



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION

1401 3rd Avenue North, 1403 3rd Avenue North, 1408 4th Avenue North,
1410 4th Avenue North, 302 Taylor Street
September 17, 2014

Application: Demolition—primary structures; New construction—Infill; Setback determination.

District: Germantown Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08209011100, 08209011200, 08209011300, 08209010400, 08209010500

Applicant: Stuart Proffitt, Proffitt Dixon Partners

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish two non-contributing structures and to construct a new multifamily development, consisting of two structures. The project requires a rear setback determination from the alley. The SP Zoning that governs the site requires a three foot (3') setback from the alley, but the project will sit as close as one foot (1'). The project also involves bridge connectors extending over the alley.

Recommendation Summary: Staff recommends approval of the project with several conditions:

1. Staff approve all final material choices and color, including cladding, windows and doors, and materials for all appurtenances;
2. The HVAC and other utilities be located on the roof of the structures, or on the rear façade along the alley;
3. Staff approve the design and materials of all appurtenances, including, but not limited to, permanent planters, railings, lighting fixtures, and fences;
4. The porches on the front façade of Building B be at least six feet (6') deep;
5. Building B's parapet be enlarged to serve as the railing for the terrace behind it;
6. The foundation height and finished floor height of Building B be compatible with those of the historic structure at 1406 4th Avenue North, to be verified by MHZC staff in the field; and
7. Staff approve the final dimensions, materials, and design of the bridge connecting the two buildings.

With these conditions, staff finds that the project meets Sections 2.0, 3.0, 5.3, and 7.0 of the *Germantown Historic Preservation Overlay: Handbook and Design Guidelines*.

Attachments

- A:** Photographs
- B:** Ord. No. BL2014-765
- C:** Applicant's Description of Work
- D:** Site Plan
- E:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

2.0 New Construction within historic context

2.1 General Principles

2.1.1 Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

2.1.2 Construction in Historic Germantown has taken place continuously from the mid-19th through the early 20th centuries and a variety of building styles and types have resulted. New buildings should continue this tradition while remaining compatible with the existing historic context.

Because a great variety of historic building forms exist within Germantown, more flexibility in design is possible than might be the case for more architecturally homogenous historic neighborhoods.

2.1.3 Because new buildings should relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of the street, a dominance of the pattern and rhythm should be respected and should not be disrupted.

2.1.4 New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.

2.1.5 Reconstruction of a historic building which no longer exists may be appropriate if it meets these criteria: it was formerly located on the site on which the reconstruction is proposed; it contributed to the historic and architectural integrity of the area; it was compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the site; and pictorial documentation supports its accuracy.

2.1.7 The MHZC does not review paint colors on wood or metal surfaces.

2.1.8 Painting of masonry materials is reviewed by the MHZC.

2.2 Site and Building Planning

2.2.1 Setbacks

1. Maintain the prevailing setbacks from the street within a block.
2. When a definite rhythm of spacing along a street is established by existing lot and building width, infill construction shall maintain that rhythm.
3. Wings, porches, and secondary building elements should be at similar setbacks to existing context.
4. Corner Lots: New construction should appropriately address setbacks on both streets.
5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain the historic urban street character.
6. Corner Commercial: Historic corner commercial buildings within the NR historic district were typically built to the property line/sidewalk. Setbacks for the construction of new corner commercial structures shall be compatible with this historic precedent.

2.2.2 Orientation: The orientation of a structure's primary facade shall be consistent with that of adjacent historic buildings.

2.2.3 Massing and Scale

1. In new construction, the size of a building, its mass in relation to open spaces and its windows, door openings and porches should be visually compatible with the surrounding buildings.
2. The visual mass of the building shall be at or near the same setback as buildings on adjacent sites.
3. When multiple lots or parcels are assembled within the district, buildings shall be designed to be compatible with the adjacent structures. New structures shall employ design techniques that break the facades into multiple vertical elevations.

2.2.4 Height

1. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

Characteristics of the following shall be considered in determining compatibility of height; adjacent properties, historical precedent, height of existing historic structures within the District, location within the District, topography and view corridor.

Generally, historic single-family residential structures are one or two stories in height.

Special features of limited height such as towers or turrets may be acceptable.

Greater height may be appropriate for commercial and multi-family structures, where there is a lack of historic context along a block.

Consideration may be given to the physical characteristics of a property in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape) In such cases, where height may be greater, height is guided by the Germantown Detailed Neighborhood Design Plan, a component of the General Plan of the Government of Nashville and Davidson County, while ensuring an appropriate transition to smaller historically significant buildings that abut or are across the street or alley from a proposed new building.

2.3 Foundations

2.3.1 The foundation height shall be visually compatible, by not contrasting greatly, with those of surrounding historic buildings.

2.3.2 For new structures, brick, limestone or split-face concrete block may be used for either pier or solid perimeter foundations. Intervening spaces may be filled with an open lattice work.

2.3.3 Foundation access doors shall be located on the side or rear of the building. Slab-on-grade foundations may be appropriate for commercial buildings. Slab-on-grade foundations are generally not appropriate for residential infill buildings.

2.4 Walls/Exterior Materials

2.4.1 Masonry materials and wood siding were primarily used in the district and should continue to be predominant. Other materials may be used if they possess characteristics similar in scale, design, finish, texture, durability, and detailing to historic materials and meet *The Secretary of the Interior's Standards*.

2.4.2 The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.

2.4.3 Large expanses of featureless wall surface are not appropriate. It is most appropriate for materials to change between the foundation to the first floor.

2.4.4 Exterior Insulation Finish Systems (E.I.F.S) and vinyl siding are not appropriate exterior materials.

2.4.5 Traditional brick colors range from dark red-orange to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.

2.4.6 Clapboard siding should exhibit an exposure of 3 to 5". Wood or composite siding and trim (ex. Hardi-plank) are appropriate. Composite materials must match the visual and durability characteristics of wood.

2.5 Doors

2.5.1 The relationship of width to height of doors and the rhythm of solids (*walls*) to voids should be compatible with surrounding buildings. (*Exterior doors often have transoms, giving them a tall, narrow proportion.*)

2.5.2 Primary entrances shall be in locations similar to those used historically for primary entrances.

2.5.3 Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

2.5.4 Front doors shall be wood and at least half-glass.

2.6 Windows

2.6.1 The relationship of width to height of windows and the rhythm of solids (*walls*) to voids should be visually compatible with surrounding buildings. (*Exterior windows are generally tall and narrow in proportion*)

2.6.2 Tinted, reflective, or colored glass are generally not appropriate.

2.6.3 Window openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

2.6.4 For new commercial structures a significant portion of the street level façade shall be transparent (i.e., doors and windows) to provide visual interest and access for the pedestrian.

2.6.5 On corner commercial buildings, glazing shall address both streets.

2.6 Porches / Entrance/ Recessed Entries

2.6.1 Primary building entrances should be oriented towards the street.

2.6.2 Within the district front porches and recessed entries are common on residential and commercial buildings. New construction (specifically of single and multi family homes) shall provide an entry that utilizes elements of a porch to create a transition from the outside (*public domain*) to the inside (*private domain*).

2.6.3 The height of porch roofs shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

2.6.4 Entrances to commercial buildings should be recessed.

2.7 Roof

2.7.1 The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. (*Predominant roof shapes are gables and hips with slopes ranging from 35 to 50 degrees, 7/12 to 14/12*).

2.7.2 Roof-top equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

2.7.3 Within the district are surviving examples and/or pictorial evidence of commercial, multi-family, and institutional buildings having a low slope roof behind a parapet wall. Therefore, low slope roofs may be appropriate for buildings of similar use within the district.

2.8 Utilities / Mechanical

2.8.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and/or screened when visible from the street.

2.8.2 Appurtenances related to new buildings and additions, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located.

2.9 Outbuildings / Garages / Carports / Accessory Buildings

2.9.1 Historically, outbuildings, garages and carports were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).

2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.

2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on public streets are generally not appropriate. The removal of unnecessary existing curb cuts on primary streets is encouraged. It is acknowledged that in some cases alley access may not be possible or practical.

In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.

2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.

2.9.6 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.

2.9.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

3.0 New Construction - where there is minimal historic context or historic context no longer exists

Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. *Public facades are those that are visible from the public right of way, street or streets. Non-public facades are those not visible from the public right of way, street or streets. Facades facing the alley are generally not considered public facades.*

3.1 General Principles

Construction in the District has taken place continuously from the mid-19th through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. Because a great variety of building forms exist within Germantown, flexibility in the design of new buildings is possible and encouraged. New buildings should continue this variety while remaining compatible with development patterns consistent with mixed-use urban neighborhood design.

3.1.1 Buildings should be sited on their respective parcels in ways that are appropriate to their context and the context it creates.

3.1.2 The architectural styles and forms of new buildings should be appropriate to their context.

3.1.3 New buildings should relate to a pattern and rhythm of development consistent with a mixed-use urban neighborhood.

3.1.4 New projects have the ability to create place. Proposed projects shall be reviewed both in relationship to its context and the context it creates.

