



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**1505 & 1507 Holly Street**  
**October 15, 2014**

**Application:** Preliminary review of Specific Plan (SP)  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309045300, 08309045400  
**Applicant:** Rich McCoy, rem3studio@att.net  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> The application is for review of a Specific Plan (SP) proposal. The SP intends to create a third property facing Lindsley Park Drive from the two properties on Holly Street.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed SP, finding that the project meets II.B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### **3. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

#### **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

#### **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

*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.*

*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.

**Background:** This application is for MHZC review of a Specific Plan (SP) proposal that would create a new lot at the rear of 1505 and 1507 Holly Street. A new residence on the proposed lot would face Lindsley Park Drive.

The Planning Department and the MHZC Staff have worked together to come up with a new process for managing SPs through the different steps. Generally, the Planning Commission (PC) reviews use, infrastructure and density, while the Historic Zoning Commissioner (MHZC) reviews massing, bulk standards and details such as materials and elevations for an SP rezoning; therefore, the process of rezoning requires concurrent reviews by both the Planning PC and the MHZC. The general steps are:



1. Preliminary meeting with Planning and MHZC staff. This can be scheduled through the PC or MHZC departments.(optional)
2. Pre-app meeting with multiple metro departments. This should be scheduled through the PC department.
3. File SP rezoning with MPC for review. Plans will be distributed to MHZC for consideration by MHZC prior to Planning Commission consideration.
4. SP preliminary approval by MHZC.
5. SP approval by the MPC.
6. SP approval from Council.
7. Final approval of details and materials by MHZC.
8. Final site plan approval by PC staff, or Commission if case is not eligible for administrative approval.
9. Submit plat at Planning Commission for approval, if necessary.
10. File building permit applications at Codes for distribution to reviewing agencies.

This project is in step 4 of this process, which is a preliminary review of the site plan and massing by the MHZC. If the preliminary plans are approved by the MPC, MHZC and Council, the applicant will return to you the MHZC with final details of the project.

## **Analysis and Findings:**

Height & Scale: The proposed building will be forty-two feet by thirty-four feet (42'x34') for a total footprint of one thousand, four hundred and twenty-eight square feet (1,428 sq. ft.). The proposed width of thirty-four feet (34') is compatible with the buildings nearby, which are as wide as forty feet (40'). The building's height will vary from twenty-one feet (21') to twenty-seven feet (27') from grade, due to the slope of the site. This is also within the range of homes on Holly Street, Woodland Street and Lindsley Park Drive, which range from eighteen feet (18') up to thirty-three feet (33'). Being on the smaller end of these height and width ranges, is also appropriate, as the lot is not as large as the standard lot in the neighborhood. The proposed foundation height of two feet (2') is within the range of what is found on contributing buildings in the district, from one to three feet (1'-3'). The eave height is drawn at ten feet (10'), which is also appropriate. The project meets section II.B.1.and 2.

Setback & Rhythm of Spacing: The proposed front setback is sixteen feet (16'). The front setbacks of the buildings across Lindsley Park Drive vary from approximately thirty-four feet to fifty-five feet (34'-55') due to the curve of the street. On the same side of the street, the setbacks are quite shallow, approximately twelve to eighteen feet (12' - 18'), again due to the curve of the street creating shorter than typical lots. The proposed house will be approximately five feet (5') and eleven feet, six inches (11'6") from the side property lines of the new lot. The rear setback will be twenty-five feet (25'). The proposed setbacks meet base zoning requirements, and the project meets section II.B.3.

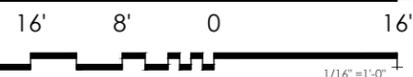
Roof form: The proposed roof is a side gable with 7/12 pitch. The dormers on the elevations are compatible with surrounding contributing buildings. The project meets section II.B.5.

Orientation: The proposed new house will face Lindsley Park Drive with a front porch and a walkway leading to the street. A new driveway is proposed for vehicular access at the rear of the current lot with a covered deck providing two parking spaces. Generally the Commission does not approve new curb cuts; however, there is no alley access to this lot. An existing parking area behind 1507 Holly Street is the site of the proposed new building. 1507 will have street parking; the duplex at 1505 has a driveway. The project meets section II.B.6.

