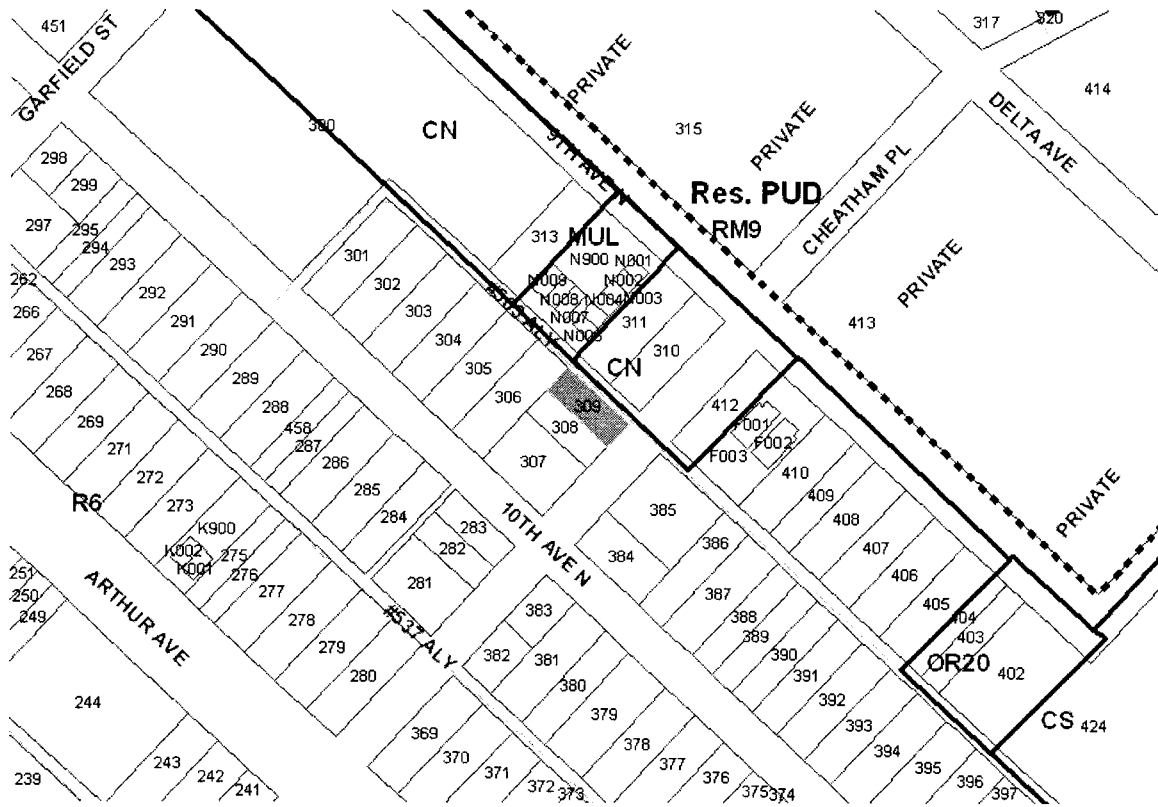


Staff Reports

July 23, 2009

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

PREVIOUSLY DEFERRED ITEMS



2009CP-008-001
Community Plan Amendment
 9th & Cheatham
 Map:081-12 Parcel: 309
 North Nashville Community Plan
 Council District 19 – Erica Gilmore



Project No.

2009CP-008-001

Request

Amend the *North Nashville Community Plan*

Associated Case

2009SP-007-001

Council District

19 – Gilmore

School Districts

1 – Gentry

Requested by

Dale and Associates and Metro Planning Department,
Alpha Street Real Estate Development and Investments
LLC, owner

Deferral

Deferred from the June 11, 2009, Planning Commission meeting.

Staff Reviewer

Eadler

Staff Recommendation

Approve

APPLICANT REQUEST

A request to amend the *North Nashville Community Plan* by changing from “Single Family Detached in Neighborhood General” to “Transition or Buffer in Neighborhood General” for 0.08 acres located at 906 Cheatham Place.

