

MEGAN BARRY
MAYOR



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
3649 Richland Avenue
Lot 3, Richland Hall Development
May 18, 2016

Application: New construction—infill and outbuilding; Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409028200
Applicant: Chad Gore, Mike Ford Builders
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a new single family infill and an outbuilding. Both the infill and the outbuilding are to be located three feet (3') from the interior property line. Since base zoning requires a five foot (5') side setback for both structures, the project requires a setback determination

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

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. Staff approve the brick and stone samples prior to purchase and installation;
3. All lap siding be smooth face, with a maximum reveal of five inches;
4. Staff approve the asphalt shingle color and texture; and
5. Staff approve all window and door selections prior to purchase and installation.

With these conditions, staff finds that the project meets Sections II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

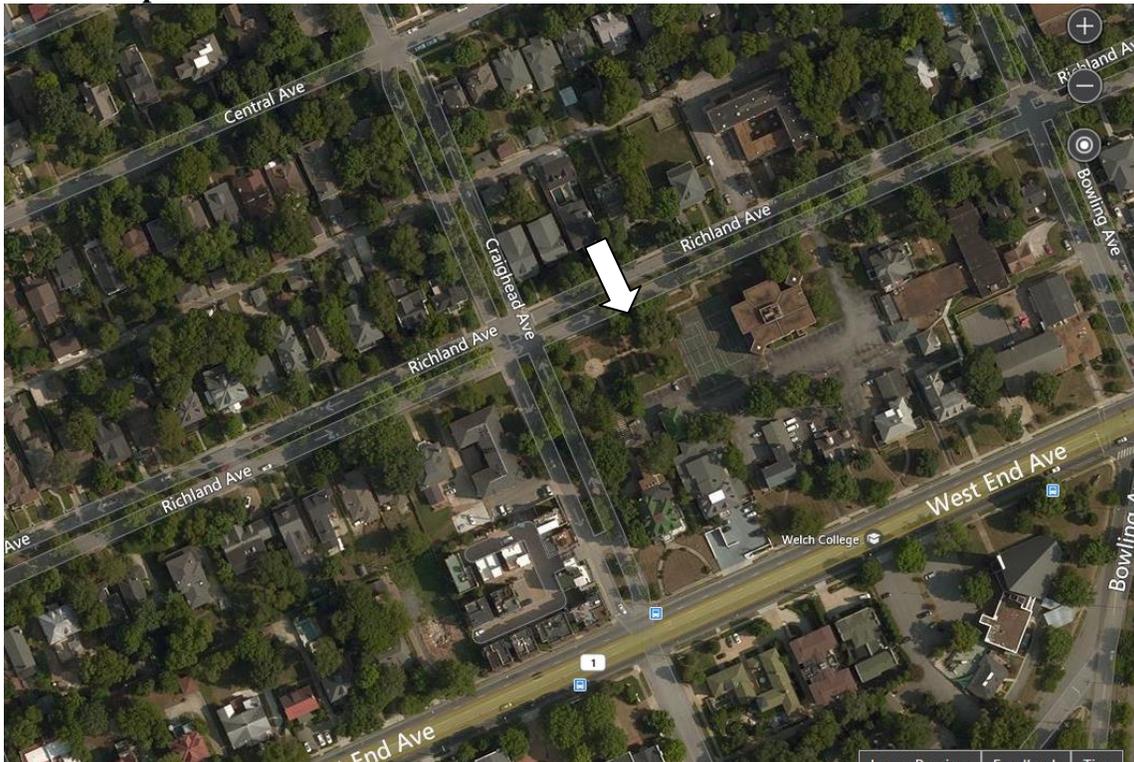
Attachments

- A:** Photographs
- B:** Outbuilding Worksheet
- C:** Development Site Plan
- D:** Lots 1-3 Plot Plan
- E:** Site Plan
- F:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding

are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· Historically, outbuildings 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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: 3649 Richland Avenue is a vacant lot that until recently was part of the Welch College (formerly the Free Will Baptist Bible College) campus (Figure 1). The College will be moving to a new location. In June 2015, the Metro Historic Zoning Commission approved a preliminary site plan for 22 new infill houses on the former campus, all located within the Richland-West Neighborhood Conservation Zoning Overlay (Figure 2). The Commission’s approval was contingent on the applicant returning to the Commission for approval of all infill design and site layout. In September 2015, the Planning Commission approved the subdivision and creation of three lots 1, 2 and 3 (Figure 3). The applicant expects to have approval from the Planning Commission for lots 4 and 5 on June 9, 2016 as well as a lot line shift for lot 3. In December 2015, MHZC approved the design for infills and outbuildings on Lots 1 & 2 (aka 3657 and 3653 Richland Avenue, and these houses are now under construction (Figures 4 & 5).



Figure 1. Lot at 3647 Richland Avenue

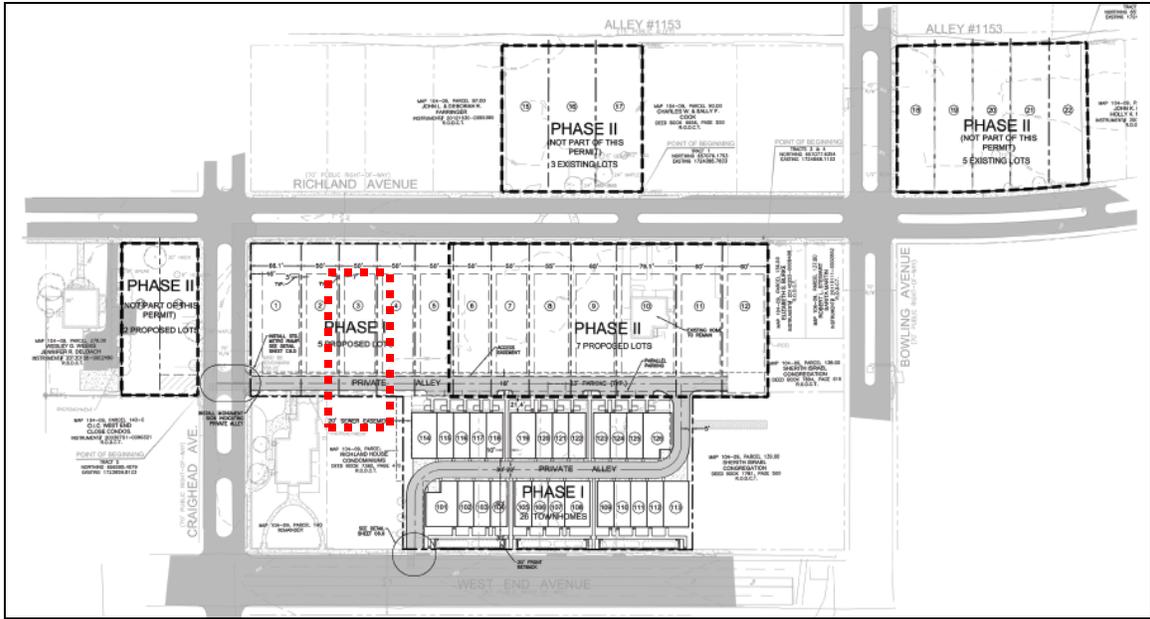


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.



Figure 3. The Metro map of the 3 lots created by the Planning Commission in September 2015. This application is for Lot 3, 3649 Richland Avenue



Figures 4 and 5 are Lot 2 (left) and Lot 1(right) of this development, currently under construction

Analysis and Findings: Application is to construct a new single family infill and an outbuilding. Both the infill and the outbuilding are to be located three feet (3') from the interior property line. Since base zoning requires a five foot (5') side setback for both structures, the project requires a setback determination

Height & Scale: The proposed infill will be two stories with an eave height of approximately twenty-five feet (25') from grade and a maximum ridge height of approximately thirty-nine feet, six inches (39'6") grade. Staff finds that this meets the overall historic context, as there are both one and a half and two-story houses in the immediate vicinity, and the proposed houses have heights ranging from thirty to forty-four feet (30' – 44'). The foundation height is drawn as approximately two feet (2') tall, at the front. Staff recommends inspection of the foundation height and finished floor system height to ensure that these heights are compatible with the historic context.

