

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
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STAFF RECOMMENDATION
3641 Richland Avenue
Lot 4, Richland Hall Development
August 17, 2016

Application: New construction—infill and outbuilding; Setback determination
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409028300
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 left/east 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 masonry samples prior to purchase and installation;
3. Staff approve the asphalt shingle color and texture;
4. Staff approve all window and door selections prior to purchase and installation; and
5. The one foot by one foot (1' X 1') window openings on the left elevation be a minimum of four square feet (4 sq. ft.)

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*.

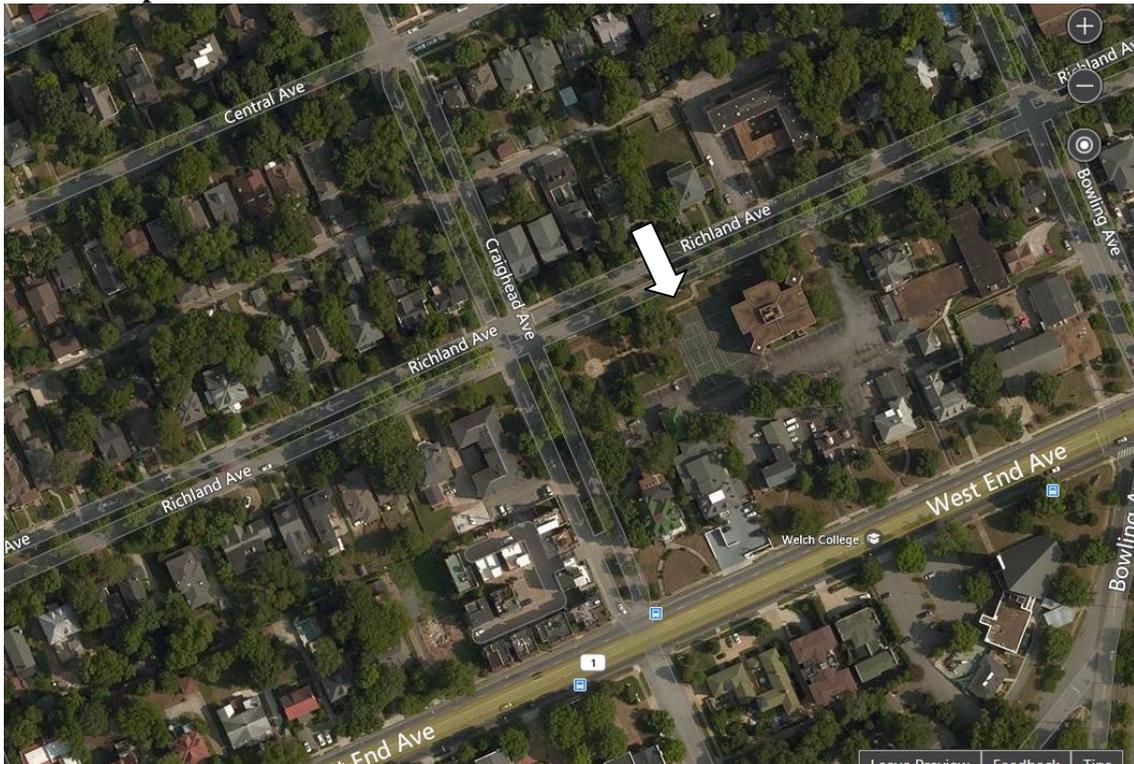
Attachments

- A:** Photographs
- B:** Development Site Plan
- C:** Lots 1-5 Plot Plan
- D:** Site Plan
- E:** 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: 3641 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. MHZC so far has approved infill and outbuildings for Lots 1, 2 and 3 (3657, 3653, and 3647 Richland Avenue, respectively).



Figure 1. Lot at 3641 Richland Avenue

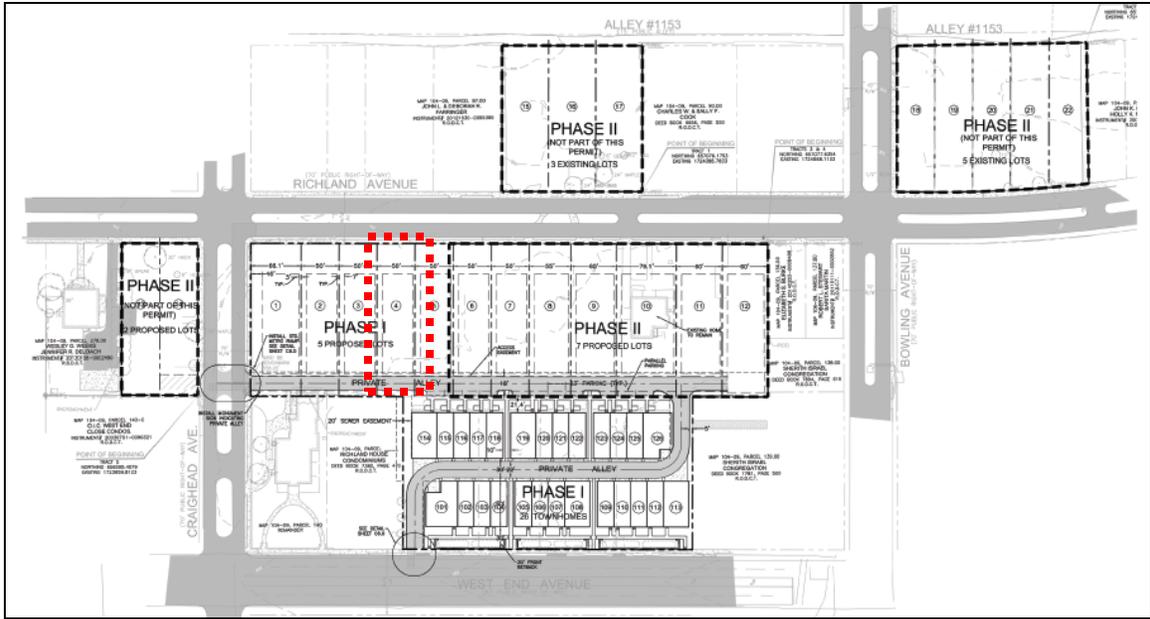


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.