This proposal was reviewed as a “minor plan amendment,” which requires at a minimum notification of property owners within 500 ft of the subject site. Since the associated zone change required notification to a distance of 600 ft., the plan amendment request used a 600 ft buffer as well.

Deferral

This item was originally deferred from the May 14, 2009, to the June 11, 2009, Planning Commission meeting in order for a community meeting to be held to discuss the plan amendment and the associated SP. The Commission also requested that the Councilmember attend the meeting. The issues raised by the Planning Commission were in response to community concerns including parking and alley access.

A community meeting was held on June 10, 2009, at which both the plan amendment and associated zone change were discussed. At this meeting, only issues that pertained to the SP were raised. Since the community meeting, staff is not aware of any issues raised regarding the proposed plan amendment.

Based on the discussion at the June 10, 2009, meeting regarding the SP, the applicant requested additional time to redesign the project in order to address the issues raised and asked that both the plan amendment and the associated SP be deferred to the July 23, 2009 meeting.



Metro Planning Commission Meeting of 07/23/2009

EXISTING POLICY

*Neighborhood General (NG)
Structure Plan Policy.*

The “NG” policy applicable to the subject site is established in the “Structure Plan” for the North Nashville Community. It is intended to create or preserve primarily residential areas including civic and public benefit uses that are common in residential areas. “NG” areas ideally have a variety of housing to meet a spectrum of housing needs. The development pattern is carefully articulated in a design plan and not placed randomly. This request does not involve a change in the “NG” policy. Rather, the request is for a change in the *detailed land use policy* that is also applied to the property.

*Single Family Detached (SFD)
Detailed Land Use Policy.*

The “SFD” detailed land use policy applicable to the subject site was established in the *Buena Vista Detailed Neighborhood Design Plan*. Uses intended in “SFD” policy include detached single family homes and appropriate civic and public benefit activities, such as schools, parks and religious institutions. “SFD” does not support the use of properties for parking lots as either a principal use or as accessory parking for uses not intended in “SFD” policy areas. The applicant wants to use the property for parking for the adjacent multifamily housing development, which precipitated the plan amendment request.

PROPOSED POLICY
*“Transition or Buffer”
Detailed Land Use Policy*

The intent for “TB” policy is to achieve a transition from areas of more intense development, such as commercial or mixed use areas, to the surrounding neighborhoods. A variety of housing types, residential-scale office and mixed use development, and parking are types of uses supported by the requested “TB” policy.

COMMUNITY PARTICIPATION

Notification of the request and the Planning Commission Public Hearing on the request was posted on the Planning Department website and was mailed to known neighborhood organizations and surrounding property owners within 600 feet of the subject site.

BACKGROUND

A multifamily residential development is proposed that involves the subject site plus Parcels 310 and 311 on Map 081-12-0 and condo development 081-12-0N, all of which front on 9th Ave. N. The residential buildings are proposed on the properties fronting 9th Avenue N., and the subject site is intended to be used for some of the parking needed for the development. The existing “Mixed Use” policy on the properties fronting 9th Ave. N. supports the proposed multifamily residential buildings. However, the “Single Family Detached (SFD)” detailed policy on the subject site does not support either multifamily buildings or accessory



Metro Planning Commission Meeting of 07/23/2009

parking for such buildings. Hence, the need for the requested amendment.

PHYSICAL SITE CONDITIONS

The site does not contain any apparent natural features, such as steep topography or areas subject to flooding that would pose a constraint to development.

LAND USE

Surrounding land uses include multifamily and single-family residential. The abutting property to the west is vacant, as are the two parcels to the east that are associated with this request. The *Buena Vista Detailed Neighborhood Design Plan* calls for single-family homes to the north and west of the subject property. The extent to which parking on the subject site would impact adjoining properties would be no different than the impact of parking for schools, parks, and other nonresidential uses supported by "Single Family Detached" policy. With required landscape buffering, such parking should not have a detrimental impact on surrounding land uses.

ACCESS

The site has frontage on Cheatham Place. Alley #503 separates the subject site from the two parcels facing 9th Avenue N. on which the associated residential building is proposed. The alley provides an important service to the larger area and it should remain open. It should also be the means of access to the proposed parking on the subject site, if approved.