3.1.5 The ground floors of new buildings should be designed to encourage pedestrian activity.

3.1.6 New construction will be reviewed for height, scale, setback, relationship of materials, texture and color; massing; orientation; and proportion and rhythm of openings.

3.2 Site and Building Planning

3.2.1 New development should be sited and designed to encourage pedestrian/human activity on the street. The siting of buildings should acknowledge and reinforce desirable characteristics of the right-of way and streetscape.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services attract activity on the street. Entrances, porches, balconies, front yards, decks, seating, street lighting, street trees, landscaping and other streetscape elements promote use of the street

front and provide places for human interaction. Siting decisions shall consider the importance of these features in a particular context and allow for their incorporation.

3.2.2 Setbacks

The character of a neighborhood or district is often a product of the experience of traveling along its streets. One of the defining characteristics of that experience is how buildings face and are set back from the street.

The guidelines below are not specific to individual parcels or streets. Because street rights of way vary significantly throughout the district it is important to first analyze and consider the desired streetscape prior to establishing the setback and building face for a given project. While the guidelines encourage some buildings at the edge of the sidewalk, locating a building on the property

line only 48" from the edge of the existing curb drastically limits and may altogether prohibit the placement of features identified in 3.2.1 and limit the ability of a project to comply with 3.2.1.

It is further the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

1. Commercial Corridor Setbacks (Rosa L Parks and Jefferson Street) – the siting of buildings along major commercial corridors should provide desirable streetscape characteristics: pedestrian oriented businesses and shops at ground level, corner entrances and a consistent building edge abutting the sidewalk.

2. Commercial Setbacks (Interior to the District) – Generally, commercial buildings within the district are encouraged to build to the property line/sidewalk.

The intent is to encourage pedestrian oriented development

3. Corner Lots: Buildings on corner lots should be oriented to the corner and public street fronts to reinforce the street corner. Buildings should appropriately address setbacks on both streets. Corner lots offer unique opportunities because of their visibility and access from two streets. Corner pedestrian entrances, towers, turrets, accentuated rooflines, special architectural details, balconies and other design features are encouraged.

4. Residential Setbacks – the space between the building and the sidewalk should provide security and privacy for residents while encouraging social interaction among residents and neighbors. Within the district the transition between residential buildings and the street varies with the depth of the front setback and the relative elevation of the building to the street.

The following examples illustrate various conditions and suggest how this guideline may be met through setbacks, entry design, landscape treatment and other techniques.

Minimal Front setback – Buildings with little or no front yard should include creative use of landscaping and or window placement and treatment to provide privacy. Recessed entries can be used to provide security and/or weather protection.

Shallow Residential Street Front – Buildings with a shallow setback from the sidewalk provide sufficient area to include balconies or decks, which allow privacy while encouraging visual interaction with the street. Small courtyards, arcades, recessed entries or other similar entry designs may be desirable to provide privacy to ground floor residents.

Deep Residential Setback – Buildings with deep setbacks from the sidewalk provide sufficient privacy through spatial separation to permit more open porches, fenestration and garden space for ground floor residential units. Fences may provide further separation from the sidewalk.

High Bank Residential Street Front – Within the district topography may cause the ground floor of a building to be elevated above pedestrian eye level. Therefore it is easier to achieve a sense of privacy and separation from the street activity – thus creating more opportunity for social spaces

5. Alley Setback: Setback from any alley (rear or side) shall be a minimum of 5 feet in order to retain urban street character.

3.2.3 Orientation

1. The primary entrances of buildings shall be clearly identifiable and visible from the street.

Generally this means primary entrances are oriented to the public street.

The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

This does not preclude site developments for residential projects from utilizing courtyards and mews. It is intended to foster siting that recognizes the importance of the public street and the transition from the street to the building.

3.2.4 Mass and Scale

1. The mass and scale of new buildings will be reviewed relative to use and location within the District.

Generally taller more massive structures are anticipated at the edges where Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) bound the District. Lower height, smaller

scale and less massive structures are predominant at the interior of the District. Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate. These guidelines and the Design Review Process are intended to provide a balance between the development potential of a particular site and compatibility of existing and adjacent buildings.

2. Façade Articulation: New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials particularly on public facades. For multiple story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged.

Some appropriate techniques for building articulation include but are not limited to:

Modulating the façade by stepping back or extending forward a portion of the façade (articulating a building's façade vertically and/or horizontally in intervals that are informed by existing platting patterns or structures within the District is encouraged)

Pilasters, recesses and or projections

Repeating window patterns at an interval that equals the articulation interval

Providing a balcony, porch, patio, deck, covered entry, bay window (or other special window) or other significant architectural detail for each interval

Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval

Changing materials with a change in building plane (changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone is generally not sufficient to meet the intent of this guideline)

3.2.5 Height

1. New buildings shall be constructed to a height that is compatible with adjacent context.

Consideration of the physical characteristics of a property will be given in determining compatible heights (e.g. exceptional topographic condition, lot size and/or lot shape)

Height, bulk and scale mitigation may be required in two general circumstances:

Projects on or near the edge of a less intensive area. A substantial incompatibility in scale may result from different development standards in the two areas and may be compounded by physical factors such as large development sites, slopes or lot orientation.

Projects proposed on sites with unusual physical characteristics such as large lot size, unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.

Factors to consider in analyzing potential height, bulk and scale impacts include:

- distance from the edge of an existing structure or less intensive area
- differences in development standards between abutting area (allowable building height, width, lot coverage, etc.)
- effect of site size and shape
- height, bulk and scale relationships resulting from lot orientation (e.g. backlot line to back lot line vs. back of lot line to side lot line)
- Type and amount of separation between lots in the different area (e.g. separation by only a property line, by an alley or street, or by other physical features such as grade changes.)

In many cases, careful siting and design treatment are sufficient to achieve reasonable transition and mitigation of height, bulk and scale impacts. Some techniques for achieving compatibility are as follows:

- Location of features on-site to facilitate transition such as locating required open space on the zone edge so the building is farther from the lower intensity area.
- Treating topographic conditions in ways that minimize impacts on neighborhood development, such as architectural details to give a more human scale to a project, or stepping a project down a sloping site.
- In a mixed-use project, siting the more compatible use near the adjoining edge.

In some cases, reductions in the actual height, bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptance of compatibility. Some techniques that can be used in these cases include:

- *articulating the building's facades vertically or horizontally in intervals that*
- *conform to existing structures or platting pattern.*
- *increasing building setbacks from the zone edge at ground level*
- *reducing the bulk of the building's upper floors*
- *limiting the length of, or otherwise modifying, facades*
- *reducing the height of the structure*
- *reducing the number or size of accessory structures*

2. In the absence of adjacent context with taller heights the following heights are permitted.

Building along Commercial Corridors (Jefferson Street and Rosa L. Parks Boulevard) are permitted to be 4-6 stories.

The intent is to provide visual interest and permit light, air, and visual openness to the sky plane and modulation of height and massing at the street wall. To signify a unique feature, a corner or important element portions of a structure are not required to set back at the street wall. It is not intended to permit a majority of the project nor an entire block length of six stories unbroken at the street wall.

Within the interior of the District structures are permitted to be 35' in height. Special features of increased height such as towers or turrets may be acceptable. Corner buildings offer unique opportunities because of their visibility and access from two streets and are locations for special activities, uses or indicators of neighborhood centers taller heights up to 45' may be appropriate for corner buildings of limited street frontage.

The intent is to provide visual interest and allow modulation of heights to signify something unique or important at the corner. The term "limited street frontage" is intended to allow reasonable lengths of building frontage to have an increased height. It is not intended to permit a majority of the project nor an entire block length of increased height.

Within the District in the absence of adjacent historical context structures are permitted to be 3 stories or 45' in height.

3. The Werthan Site

The Werthan site bounded to the south by Taylor Street, west by Rosa L. Parks, north by Hume Street and to the east by 5th Avenue North, is a unique property within the District. At inception the site, large structures and use were an anomaly in the neighborhood. Its initial use and planning made it a center and focal point within the community. Future development on the site should recognize these unique features and new structures are encouraged to enhance the sites presence within the neighborhood.

The Werthan site is unique regarding building height. It shall take its context from within the boundaries of the site as opposed to adjacent properties providing context.

3.3 Walls/Exterior Materials

3.3.1 Exterior materials will be reviewed for characteristics of scale, design, finish, texture, durability and detailing. Materials must demonstrate adherence to The Secretary of Interior's Standards.

3.3.2 Large expanses of featureless wall surface are not appropriate

3.3.3 Material change between the foundation and the first floor is encouraged.

3.3.4 Exterior Insulation Finish System (EFIS) and vinyl siding are not appropriate exterior materials.

3.3.5 The painting of wood and metal surfaces is not reviewed by the MHZC.

3.5 Windows

3.5.1. Window profiles will be reviewed for dimensional depth of rails, stiles, mullions, muntins, divided lites, sills, casing and or trim.

3.6 Roof

3.6.1 Rooftop equipment, skylights, solar panels, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. *Generally, they should be placed rear of the mid-point of the building.*

3.7 Utilities / Mechanical

3.7.1 Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their impact and visibility at the public street. Exterior utilities and mechanical equipment shall be screened from visibility from the building's street facades. Building utilities shall be planned, sited and screened to minimize their impact on the pedestrian environment.

