

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1023 Petway Avenue February 17, 2016

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

Application: New construction—infill (Preliminary SP Review)
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08301023700
Applicant: Harold Johnson
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: This application is for a preliminary SP (Specific Plan) review to construct a duplex infill at 1023 Petway Avenue. The Commission will be considering the appropriateness of the site plan and overall massing.

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

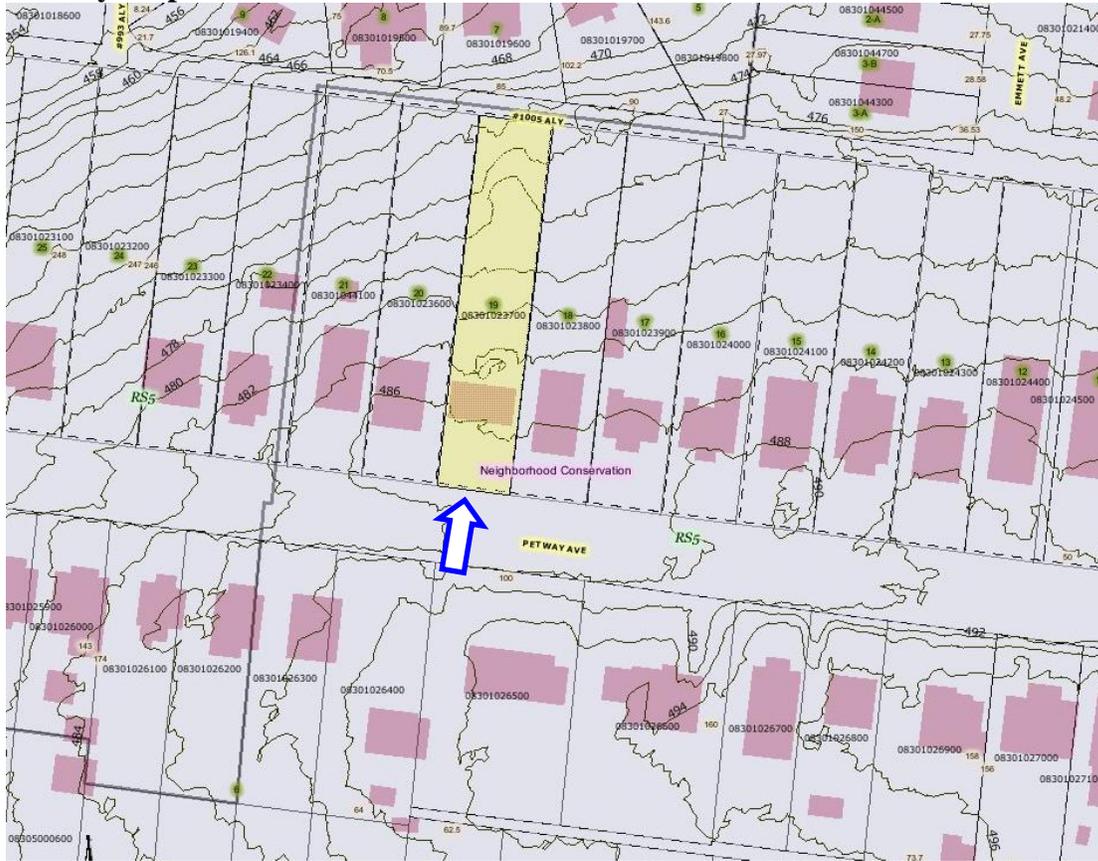
1. The front setback be approximately thirty-four feet (34’);
2. Walkways be added from the sidewalk to the front porch;
3. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and
4. IF the SP is approved by the Planning Commission, the applicant return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; appurtenances and utility locations; and the overall detailing of the project.