DEVELOPMENT PATTERN

The orientation of the subject site toward Cheatham Place is an advantage because it does not intrude into the adjoining "SFD" residential area as deeply as would a parcel oriented toward and extending to 10th Avenue N.

HISTORIC FEATURES

The subject site is in the Buena Vista National Register Historic District. It is also near the Cheatham Place Public Housing development, some of which is on the National Register and some of which is eligible for listing on the National Register. There is, however, no historic overlay zoning currently applicable to the subject site or surrounding area. Sensitivity to the area's historic features is an important consideration for any development proposed on the subject site and surrounding area.

ALTERNATIVE LOCATIONS

The subject site is the best option available for accommodating the needed parking. The property to the north of the proposed residential building, while appropriate for parking, contains a house; and providing



Metro Planning Commission Meeting of 07/23/2009

parking to the east or south would entail crossing 9th Avenue N. or Cheatham Place.

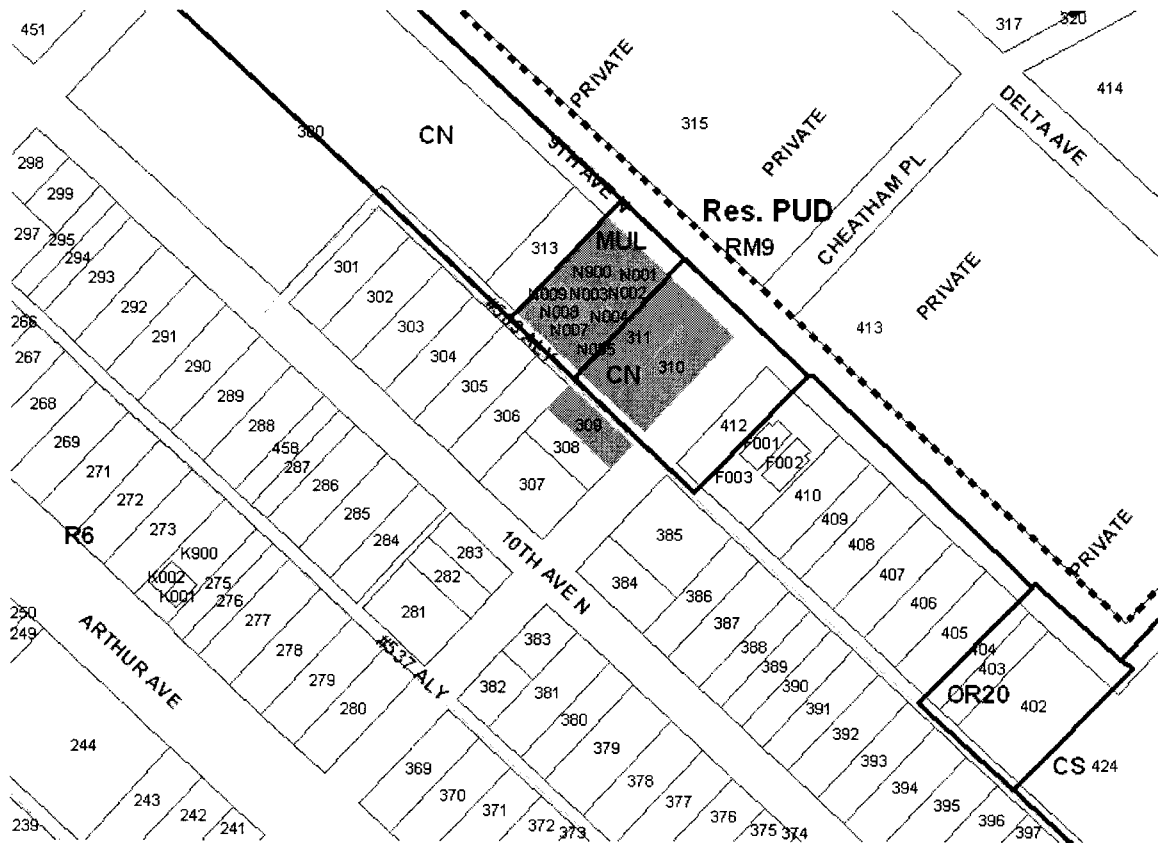
CONCLUSION

The request does not pose any apparent significant adverse impacts and, with adequate landscape buffering, would provide an appropriate transitional land use pattern. Maintaining the public alley and sensitivity toward historic features are important considerations for any development on the subject site.