5.0 Site Improvements/ Appurtenances

Site improvements or appurtenances include fences, walls, sidewalks, paving or driveways, parking areas, exterior lighting, utility connections, and other permanent landscape features.

Historic architecturally-significant site improvements should be maintained, and repaired using historically appropriate materials and methods.

5.1 Fences & Walls

Character-defining features of historic fences and stone retaining walls including gates, decorative pickets, finials, and hardware should be preserved. Repair rather than replace fence and wall materials. For irreparable elements replacement features shall match the original features.

5.1.2 Fences or walls may be utilized to demarcate property lines and screen private areas from public view.

5.1.3 New fences and walled areas shall be compatible with the building site and streetscape in terms of location, height, opaqueness; design, style, materials composition, scale, proportion, color and texture.

Consideration of the physical characteristics of a property and its use will be given in determining appropriate fence heights and location (e.g. exceptional topographic condition, lot location within the District (street corners etc), adjacent to non compatible use, lot size and/or shape)

Walls of solid masonry construction within the front setback are permitted up to 24" in height.

Fences shall be constructed of wood, metal or masonry. Vinyl is generally not an appropriate fencing material.

The combination of fences and walls in front setbacks shall not exceed 48". Generally side yard fences from the street to a distance of 10' behind the front (public) façade shall not exceed 48".

Side yard fences shall be located a minimum of 10' behind the front (public) façade and shall not exceed 72" in height. (Exception: Fences may be 96" in ht. when the top 24" is open in nature).

Rear yard / privacy fences shall not exceed 72". (Exception: Fences may be 96" in height when the top 24" is open in nature).

5.1.4 Coordination of style and materials with adjacent properties is encouraged where appropriate.

5.1.5 In general chain link fencing is not appropriate. Black or dark green chain link fencing may be used for pet enclosures or at the rear of the lot when it is screened from public view.

5.2 Sidewalks

5.2.1 New sidewalks or walkways should remain visually compatible with the materials and placement of historic walkways.

5.2.2 Curb cuts on public streets are generally not appropriate. The removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non conforming properties into conformance.

5.2.3 Original sidewalks and walkways, including details such as original curbstones, brick, etc., should be preserved in their original state as closely as possible. Special care shall be taken to preserve existing specimen trees and significant landscape elements.

5.2.4 Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and material.

5.2.5 Brick, concrete, concrete pavers, stone, and stepping stones are appropriate walkway materials.

5.3. Paving/Driveways/Parking Areas and Parking Lots

5.3.1 The predominant vehicular access to properties within the District should continue to be through the use of alleys. It is acknowledged that in some cases alley access may not be possible or practical. In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

5.3.2 Vehicular access to new developments (specifically large lot developments) shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment. Cross access between parking areas to minimize street curb cuts and adjacent driveway is encouraged.

5.3.3 Parking structures should generally be located below or behind buildings and landscaped to mitigate their visual impact.

5.3.4 Parking structures that are located close to the sidewalk are encouraged to include retail uses at street level to minimize the visual impact of the structure and engage the pedestrian network - Where street level retail uses are not feasible, architectural treatments shall be used to modulate the façade breaking the mass and horizontal lines typical of parking structures. Facades of parking structures facing public streets shall have flat (non sloping) floor plates.

5.3.5 Shared parking facilities that efficiently utilize parking spaces are encouraged.

5.3.6 Garages and carports shall be accessed from the service alley as is typical in the district. For residential lots new curb cuts on public streets are generally not appropriate. Where a lot can be accessed from the alley, the removal of existing curb cuts on primary streets is encouraged.

Where an existing lot cannot be accessed from the alley executed vehicular access shall be executed with techniques that minimize interruption to the sidewalk network and the pedestrian environment.

5.3.7 Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning or inance must comply with these design guidelines.

5.3.8 Portable storage buildings less than 100 square feet are not reviewed by the MHZC.

5.4 Exterior Lighting/ Miscellaneous

5.4.1 Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpster and trash containers is in the rear yard or alley and screened from public view.

5.4.2 Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

5.4.3 Avoid spilling light onto adjacent structures, signs, or properties.

5.4.4 Ground mounted light fixtures/spotlights shall be screened from public view.

7.0 Demolition

7.1 General Principles

7.1.1 Since the purpose of historic zoning is to protect historic properties, the demolition of a building that contributes historically and architecturally to the character and significance of the district is not appropriate and should be avoided.

7.1.2 Demolition is considered the removal of any structure or portion of a structure that affects the visual appearance of the building from the exterior. It includes the removal of floors or sections of the building that are enclosed by the original façade.

7.2 Guidelines

7.2.1 Demolition is not appropriate if a building or a major portion of a building contributes to the architectural or historical significance or character of the district.

7.2.2 Demolition is appropriate if a building or a major portion of a building does not contribute to the historical or architectural character and importance of the district.

7.2.3 Demolition is appropriate if a building or a major portion of a building has irretrievably lost its architectural and historical integrity and importance, and its removal will result in a more historically appropriate visual effect on the district.

7.2.4 Demolition is appropriate 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, as amended, of the historic zoning ordinance.

7.2.5 Where demolition has been allowed, MHZC may require historic structures to be documented through photographs, a site plan and floor plans, and those significant architectural components of a building are salvaged.

Background: The development site is located between Taylor and Van Buren Streets, and 3rd and 4th Avenues North. The bulk of the development (“Building A”) will occur on the 3rd Avenue side of the block, in an area outside of the Germantown National Register Historic District, where there is minimal historic context. A portion of the development (“Building B”) will be located on a one hundred-foot (100’) wide vacant lot on the midblock of 4th Avenue North. This portion of the development will be located within the National Register Historic District, where there is historic context.

The zoning for the development site is governed by a Specific Plan (Ordinance No. BL2014-765). The SP permits up to 249 multifamily dwelling units. SP has several conditions, including: the non-residential floor area ratio shall be limited to 0.25 for the entire site; the minimal glazing for the street facades shall be 25%, distributed throughout the front facades; and a minimum of 45% of the total ground floor units through the front facades shall have a porch or stoop with direct access to the sidewalk.

Analysis and Findings:

Application is to demolish two non-contributing structures and to construct a new multi-family development, consisting of two structures. The portion of the multi-family development along 4th Avenue North will be constructed within the Germantown National Register Historic District, but the majority of the development will face 3rd Avenue North, and will be located outside of the National Register District, where there is “minimal historic context.” The project requires a rear setback determination from the alley. The SP Zoning that governs the site requires a three foot (3’) setback from the alley, but the project will sit as close at one foot (1’) at two points. The project also involves a bridge connector extending over the alley.

Demolition

The applicant is proposing to demolish all of the structures on the site. The site contains two structures, both of which were constructed c. 1988, outside the period of significance for the Germantown Historic Preservation Overlay and both of which do not contribute to

the historic character of the neighborhood (Figures 1 & 2). Staff finds that that proposed demolition meets Section 7.0 of the design guidelines.



Figures 1 & 2. The structure on the left is located off the corner of Van Buren and 3rd Avenue North, and the structure to the right is located midblock on 3rd Avenue North, between Taylor and Van Buren Streets.

Building A: New Construction Outside of the Historic Context

Context: Building A is located along the entirety of the west side of 3rd Avenue North, between Taylor and Van Buren Streets (Figure 3). It is located outside of the Germantown National Register Historic District, where there is little historic context, and is located on the edge of the Germantown Historic Preservation Zoning Overlay. Across 3rd Avenue from the development site (along the east side of 3rd Avenue North), most of the block is outside of the historic preservation zoning overlay and contains no historic structures. The north- and southeast corners of 3rd Avenue North and Taylor Street are part of the historic preservation zoning overlay and do have historic structures on them (Figures 4 & 5).



Figure 3. The development site for Building A.



Figures 4 & 5. The historic structures at 1400 3rd Avenue North (left) and 1328 3rd Avenue North (right)

Site and Building Planning: With the exception of a small trash room and amenity space at the rear, along the alley, Building A meets all setback requirements prescribed in the SP Zoning. The structure will be situated close to the street property lines, behind an extended sidewalk and planting areas. The new development will improve the pedestrian experience of the block by removing the largely-sloped grade, bringing the building down to sidewalk level, and engaging the street front with stoops, glazed openings, plantings, and planters.

