



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1716 Greenwood Avenue
May 20, 2015

Application: New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302027400
Applicant: K. Clay Haynes
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: This property includes three historic buildings, two of which are connected by a non-historic addition, and two non-historic outbuildings. The proposal is to reconstruct the connecting addition, rehabilitate the existing historic buildings, construct infill around the historic buildings, and demolish the two outbuildings. The project requires a rezoning to a Specific Plan (SP). This proposal is for approval of the overall massing only and, if the rezoning is approved by the Planning Commission, the applicant will return for final approval of details.

Recommendation Summary:

Staff recommends approval with the conditions that:

- There be no wall dormers facing the street; and,
- If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; porches, balconies and awnings; appurtenances and utility locations; exterior alterations of existing buildings; and the overall detailing of the proposal.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Public Comment
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall..

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front

street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The proposal is to reconstruct the connecting addition, rehabilitate the existing historic buildings, construct infill around the historic buildings, and demolish the two outbuildings. The project requires a rezoning to a Specific Plan (SP). This proposal

is for approval of the overall massing only and, if the rezoning is approved by the Planning Commission, the applicant will return for final approval of details.

The project includes three historic buildings. The largest building is the Hobson Chapel constructed in 1929 by the Hobson United Methodist Church. The congregation used Civil War repayment funds gained from damage done to the first church that had been located at Tenth and Main Streets to build the 1929 Hobson Chapel, named for founder, Nicholas Hobson. (See figure 4.)

Behind Hobson Chapel is what may be the Weakley Chapel Methodist Church which was moved to the site from Porter Pike in 1873 when the two congregations merged. The congregation initially used the Weakly Chapel as a schoolhouse and then in 1877 three rooms were added to the front and the building was used as a kitchen and dining room. Church history states the Weakley Chapel was torn down in 1929; however, the rear building appears to be earlier than 1929 and so may be the revised Weakly Chapel. The addition connecting the two buildings was constructed in 1954. (See figure 5.)

The third historic building on the site is a 1920s era bungalow used as the parsonage. (See figure 3.)

Analysis and Findings:

Demolition: There are two small non-historic buildings on the property that are proposed to be demolished. Both are one-story cinderblock structures. The 1950s connection between the two historic buildings is also non-contributing. None of the structures contribute to the historic character of the site in terms of style, form or materials and therefore meet section II.B.2 for appropriate demolition.



Figures 1 and 2: The two non-historic outbuildings.

Height & Scale: The smallest building and the one most in keeping with the neighborhood in general is a one and one-half story bungalow facing Greenwood Avenue that is approximately twenty-eight feet (28') tall and forty-five feet (45') wide. Hobson Chapel sits at the corner of Greenwood and Chapel Avenues facing Greenwood Avenue.

Hobson Chapel is approximately forty-five feet tall (45') from the front grade and approximately fifty-two feet (52') wide. It is attached to an earlier church with a non-contributing addition that faces Chapel Avenue. The earlier church is approximately forty feet (40') from grade and approximately forty-one (41') wide.



Figure 3: On the left is bungalow and to the right is the side of Hobson Chapel, another historic building on the site.



Figure 4: Hobson Chapel sits at the corner of Greenwood Avenue and Chapel Street, facing Greenwood. It is attached to another historic church at the rear by a non-contributing addition.



Figure 5: Weakley Chapel to the right. The 1954 addition is behind the trees, connecting the earlier chapel to the rear of the Hobson Chapel.

The proposed buildings will be approximately thirty-four feet (34') tall from grade, which is appropriate for the widely varying historic context of this particular site. The connector addition will be approximately twenty-eight feet (28') tall at its tallest point, which is similar to the existing eave line of the smaller historic church, allowing the historic buildings to remain visually prominent. The project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The setbacks will be determined by the SP rezoning and staff finds the proposed setbacks to meet the historic context of the site. The front setback of the buildings between Hobson Chapel and the parsonage are slightly forward of the parsonage to the left but well behind the front setback of Hobson Chapel to the right. The rhythm of buildings, spacing and general width, are similar to what is found elsewhere on Greenwood Avenue.

The infill at the rear of the property has one building that addresses Chapel Avenue and its front setback is similar to other buildings on the street. (The house immediately to the right of the proposed infill facing Chapel Avenue is not historic.) The proposed building is much wider than the context throughout the neighborhood but in keeping with the immediate context found on the site. The rear setback for this internal row of buildings will be five feet (5') for five of the units and the other two will have parking behind them.



Figure 6: New construction will be to the left of these two non-contributing buildings facing Chapel Avenue.

The new addition behind Hobson Chapel that connects it to the older church steps back from the historic walls by approximately twelve feet (12'), allowing the historic buildings to remain visually prominent.