The infill will be approximately forty feet (40') wide. Staff finds that this width is appropriate because the lot is fifty feet (50') wide and because other historic homes in the immediate vicinity range in width from thirty-eight feet to sixty-five feet (38'-65') at the front. The infill will be approximately eighty feet (80') deep and will have a footprint of approximately two thousand, nine hundred square feet (2,900 sq. ft.). Staff finds that the infill meets Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: In May, the Commission approved a plan that showed that the front-yard setbacks for new construction on the south side of Richland Avenue will be approximately forty-feet (40'), matching the context of the one historic building on that block, Davidson Hall. The site plan for 3649 Richland Avenue shows a front setback of forty feet, five inches (40'5"), although the ten-foot (10') wide bay on the right side of the front façade will protrude approximately eighteen inches (18") into this front setback. Staff finds that the front setback encroachment of this modestly-sized architectural features is appropriate and will provide for some relief from the common setbacks proposed for this block of almost all new construction.

The right side elevation will be seven feet (7') from the side property line, which meets the base zoning setback of five feet (5'). On the left side, base zoning requires a five foot (5') side setback, but the applicant is proposing to set the infill just three feet (3') from the side property line. Staff finds this reduced side setback to be appropriate because there are other homes in the immediate vicinity that do not meet the required five foot (5') side setback. In addition, the infill is part of a larger development, and the reduced setback will affect the parcel next door at 3645 Richland Avenue, which is also part of the larger development. Staff has yet to review the site plan for 3645 Richland Avenue, but has directed the applicant that the right side of 3645 needs to be set more than seven feet (7') from the side property line. This will ensure there is at least ten feet (10') in between nos. 3649 and 3645 Richland Avenue and that the reduced side setback will not affect overall rhythm of spacing on the street.

Staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials: The primary cladding material will be brick, and the foundation will be rough-faced limestone. Staff recommends approval of brick and stone samples prior to purchase and installation. The front gable and a second story extension at the rear will be clad in cement fiberboard; staff recommends that the fiberboard be smooth with a maximum reveal of five inches (5"). The trim will be cement fiberboard and wood. The window lintels and sills will be cast stone. The main roof will be asphalt shingle, and staff recommends approval of the shingle color and texture. The windows and doors are to be wood, and staff recommends approval of all window and door specifications prior to purchase and installation. With the staff's final approval of the material choices, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The roof's primary form is a broken side gable with a projecting front gabled bay. Both of the gables have slopes of 14/12. At the rear, the roof form switches to a hipped roof with a 6/12 pitch. The front covered entry stoop will have a roof that is flat so that there can be an uncovered balcony on the second story. Uncovered balconies over front porches are seen within the Richland-West End neighborhood, and staff finds the proposed porch roof balcony to be appropriate. Staff finds that the proposed roof forms are appropriate for a two-story infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The infill is oriented towards Richland Avenue, which is appropriate. The entrance to the structure will be located behind a covered entry stoop with a flat roof. The front stoop is ten feet (10') deep. There will be a walkway leading from the sidewalk on Richland Avenue to the front porch steps. Vehicular access to the site will be via a new private alley created at the rear. The alley will be accessed via Craighead Avenue, at the back of the lot at 3657 Richland Avenue. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The primary windows on the infill are twice as tall as they are wide, thereby meeting the historic proportions of openings. The windows on the ground floor are generally taller than the windows on the upper levels. There are no large expanses of wall space without a window or door opening with the exception of the left side, ground floor. A rectangle, the size of other openings with herringbone brick is proposed to break up this façade. Staff finds this to be appropriate since it is far back on the house and will be minimally visible. Staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The drawings indicate that the applicant intends to maintain the existing stone wall along Richland Avenue. The HVAC unit will be located on the right façade, at about the midpoint of the house. Staff finds that the infill meets Section II.B.1. i. of the design guidelines.

Outbuildings: See the attached Outbuilding Worksheet for a full analysis of how the proposed outbuilding meets the design guidelines. The outbuilding is not approved as a Detached Accessory Dwelling Unit, as the neighborhood is zoned for single family use. The outbuilding's footprint is approximately eight hundred and ninety square feet (890 sq. ft.), which is appropriate since the lot is over ten thousand square feet (10,000 sq. ft.). The outbuilding will be accessed via a new private alley at the rear of the property. The garage doors will face the rear of the lot.

Base zoning requires that outbuildings larger than seven hundred square feet (700 sq. ft.) be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. The outbuilding will be approximately forty-six feet (46') from the rear property line, although it will appear to be much closer because it is twenty feet (20') from the new alley created on the rear of the property. The outbuilding will meet the right side setback, but will require a side setback determination left side property line. It will be just three feet (3') from the left side property line rather than the required five feet (5'). Staff finds the proposed three foot (3') side setback to be appropriate because it will line up with the setback of the proposed infill. In addition, historically, outbuildings were located close to or on the side property lines. There will be approximately ten feet (10') in between the infill and the outbuilding. The outbuilding and the primary building will be connected via covered walkway that is open on both sides and less than four feet (4') wide.

The known materials for the outbuilding have all been approved by the Commission in the past and include brick to grade, asphalt shingle primary roof, and metal awnings over the pedestrian and vehicular doorways. Staff recommends approval of a brick sample, the roof color, and all windows and doors prior to purchase and installation. With the final approval of all materials, staff finds that the proposed outbuilding meets Section II.B.1.h of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. Staff approve the brick and stone samples prior to purchase and installation;
3. All lap siding be smooth face, with a maximum reveal of five inches;
4. Staff approve the asphalt shingle color and texture; and
5. Staff approve all window and door selections prior to purchase and installation.

With these conditions, staff finds that the project meets Sections II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



3632 and 3630 Richland Avenue, across the street from the site



3628 Richland Avenue, across the street from the site



3618 Richland Avenue, across the street from the site

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	10'
Rear setback	3'	≈46'
L side setback**	3'	3'
R side setback**	3'	≈10'
How is the building accessed?	From the alley or existing curb cut	Private Alley

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	39'6"	25'	24'6"
Eave Height	25'	1 story 10' or 2 story 17'	15'

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	N/A	N/A

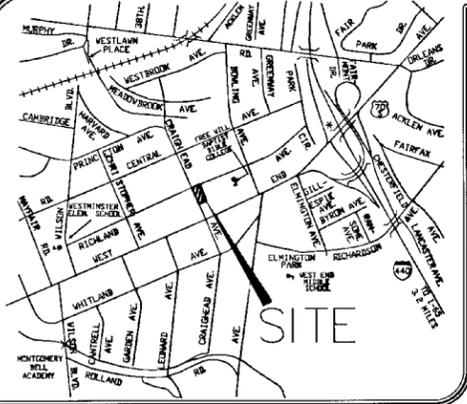
Or

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.	1,160 sq. ft.	890 sq. ft.

