

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION

1023 Petway Avenue

June 15, 2016

Application: New construction—infill (Final SP Review)

District: Greenwood Neighborhood Conservation Zoning Overlay

Council District: 05

Map and Parcel Number: 08301023700

Applicant: Harold Johnson

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

Description of Project: This application is for a final SP (Specific Plan) review to construct a duplex infill at 1023 Petway Avenue. The Commission approved the overall site plan and massing at the February 2016 public hearing. This application and review is for the project's final design details. The SP (BL2016-193) was approved by Council on May 18, 2016 and was effective May 20, 2016.

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

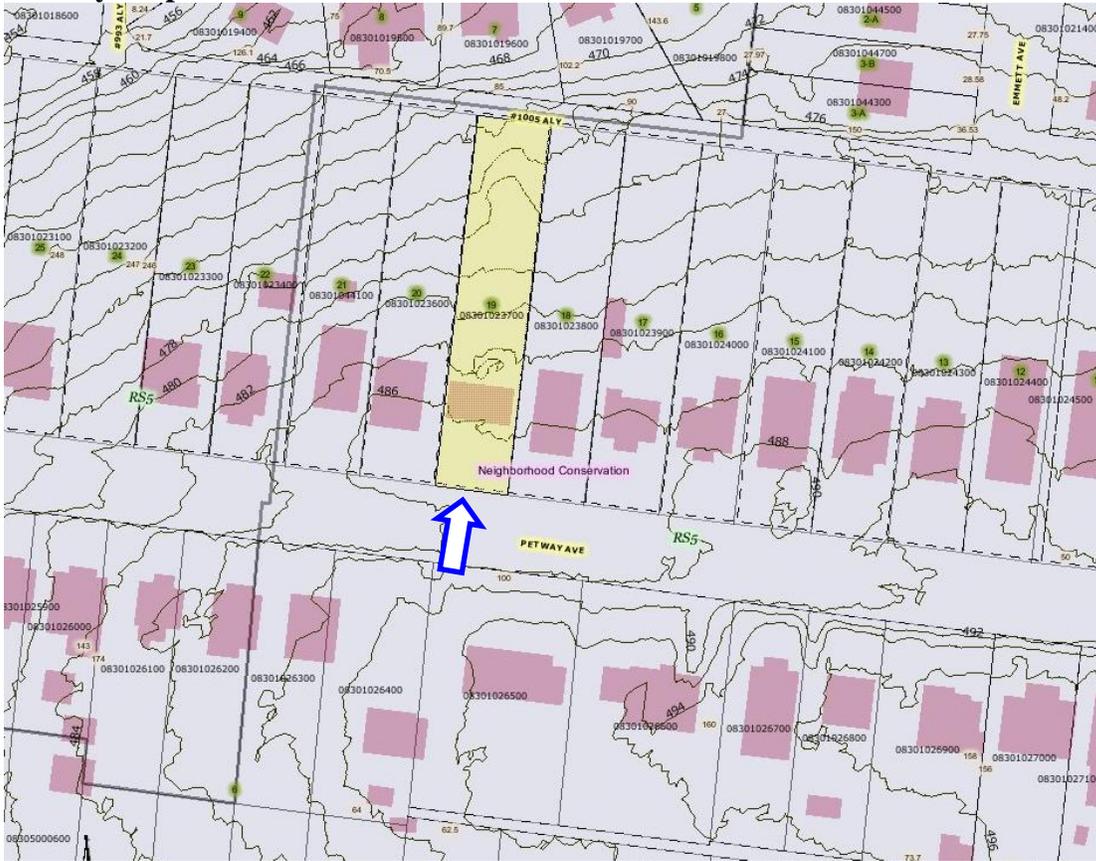
1. Staff approve the asphalt shingle and metal roof color;
2. Staff approve the final window and door selections;
3. The side dormer windows be either vertically oriented or square so that they better fill the dormer area; and
4. Walkways be added from the sidewalk to the front porch;