There is no alley access to the property. Vehicular access includes a sixteen foot (16') curb cut on Chapel Avenue and a twenty-four foot (24') wide curb cut on Greenwood Avenue. Parallel parking will replace the pull-in parking on Chapel Avenue and the same will be added to Greenwood Avenue. On-street parking is typical throughout the

neighborhood. The majority of the parking will be internal to the project. The project meets section II.B.1.c.

Roof form: The existing historic roof forms are front-gables for the two churches and a side gable for the bungalow parsonage. The proposed roof forms are front gables with side wall-dormers. Staff recommends that the buildings not have any wall-dormers facing the street, as they are not a common feature of the neighborhood and can accentuate height. The project meets section II.B.1.e.

Orientation: Three of the infill buildings address Greenwood Avenue with front doors facing the street and walkways leading to the street, as do other buildings on Greenwood. The majority of the infill faces a new internal street with the end building addressing Chapel Avenue in a similar manner as other buildings along Chapel Avenue. The new addition between the two chapels has the same orientation as the previous addition with doors facing Chapel Avenue. The project meets section II.B.1.f.

Recommendation:

Staff recommends approval with the conditions that:

- There be no wall dormers facing the street; and,
- If the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; porches, balconies and awnings; appurtenances and utility locations; exterior alterations of existing buildings; and the overall detailing of the proposal.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

PUBLIC COMMENT

On May 13, 2015, at 10:21 AM, Cliff Lippard <Cliff.Lippard@tn.gov> wrote:

Tim,

I hope you are well. I just wanted to take a moment and go on record in support of the proposed Greenwood Village development at the old Hobson UMC site. I'm currently the president of Eastwood Neighbors. We have had several updates from Clay Haynes about this development at our meetings and he and his team have gone to great lengths to incorporate the wishes of the neighborhood into the plans. Further, I live just two houses down from the church and have discussed the project with several of my neighbors. All of the feedback I have received support the concept, particularly the mix of uses.

As always, I appreciate the diligence and hard work of you and your staff.

Best wishes,

Cliff

Clifford M. Lippard, PhD
Deputy Executive Director
Tennessee Advisory Commission
on Intergovernmental Relations
226 Capitol Blvd, Ste 508
Nashville, TN 37243
615-741-0401

From: melissatbahan [mailto:melissatbahan@gmail.com]
Sent: Wednesday, May 13, 2015 1:00 PM
To: Walker, Tim (Historical Commission)
Cc: Zeigler, Robin (Historical Commission); 'Bahan, Patrick B - NASHVILLE TN'
Subject: Greenwood Village at old Hobson UMC site

Dear Historic Commission:

My husband and I reside at the corner of Chapel & Greenwood right across from the old Hobson UMC site and, have owned our house for nine years. We have two little girls (now ages 3&5) and two little dogs. We knew Pastor Sonny Dixon when the congregation still met at the church and through the time when they struggled to make improvements or even maintain the property. We have followed the proposals for new development at the Hobson UMC site from the beginning. *I literally look out my kitchen window & walk out my house seeing that property almost every day (vacations would be the exception)!*

Cliff Lippard, Eastwood Neighbors President, informed us of the recent changes made by the design team. **We approve the current proposal and even support mixed use for**

the church building as well (if this is still on the table). Our largest concern is need for business/retail to be restricted to neighborhood friendly requirements, such restricted types of business/organizations & closed at night/ no night time activity).

Currently, we are undergoing our own house transformation which Craig Kennedy (w/Bootstrap) is working with the Historic Commission on approval. I only disclose this, to further emphasize our commitment to neighborhood improvements for the long haul!

CAN'T WAIT to see the old Hobson UMC sign removed and hopefully some of the church's exterior restored! Expediency on this project is up most importance to us especially since the property has become a haven for skate boarders and fire throwers (really fun to watch –welcome to East Nashville ;-) but a little disturbing, too!

Please do not hesitate to contact me on my cell #615-498-5763 if you have any questions. However, I trust the Historic Commission will make sound decisions on maintaining the integrity of our neighborhood. Thank you for your service to our community☺

Regards,
Melissa T. Bahan, CP
Certified Paralegal to
Brenda Measells Dowdle,
SCHULMAN, LeROY & BENNETT, P.C.
501 Union Street, Ste. 701
Nashville, Tennessee 37219
Ph. (615) 244-6670
Fax. (615) 254-5407