Figure 3: 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:

Height:

	# of Stories	Foundation	Eave	Ridge
Proposed at front	2	3.5 blocks	23'6"	39'
Range of historic block face	1-2	1 – 4 blocks	12' – 25'	30' – 44'

Width:

	Width
Proposed	39'
Range of historic block face	38'-65'

The height and scale of the proposed infill for Lot 4 is similar to the height and scale approved by MHZC for the other three lots of this development. Staff recommends verification of the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context. With this condition, staff finds that the height and scale meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
Bulk Standards	40'	5'	5'	20'
Proposed	40'	3'	7'11"	80'+
Range of historic block face	40'	2' – 10'	2'-10'	60' – 80'

In 2015, 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 proposed infill meets that front setback.

The right side elevation will be seven feet, eleven inches (7'11") 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 3637 Richland Avenue, which is also part of the larger development. Staff has yet to review the site plan for 3637 Richland Avenue, but has directed the applicant that the right side of 3637 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. 3641 and 3637 Richland Avenue and that the reduced side setback will not affect overall rhythm of spacing on the street. For Lots 1, 2, and 3 of this development, the Commission has approved similar setback determinations.

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/ Texture	Approved Previously or Typical of Neighborhood	Requires Final Review
Foundation	Rock-faced limestone	N/A	Yes	Yes
Primary Cladding	Hard coat stucco over brick veneer	Unknown	Yes	Yes
Secondary Cladding	4" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Wood or cement fiberboard	Smooth	Yes	No
Chimney	Stucco	Smooth	Yes	No
Windows	Aluminum clad casements	Unknown	Yes	Yes
Doors	Aluminum clad	Unknown	Yes	Yes
Porch floor	Concrete	N/A	Yes	No
Porch Railing	Iron	N/A	Yes	No
Porch Steps	Limestone	Unknown	Yes	Yes
Driveway	Concrete	N/A	Yes	No
Walkway	Concrete	N/A	Yes	No
Fencing	Wood	N/A	Yes	No

The applicant is proposing to clad the building in a hard coat stucco over brick. There are several historic stucco buildings in the Richland-West End Neighborhood Conservation Zoning Overlay, most notably at 3533 Richland Avenue (Figure 4).

With the staff's final approval of the windows and doors, masonry sample, and shingle color, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.



Figure 4. Stucco house at 3533 Richland Ave.

Roof form:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Cross-gable	Yes
Primary roof slope	14/12	Yes
Front bay roof	Decorative parapet	No
Chimney	Interior, at rear	Yes

The decorative parapet at the front bay is not typical of the district, but a similar form can be found a few blocks over at 117 Mockingbird Road, in the neighboring Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 5). If this type of parapet were to be proposed for an infill site with flanking historic houses on both sides, it may not be appropriate. However, staff finds it to be appropriate in this instance, for this site, because the infill will be in the middle of line of nine new adjacent infill houses. This development will overall include twenty-two (22) infill houses in the Richland-West End Overlay, all located on Richland Avenue. Allowing for a variation in design that maybe atypical of the district, but which can be found on an historic house nearby, will help diversify the development and distinguish the individual houses.



Figure 5. 117 Mockingbird Road in Cherokee Park

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:

Orientation elements	Proposed?
Principle entrance facing Street	Yes
Front porch/stoop or hood	Yes – inset entry stoop
Walkway leading to street	Yes
Parking in Rear	Yes

Staff finds that the infill’s orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings:

	Proposed Project	Appropriate?
Windows twice as tall as they are wide?	Yes	Yes
Largest Section of Wall Without a Window/Door Opening	16'	No*

*On the left elevation are four small window openings that are approximately one foot by one foot (1' X 1'). The design guidelines state that window openings should be a minimum of four square feet (4 sq. ft.). Staff therefore recommends that these window openings be enlarged to be a minimum of four square feet (4 sq.ft.)

With the enlargement of the window openings on the left elevation, staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities:

	Material/design	Location	Typical of District?
Driveway	Concrete	At rear	Yes
Walkway	Concrete	Front stoop to sidewalk	Yes
Fencing	Wood privacy fence	Rear and side	Yes
HVAC	N/A	On side, over 20' from front of house	Yes

The drawings indicate that the applicant intends to maintain the portion of the existing stone wall along Richland Avenue that extends to the site. Staff finds that the infill meets Section II.B.1.i. of the design guidelines .