A setback determination is requested for the rear Building A, along the alley. The SP zoning requires a three foot (3') setback from the alley. Most of the rear of the structure will be four feet (4') from the alley, but a trash area that is approximately twenty-four feet (24') wide will be approximately two feet, three inches (2'3") from the alley, and an "amenity" space that is approximately twenty-one feet (21') wide will be one foot, four inches (1'4") from the rear property line. In addition, the bridge connecting Buildings A and B over the alley could require a setback determination (it connects at the third floor level). Staff finds that the reduced setback at the alley is appropriate in this instance because majority of the structure does meet the prescribed setbacks, and the areas of reduced setbacks are located in the middle of the block, away from Taylor and Van Buren Streets, where they will be only minimally visible. Staff find that Building A's Site and Building Planning meet Section 3.2.1. and 3.2.2. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Orientation: The primary entrance for the development will be at the corner of Taylor Street and 3rd Avenue North, which will engage both streets and be oriented toward the historic preservation zoning overlay. Many of the ground floor units along 3rd Avenue North, Taylor, and Van Buren Streets will have stoops leading to the street, helping to enliven the street. Staff finds that Building A's orientation meets Section 3.2.3. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Mass, Scale, and Height: Building A will range from four to five stories in height. It is designed so that its tallest portion is towards the north end of 3rd Avenue North, stepping down to four stories as it approaches Taylor Street and the more residential portion of the neighborhood. At the corner of Van Buren Street and 3rd Avenue North, the development is approximately seventy-two feet (72') tall above grade. At the corner of Taylor Street and 3rd Avenue North, the structure is about forty-eight feet (48') tall for a depth of about twenty-five feet (25'), at which point the height rises to approximately sixty-four feet (64'). Along Taylor Street, the height is largely sixty feet (60') tall, although towards the alley, the height reduces to about forty-eight feet (48'). The Van Buren façade is largely approximately sixty-four feet (64') tall, and its massing is broken up with a courtyard about halfway between 3rd Avenue North and the alley.

The design guidelines state, "*Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes, more commercial uses, greater densities and taller heights may be appropriate.*" The "North Nashville Community Plan: 2010 Update," which is referenced in the design guidelines

for areas with little historic context, allows for additional height in this area. “Structures on 3rd Avenue from Jefferson Street to Monroe Street and on 2nd Avenue and parts of 3rd Avenue of Taylor Street should generally have a maximum height of four (4) to six (6) stories, but should be no taller than 75.” Because of the site’s location outside of the historic context, on an arterial street and at the edge of the district, Staff found the heights to be appropriate.

Staff therefore finds that the massing, scale, and height of Building A meet Sections 3.2.4 and 3.2.5 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Walls/Exterior Materials. The major materials were not indicated on the drawings. However, the drawings do show appropriate change in materials to break up the block-long façade. Staff asks that a condition of approval be that staff review the materials and colors of the exterior walls and cladding, the windows, doors, foundation, and all appurtenances prior to purchase and installation of these materials to ensure that they meet Section 3.3 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Windows. Building A’s primary façades have a fenestration pattern that is appropriate for a multi-unit development. Its relationship of solid to void areas is in keeping with other historic multi-family, commercial, and industrial structures. It is at least 25% glazing, thereby meeting the stipulations of the SP Zoning. Staff finds that Building A’s windows meet Section 3.5 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Roof: Building A’s roof will be flat, which is appropriate for a multi-family development. Staff finds that Building A’s flat roof form meets Section 3.6 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Utilities / Mechanical: The location of the utilities and mechanicals were not specified. Staff asks that they be located on the roof, or at the rear of the structure, along the alley.

Improvements/Appurtenances: Because this is a historic preservation zoning overlay, staff will need to approve the design and materials of all appurtenances including, but not limited to, permanent planters, railings, lighting fixtures, fences, etc.

Parking Building A contains a parking garage for more than three hundred (300) cars. The garage structure will be located behind the residential portion of the structure. It will not face any streets, and it only has an alley-facing façade. It will be at most minimally visible from Taylor and Van Buren Street. The garage will be accessed via a new curb cut along 3rd Avenue North, about halfway between Taylor and Van Buren Streets. The curb cut will be approximately twenty-four feet (24’) wide. Access to the garage will also be provided from the alley. Although new curb cuts are discouraged, staff finds that the one proposed vehicular access to the garage minimizes interruption to the sidewalk network and the pedestrian environment, and provides cross access between parking

areas to minimize street curb cuts. Staff therefore finds that the proposed parking garage meets Section 5.3 of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Building B: New Construction within the Historic Context

Context: Building B will be located along 4th Avenue North, between Taylor and Van Buren Streets (Figure 6). It is located within the Germantown National Register Historic District, and is therefore governed by the guidelines for “new construction within the historic context.” To the right/south of the site is a historic one-story single-family residence (Figure 7), while to the left of the site is a one-story, non-contributing apartment complex (Figure 8).



Figure 6. The site for Building B.



Figures 7 & 8 show 1406 (left) and 1414 (right) 4th Avenue North, on either side of Building B's site.

Massing, Scale, and Height. Building B is scaled to fit the residential character of 4th Avenue North at the front. The front is two stories and is divided into two, thirty-one feet (31') wide sections, separated by a thirteen foot (13') wide recessed entry/courtyard. This u-shaped form is common for historic apartment buildings. The central entry is setback approximately twenty feet (20') from the front portion of the façade, and this portion of the structure is three-stories in height.

At the front, the structure will be two stories and approximately twenty-eight feet (28') tall above the foundation (thirty-thirty-three feet (33') above the sidewalk level). Approximately fifteen feet (15') back from the front wall of the structure, the structure expands to three stories and approximately forty-two feet (42') in height. Staff suggests

that the visibility of this taller portion of the structure could be reduced if the parapet wall were raised in height to serve as the railing for the terraces above

Staff finds that the Building B meets Sections 2.2.3. and 2.2.4. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Orientation and Setbacks. Building B meets all setbacks stipulated by the SP Zoning for the site. It will be centered on the lot and will be approximately twelve feet (12') from each of the side property lines. It will be set back approximately ten feet (10') from the front property line, which is about fifteen feet (15') forward of the historic house next door at 1406 4th Avenue North, but is only one to two feet (1' -2') forward of the infill houses at 1402 and 1404 4th Avenue North. Building B will be approximately seven feet (7') from the alley.

The front portions of Building B will have two-story front porches and doors leading to those porches facing 4th Avenue North, which will mimic the residential orientation of the historic neighborhood. The porches seem to be only five feet deep (5') and staff asks that they be a minimum of six (6'). The primary entrance to Building B will be behind the courtyard recess.

Staff finds that the setbacks and orientation are consistent with the urban character of Germantown, and meet Sections 2.2.1.5 and 2.2.2. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Foundation. Staff asks that the foundation height and finished floor height of Building B be compatible with those of the historic structure at 1406 4th Avenue North, to be verified by MHZC staff in the field.

Materials. The material of the two-story portion of the structure will be brick, and staff asks to approve a brick sample. The other major materials were not indicated on the drawings. Staff asks that a condition of approval be that staff review the materials of the windows, doors, foundation, and all appurtenances prior to purchase and installation of these materials to ensure that they meet Section 2.4. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Doors, Windows. The fenestration pattern of Building B's front façade will mimic a typical fenestration pattern for historic residential structures, which is appropriate. The fenestration on the side facades, which will be at least partially visible, will be more in keeping with the fenestration patterns typically used for multi-unit residential developments. Because these side facades will only be partially visible, staff finds this to be appropriate. Staff finds that the infill's doors and windows will meet Sections 2.5 and 2.6. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Roofs: The new infill's roof will be flat, which is typical for multi-unit and commercial structures in Germantown. Because it is flat, its material will not be visible. Staff finds

that the infill's roof meets Section 2.7. of the *Germantown Historic Zoning District: Handbook and Design Guidelines*.

Utilities/Mechanical: The location of the utilities and the mechanical systems were not indicated on the site plan, and staff asks that they be located at the rear of the structure or on the roof.

Improvements/Appurtenances: Because this is a historic preservation zoning overlay, staff will need to approve the design and materials all appurtenances, including, but not limited to, permanent planters, railings, lighting fixtures, fences, etc. The project involves connecting Buildings A and B at approximately the 3rd floor level, extending over the alley. The connector will be approximately eight feet (8') wide. Staff asks to approve the final design and materials of the connector if the applicant receives the Mandatory Referral for right-of-way encroachments.

Signage: Signage is not a part of the current application. Any signage for the development will have to be reviewed and permitted separately from this application.

Recommendation Summary: Staff recommends approval of the project with several conditions:

1. Staff approve all final material choices and color, including cladding, windows and doors, and materials for all appurtenances;
2. The HVAC and other utilities be located on the roof of the structures, or on the rear façade along the alley;
3. Staff approve the design and materials of all appurtenances, including, but not limited to, permanent planters, railings, lighting fixtures, and fences;
4. The porches on the front façade of Building B be at least six feet (6') deep;
5. Building B's parapet be enlarged to serve as the railing for the terrace behind it;
6. The foundation height and finished floor height of Building B be compatible with those of the historic structure at 1406 4th Avenue North, to be verified by MHZC staff in the field; and
7. Staff approve the final dimensions, materials, and design of the bridge connecting the two buildings.

With these conditions, staff finds that the project meets Sections 2.0, 3.0, 5.3, and 7.0 of the *Germantown Historic Preservation Overlay: Handbook and Design Guidelines*.

Site Photos:



Corner of Van Buren and 3rd Avenue North



Looking south down 3rd Avenue North from Van Buren Street



Corner of 3rd Avenue North and Taylor Street



Alley running down the block bounded by Taylor, 4th Ave N., Van Buren, and 3rd Ave. N.