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

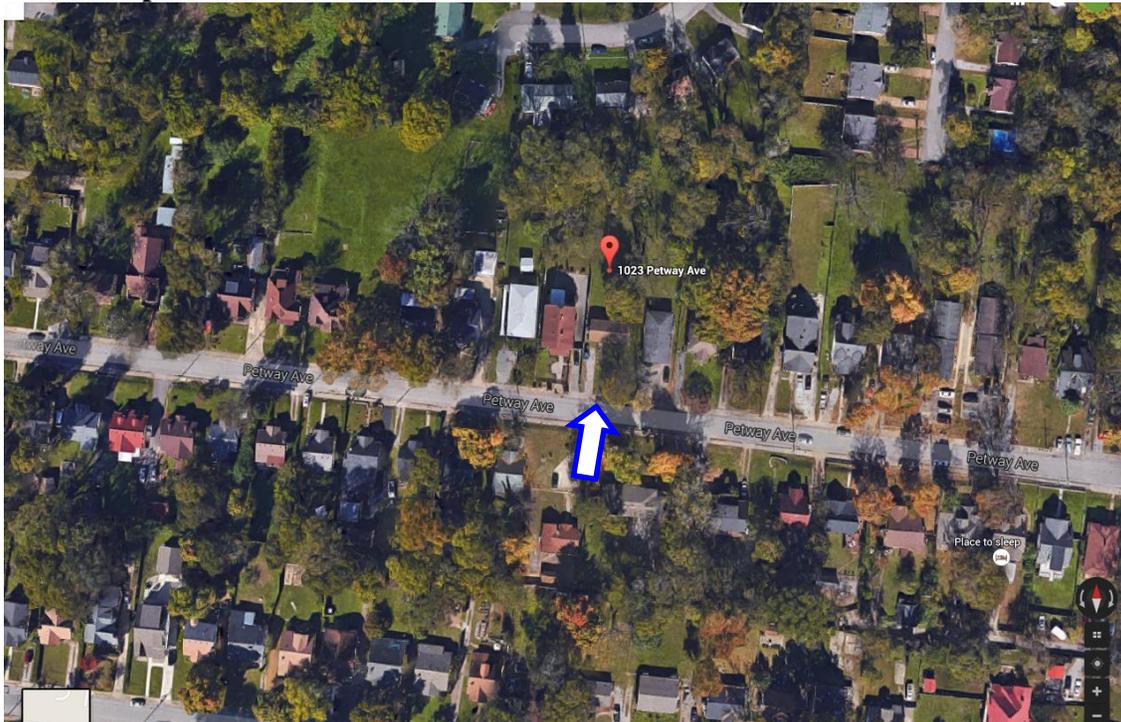
Attachments

- A:** BL 2016-193 (SP Ordinance)
- B:** Photographs
- C:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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

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

At the February 2016 MHZC public hearing, the Commission voted to approve the massing and site plan for the proposed duplex on the site as part of the rezoning process. At that time, MHZC found that the project’s height, scale, setback, rhythm of spacing, roof form, and orientation met the design guidelines. Metro Council adopted the rezoning in May 2016. The applicant is now seeking final approval of the project’s design details.



Figure 1. 1023 Petway Avenue

Analysis and Findings: This application is for a final SP (Specific Plan) review to construct a duplex infill at 1023 Petway Avenue. The Commission approved the overall site plan and massing at the February 2016 public hearing. At that time, MHZC found that the project’s height, scale, setback, rhythm of spacing, roof form, and orientation met the design guidelines. This application and review is for the project’s final design details.

Materials: The known materials have all been approved by the Commission in the past and include a split-faced concrete block foundation, smooth-faced cement-fiber siding, an asphalt single primary roof, and a metal porch. The color of the shingle and the metal is not known. Staff recommends approval of the shingle and metal roof color. The siding will have a ten inch (10”) reveal on the lower part of the house (below forty-eight inches (48”)), with the remaining majority of the siding having a five inch (5”) reveal. Although a five inch (5”) reveal is typically required, the Commission has approved greater reveals when used as an accent material, as it is here.

The exterior trim, including corner boards, window casings, and porch columns will be wood and cement-fiberboard. The porch floor is concrete. Cedar shake siding will be used in the upper gable field on the front and on the side dormers as an accent. The windows will be aluminum clad, and staff recommends approval of the final window and door selections. With the staff’s final approval of the roofing color and all windows and doors, Staff finds that the known materials of the proposal meet Section II.B.1.d. of the design guidelines.

Proportion and Rhythm of Openings: There are no large expanses of wall space without a door or window opening. The majority of the windows on the front and side facades are twice as tall as they are wide, thereby meeting the historic proportion of windows. Paired windows have the required four inch to six inch (4”-6”) mullion. However, the dormers on the side facades contain horizontal windows which do not adequately fill the dormer, as was typical historically and as the Commission has required on past projects. Staff recommends that the side dormer windows be either vertically oriented or square so that they better fill the dormer space and meet historic proportions. With this condition, staff finds that the proposed setback and rhythm of spacing to meet Section II.B.1.g. of the design guidelines.