With these conditions, staff finds that the proposed site plan and massing of the infill meets Sections II.B. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

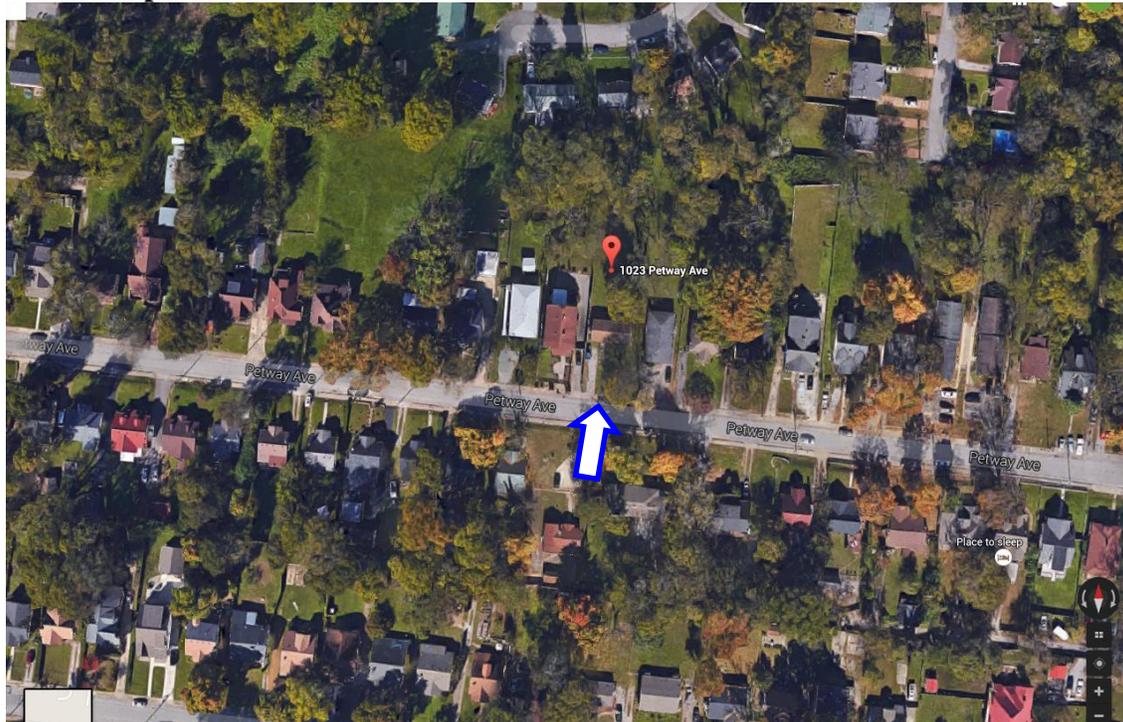
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use. This is not a recommendation regarding the appropriateness of the rezoning itself. The MHZC does not make recommendations to the Planning Commission regarding use as the appropriate use is determined by the Planning Commission applying the respective Community Plan.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: MHZC staff issued an administrative permit for the demolition of the non-contributing structure at 1023 Petway Avenue in January 2016 (Figure 1). The owner of the property is applying to the Planning Commission to change the zoning of the lot from RS5 (single family) to SP (Specific Plan zoning) in order to allow for the construction of a duplex on the lot.



Figure 1. 1023 Petway Avenue

Analysis and Findings: This application is for a preliminary SP (Specific Plan) review to construct a duplex infill at 1023 Petway Avenue. The Commission will be considering the appropriateness of the site plan and overall massing.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use. This is not a recommendation regarding the appropriateness of the rezoning itself. The MHZC does not make recommendations to the Planning Commission regarding use as the appropriate use is determined by the Planning Commission applying the respective Community Plan.

Height & Scale: The proposed infill will be one-and-a-half stories and approximately twenty-eight feet, six inches (28'6") tall from grade. Staff finds that this meets the historic context. Historic structures in the area are largely one and one-and-a-half stories with heights between eighteen and twenty-six feet (18'-26'), but there are some taller houses that are over thirty feet (30') in height nearby. The eave height will be approximately eleven feet (11') and the foundation height will be about one foot (1') at the front of the house. Staff recommends approval of the finished floor height during construction in order to ensure that the finished floor height is appropriate to the historic context.