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS CURRENTLY ZONED OV-U20 (URBAN ZONING OVERLAY), RS7.5 (SINGLE-FAMILY 7,500 SQUARE FOOT LOT), OV-IMP (1-440 IMPACT OVERLAY), OV-NHC (NEIGHBORHOOD CONSERVATION OVERLAY). MINIMUM YARD REQUIREMENTS TO BE DETERMINED BY THE CURRENT METROPOLITAN ZONING REGULATIONS AND THE METRO NASHVILLE HISTORIC ZONING COMMISSION.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703700214 F, WITH AN EFFECTIVE DATE OF APRIL 20, 2001, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0214, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. BEING A PORTION OF PARCEL NUMBER 140 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 104-09.
6. 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.
7. 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.
8. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

GENERAL NOTES

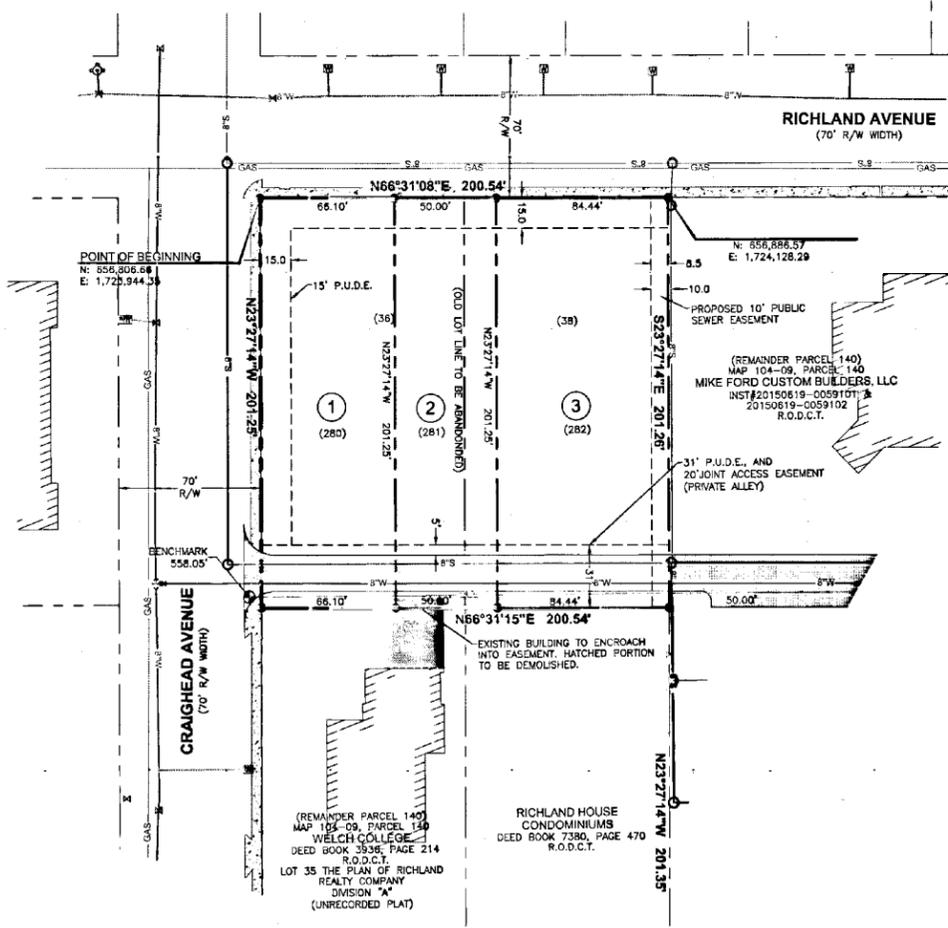
10. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
11. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE 8, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
12. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
13. A PUBLIC UTILITY EASEMENT AS SHOWN HEREON IS ADJACENT TO ALL STREET RIGHT-OF-WAYS AND SHALL HEREBY BE MADE A PART OF THIS RECORDING.
14. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-(815)-366-1987.
15. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
16. ALL ON-SITE EXISTING IMPROVEMENTS TO BE DEMOLISHED.
17. THIS PLAT VOIDS VACATES AND SUPERCEDES LOTS 36 & 38 OF THE PREVIOUSLY UNRECORDED PLAT OF THE PLAN OF RICHLAND REALTY COMPANY DIVISION "A".
18. VEHICULAR ACCESS SHALL BE LIMITED TO THE PRIVATE ALLEY.

PLAT REFERENCE

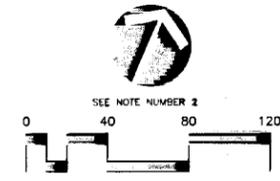
BEING LOTS 36 & 38 AS SHOWN ON THE UNRECORDED PLAT OF THE PLAN OF RICHLAND REALTY COMPANY DIVISION "A".

DEED REFERENCE

BEING A PORTION OF THE PROPERTY CONVEYED TO MIKE FORD CUSTOM BUILDERS, LLC BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20150619-0059102, AND SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20150619-0059101 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



LOT AREA TABLE	
LOT	AREA
1	13,303 SF 0.31 AC
2	10,063 SF 0.23 AC
3	16,994 SF 0.39 AC
TOTAL	40,360 SF 0.93 AC



LEGEND

- MONUMENT (NEW)
- 4" DIAMETER ALUMINUM DISC
- 5/8" IRON ROD MARKED
- IRON ROD (NEW)
- 6" X 18" W/ CAP STAMPED
- RAGAN-SMITH & ASSOCIATES
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER LINE AND SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- LOT NUMBER
- (382) PARCEL NUMBER
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE
- CONCRETE SIDEWALK
- BIOCELL

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INSTRUMENT 20150619-0059102 & 20150619-0059101, R.O.D.C.T., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

BY Mike Ford DATE 10-01-15
MIKE FORD
MIKE FORD CUSTOM BUILDERS, LLC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY "1" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:19,053 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOTS LINES ARE RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY James W. Ball DATE 10-13-15
TENNESSEE REGISTERED SURVEYOR NO. 2588



COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.
Robert Jean
10-13-15

RECORD

Davidson County PLAT-1-G
Revised: 10/14/15 09:46
Fees: 20.00 Taxes: 0.00
20151014-0104355

SUBDIVISION NUMBER

20155-117-001

FINAL PLAT

**MAJOR SUBDIVISION
WELCH PROPERTY
SUBDIVISION**

TWENTY FOURTH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, AND DAVIDSON COUNTY TN.
DISTRICT COUNCIL MEMBER - JASON HOLLEMAN