Appurtenances and Utilities: The location of the HVAC units and other utilities was not noted on the site plan, and staff recommends that they be located on the rear, or on a side façade, beyond the midpoint of the house. Staff also recommends that a front walkway be added from the sidewalk to the front porch. With these conditions, staff finds that the project meets Section II.B.1.i. of the design guidelines.

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

1. Staff approve the asphalt shingle and metal roof color;
2. Staff approve the final window and door selections;
3. The side dormer windows be either vertically oriented or square so that they better fill the dormer area; and
4. Walkways be added from the sidewalk to the front porch;

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

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

ORDINANCE NO. BL2016-193

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 RS5 to SP zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue (0.28 acres), all of which is described herein (Proposal No. 2016SP-010-001).

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 RS5 to SP zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue (0.28 acres), being Property Parcel No. 237 as designated on Map 083 01 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 083 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 2 residential dwelling units.

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

1. Provide a sidewalk connection from the structure to the existing sidewalk along Petway Avenue with final location to be approved by Metro Historic Zoning Commission.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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 RS5 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: Scott Davis

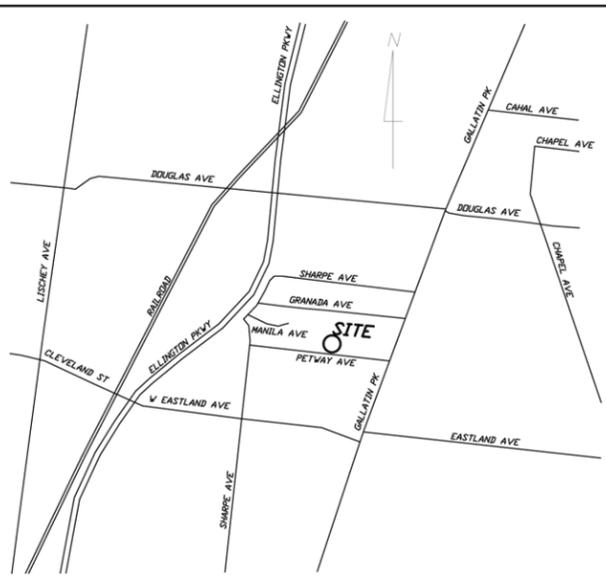
[View Sketch](#)

[View Site Plan](#)

LEGISLATIVE HISTORY	
Introduced:	April 5, 2016
Passed First Reading:	April 5, 2016
Referred to:	Planning Commission - Approved with conditions and disapproved without all conditions (8-0). Planning & Zoning Committee
Passed Second Reading:	May 3, 2016
Passed Third Reading:	May 17, 2016
Approved:	May 18, 2016
By:	
Effective:	

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.