Outbuilding: The outbuilding will not contain a dwelling unit. This site is zoned for single family, and DADUs are not permitted under the current zoning.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot		Yes
Space between principal building and DADU/Garage	20'	10'
Rear setback	3'	30'+
L side setback**	3'	3' (Requires setback determination)
R side setback**	3'	24'
How is the building accessed?		From new private alley

If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		yes
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The Commission typically requests to see at least twenty feet (20') between the primary structure and the outbuilding. The applicant is proposing just ten feet (10') in between the structures. The Commission has approved the distance of ten feet (10') in between the primary structures and the outbuildings for Lots 1, 2, and 3 of this development, and staff recommends that it be approved for Lot 4. The overall development is creating a new alley at the rear of the lots, which will make the back portion of the lot unavailable for building. Approximately the back thirty feet (30') of the lot is used for the alley. In addition, there is a utility easement in between the alley and the outbuilding. The outbuilding cannot be pushed any further to the rear because of the new alley and the easements on the property. Therefore staff finds that the distance in between the primary house and the outbuilding to be sufficient.

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 more than twenty feet (20') from the rear property line, although it will appear to be much closer because the rear portion of the lot will be dedicated to a new private alley. 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.

Massing Planning:

	Infill	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	39'	25'	24'3"
Eave Height	23'6"	2 story 17'	13'

The proposed is a two-story building on a lot greater 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	1,000 sq. ft.	≈1600	805 sq. ft.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	14/12	X

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?		No
Is the roof pitch at least 4/12?	Yes	

The proposed outbuilding has wall dormers on the two side elevations. Staff typically discourages wall dormers, but staff finds them to be appropriate on this structure for several reasons. The wall dormers will at most be minimally visible because they will be so far back from the front of the street. In addition, the dormers have widths that are modestly scaled so they are less than half the width of the wall below. Lastly, the dormers are set well off the ridge of the roof, which will help to reduce their scale.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Concrete slab	Natural color	Yes	No
Cladding	Stucco over brick veneer	Unknown	Yes	Yes
Secondary Cladding	4" cement fiber board lap siding	Smooth	Yes	No
Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Cement fiber or wood	smooth	Yes	No
Driveway	Concrete	N/A	Yes	No
Windows	Aluminum clad casements	Unknown	Yes	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Vehicular Door	Not indicated	Unknown	Unknown	Yes

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 masonry samples prior to purchase and installation;
3. Staff approve the asphalt shingle color and texture;
4. Staff approve all window and door selections prior to purchase and installation;
- and
5. The one foot by one foot (1' X 1') window openings on the left elevation be a minimum of four square feet (4 sq.ft.)

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:



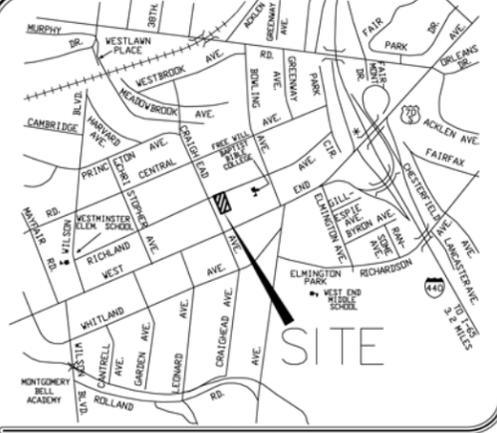
3632 and 3630 Richland Avenue, across the street from the site



3628 Richland Avenue, across the street from the site



3618 Richland Avenue, across the street from the site



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO SHIFT A LOT LINE, CREATE 2 LOTS, ADD EASEMENTS AND REVISE THE 31' P.U.D.E. AND ACCESS ON LOT 2 ALONG THE PRIVATE ALLEY.
 - BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
 - THIS PROPERTY IS CURRENTLY ZONED OV-UZO (URBAN ZONING OVERLAY), RS7.5 (SINGLE-FAMILY 7,500 SQUARE FOOT LOT), OV-IMP (I-440 IMPACT OVERLAY), OV-NHC (NEIGHBORHOOD CONSERVATION OVERLAY), AND RM40 (MULTI-FAMILY 40 UNITS AN ACRE). MINIMUM YARD REQUIREMENTS TO BE DETERMINED BY THE CURRENT METROPOLITAN ZONING REGULATIONS AND THE METRO NASHVILLE HISTORIC ZONING COMMISSION.
 - 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. 47037C0214 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.
 - BEING A PORTION OF PARCEL NUMBER 140 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 104-09 AND ALL OF PARCELS 281 AND 282 OF MAP 104-09.
 - 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.
 - 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.
 - THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

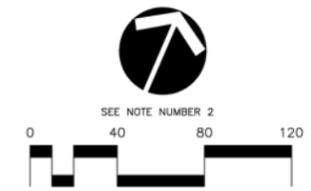
- GENERAL NOTES**
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)
 - THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
 - 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.
 - 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.
 - 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-(615)-366-1987.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
 - VEHICULAR ACCESS SHALL BE LIMITED TO THE PRIVATE ALLEY. NO ACCESS FROM RICHLAND AVENUE.
 - THE APPROXIMATELY 625 FEET SANITARY SEWER WAS ABANDONED BY ORDINANCE NO. BL2015-1312.
 - THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.