The structure will be thirty-five feet (35') wide. Staff finds that this meets the historic context where historic structures are between thirty and forty feet (30' – 40') wide. It will be approximately seventy-feet (70') deep. Staff finds that the proposed height and scale of the infill to meet Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be five feet (5') from the east property line, fifteen feet (15') from the west property

line, and over one hundred feet (100') from the rear property line.

The site plan shows that the front setback will be the average of the four adjoining properties, which is forty feet (40') from the front property line. The two adjoining structures are thirty-two feet (32') and thirty-six feet (36') from the front property line, which means that the proposed infill will be setback several feet from the two adjoining properties. Staff recommends that the front setback be the average of the two adjoining houses, not the four neighboring houses, which is approximately thirty-four feet (34'). With this condition, staff finds that the proposed setback and rhythm of spacing to meet Section II.B.1.c. of the design guidelines.

Roof form: The proposed infill will have a cross gabled roof form. The front facing gable will have a slope of 14/12. The cross-roof forms will be gambrel roofs with 14/12 to 6/12 pitches. The front porch roof will be hipped with at 4/12 slope. The rear portion of the house will have a shed dormer that is set off the ridge and is inset two feet (2') from the wall below. Staff finds that the proposed roof forms meet the historic context and meet Section II.B.1.e. of the design guidelines.

Orientation: The duplex is oriented so that both units face Petway Avenue, which is appropriate. There are two front doors of equal prominence on the front façade, which is typical of historic duplex entries. The entries will be behind a full-width front porch that is a minimum of seven feet (7') deep.

Vehicular access to the site will be via an existing curb cut on the west side of the property. The site does not have an improved alley, so curb cut access and a driveway are appropriate. The driveway will be extended to the rear of the house, where uncovered parking spaces will be created in the rear yard. Staff finds this to be appropriate.

Staff recommends that walkways be added from the sidewalks to the front porch entries. With this condition, staff finds that the proposed orientation meets Section II.B.1.f. of the design guidelines.

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

1. The front setback be approximately thirty-four feet (34');
2. Walkways be added from the sidewalk to the front porch;
3. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; and
4. IF the SP is approved by the Planning Commission, the applicant return to the Commission with a second application for review of materials; windows and doors; proportion and rhythm of openings; appurtenances and utility locations; the overall detailing of the project; and, a revised site plan.

With these conditions, staff finds that the proposed site plan and massing of the infill meets Sections II.B. of the *Greenwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use. This is not a recommendation regarding the appropriateness of the rezoning itself. The MHZC does not make recommendations to the Planning Commission regarding use as the appropriate use is determined by the Planning Commission applying the respective Community Plan.

Context Photos:



House to the west at 1021 Petway Avenue



View of houses to the west



View of houses to the east



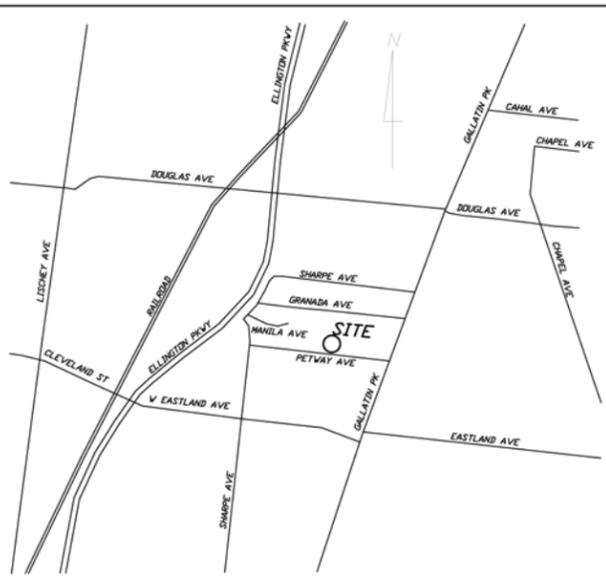
Houses across the street and to the west