Last Modified 05/18/2016 09:31:43



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

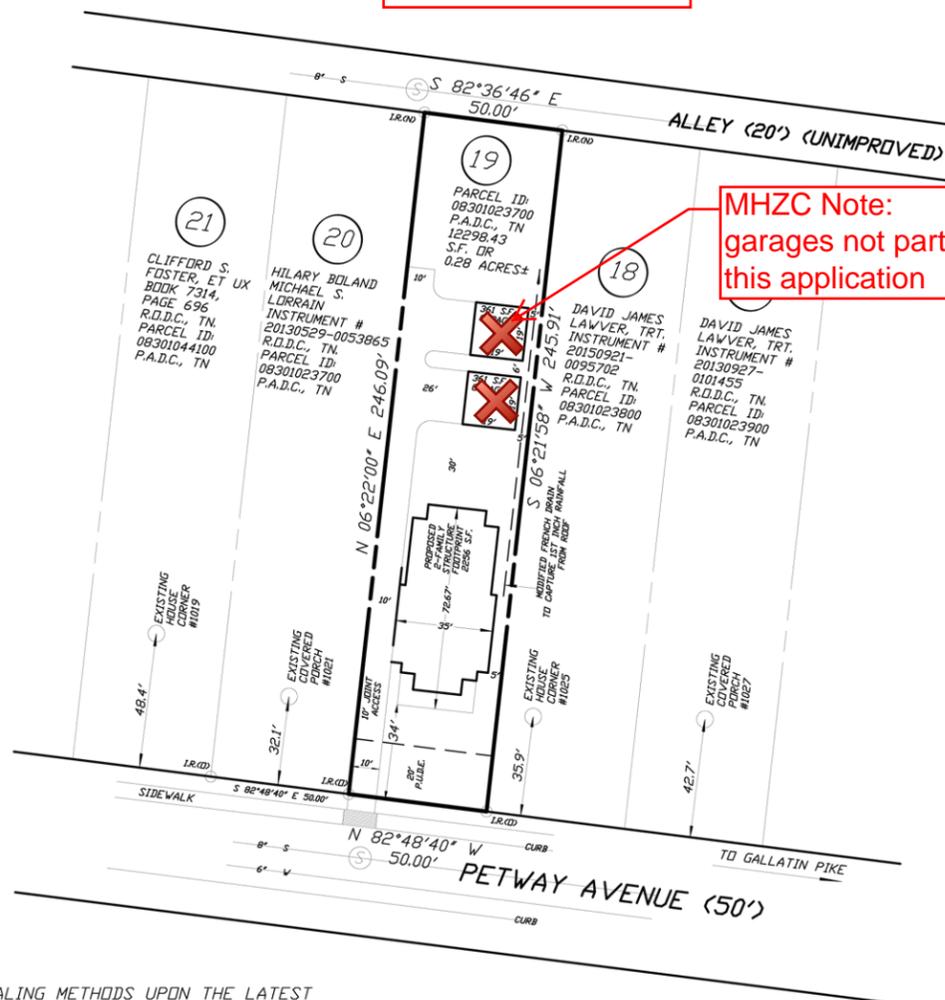
FRONT = STREET AVERAGE
SIDES = 5'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE
DESIGN OR CONSTRUCTION DECISIONS
ARE MADE.

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.

Site plan not to scale



MHZC Note:
garages not part of
this application

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.D.D.C., TN.
PARCEL ID:
08301023700
P.A.D.C., TN.
DATE OF SURVEY 10-6-15
SCALE : 1"=50'
PREPARED FOR:
HAROLD JOHNSON

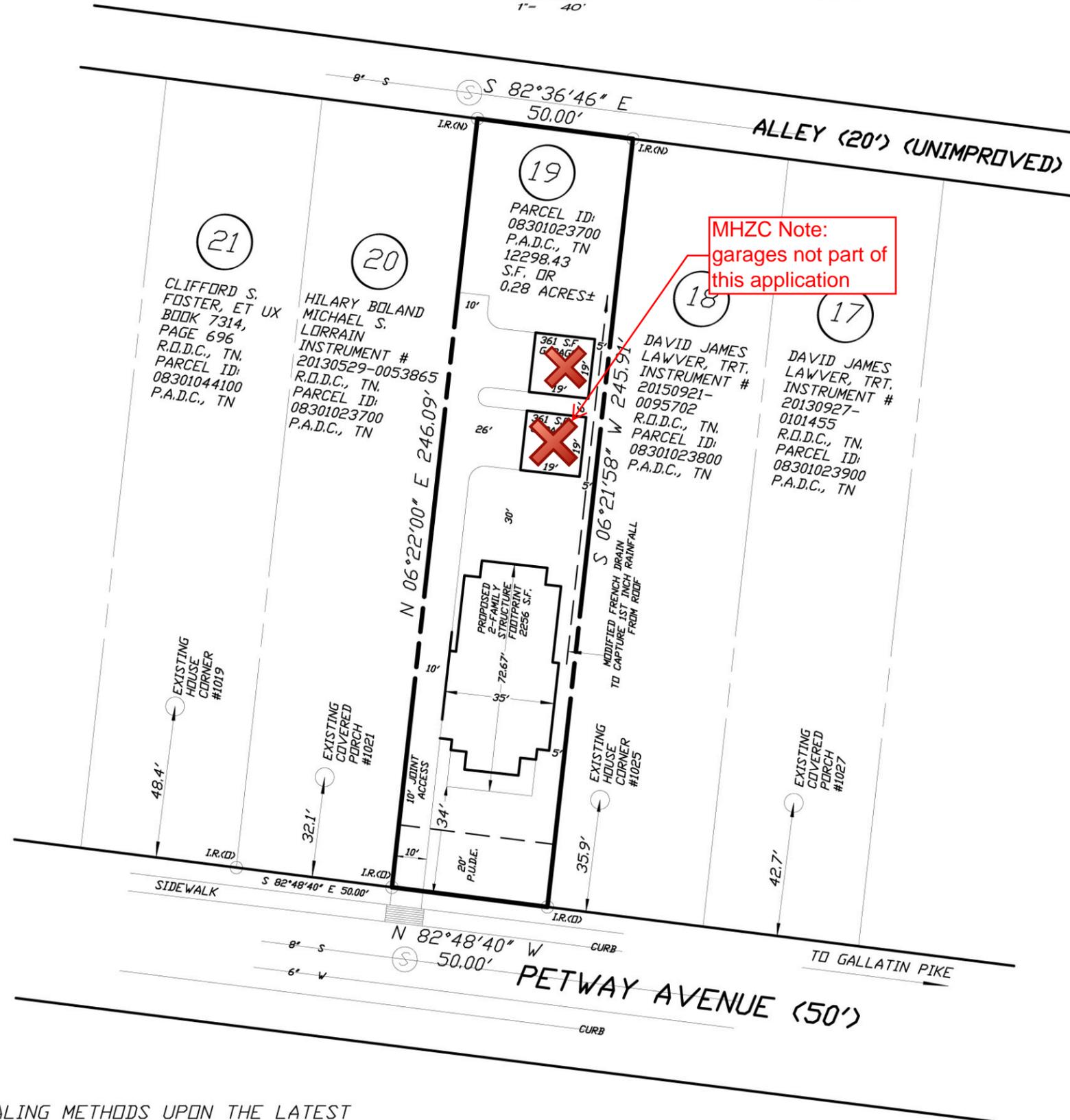
TOTAL AREA IN BOUNDARY
12298.43
S.F. OR
0.28 ACRES±