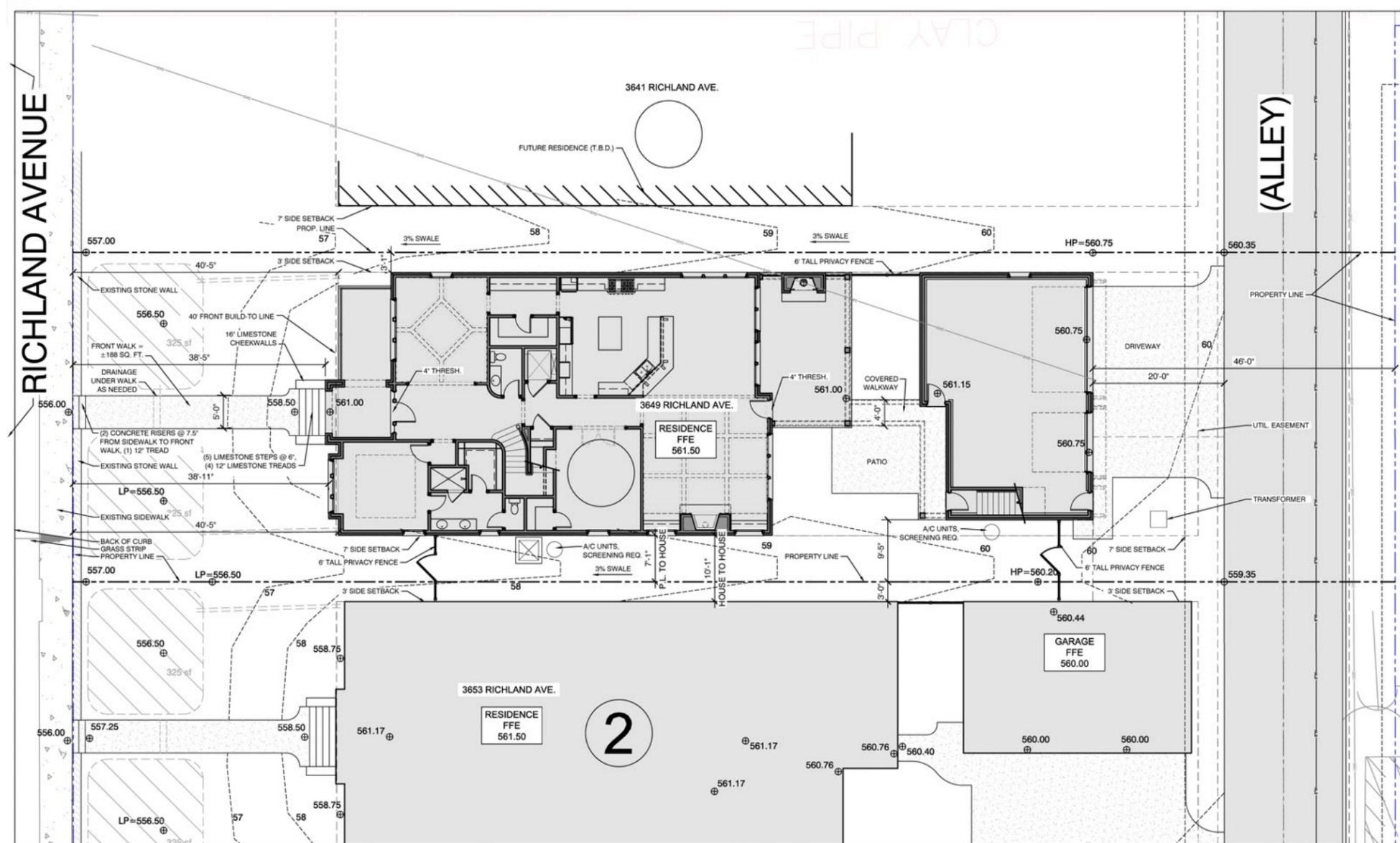
MIKE FORD CUSTOM BUILDERS, LLC
390 MALLORY STATION, SUITE 100
FRANKLIN, TN 37067
CONTACT: MIKE FORD
MIKE.FORD@MIKEFORDBUILDERS.COM

DATE: JULY 15, 2015
REVISED: JULY 20, 2015
REVISED: AUGUST 2, 2015
SCALE: 1"=40'

JOB NO. 14-116 W.O. 0213

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 80070 NASHVILLE, TN 37208
(615) 244-8561 FAX (615) 244-8739 dagan@ragan-smith.com
CONTACT: DOUGLAS BALL-CHANDLER
SHEET 1 OF 1

TOTAL AREA= 40,360 SQUARE FEET OR 0.93 ACRES ±



FORD
 CUSTOM CLASSIC HOMES
 390 MALLORY STATION RD. SUITE 100
 FRANKLIN, TN 37067
 P. 615.503.9727 F. 615.503.9798

RICHLAND HALL LOT 003

SITE PLAN

LAST CHECKED:
 05.10.2016
 CEG

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ISSUE DATE: 10 MAY 2016
REVISIONS:

C2

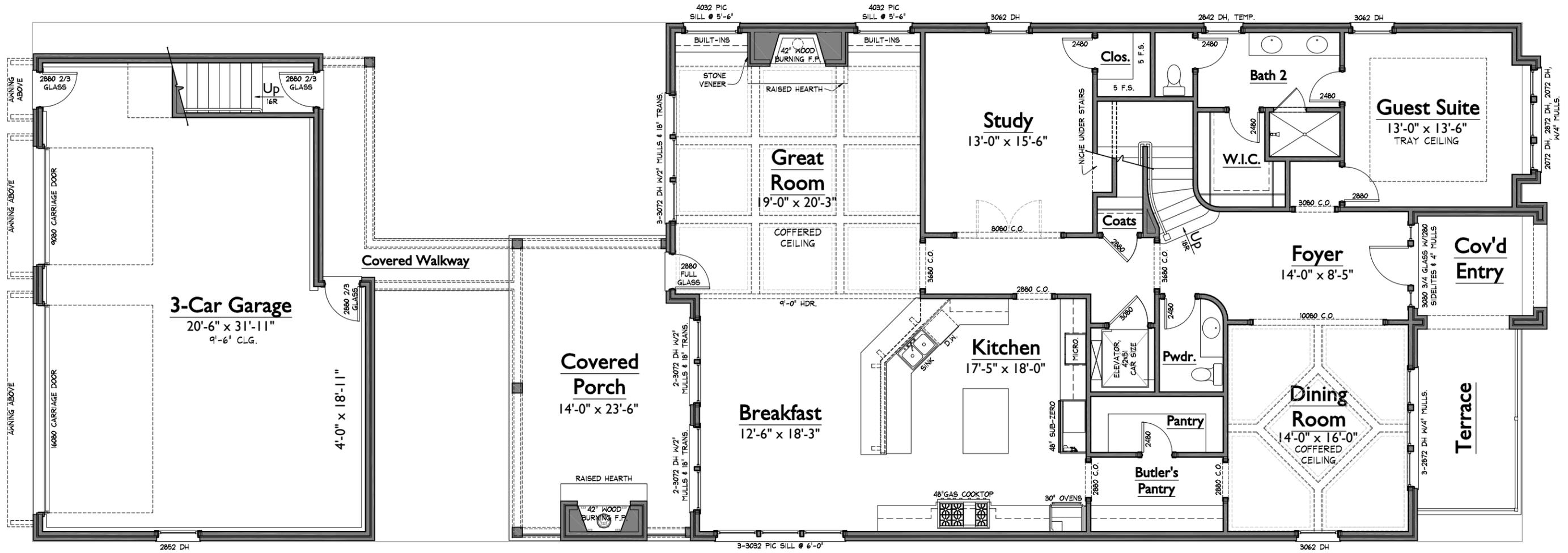
SITE PLAN

05/10/16 2:28p
 RH003

- NOTES:**
- * Builder is responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.
 - DO NOT SCALE FROM THIS PLAN.**
 - * Builder must confirm all spot elevations prior to construction
 - * Builder is responsible for compliance with all applicable codes and ordinances.
 - * Builder is responsible for proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
 - * Final staking of house must be performed by a licensed land surveyor
 - * Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
 - * This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations
 - * Builder is responsible for the review and approval of plans with prospective purchaser(s)
 - * No runoff calculations have been developed or used to size swales and/or inlets and pipes.