Parcel on 4th Avenue North

Context Photos:



Infill development on the north side of Van Buren Street, between 3rd and 4th Avenues North



Southeast corner of Van Buren and 3rd Avenue North (outside the overlay)



Northeast corner of Van Buren Street and 3rd Avenue North (outside the overlay)



East side of 3rd Avenue North, just north of Taylor Street



East side of 3rd Avenue North, just south of Taylor Street



West side of 3rd Avenue North, just south of Taylor Street



Looking west along Taylor Street between 3rd and 4th Avenues North, just west of the alley.



Looking north along 4th Avenue North from Taylor Street



4th Avenue North between Taylor and Van Buren Streets.

ORDINANCE NO. BL2014-765

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zoning for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street (2.43 Acres), to permit up to 249 multifamily dwelling units and all uses permitted by the MUL-A zoning district, all of which is described herein (Proposal No. 2014SP-020-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from IR to SP zoning for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street (2.43 Acres), to permit up to 249 multifamily dwelling units and all uses permitted by the MUL-A zoning district, being Property Parcel Nos. 104, 105, 111, 112, 113 as designated on Map 082-09 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to up to 249 multi-family units and all uses permitted in the MUL-A district.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Non-residential floor area ratio shall be limited to 0.25 for the entire site.
2. Architectural elevations shall be submitted with the final SP site plan.
3. In order to achieve the goal of adding eyes on the street, the minimum glazing for street façades shall be 25%, distributed throughout the front facades. Planning, MHZC and MDHA staff shall determine if this goal has been met with the final site plan application.
4. In order to achieve the goal of an interactive pedestrian experience, a minimum of 45% of total ground floor units throughout the front facades shall have a porch or stoop with direct access to the sidewalk. Planning, MHZC and MDHA staff shall determine if this goal has been met with the final site plan application.
5. A TIS shall be submitted prior to Final SP approval. Developer shall construct any - off site roadway improvements with Final SP plan. Roadway improvements will be in accordance with the TIS findings and conditions. Building design may be impacted.
6. The sheet flow system on 3rd shall be approved by Metro Stormwater / Metro Public Works. If an adequate system is not made, then a traditional storm system will be required.

Section 5. Be it further enacted, 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.

Section 6. Be it further enacted, 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.

Section 7. Be it further enacted, 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 MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Erica Gilmore

[View Sketch](#)

[View Site Plan](#)

LEGISLATIVE HISTORY	
Introduced:	May 6, 2014
Passed First Reading:	May 6, 2014
Referred to:	Planning Commission - Approved with Conditions 7-0 (April 10, 2014) Planning & Zoning Committee

Passed Second Reading:	June 3, 2014
Passed Third Reading:	June 10, 2014
Approved:	June 11, 2014
By:	 mayor's signature
Effective:	June 13, 2014

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.
Last Modified 09/09/2014 15:47:36

Property Address: 3rd & 4th Avenue North, Parcels 082090-11100, 11200, 11300, 10400, 10500

Description of Work:

The applicant seeks a Preservation Permit for parcels 08209011300, 08209011200, 08209011100 located on 3rd Avenue North between Taylor and Van Buren Streets and parcels 08209010400 and 08209010500 located on 4th Avenue North in the Germantown Historic Overlay District. This application is for Demolition of all existing structures on the site, for a rear Setback Determination along Alley #201 and for New Construction of a multi-family development known as Fountains Germantown and zoned Specific Plan (Case Number 2014SP-020-001).

The existing structures proposed for demolition are non-historic industrial buildings and are non-contributing to the Historic Overlay District. The project includes two (2) new structures: one with frontage on 3rd Avenue North, Taylor Street and Van Buren Street and the other fronting 4th Avenue North. The Setback Determination is along Alley #201 where the SP Zoning prescribes a 3 foot setback. In two minor locations, the applicant seeks a 1'-0" rear setback along the alley for a small trash room and amenity space. This is necessary due to required right-of-way dedications for the alley and 3rd Avenue North. Note, a bridge structure is proposed to span across the alley connecting the two new buildings. This may technically require a setback determination of 0 feet on both sides of the alley. The remainder of the proposed project meets or exceeds the setbacks prescribed by the SP Zoning.

The Applicant has applied for a Mandatory Referral for right-of-way encroachments including the bridge connecting Buildings A & B over the alley, festival lighting in the alley and a building element that includes signage for the main entry located at the corner of 3rd Avenue North and Taylor Street.

The project is located along the eastern boundary of the Overlay District in an area where there is "minimal historic context or historic context no longer exists". Only one contributing structure exists on the entire block at 1406 4th Avenue North. Other properties within the block on 4th Avenue are non-contributing including recently developed single-family and duplexes (MUN), a non-contributing multi-family complex (IR) and a commercial building being renovated for a restaurant (IR). Across 3rd Avenue North to the east are properties zoned for industrial uses (IR) including one contributing structure at the corner of 3rd Avenue and Taylor Street. Directly to the north is the Morgan Park (SP) redevelopment which is zoned to include a 5-story mixed-use building at the corner of 3rd Avenue North and Van Buren Street directly across the street from the proposed development. Directly to the south, across Taylor Street are non-contributing properties zoned for Mixed-use (MUN) and Industrial (IR) and directly across 4th Avenue from the proposed project is a new development of small-lot 2-story single-family homes with 2 story porches.

The proposed project includes a 4 and 5 story building (Building A) on 3rd Avenue along the edge of the District. The Overlay states that *"Third Avenue North is unique in the fact that it is an arterial passing through the eastern part of the District connecting downtown to Metro Center. Therefore as a connecting street with potentially higher traffic volumes more commercial uses, greater densities and taller heights may be appropriate."* The structure is designed to step down toward the neighborhood to 4 stories along Taylor Street and proposes a series of offset forms and an amenity courtyard along Van Buren Street to break up the mass.

Building B, located on 4th Avenue North is a 3 story structure stepping down to 2 stories along the 4th Avenue façade. It is designed to mimic the rhythm of the single family neighborhood with two 2-story forms defining a central courtyard. Similar historic courtyard apartment buildings can be found around Nashville's historic neighborhoods.

IR ZONING

3rd AVENUE

5-STORY STRUCTURE
PLANNED FOR THIS
CORNER



LOBBY

AMENITIES

BUILDING 'A'

COURTYARD

GARAGE

AMENITIES

COURTYARD

VAN BUREN STREET

TAYLOR STREET

MUN
ZONING

IR
ZONING

SP ZONING

IR ZONING

IR ZONING

BUILDING 'B'

MUN ZONING

MUN
ZONING

ENTRY

4th AVENUE

MUN ZONING

1" = 50'-0"



August 29, 2014

FOUNTAINS AT GERMANTOWN
Nashville, Tennessee

SGS #14030.00



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3rd AVENUE STREET VIEW



4th AVENUE STREET VIEW



SITE AERIAL IMAGE

EXISTING SITE CONDITIONS



August 29, 2014

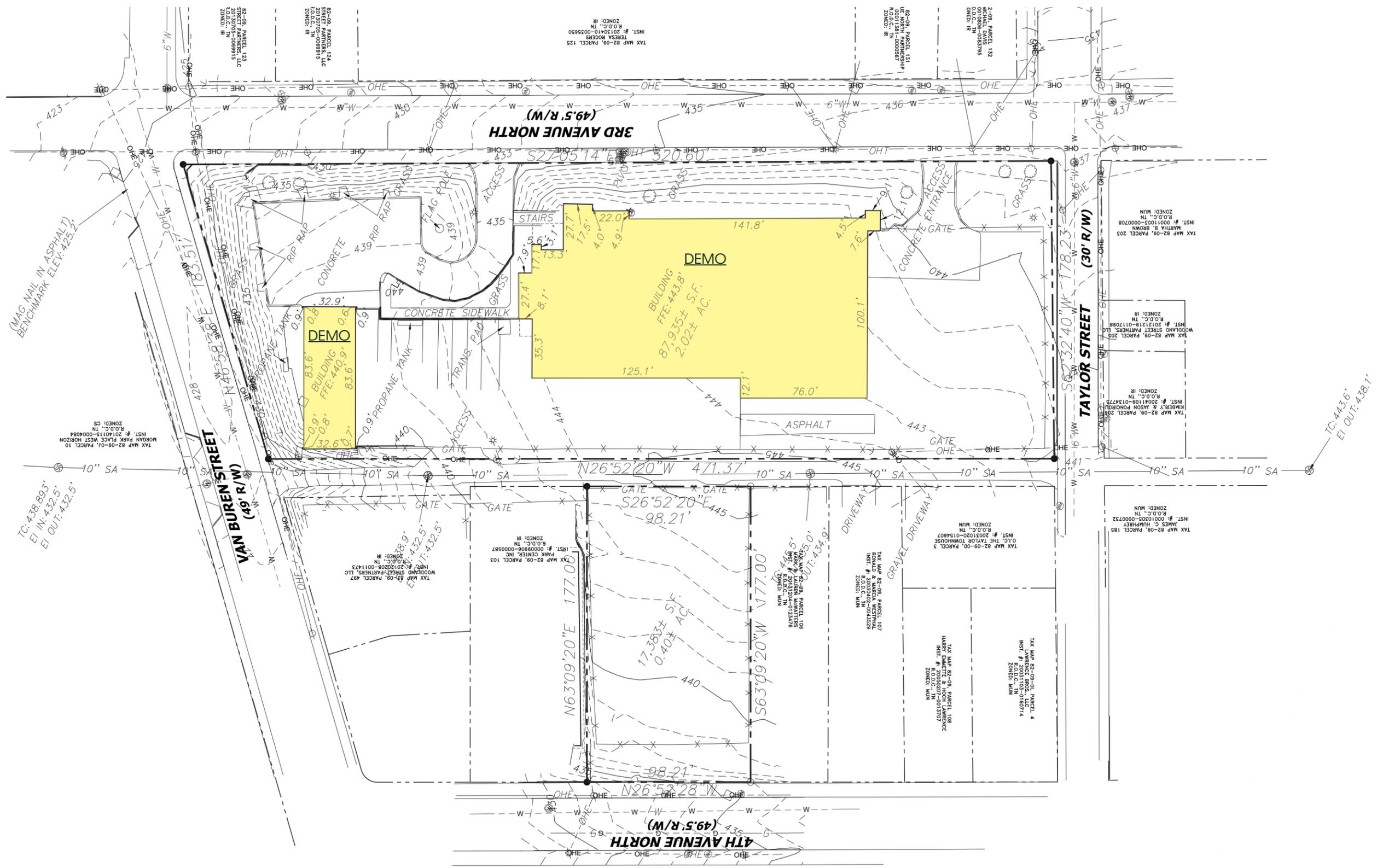
FOUNTAINS AT GERMANTOWN
Nashville, Tennessee