- PLAT REFERENCE**
- BEING LOT 3 AS SHOWN ON THE WELCH PROPERTY SUBDIVISION OF RECORD IN INSTRUMENT 20151014-0104355 AND LOT 4 OF THE UNRECORDED PLAT OF RICHLAND HALL SECTION II, FORMERLY WELCH PROPERTY SUBDIVISION, SECTION II
- 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.
19. THE PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO THE STORMWATER MAINTENANCE AGREEMENT, INSTRUMENT #20160205-0011276 RECORDED WITH THE DAVIDSON COUNTY REGISTER OF DEEDS.
20. RAINGARDENS ARE TO BE INCLUDED ON LOTS 2-5. LOCATIONS TO BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.

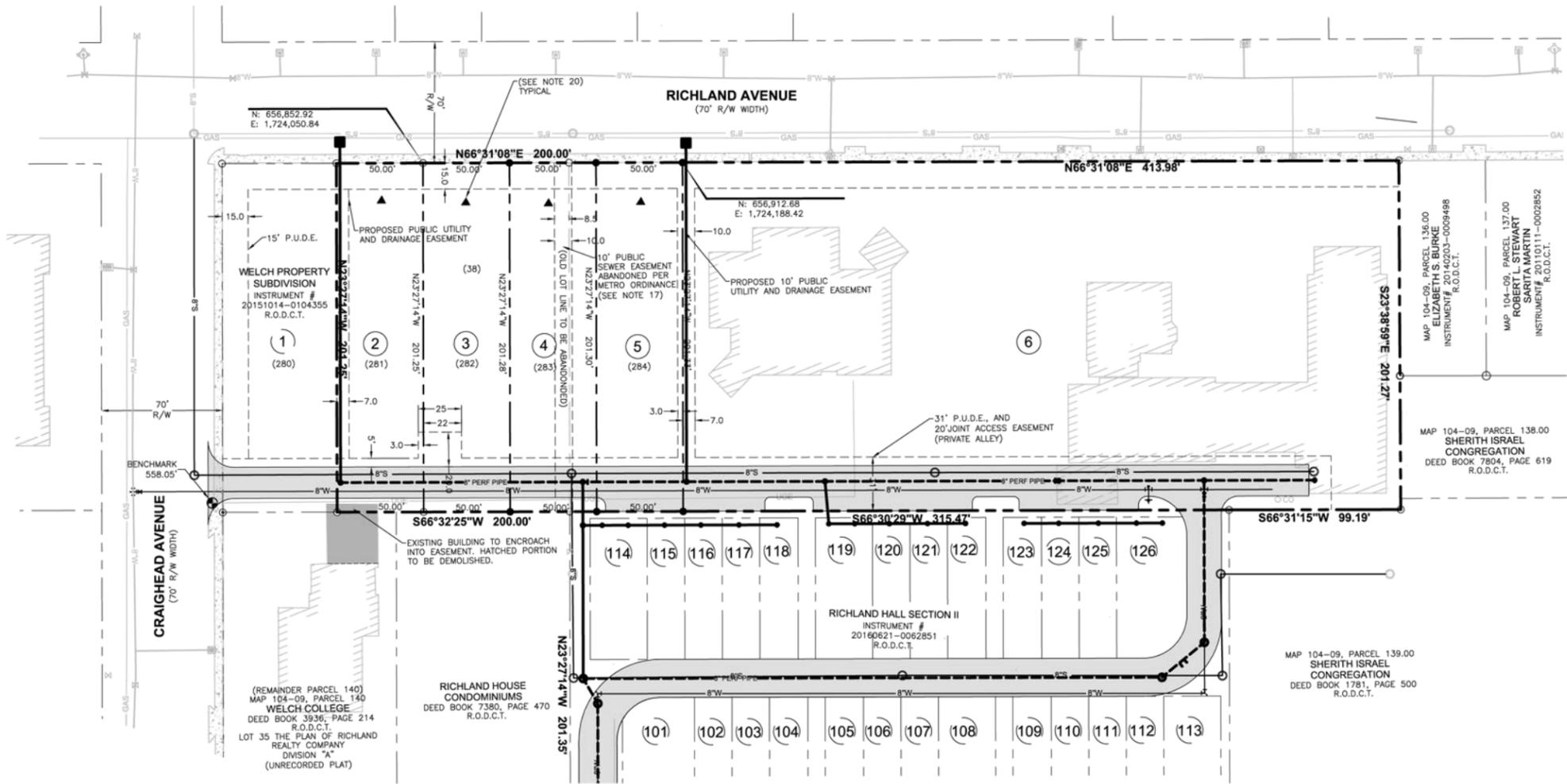
LOT AREA TABLE

LOT	AREA
2	10,063 SF 0.23 AC
3	10,063 SF 0.23 AC
4	10,063 SF 0.23 AC
5	10,063 SF 0.23 AC
6	83,383 SF 1.91 AC
TOTAL	123,635 SF 2.83 AC

LOCATION MAP (NOT TO SCALE)



- LEGEND**
- MONUMENT (NEW) 4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED RAGAN-SMITH ASSOCIATES
 - IRON ROD (NEW) 1/2" 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
 - (382) 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 UNLESS OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

BY: _____ DATE: _____
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 "T" 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: _____ DATE: _____
TENNESSEE REGISTERED SURVEYOR NO. 2588

COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

RECORD

SUBDIVISION NUMBER

2016S-108-001

FINAL PLAT

RESUBDIVISION OF LOTS 2 & 3 WELCH PROPERTY, SECTION I & OF LOT 4 RICHLAND HALL, SECTION II (FORMERLY KNOWN AS WELCH PROPERTY, SECTION II)