NOTE: COORDINATE FLOOR ELEVATIONS IN FIELD AND VERIFY SUITABILITY

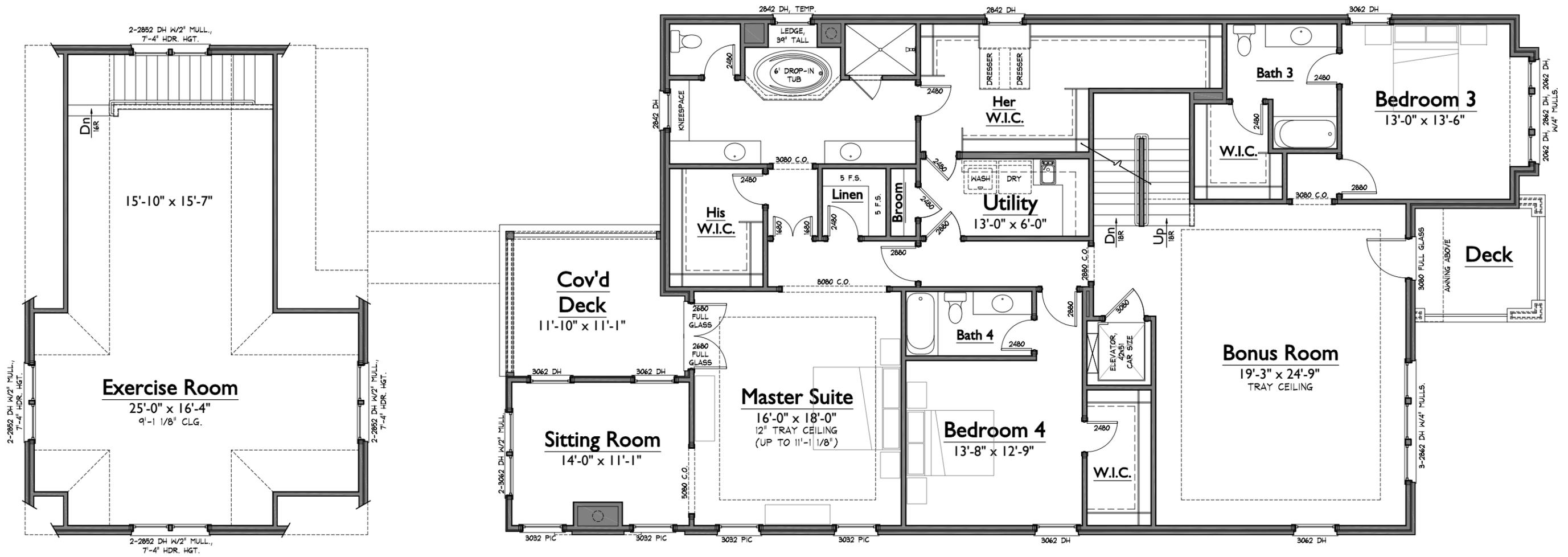




1 FIRST FLOOR PLAN
1/8" = 1'-0"

AREAS			
HEATED LIVING	EXPANSION AREA	745	6246
	FIRST FLOOR	2330	
	SECOND FLOOR	2467	
	THIRD FLOOR	704	
	TOTAL HEATED LIVING	6246	
UNFIN. LIVING	UNFIN. EXPANSION	0	6246
	UNFIN. MAIN HOUSE	0	
	TOTAL UNFIN. LIVING	0	
MECH./STOR/OTHER	UNFIN. STORAGE	0	7744
	GARAGE	825	
	COVERED ENTRY	89	
	COVERED PORCHES	584	
	TOTAL OTHER	1498	
F	LAST CHECKED: 05.10.2016 KJK		

RICHLAND HALL - LOT 003 RH003		 FORD CUSTOM CLASSIC HOMES 390 MALLORY STATION RD. SUITE 100 FRANKLIN, TN 37067 p. 615.503.9727 f. 615.503.9798
FIRST FLOOR PLAN		
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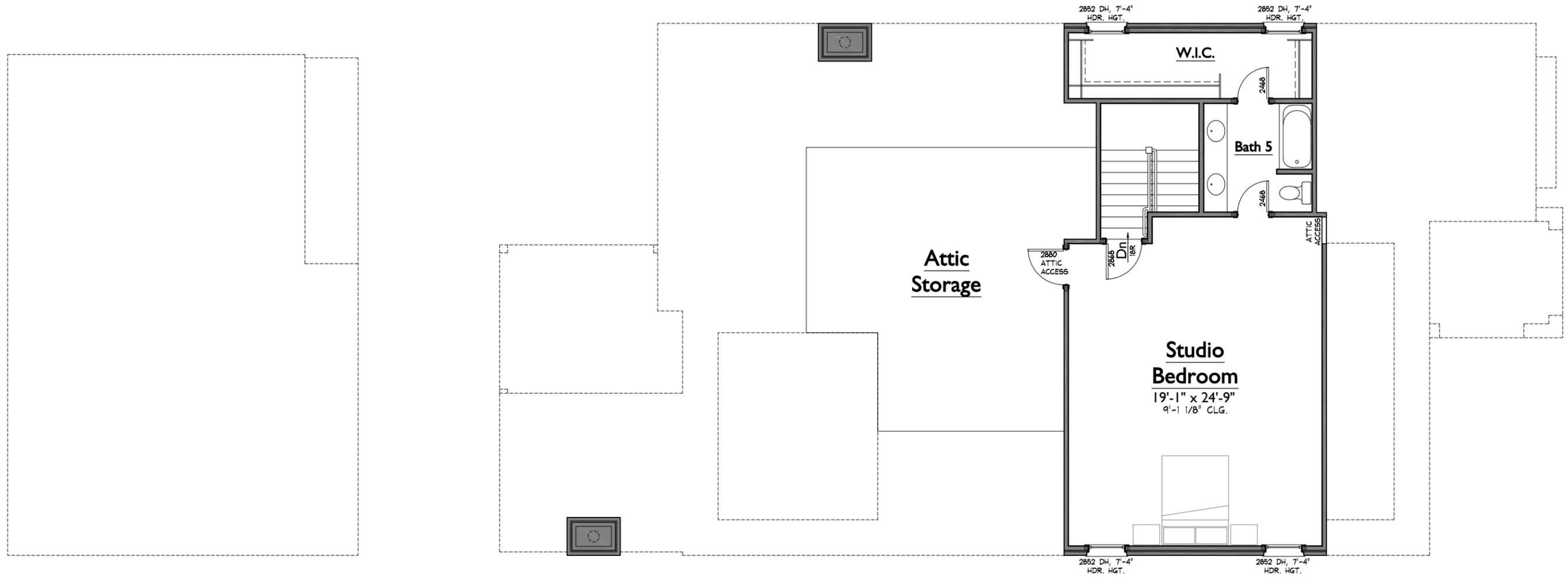


1 SECOND FLOOR PLAN
1/8" = 1'-0"

<p>RICHLAND HALL - LOT 003 RH003</p>	
<p>SECOND FLOOR PLAN</p>	<p>LAST CHECKED: 05.10.2016 KJK</p>
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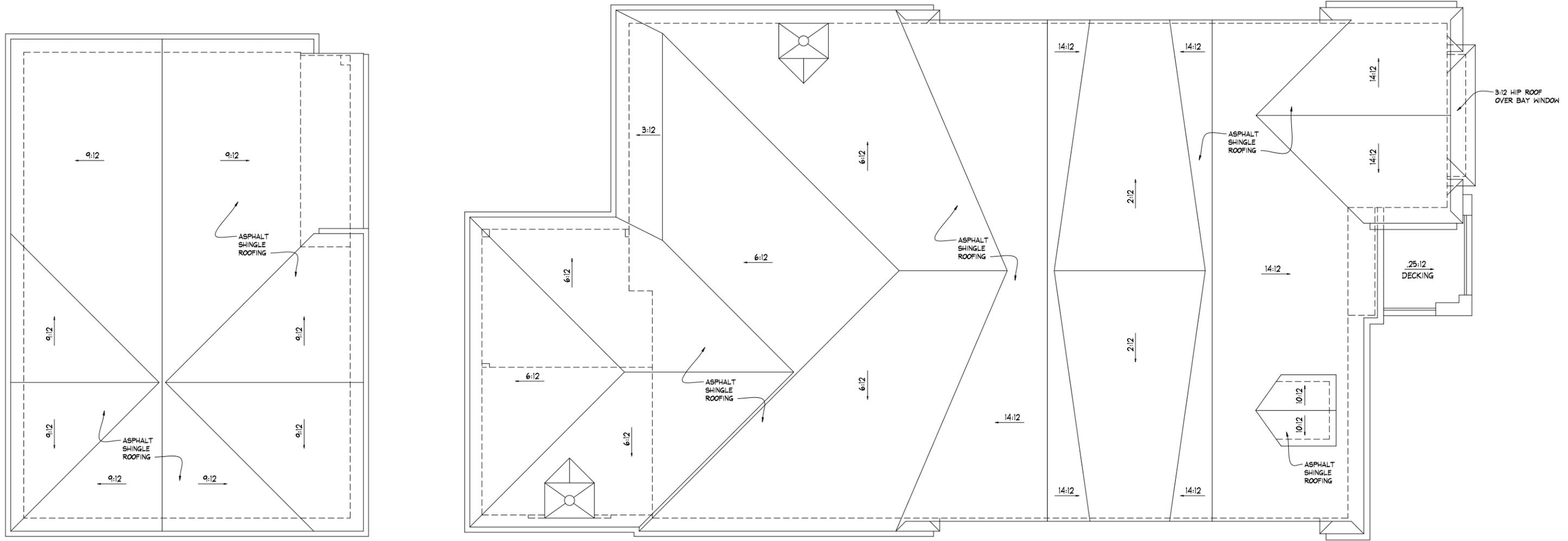
1 THIRD FLOOR PLAN
1/8" = 1'-0"