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

SHEET 1 OF 1

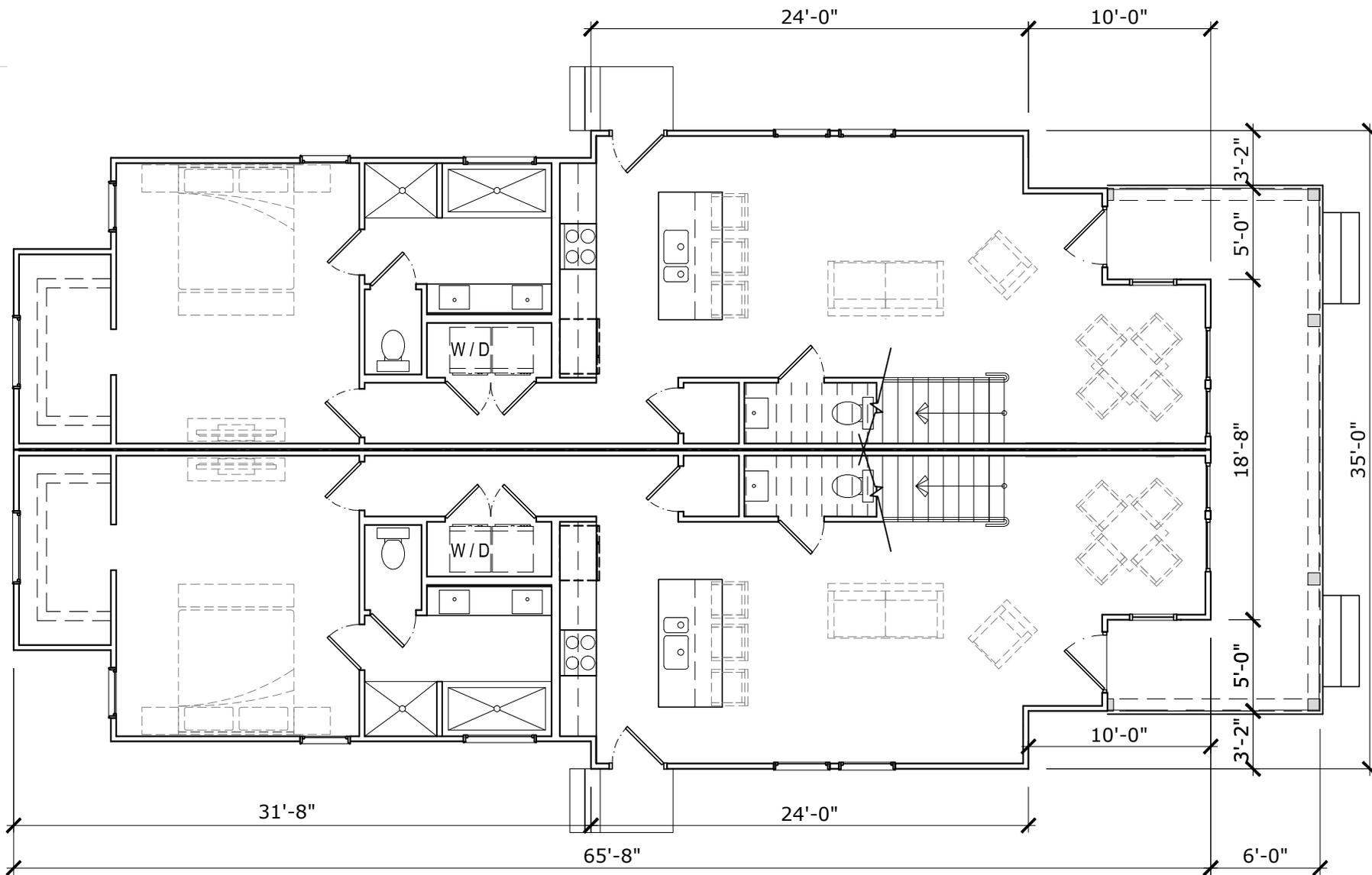


SHL



PHIC SCALING METHODS UPON THE LATEST
 100 INSURANCE RATE MAP
 UNITY NO. 470040 MAP / PANEL NO. 217 F
 DATE 4-20-01
 PARTY IS LOCATED IN ZONE "X"