REVISIONS:
 March 2015
 MPC Comments
 April 2015
 MPC Comments

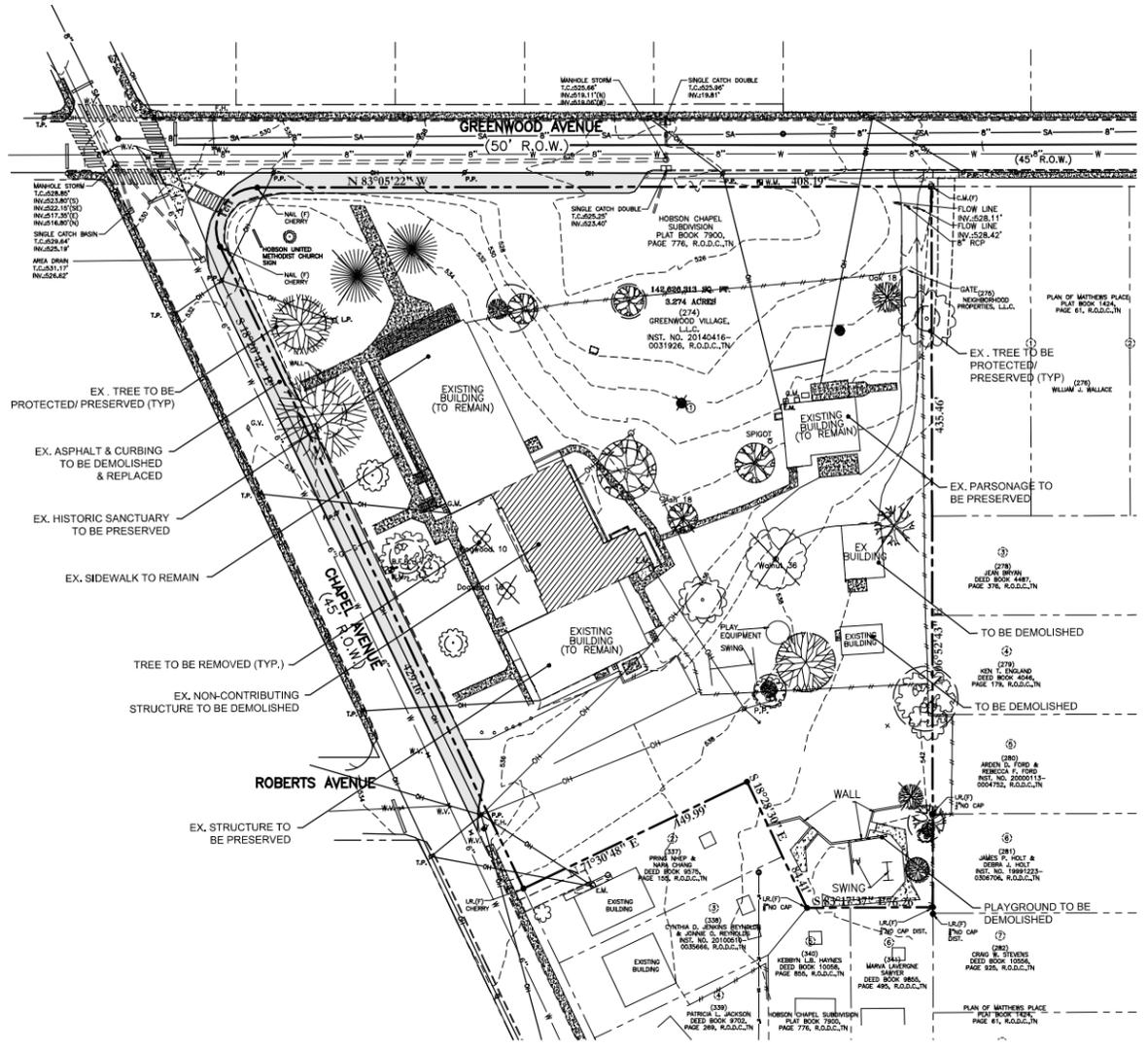
Preparation Date: Feb. 2015

Greenwood Village
 Preliminary Specific Plan
 Being Parcel 274 on Tax Map 82-03
 Nashville, Davidson County, Tennessee