Houses directly across the street



Houses across the street and to the east



VICINITY MAP
NOT TO SCALE

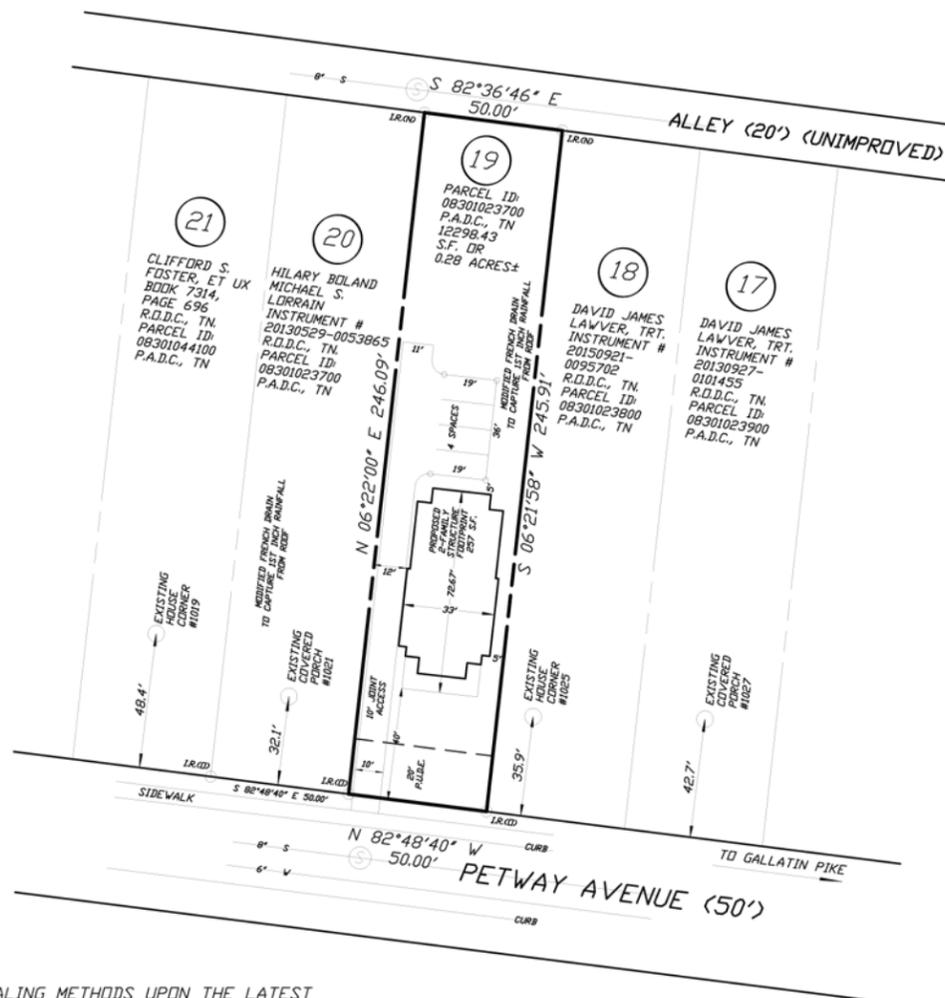
ACCORDING TO METRO GIS MAPS
PROPERTY IS ZONED RS5
SETBACKS FOR RS5 ZONING TAKEN FROM
DISTRICT BULK TABLES TITLE 17 'ZONING'
CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE
DESIGN OR CONSTRUCTION DECISIONS
ARE MADE.