11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE
 DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER
 MANUAL. THE MINIMUM DRIVEWAY CULVERT IN METRO ROW



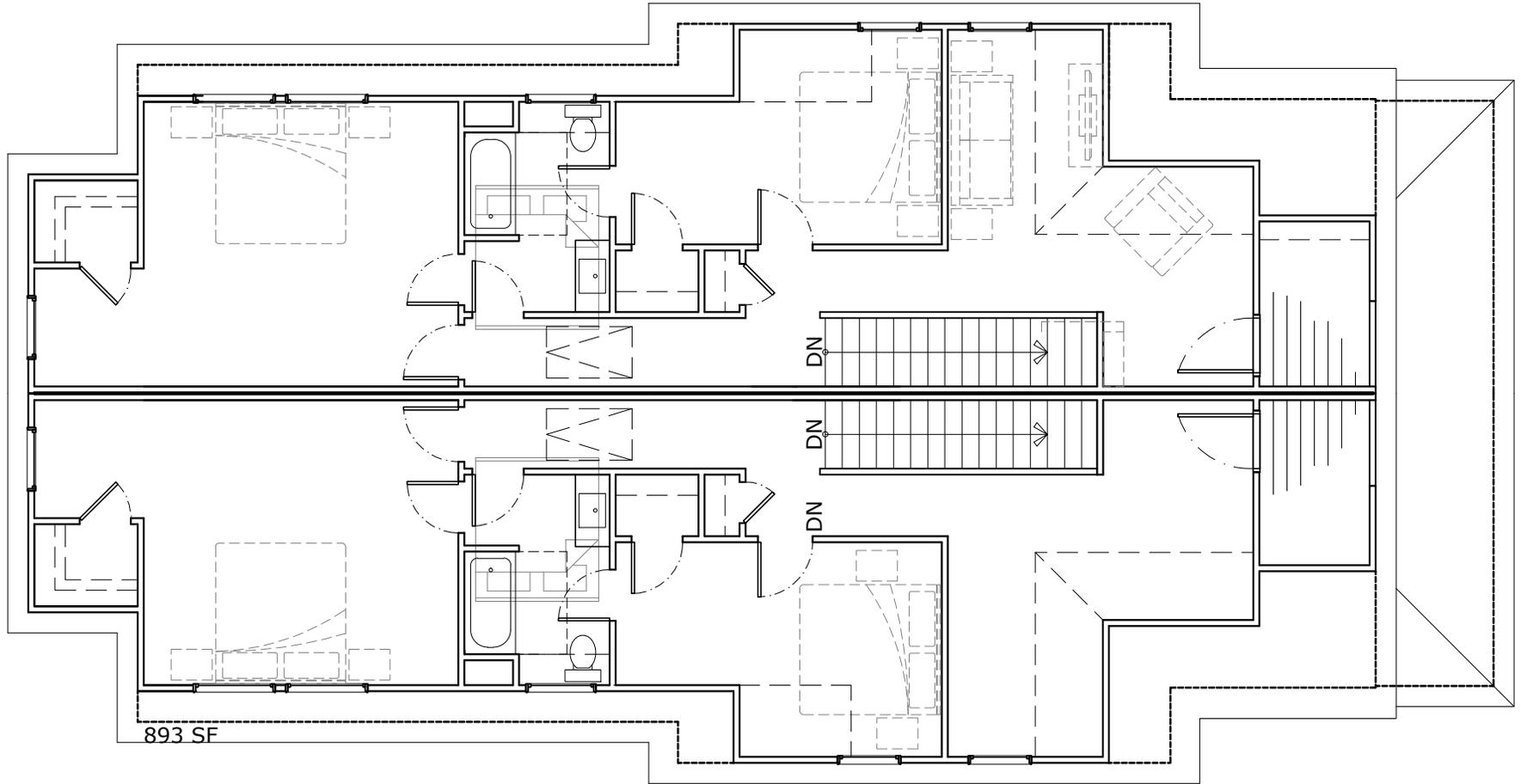
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02