STAFF RECOMMENDATION

Staff recommends approval.

SEE NEXT PAGE



2009SP-007-001

9th & Cheatham

Map: 081-12 Parcels: 309, 310, 311

Map: 081-12-N Parcels: 001, 002, 003, 004, 005, 006, 007, 008, 009

North Nashville Community Plan

Council District 19 – Erica Gilmore



Project No.
Project Name
Associate Case
Council District
School District
Requested by

Zone Change 2009SP-007-001

9th & Cheatham SP

2009CP-008-001

19 - Gilmore

1 - Gentry

Dale & Associates and the Metro Planning Department, applicants, for Alpha Street Real Estate Development & Investments, LLC, owner.

Deferral

This item was deferred from the June 11, 2009, Planning Commission meeting.

Staff Reviewer

Sexton

Staff Recommendation

Approve with conditions, subject to approval of the associated Community Plan Amendment.

APPLICANT REQUEST

Preliminary SP

A request to change from Commercial Neighborhood (CN), Mixed Use Limited (MUL), and One and Two-Family Residential (R6) to Specific Plan - Residential (SP-R) zoning properties located at 1501 and 1505 9th Avenue North, 9th Avenue North (unnumbered), and 906 Cheatham Place, at the northwest corner of 9th Avenue North and Cheatham Place (0.77 acres), to permit a 3-story, 38 unit multi-family complex.

Deferral

This item was originally deferred from the May 14, 2009, to the June 11, 2009, Planning Commission meeting in order for a community meeting to be held to discuss the SP and the associated minor plan amendment. The Commission also requested that the Councilmember attend the meeting. The issues raised by the Planning Commission in response to community concerns include parking and alley access.

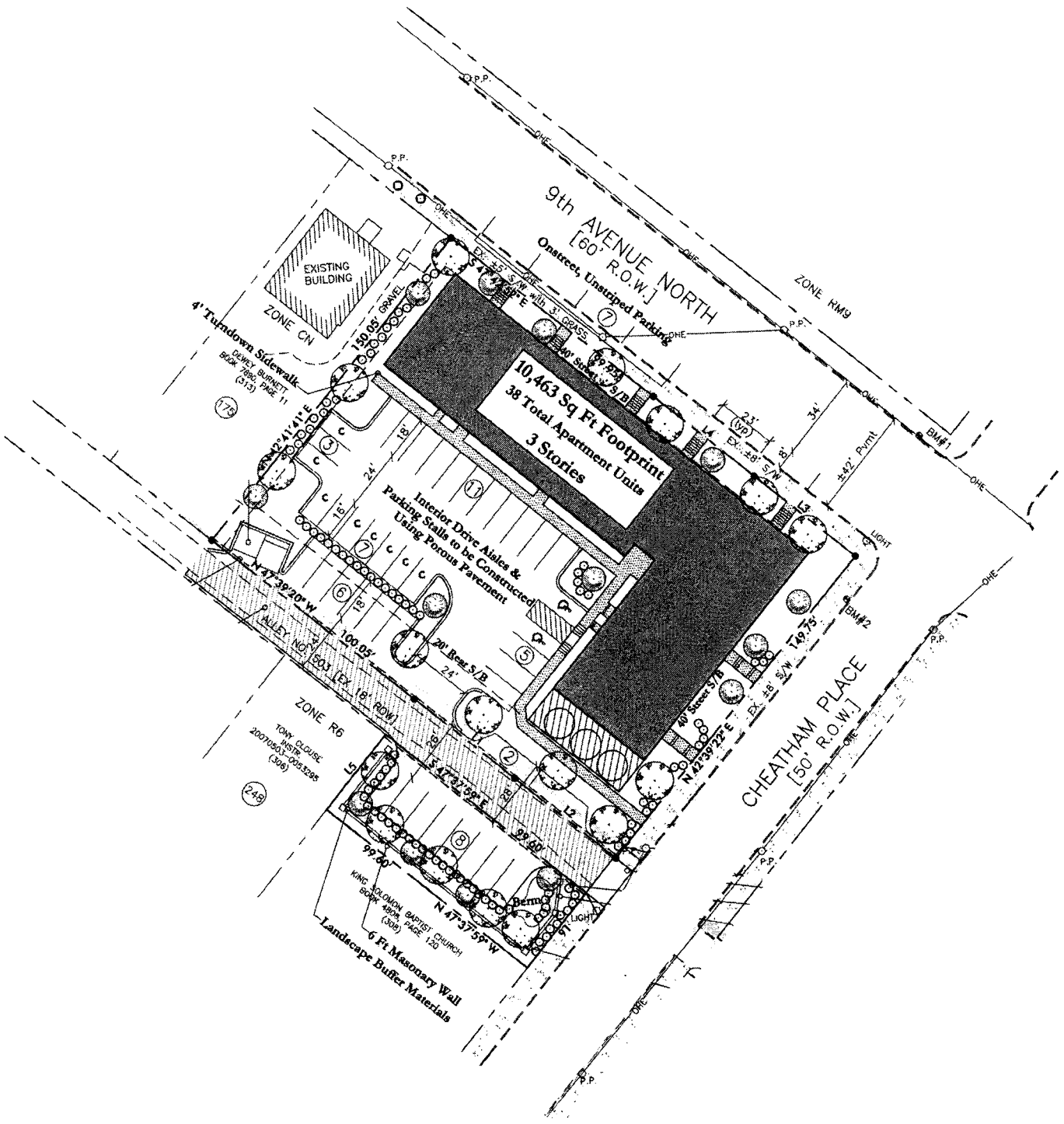
The community meeting was held on June 10, 2009. Based on the discussion at the meeting, the applicant requested additional time to redesign the project in order to address the issues raised and asked that this item be deferred to the July 23, 2009, meeting.