LEGEND
I.R.(D)=IRON ROD (OLD)
I.R.(N)=IRON ROD (NEW)
W=WATER LINE (RECORD)
S= SEWER LINE (RECORD)
C.B.= CATCH BASIN
OHL=OVERHEAD LINES
E/P =EDGE PAVEMENT

1. THE PURPOSE OF THIS SP IS TO REZONE THE PROPERTY FROM RS5 TO SP TO ALLOW A 2 FAMILY DWELLING.
2. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEED DESCRIPTION REFERENCED HEREON. NO TITLE DOCUMENTATION WAS FURNISHED PRIOR TO THE PREPARATION OF THIS SURVEY. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
3. BUILDING SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED RS15
4. NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY MAP NUMBER 083-01 PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY TENNESSEE
5. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT OF WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. FOR CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.

6. USING GRAPHIC SCALING METHODS UPON THE LATEST F.E.M.A. FLOOD INSURANCE RATE MAP NFIP COMMUNITY NO. 470040 MAP / PANEL NO. 217 F EFFECTIVE DATE 4-20-01 THIS PROPERTY IS LOCATED IN ZONE 'X' AND IS NOT LOCATED IN A F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA.
7. UTILITY LOCATION SHOWN HEREON WAS DERIVED FROM PUBLIC AS-BUILT RECORDS AND FIELD LOCATION OF APPURTENANT STRUCTURES. DETAILED VERIFICATION OF LOCATION, DEPTH OR OTHER MATTERS RELATIVE THERETO SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM AT 800-351-1111 BEFORE DIGGING.
8. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
9. INDIVIDUAL WATER AND / OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
10. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. THE MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP.
12. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT) AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES)
13. THIS DEVELOPMENT MUST CONFORM TO THE STORMWATER RESIDENTIAL INFILL GUIDELINES
14. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER / APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.



OWNER / DEVELOPER
JOHNSON, HAROLD
P.O. BOX 331235
NASHVILLE, TN 37203

PREPARED BY:
CAMPBELL, McRAE
& ASSOCIATES,
SURVEYING, INC.
2918 BERRY HILL DRIVE
NASHVILLE, TN, 37204
PH. 615-298-2424
FAX 615-297-2828
EMAIL cmas@att.net



I HEREBY CERTIFY THAT THIS IS
A CATEGORY I SURVEY WITH THE
RATIO OF PRECISION OF THE
UNADJUSTED SURVEY BEING 1: 18,000
THIS SURVEY WAS DONE IN
COMPLIANCE WITH THE CURRENT
STANDARDS OF PRACTICE ADOPTED
BY THE TENNESSEE STATE BOARD OF
EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
TN. R.L.S.#1838

SP NUMBER

LOT RESIDENTIAL SP
LOT NO. 19 ON THE PLAN OF
PETWAY'S SUBDIVISION OF
LOT NO. 7 OF THE HOBSON PROPERTY
PLAN BOOK 2, PAGE 42, CHANCERY
COURT, NASHVILLE, TN

PROPERTY LOCATED IN THE 5TH
COUNCIL DISTRICT OF NASHVILLE,
DAVIDSON COUNTY TENNESSEE
ON THE NORTHERLY MARGIN OF
PETWAY AVENUE, WEST
OF GALLATIN PIKE