<p>RICHLAND HALL - LOT 003 RH003</p>	
<p>THIRD FLOOR PLAN</p>	<p>LAST CHECKED: 05.10.2016 KJK</p>
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CUSTOM CLASSIC HOMES

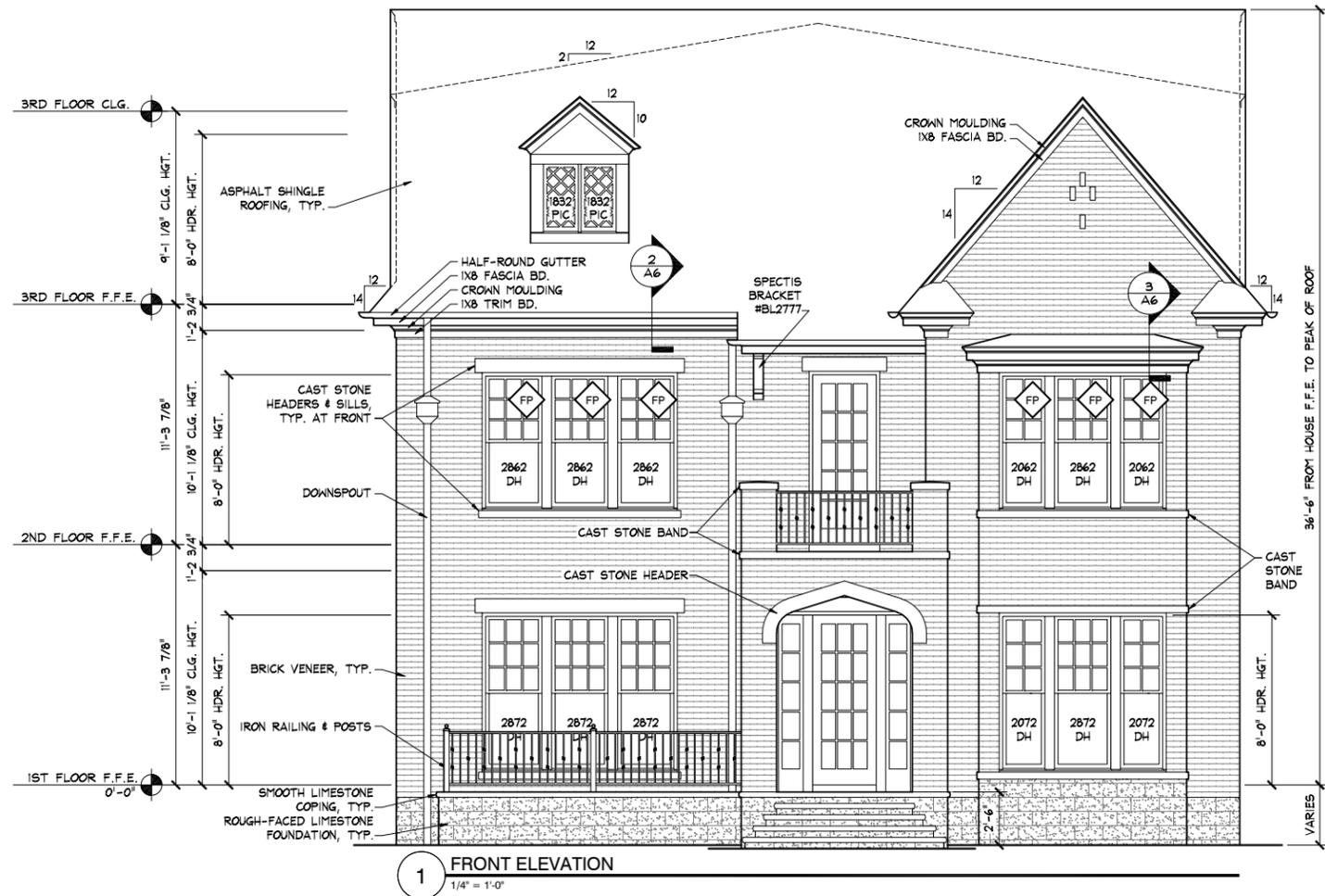
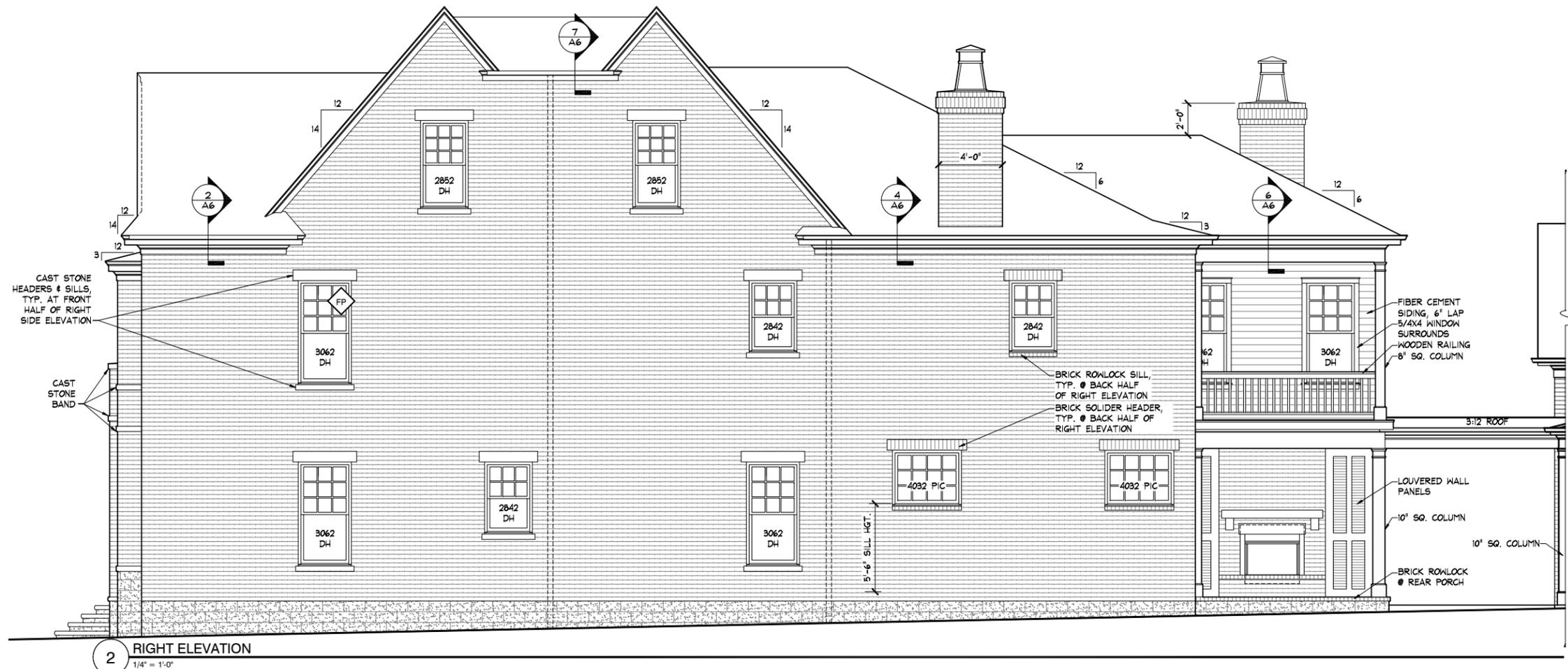
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1 ROOF PLAN
1/8" = 1'-0"