1023 PETWAY AVE., NASHVILLE, TN

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

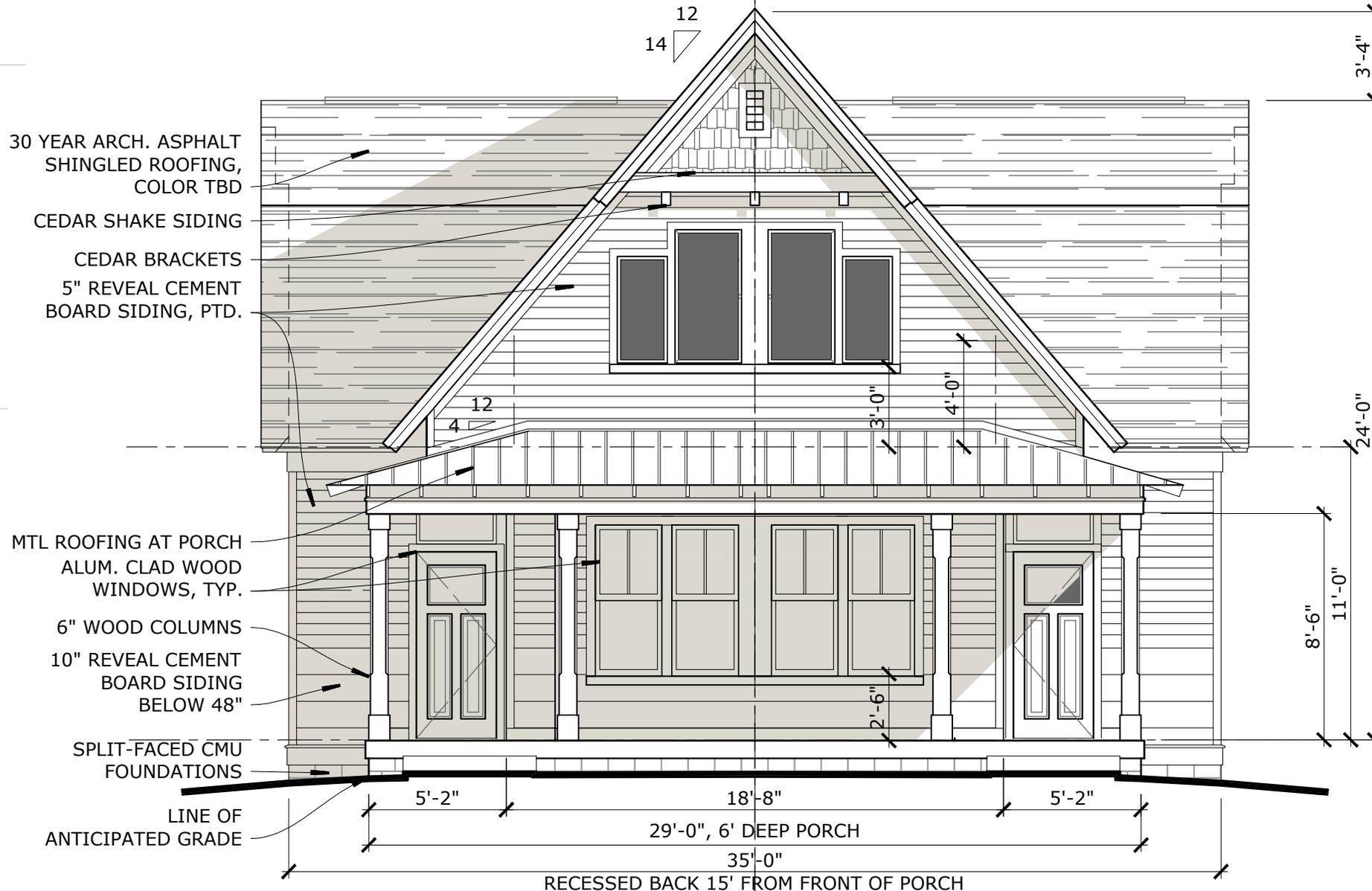


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03

1023 PETWAY AVE., NASHVILLE, TN