SGS #14030.00



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DEMOLITION PLAN OF 3RD AVENUE SITE

FOUNTAINS AT GERMANTOWN
Nashville, Tennessee



August 29, 2014

SGS #14030.00



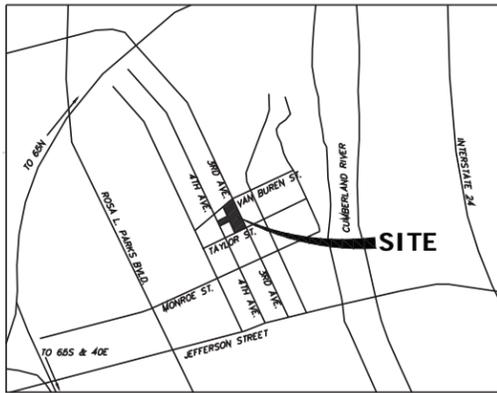
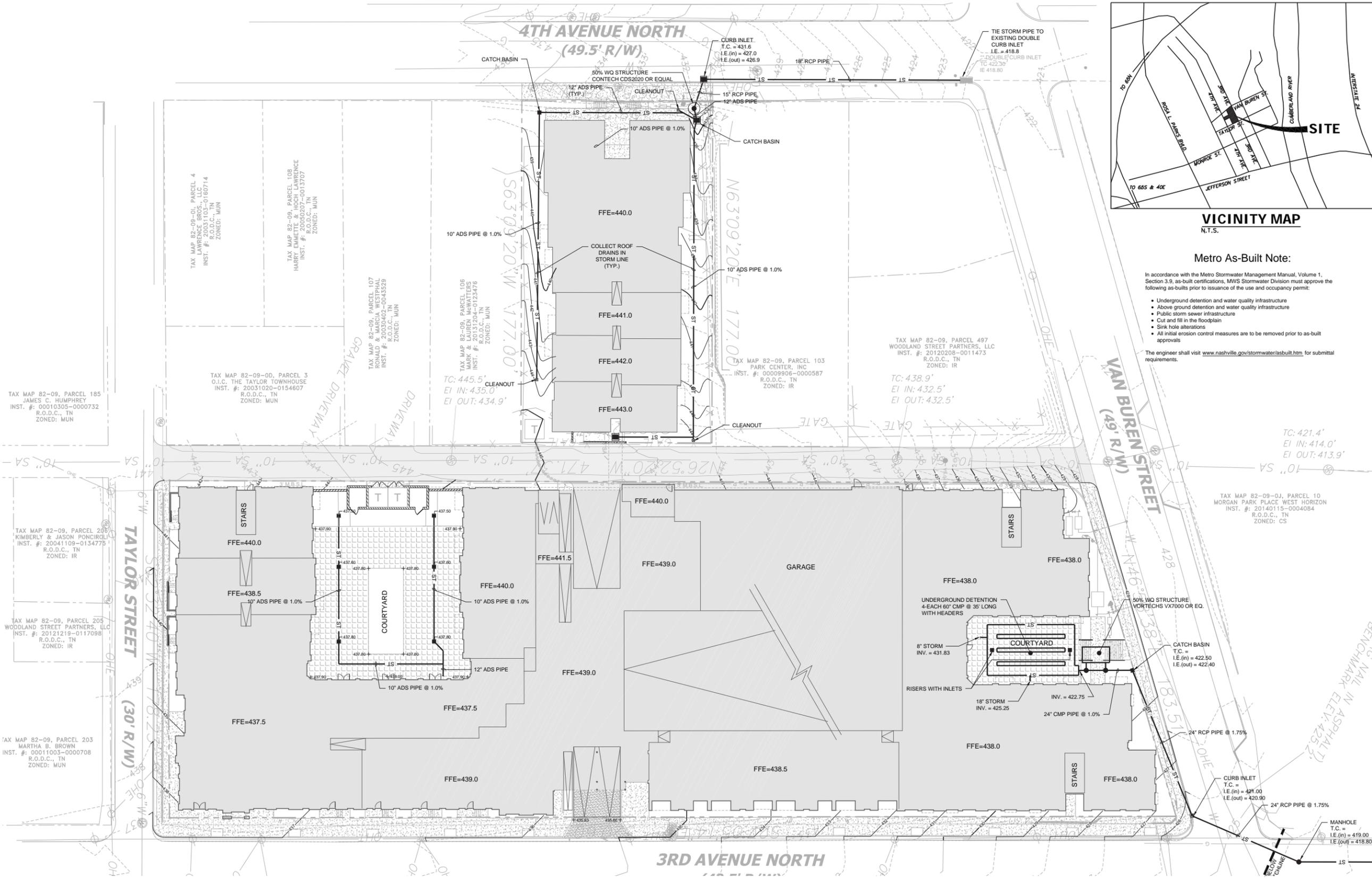
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EXISTING INDUSTRIAL, NON-HISTORIC, NON-CONTRIBUTING STRUCTURES BUILT IN 1988 ARE IN GOOD CONDITION. STRUCTURES TO BE DEMOLISHED FOR SITE REDEVELOPMENT.

EXISTING STRUCTURES ON 3RD AVENUE SITE



VICINITY MAP
N.T.S.

Metro As-Built Note:

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, as-built certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the use and occupancy permit:

- Underground detention and water quality infrastructure
- Above ground detention and water quality infrastructure
- Public storm sewer infrastructure
- Cut and fill in the floodplain
- Sink hole alterations
- All initial erosion control measures are to be removed prior to as-built approvals

The engineer shall visit www.nashville.gov/stormwater/asbuilt.htm for submittal requirements.

CIVIL SITE PLAN

1" = 50'-0"