The applicant has submitted new plans that reduce the number of units from 44 to 38 to address parking demand. In addition, the development team worked with planning staff to add two additional parking spaces on-site.

Existing Zoning

CN District

Commercial Neighborhood is intended for very low intensity retail, office, and consumer service uses which



9th AVENUE NORTH
[60' R.O.W.]
Onstreet, Unstriped Parking

10,463 Sq Ft Footprint
38 Total Apartment Units
3 Stories

Interior Drive Aisles &
Parking Stalls to be Constructed
Using Porous Pavement

CHEATHAM PLACE
[50' R.O.W.]

EXISTING BUILDING
ZONE CN

4' Turndown Sidewalk
D.W. BURNETT
BOOK 788, PAGE 11
(313)

ZONE R6
TONY CLOUSE
20070503-2053295
(306)

6 Ft. Masonry Wall
Landscape Buffer Materials
KING SOLOMON BAPTIST CHURCH
BOOK 409, PAGE 120
(309)

(176)

(249)

BM#1

BM#2

20' Rec. S/B

N 47° 37' 59" W

N 47° 32' 20" W

ALLEY, NO. 1503 (EX. 16' R.O.W.)

100.05'

190.08'

100.05'

99.70'

100.05'

100.05'

100.05'

100.05'

100.05'

100.05'

100.05'

100.05'

100.05'

100.05'



Metro Planning Commission Meeting of 07/23/2009

MUL District

provide for the recurring shopping needs of nearby residential areas.

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

R6 District

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning

SP-R District

Specific Plan-Residential 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 residential.