RICHLAND HALL LOTS 2,3,4,5 AND 6

TWENTY FOURTH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE, AND DAVIDSON COUNTY TN.
DISTRICT COUNCIL MEMBER-KATHLEEN MURPHY

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

REV DATE: JULY 25, 2016
REV DATE: MAY 12, 2016
DATE: APRIL 27, 2016
SCALE: 1"=40'
JOB NO. 14-116 W.O. 0213

RAGAN-SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

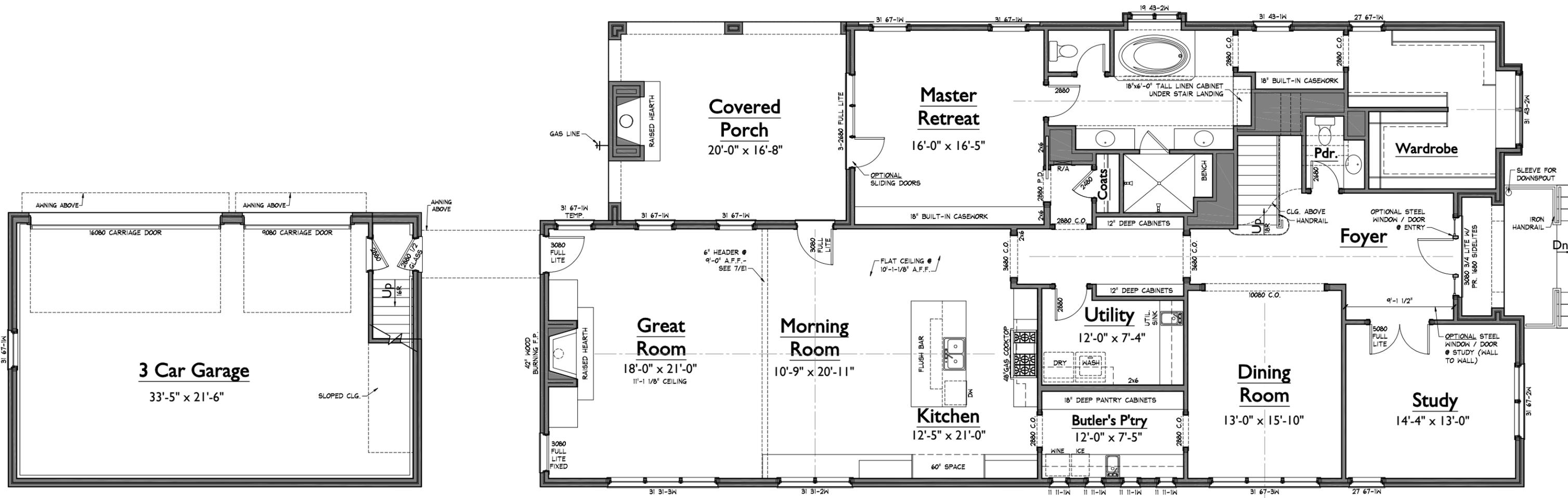
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 dchandler@ragansmith.com
CONTACT: DOUGLAS BALL-CHANDLER

SHEET 1 OF 1

TOTAL AREA= 123,635 SQUARE FEET OR 2.83 ACRES ±

G:\04-160\7975\PLAT\SECTION\PHASEA\PHASE_A_17975_4G_PLAT-1.DWG

AREAS			
HEATED LIVING	BASEMENT	0	4921
	FIRST FLOOR	2642	
	SECOND FLOOR	1598	
	EXPANSION ROOM	681	
	TOTAL HEATED LIVING	4921	
UNFIN. LIVING	UNFIN. BASEMENT	0	4921
	UNFIN. FIRST FLOOR	0	
	UNFIN. SECOND FLOOR	0	
	TOTAL UNFIN. LIVING	0	
MECH./STORAGE/OTHER	UNFIN. STORAGE	0	5963
	GARAGE	718	
	COVERED ENTRY	34	
	COVERED PORCHES	290	
	TOTAL OTHER	1042	
F	LAST CHECKED: 07.19.2016 EH		