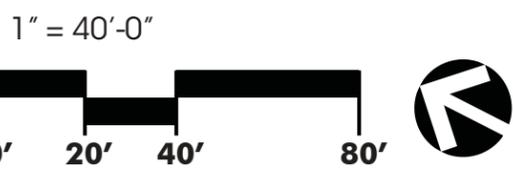
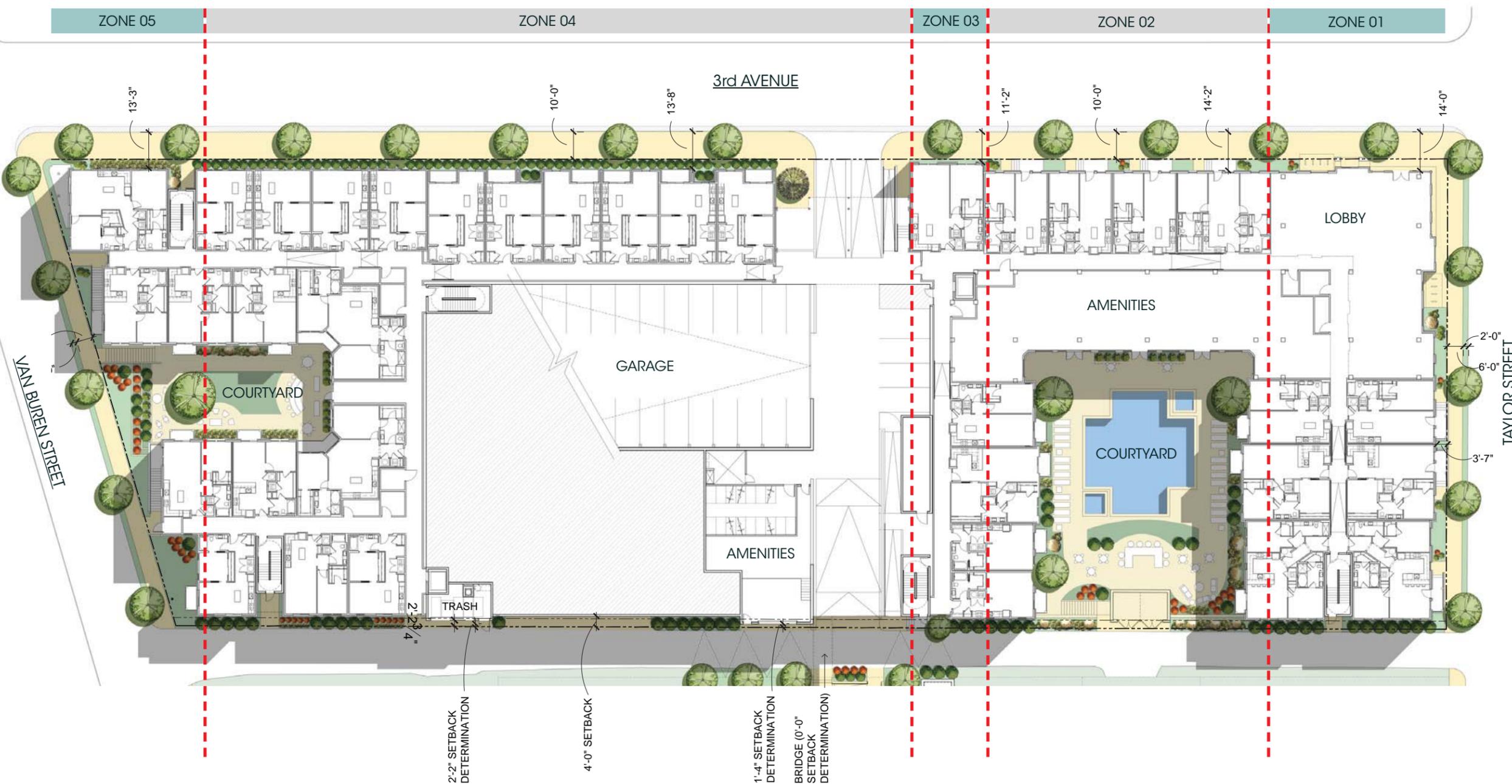
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FOUNTAINS AT GERMANTOWN
Nashville, Tennessee

SGS #14030.00



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BUILDING 'A'

FOUNTAINS AT GERMANTOWN
Nashville, Tennessee



August 29, 2014

SGS #14030.00



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EXISTING CONDITIONS



PROPOSED SIDEWALK SECTION - ZONE 02



PROPOSED SIDEWALK SECTION - ZONE 01



PROPOSED SIDEWALK SECTION - ZONE 03

BUILDING A SITE SECTIONS



PROPOSED SIDEWALK SECTION - ZONE 04

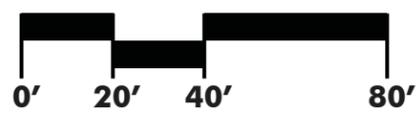


PROPOSED SIDEWALK SECTION - ZONE 05

BUILDING A SITE SECTIONS



1" = 40'-0"



BUILDING 'B'



August 29, 2014

FOUNTAINS AT GERMANTOWN
Nashville, Tennessee

SGS #14030.00



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4TH AVENUE STREET SECTION



4th AVENUE

TAYLOR STREET

VAN BUREN STREET

3rd AVENUE

FIRST FLOOR PLAN

1" = 50'-0"



August 29, 2014

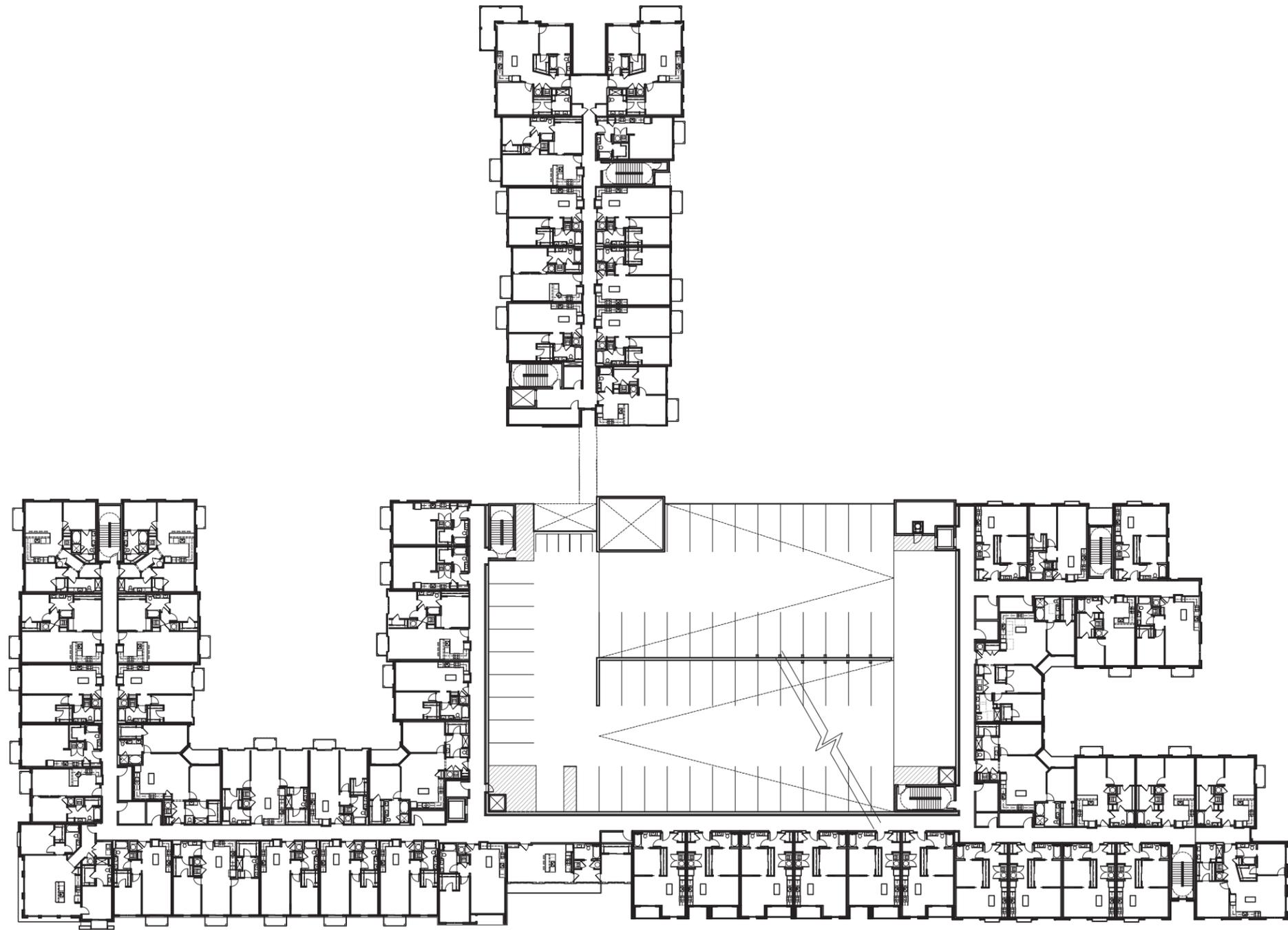
FOUNTAINS AT GERMANTOWN
Nashville, Tennessee