## **Recommendation:**

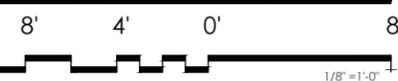
Staff recommends approval of the proposed Specific Plan (SP), finding that the project meets the applicable sections of II.B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

DEVELOPMENT PLAN IS TO SUBDIVIDE THE NORTH-MOST 5'-6" OF THE LOTS CURRENTLY ADDRESSED AS 1505 & 1507 HOLLY STREET TO CREATE A NEW 50'-0" x 100'-0" LOT RUNNING WEST TO EAST AND FACING LINDSLEY PARK DRIVE



1505 & 1507 HOLLY STREET  
SINGLE-FAMILY SITE

SPECIFIC PLAN - SITE

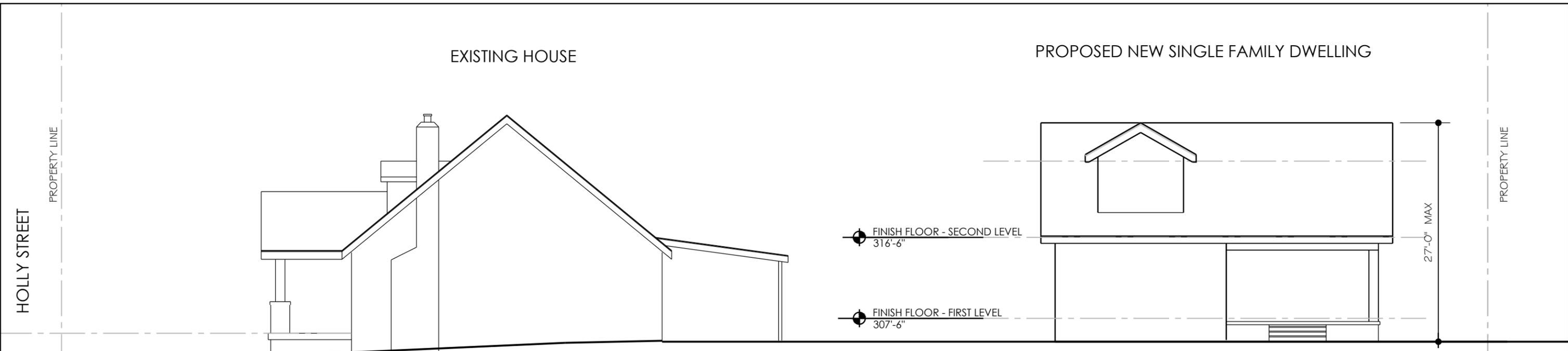


1505 & 1507 HOLLY STREET  
SINGLE-FAMILY SITE

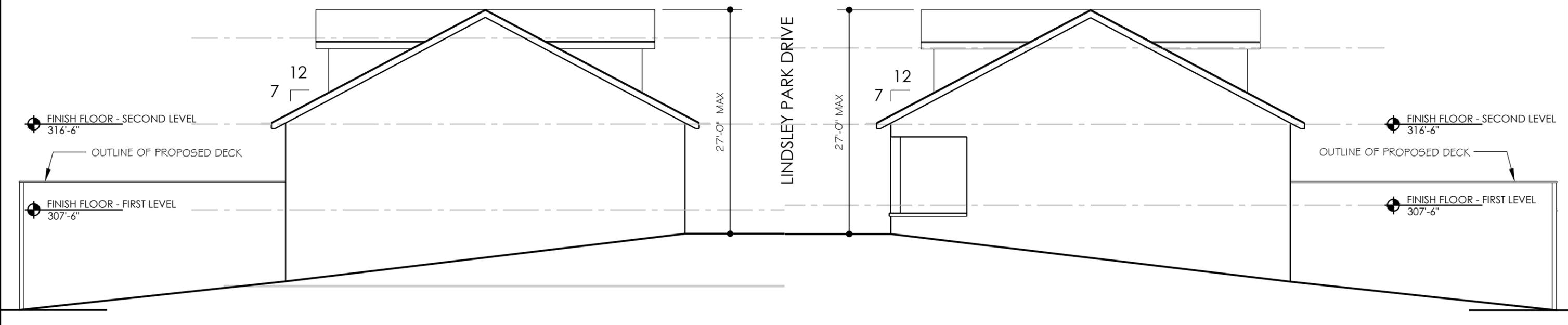
NOTE:  
HOUSE MASSING TO BE 1 1/2 STORIES  
ABOVE STREET LEVEL

SITE PLAN

october 1, 2014

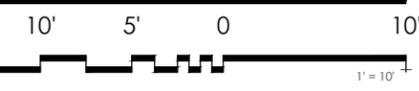


ELEVATION @ LINDSLEY PARK DRIVE LOOKING WEST



SOUTH ELEVATION

NORTH ELEVATION



1505 & 1507 HOLLY STREET  
SINGLE-FAMILY SITE

ELEVATIONS