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

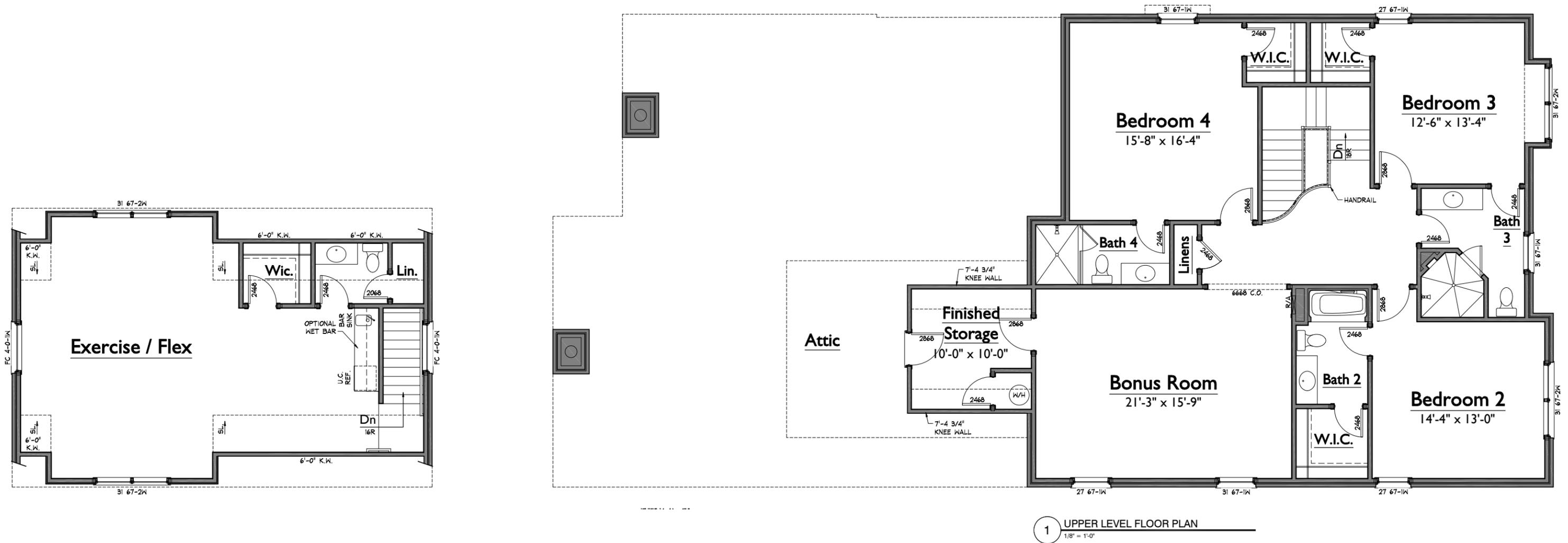
RICHLAND HALL - LOT 004
RH004

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FORD
CUSTOM CLASSIC HOMES

390 MALLORY STATION RD. SUITE 100
FRANKLIN, TN 37067
p. 615.503.9727 f. 615.503.9798

NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.



1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

RICHLAND HALL - LOT 004

RH004

UPPER LEVEL FLOOR PLAN

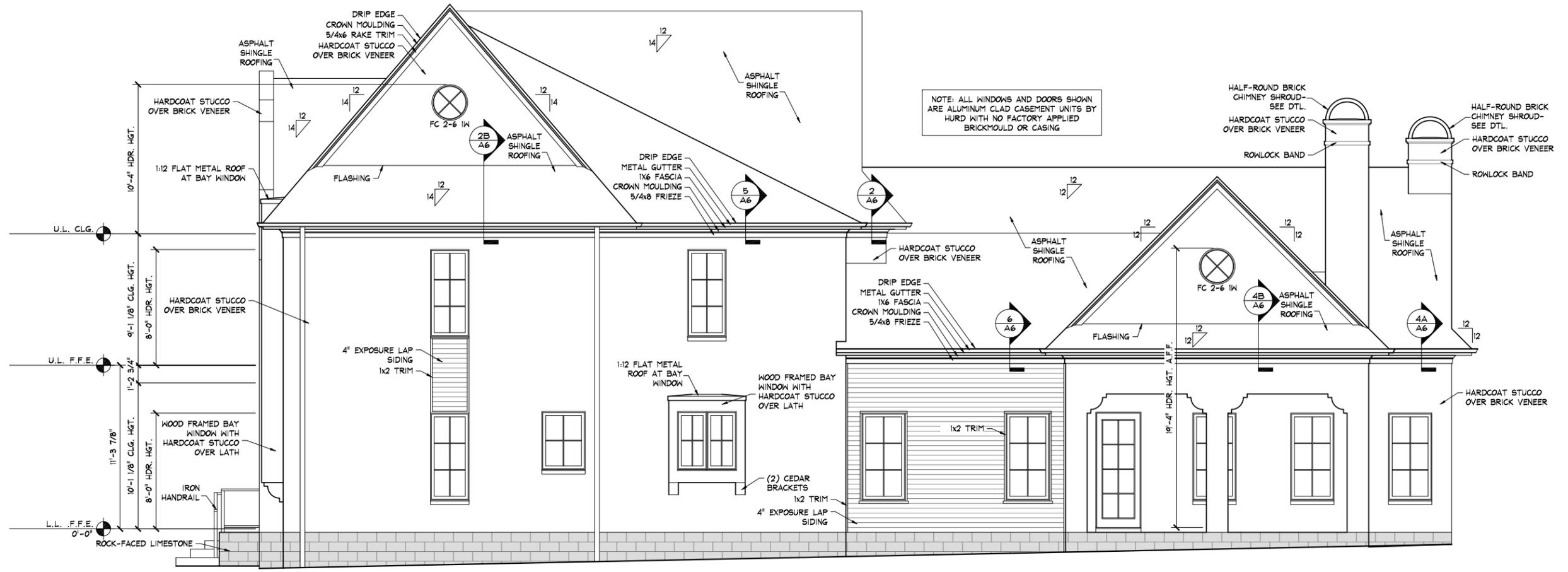
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LAST CHECKED:
07.20.2016
EH