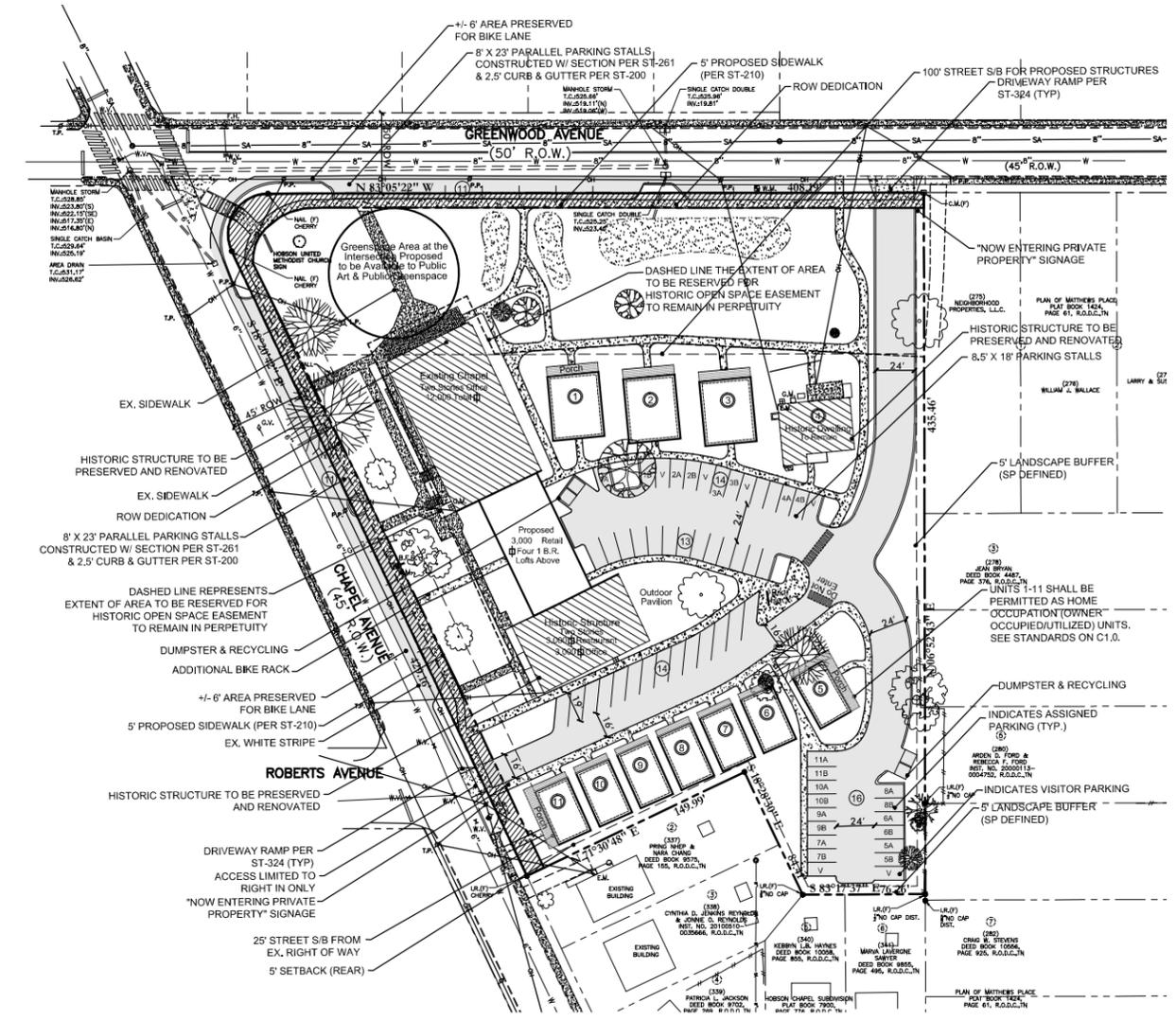


Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2015SP-040-001
 D&A Project #14040
 Greenwood Village
C2.0
 Sheet 2 of 3



Existing Conditions (1"=50')



Proposed Layout (1"=50')

PARKING SUMMARY		
USE	SQUARE FOOTAGE	UZO PARKING REQUIREMENT
OFFICE	15,000 SQ FT	26 COMPLIANT STALLS
RETAIL	3,000 SQ FT	5 COMPLIANT STALLS
RESTAURANT	3,000 SQ FT	13 COMPLIANT STALLS
RESIDENTIAL LOFTS	4 (1 BEDROOM)	4 COMPLIANT STALLS
DETACHED RESIDENTIAL	11 (2/3 BEDROOM)	22 COMPLIANT STALLS
70 TOTAL REQUIRED PRIOR TO ADJUSTMENT. 10% REDUCTION (PEDESTRIAN ACCESS) + 10% (TRANSIT) = 56 TOTAL REQUIRED		
PROPOSED PARKING		
ONSITE 60 DEGREE (8.5 X 19) W/ 16' DRIVE AISLE	14 TOTAL	
ONSITE 90 DEGREE (8.5 X 18) W/ 24' DRIVE AISLE	43 TOTAL	
ONSTREET PARKING (8 X 23) CHAPEL AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
ONSTREET PARKING (8 X 23) GREENWOOD AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
79 TOTAL SPACES PROVIDED	68 TOTAL CODE COMPLIANT STALLS PROVIDED	



TOTAL EXISTING AREA = 3.27 ACRES ±
 = 142,626.31 S.F. ±
 ROW DEDICATION AREA = 9,132 S.F. ±
 TOTAL PROPOSED AREA = 3.06 ACRES ±
 = 133,494.31 S.F. ±

50 0 50 100 150
 SCALE: 1" = 50'