DISTRICT 5 REPRESENTATIVE
JIM SHULMAN

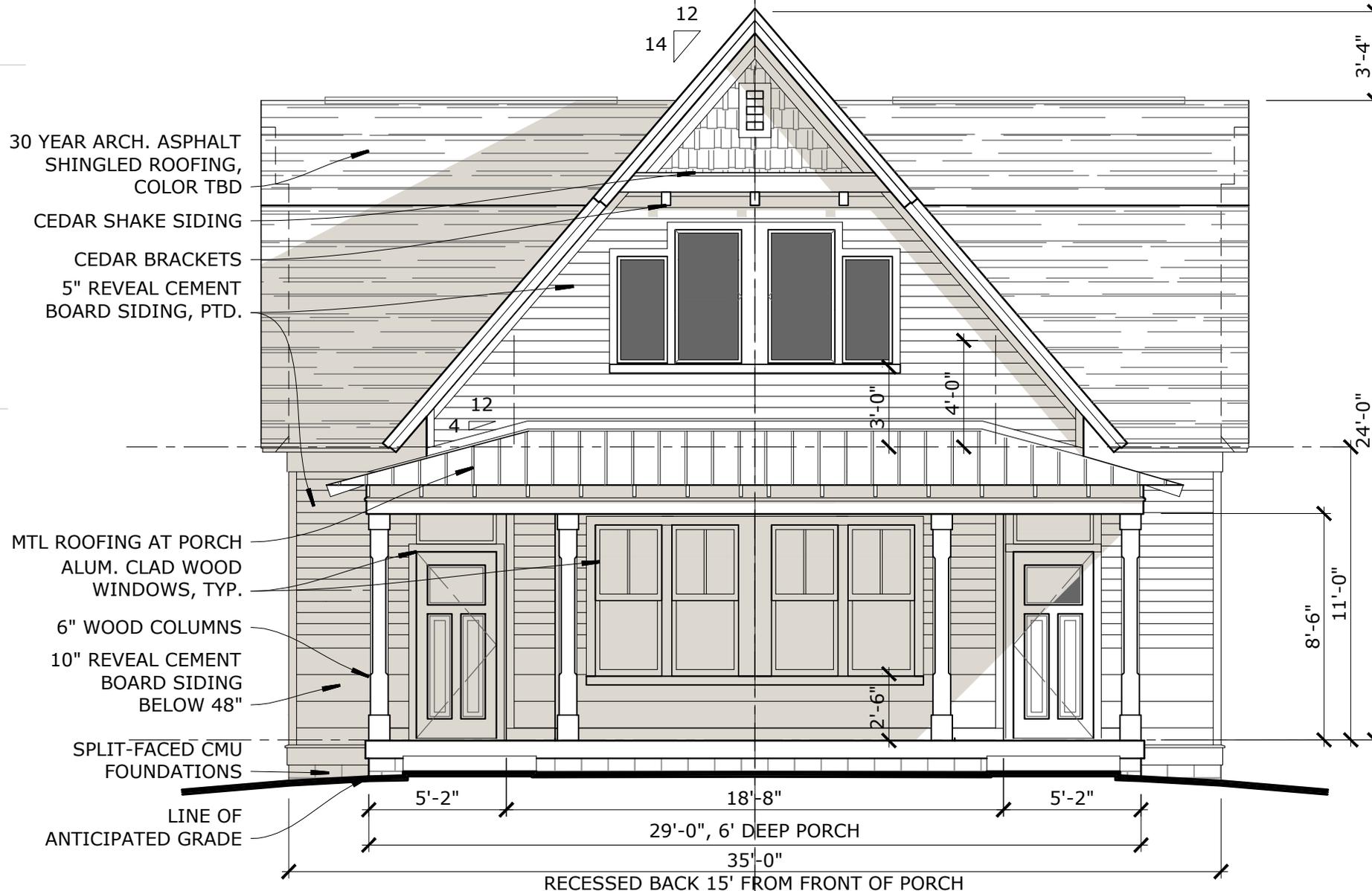
PROPERTY ADDRESS:
1023 PETWAY AVENUE,
NASHVILLE, TN., 37206
DEED REFERENCE:
INSTRUMENT # 20150629-0062023
R.O.D.C., TN.
PARCEL ID:
08301023700
P.A.D.C., TN.
DATE OF SURVEY 10-6-15
SCALE : 1"=50'
PREPARED FOR:
HAROLD JOHNSON