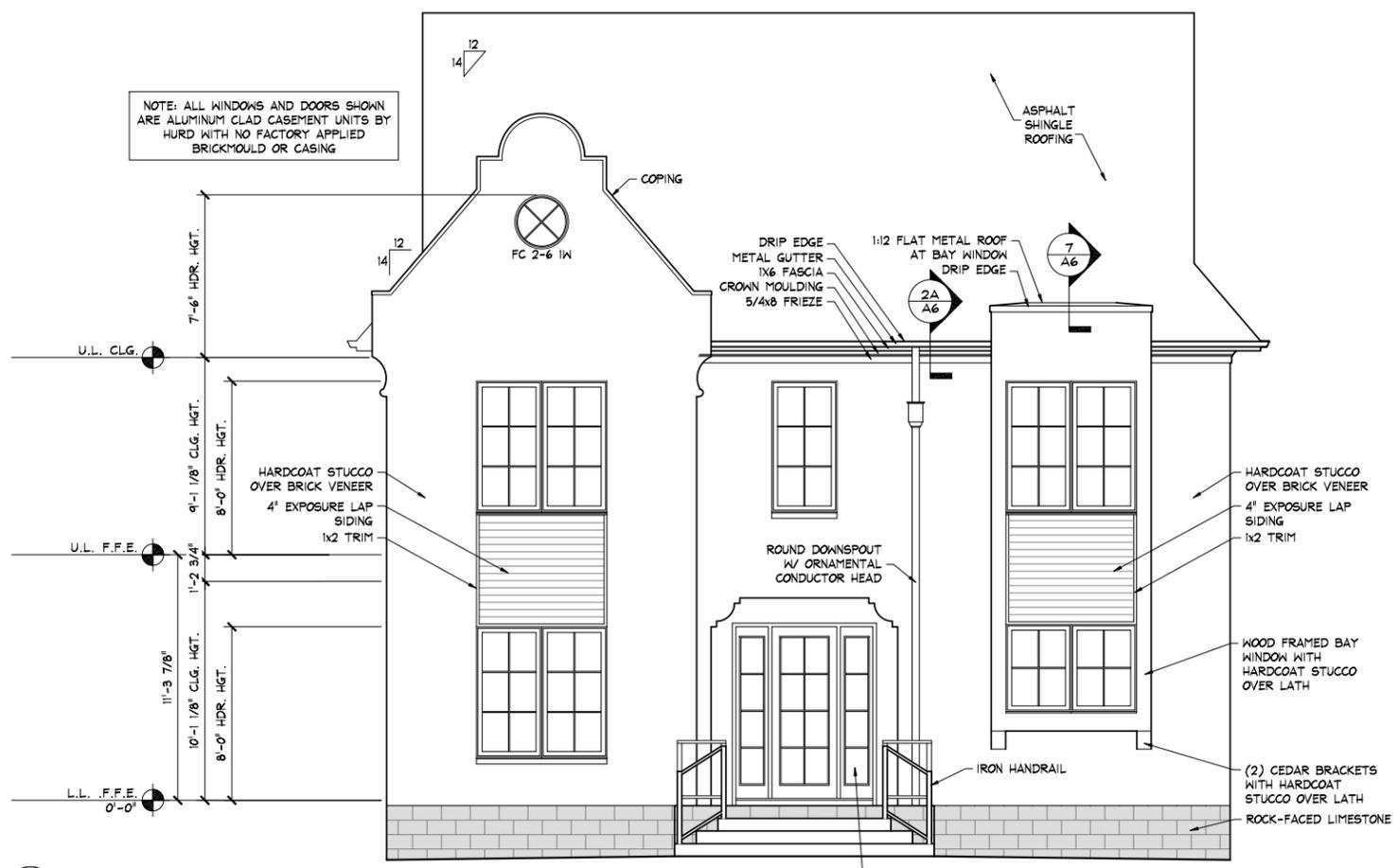


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2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

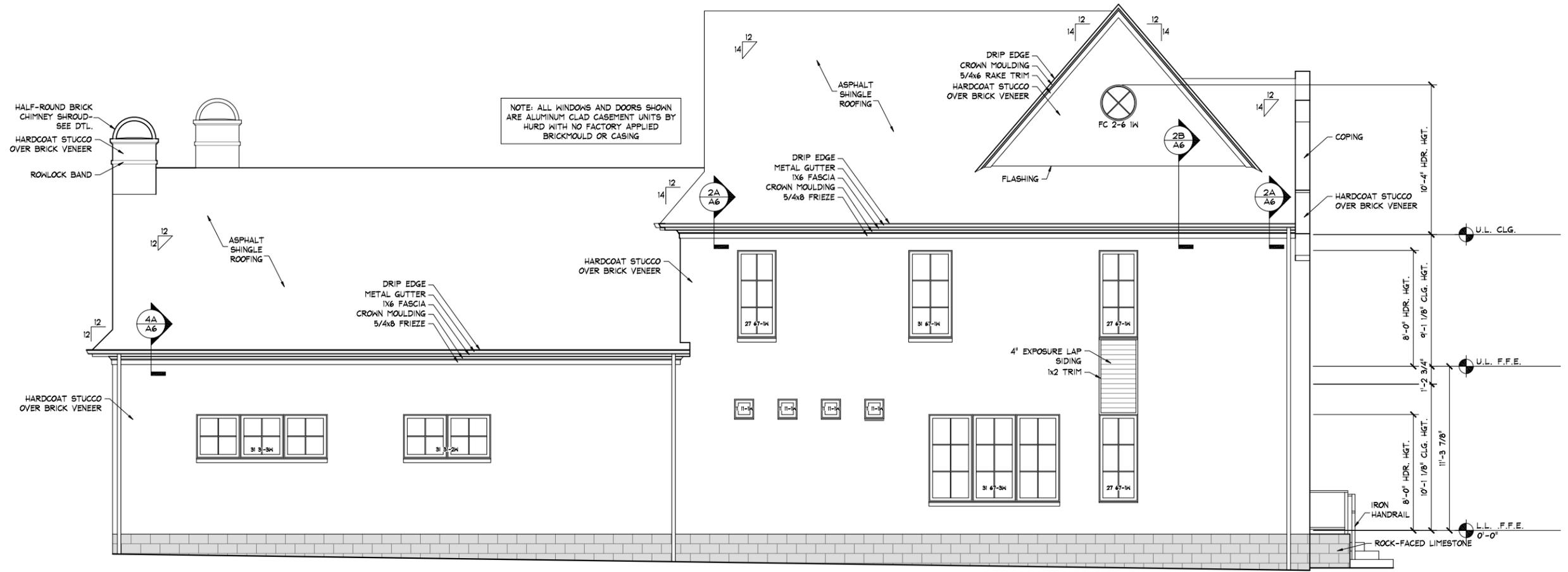
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RICHLAND HALL - LOT 004