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (SINGLE FAMILY DWELLINGS)/ RESTAURANT/ OFFICE
PROPERTY ZONING	R6 (UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
PROPOSED USES	15,000 SQ. FT. - GENERAL OFFICE 3,000 SQ. FT. - RETAIL 3,000 SQ. FT. - OFFICE (4) RESIDENTIAL LOFTS (11) DETACHED RESIDENTIAL UNITS PERMITTING A LIMITED HOME OCCUPATION USE
FAR	0.80 MAXIMUM
ISR	0.70 MAXIMUM/ 0.50 PROPOSED
STREET YARD SETBACK:	REFER TO PLAN
REAR YARD	5' MEASURED FROM SOUTH PROPERTY LINE
HEIGHT STANDARDS	2.5 STORIES MAX. (SEE SUBMITTED ELEVATIONS)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA CHAPEL AND GREENWOOD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±5' EAST TO DRIVEWAY ALONG GREENWOOD
DISTANCE TO INTERSECTION	SITE IS LOCATED AT AN INTERSECTION
REQUIRED PARKING	SEE SUMMARY (THIS SHEET)
PARKING PROPOSED	SEE SUMMARY (THIS SHEET)
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCRUCH INTO RIGHT OF WAY)	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOODS & BALCONIES

Property Information
 1716 Greenwood Ave
 Nashville, Tennessee 37206
 3.27 Total Acres
 Council District 6 (Peter Westerholm)

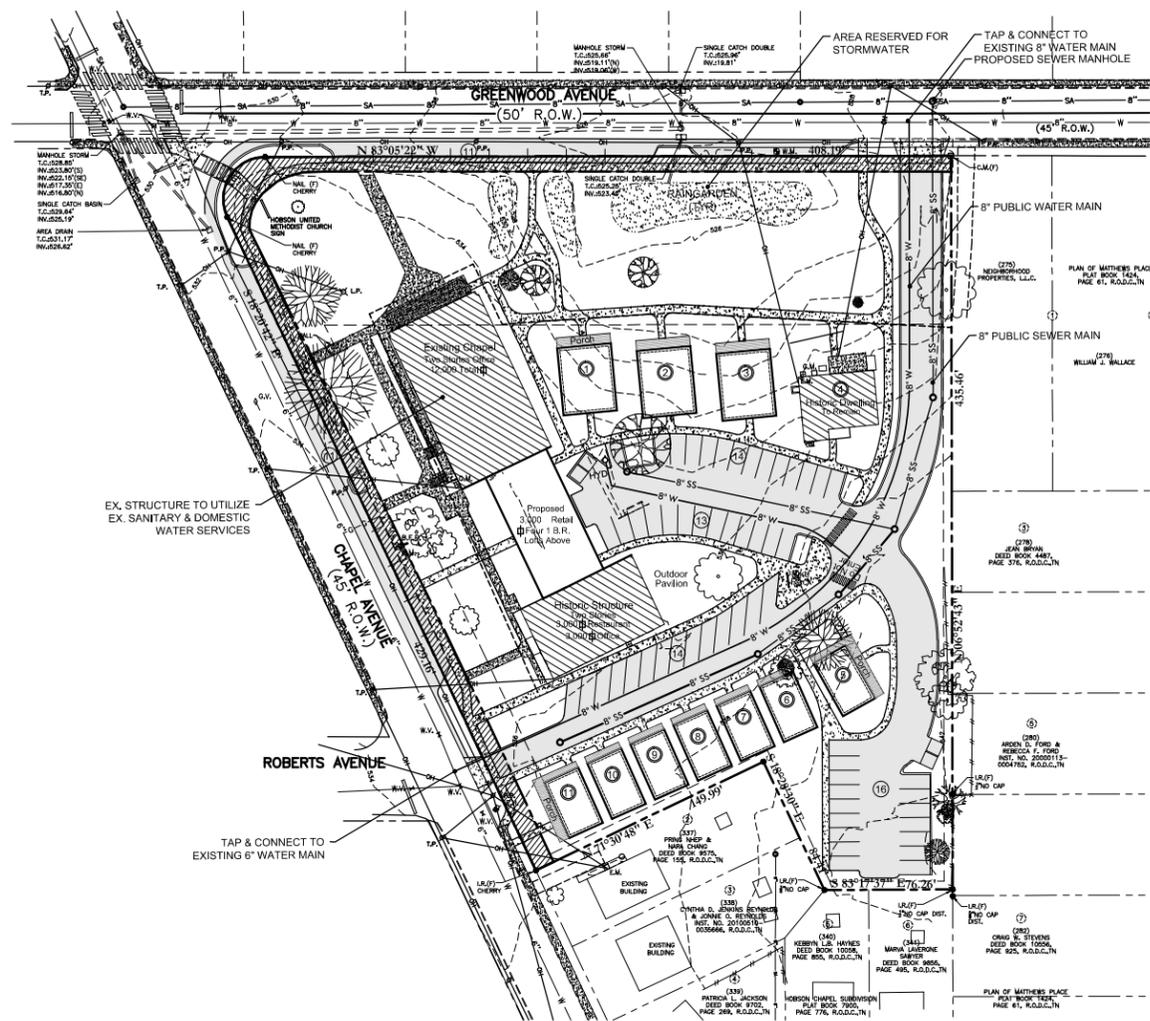
Owners of Record
 Greenwood Village, LLC
 1716 Greenwood Ave
 Nashville, Tennessee 37206