<p>RICHLAND HALL - LOT 003 RH003</p>	
<p>ROOF PLAN</p>	<p>LAST CHECKED: 05.10.2016 KJK</p>
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<p>FORD CUSTOM CLASSIC HOMES</p>
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RICHLAND HALL - LOT 003
RH003

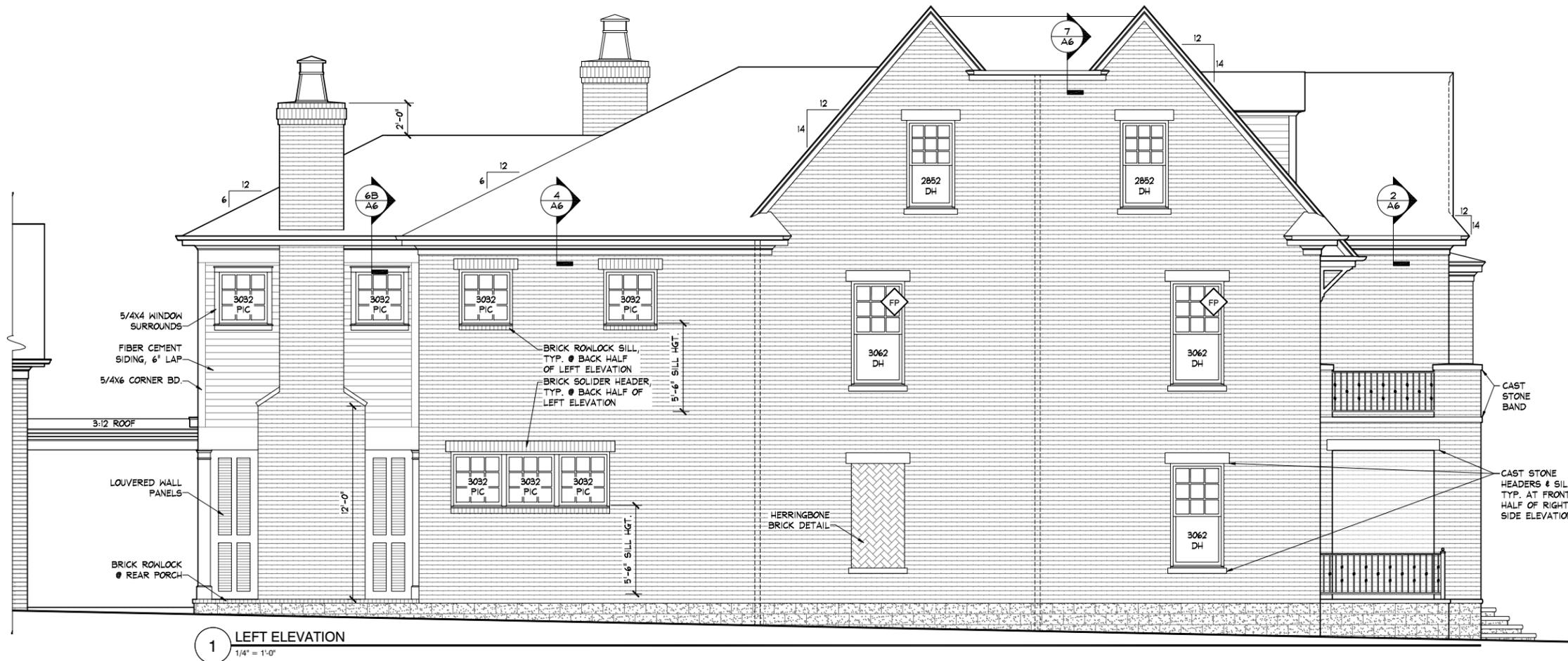
ELEVATIONS

LAST CHECKED:
05.10.2016
KJK

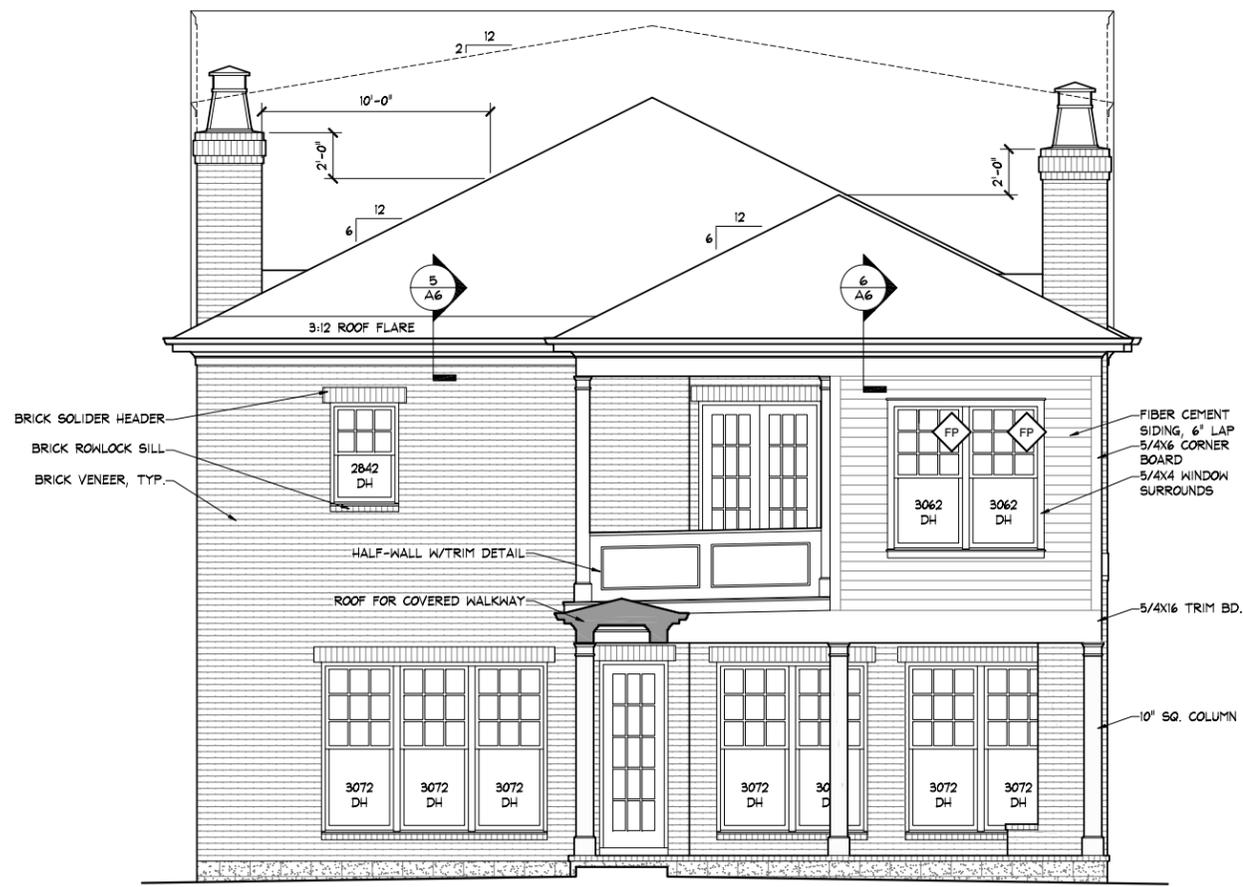
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1 LEFT ELEVATION
1/4" = 1'-0"