NORTH NASHVILLE COMMUNITY PLAN

Existing Policy

*Buena Vista Detailed
Neighborhood Design Plan*

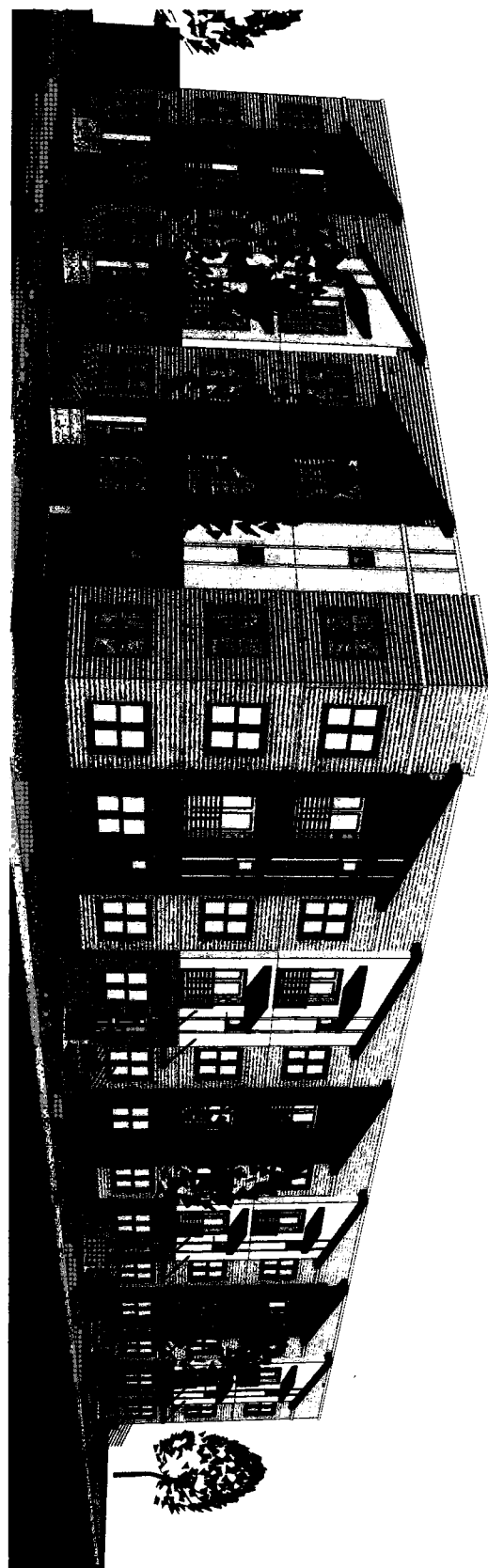
Mixed Use (MxU) in NC

MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Neighborhood Center (NC)

NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

New Elevators



9th & Cheatham
Alpha Investments LLC
9th Avenue North
NASHVILLE, TN -

 **QUIRK DESIGNS**
2201 BERRY HILL DRIVE
SUITE 300
NASHVILLE, TN 37204
Phone: (615) 289-6248 Fax: (615) 627-1296
www.quirkdesigns.com

DATE: 7/8/08
REVISION:
PROJECT NO. 08-
COPYRIGHT 2008
QUIRK DESIGNS
3d VIEW
A2
SHEET 2



Metro Planning Commission Meeting of 07/23/2009

Single Family Detached (SFD) in NG

SFD is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Proposed Policy

Transition or Buffer (TB)

Transition or Buffer is intended to provide a transition from intense commercial activity to a more residential character. Uses should be residential in scale, character, and function, but may have a limited commercial or mixed-use component.

Consistent with Policy?

Yes, if the accompanying Community Plan Amendment is approved, this zone change will be consistent with the land use policies. The existing SFD in NG policy does not support either multi-family buildings or accessory parking for multifamily buildings. The community plan amendment to TB will support the proposed parking area proposed with this zone change request. The portion of the property within the MxU in NC is consistent, because the policy permits multi-family uses.

PLAN DETAILS

The preliminary site plan proposes a three-story infill development on three vacant lots in an urban area. This multi-family building will include 29 one bedroom units, 8 two bedroom units and 1 three bedroom unit. The three lots will need to be consolidated into one lot before this project can be constructed. The SP also includes an additional lot southwest of the site, which is separated by an alley and will be used for accessory parking.

The proposed building will be surrounded by existing single and multi-family residences, with a school, churches, a park and a grocery store in close proximity. Sidewalks are already in place and there is a bus stop one block from this property. By locating in an urban area, this project takes advantage of existing infrastructure and services.

Building Orientation

The proposed apartment building is oriented toward both 9th Avenue North and Cheatham Place with doorways