SGS #14030.00



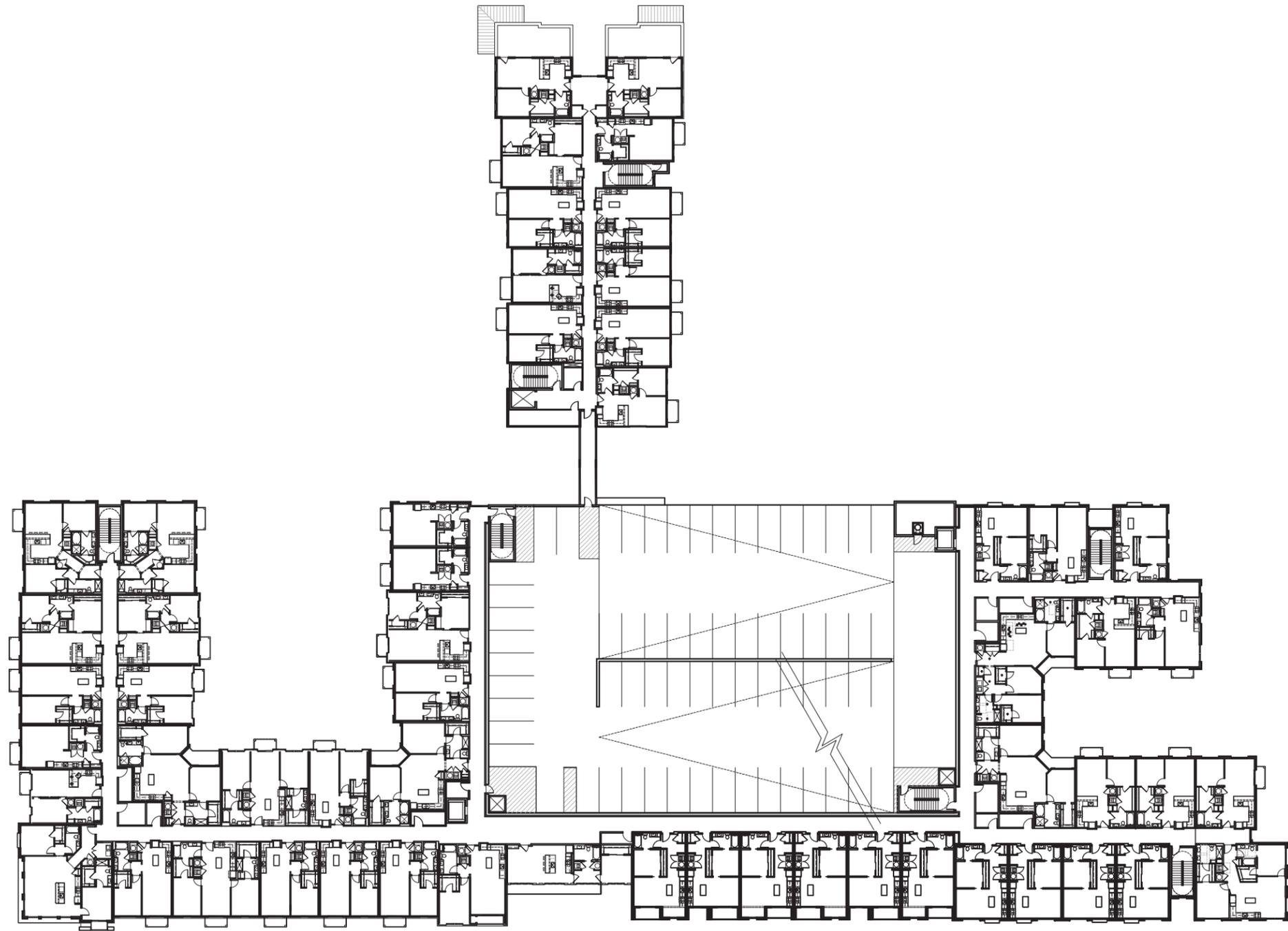
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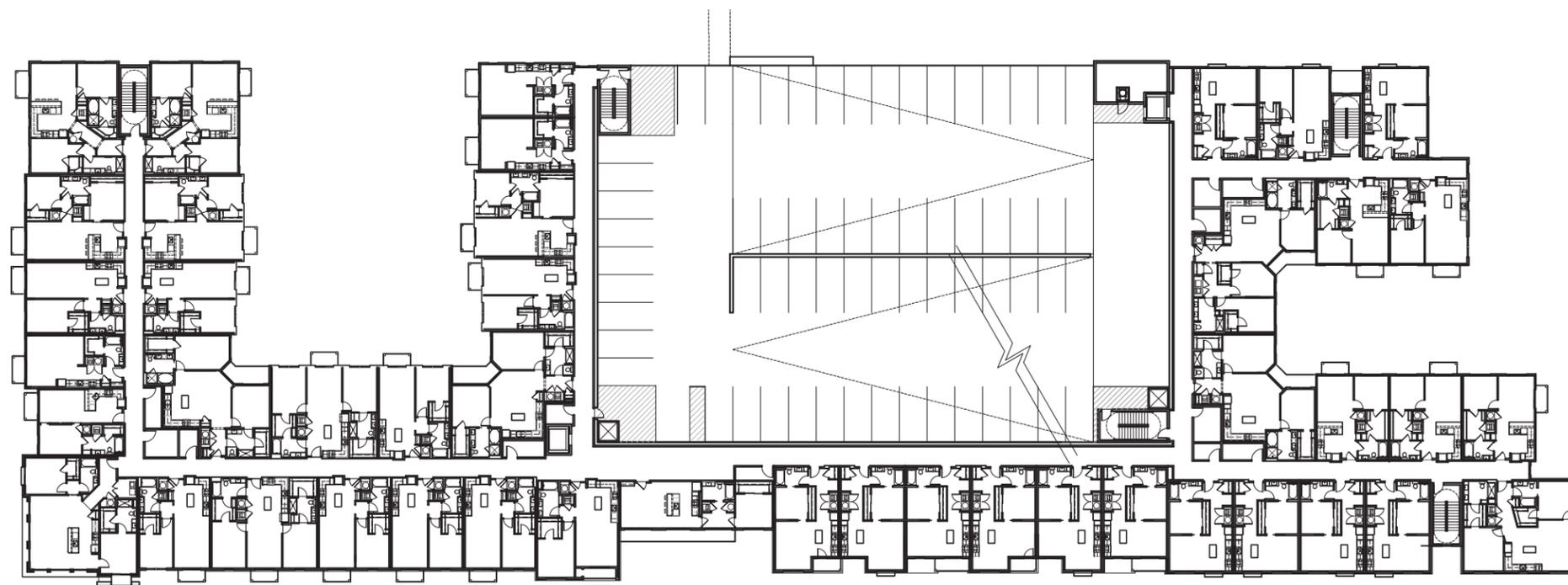
SECOND FLOOR PLAN

1" = 50'-0"



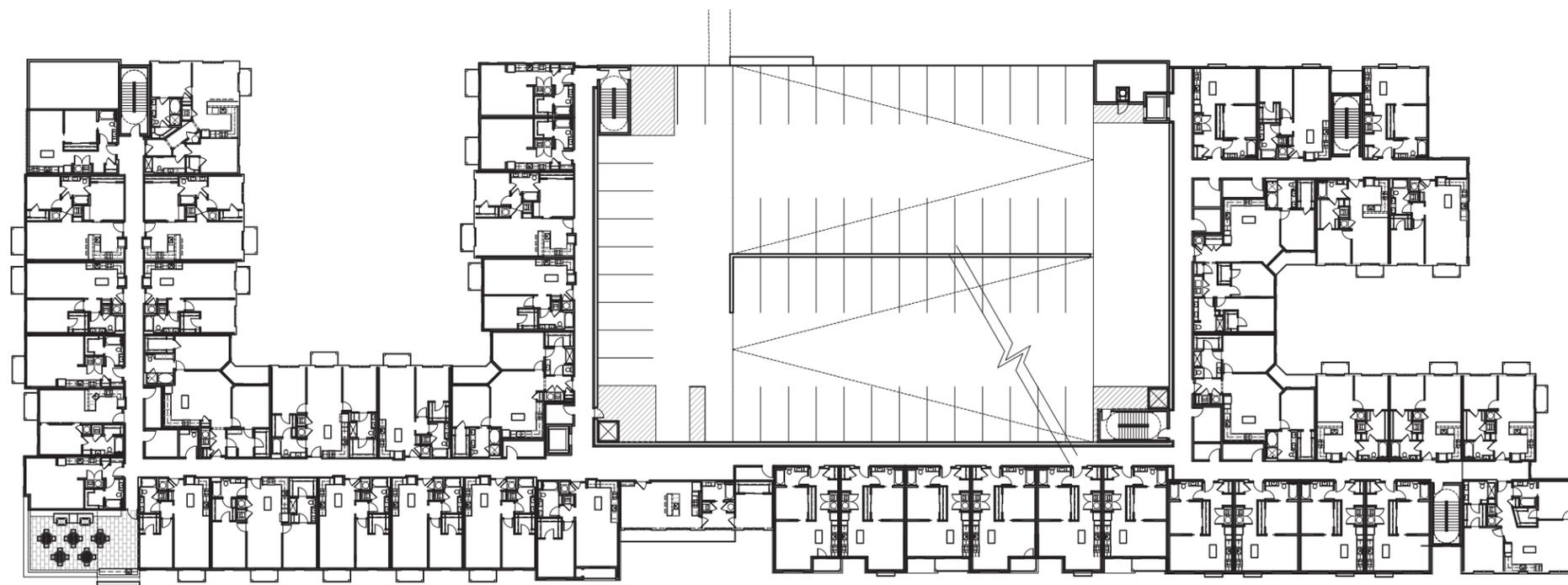
THIRD FLOOR PLAN

1" = 50'-0"



FOURTH FLOOR PLAN

1" = 50'-0"



FIFTH FLOOR PLAN

1" = 50'-0"

* EXTERIOR DOOR BASIS OF DESIGN: AURORA® CUSTOM FIBERGLASS GLASS PANEL EXTERIOR DOOR BY JELD-WEN, INC.

* WINDOW BASIS OF DESIGN: PREMIUM ATLANTIC VINYL SINGLE-HUNG WINDOW BY JELD-WEN, INC.



THIRD AVENUE ELEVATION

1" = 40'-0"



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1/16" = 1'-0"

TAYLOR STREET ELEVATION



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PUBLIC ALLEY ELEVATION

1" = 40'-0"



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1/16" = 1'-0"

VAN BUREN STREET ELEVATION



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3/32" = 1'-0"

FOURTH AVENUE ELEVATION

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1/32" = 1'-0"

FOURTH AVENUE MASSING DIAGRAM



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SOUTH ELEVATION



ALLEY ELEVATION



NORTH ELEVATION

FOURTH AVENUE ELEVATIONS