Developer
 Clay Haynes
 335 W. Main St
 Goodlettsville, Tennessee 37066
 Phone: 452.7500
 Email: clay@haynesrealtors.com

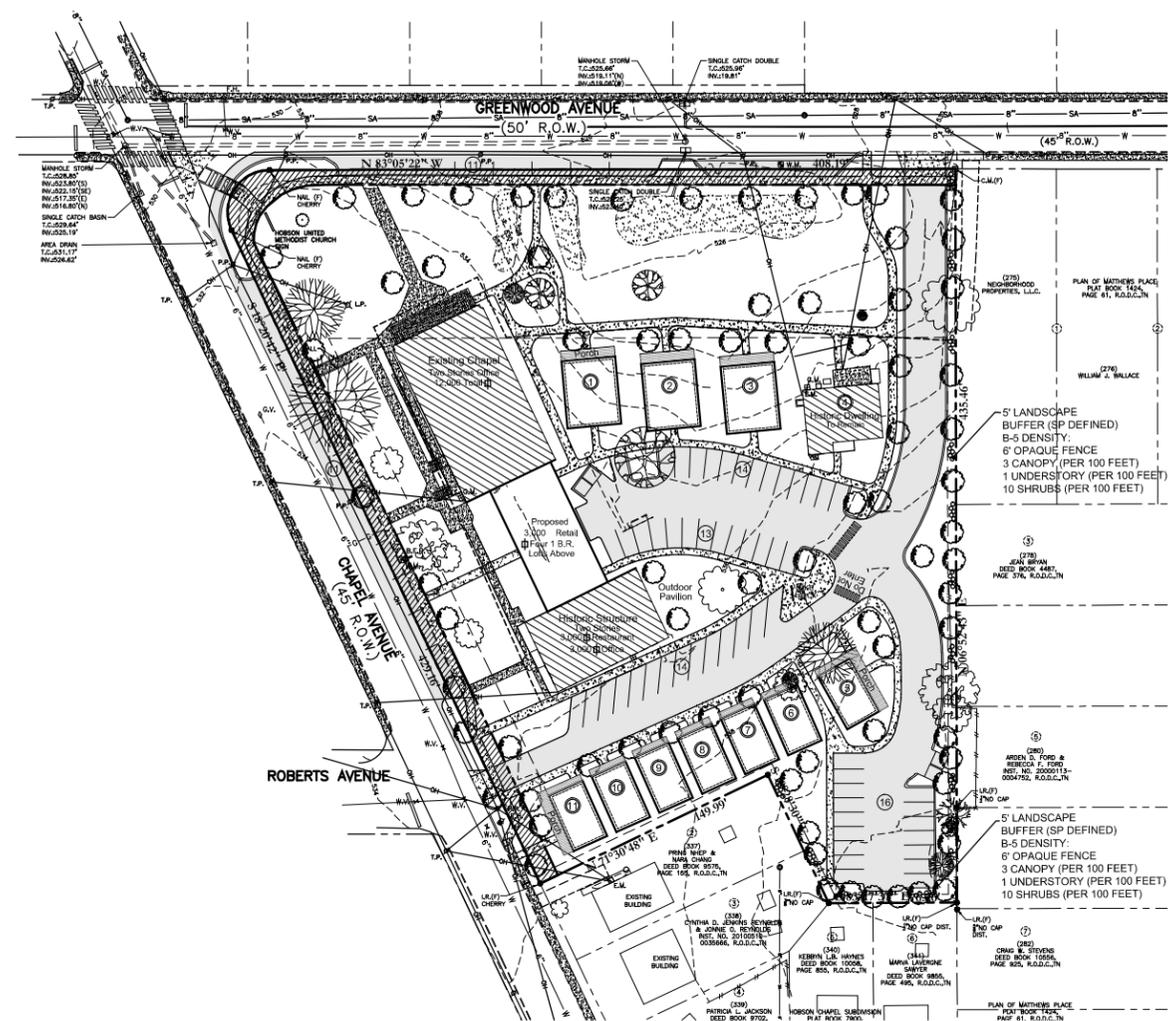
Civil Engineer
 Dale & Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Michael Garrigan, PE
 Phone: 615.297.5166
 Email: michael@daleandassociates.net

Ex. Conditions & Layout

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166



Grading, Drainage, & Utilities (1"=50')



Landscape Plan (1"=50')

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 6220 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED POCKET RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES A RAIN GARDEN OR BIORETENTION BASINS MEET THE WATER QUANTITY OR PRE/POST DETENTION RELEASE RATE REQUIREMENTS.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT

TOTAL SITE AREA = 3.27 ACRES	
PRE-DEVELOPED IMPERVIOUS	= 0.52 AC @ 98
PRE-DEVELOPED GRASS	= 2.75 AC @ 69
COMPOSITE CN = 73.6	

POST-DEVELOPMENT

TOTAL SITE AREA = 3.27 ACRES	
POST-DEVELOPED IMPERVIOUS	= 1.64 AC @ 98
POST-DEVELOPED GRASS	= 1.63 AC @ 69
COMPOSITE CN = 83.5	

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

$$3.27 \text{ AC} - 0.54 \text{ AC} = 2.73 \text{ AC} \times 14 = 38.22 \text{ TDU's REQ'D}$$

$$78 \text{ PROPOSED 2" CALIPER TREES} = 39 \text{ TDU PROV.}$$

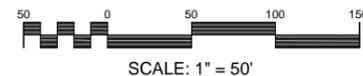
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
*TDU EXCEEDED

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.