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04



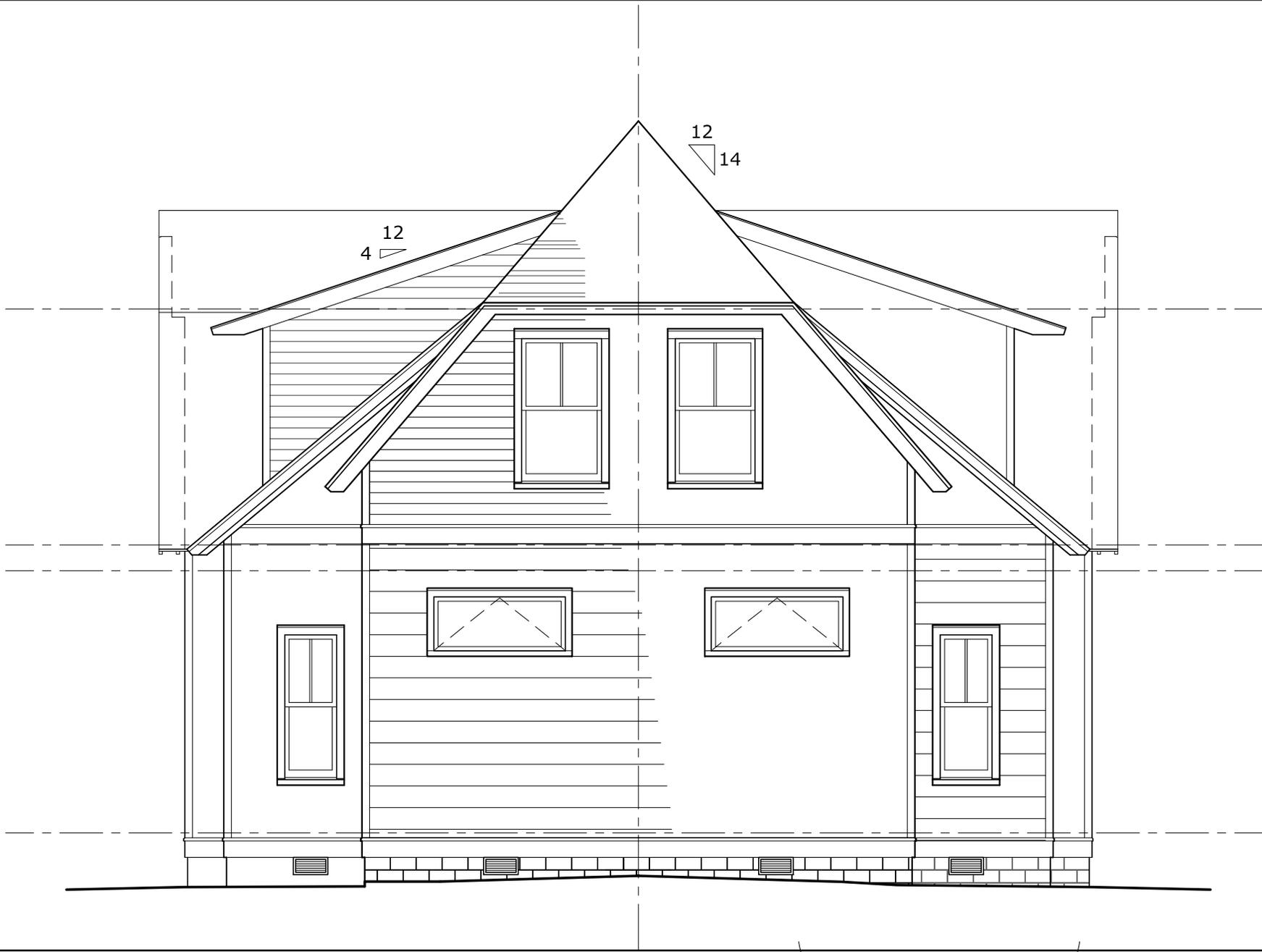
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05

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01.13.16

06

1023 PETWAY AVE., NASHVILLE, TN