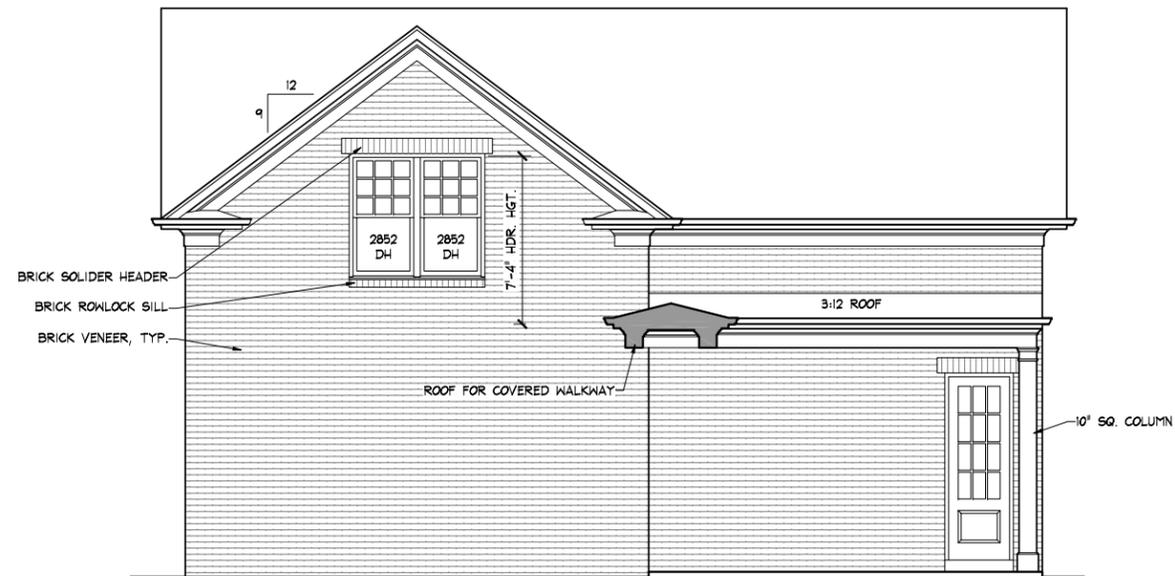
2 REAR ELEVATION
1/4" = 1'-0"

RICHLAND HALL - LOT 003
RH003
ELEVATIONS

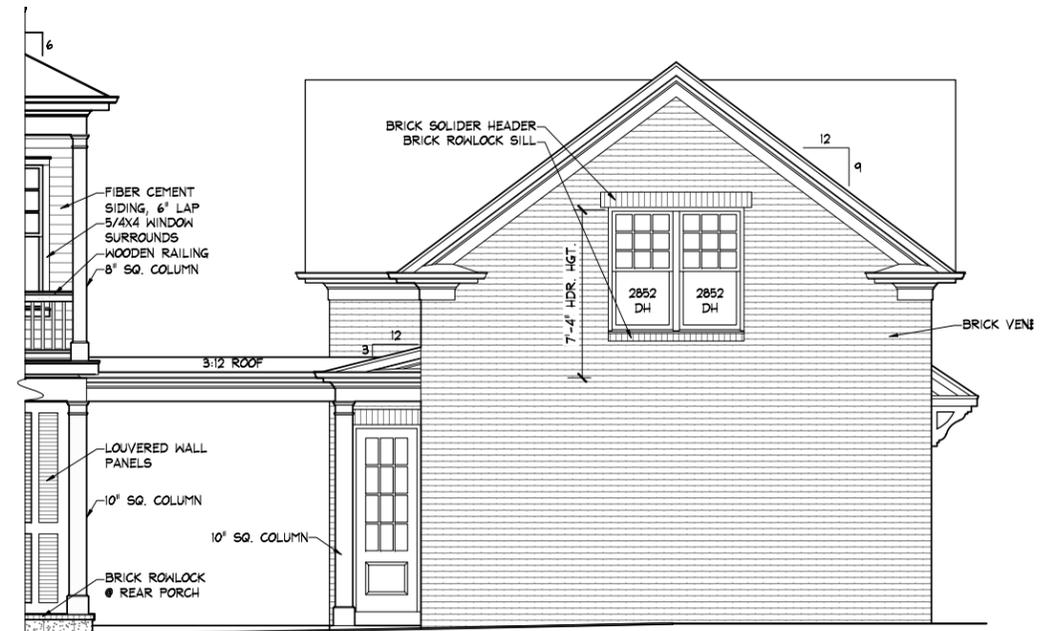
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KJK

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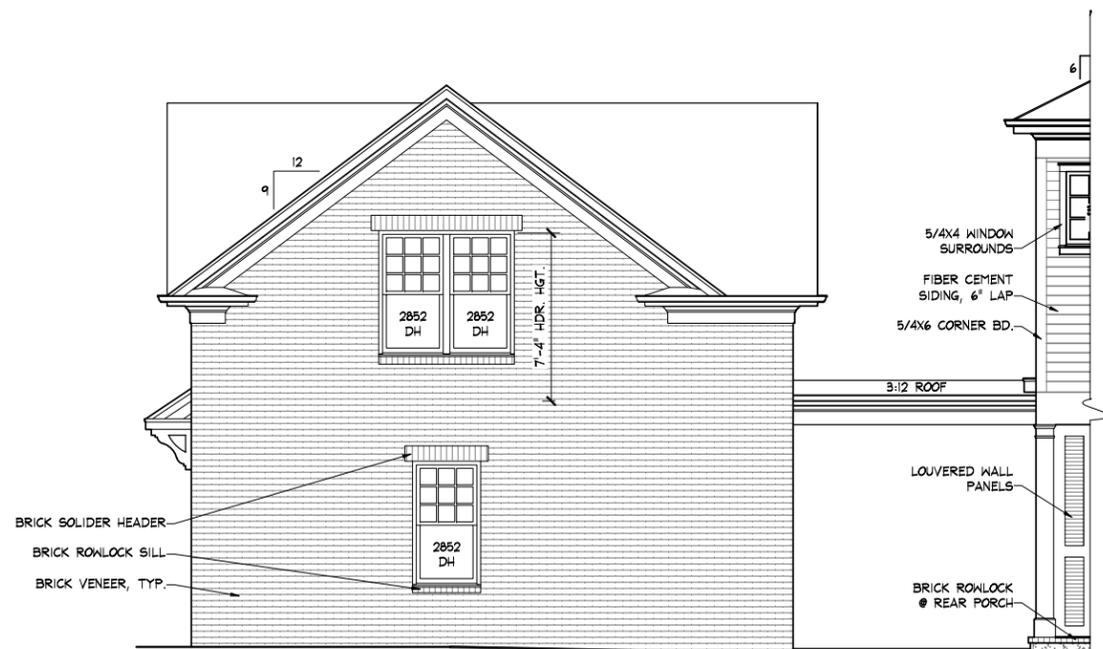
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1 GARAGE FRONT ELEVATION
1/4" = 1'-0"



2 GARAGE RIGHT ELEVATION
1/4" = 1'-0"



3 GARAGE LEFT ELEVATION
1/4" = 1'-0"



4 GARAGE REAR ELEVATION
1/4" = 1'-0"

RICHLAND HALL - LOT 003
RH003

GARAGE ELEVATIONS

LAST CHECKED:
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