TOTAL EXISTING AREA = 3.27 ACRES ±
= 142,626.31 S.F. ±
ROW DEDICATION AREA = 9,132 S.F. ±
TOTAL PROPOSED AREA = 3.06 ACRES ±
= 133,494.31 S.F. ±



Utilities & Landscape



REVISIONS:
March 2015
MPC Comments
April 2015
MPC Comments

Preparation Date: Feb. 2015

Greenwood Village
Preliminary Specific Plan
Being Parcel 274 on Tax Map 82-03
Nashville, Davidson County, Tennessee



3/30/15

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2015SP-040-001
D&A Project #14040
Greenwood Village
C3.0
Sheet 3 of 3

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



VIEW FROM CHAPEL AVENUE LOOKING EAST



GREENWOOD VILLAGE

D | A | A | D
30 APR 15

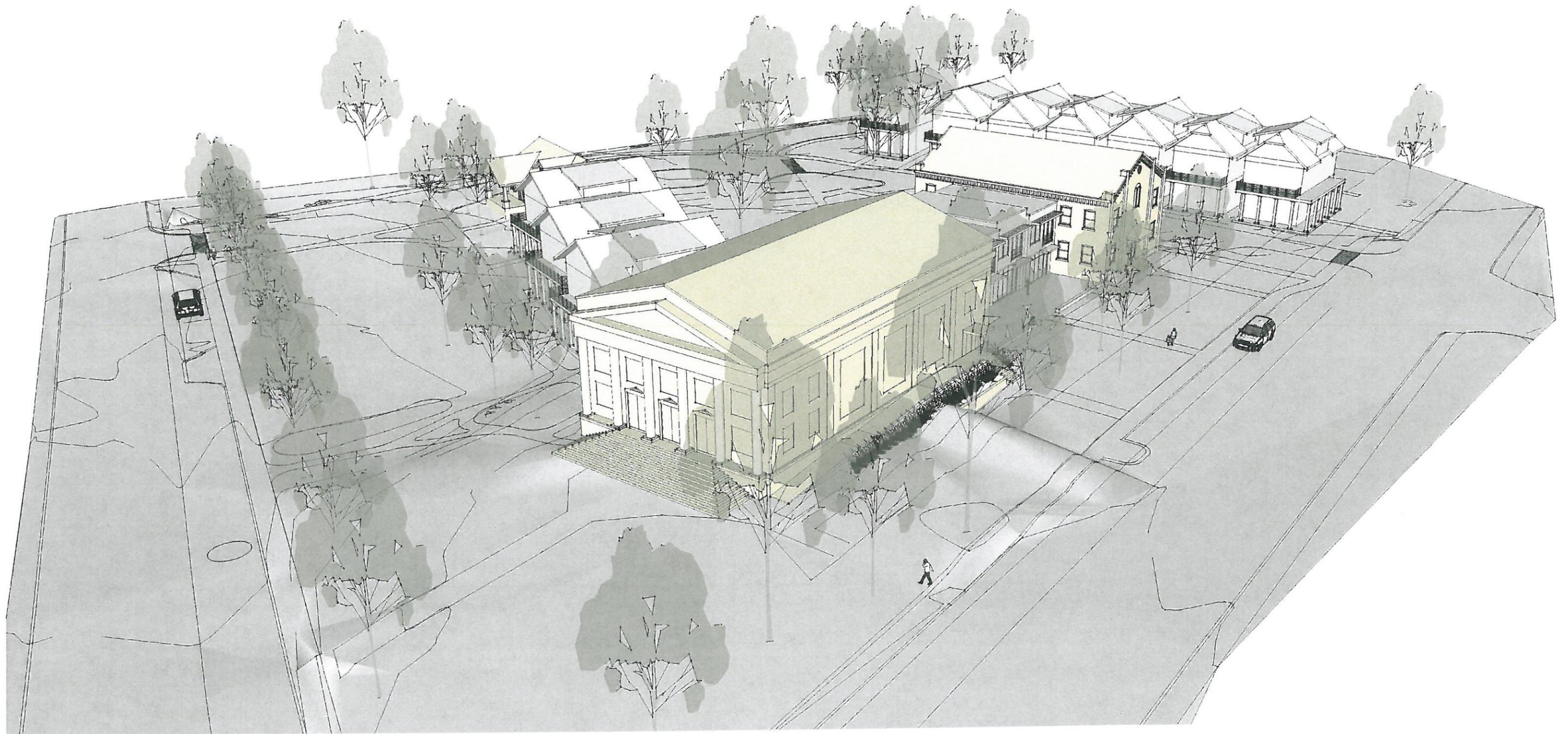


DETAIL VIEW FROM CHAPEL AVENUE LOOKING EAST



GREENWOOD VILLAGE

D | A | A | D
30 APR 16



BIRD'S EYE VIEW FROM INTERSECTION OF CHAPEL AND GREENWOOD



GREENWOOD VILLAGE

D | A A D
30 APR 15



VIEW FROM INTERSECTION OF CHAPEL AND GREENWOOD

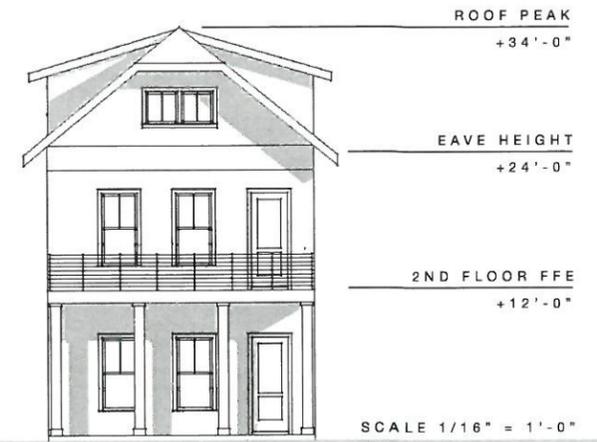


GREENWOOD VILLAGE

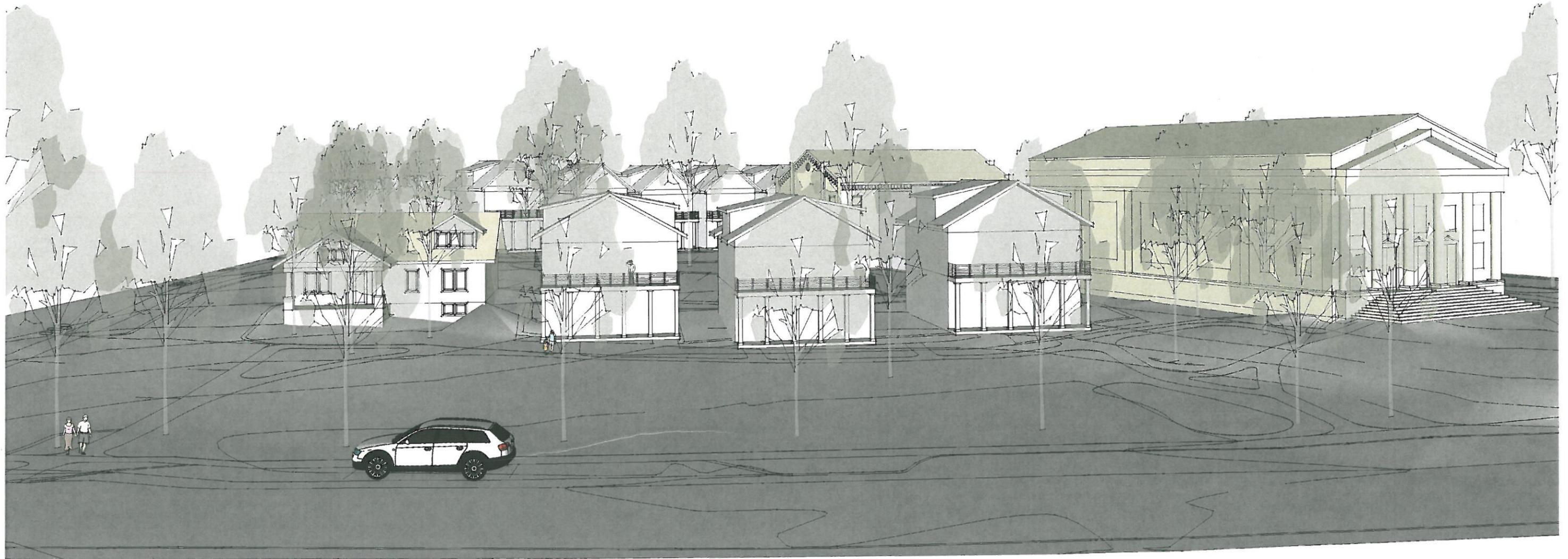
D|A|A|D
30 APR 15



GREENWOOD UNIT ELEVATION



CHAPEL ACCESS UNIT ELEVATION



VIEW FROM GREENWOOD AVENUE



GREENWOOD VILLAGE

D|A A D
30 APR 15



VIEW FROM SITE ENTRANCE OFF OF CHAPEL