TOTAL AREA IN BOUNDARY
12298.43
S.F. OR
0.28 ACRES±

DATE: 10-6-2015
REVISED 1-6-2016
MPD & AGENCY COMMENTS

SHEET 1 OF 1





01.13.16

04



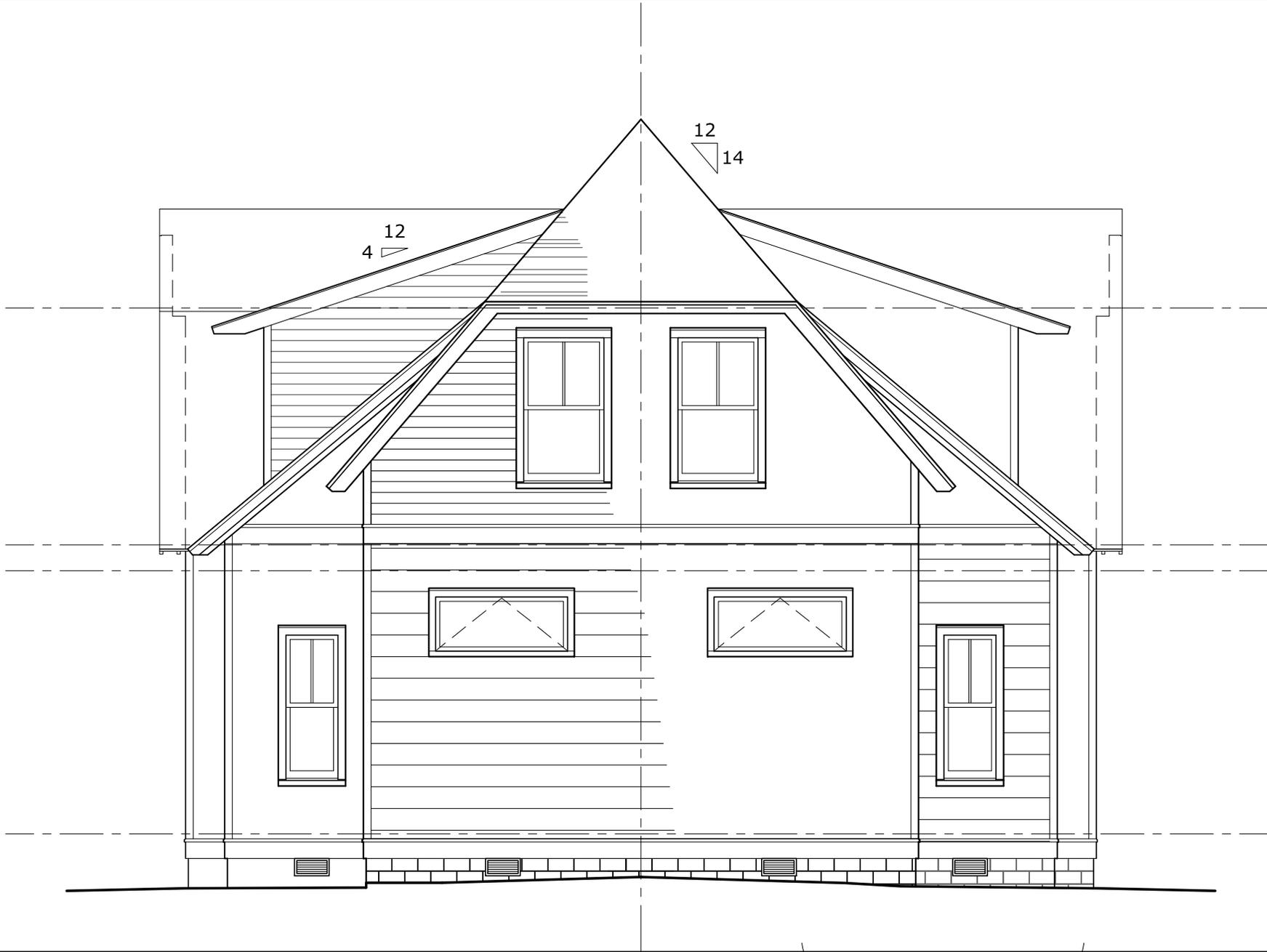
01.13.16

05

1023 PETWAY AVE., NASHVILLE, TN

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753 ALLOWAY STREET, NASHVILLE, TN 37203 | t: 615.292.2142



01.13.16

06

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