RH004



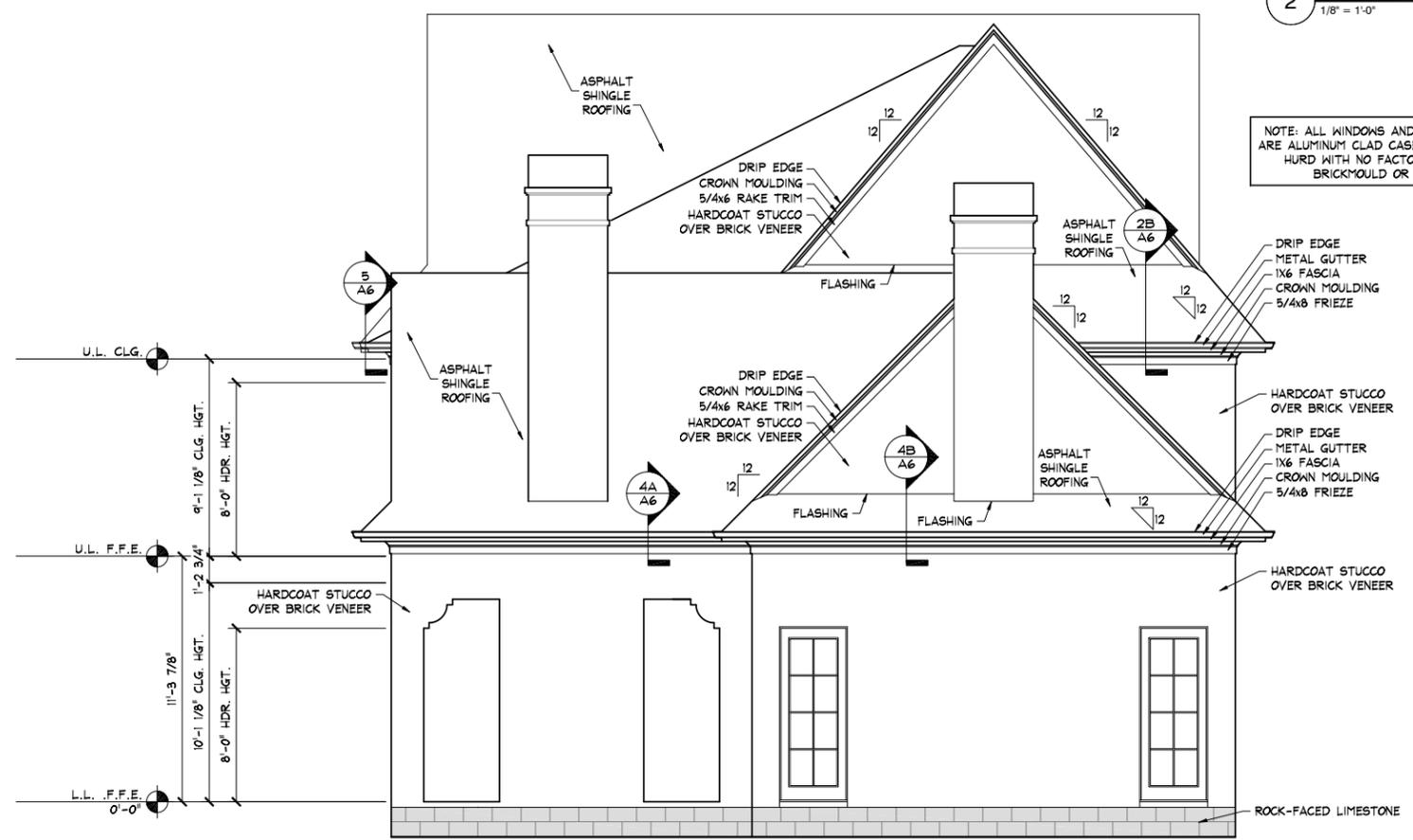
390 MALLORY STATION RD. SUITE 100
FRANKLIN, TN 37067
p. 615.503.9727 f. 615.503.9798



2 LEFT ELEVATION
1/8" = 1'-0"

NOTE: ALL WINDOWS AND DOORS SHOWN ARE ALUMINUM CLAD CASEMENT UNITS BY HURD WITH NO FACTORY APPLIED BRICKMOLD OR CASING

NOTE: ALL WINDOWS AND DOORS SHOWN ARE ALUMINUM CLAD CASEMENT UNITS BY HURD WITH NO FACTORY APPLIED BRICKMOLD OR CASING



1 REAR ELEVATION
1/8" = 1'-0"

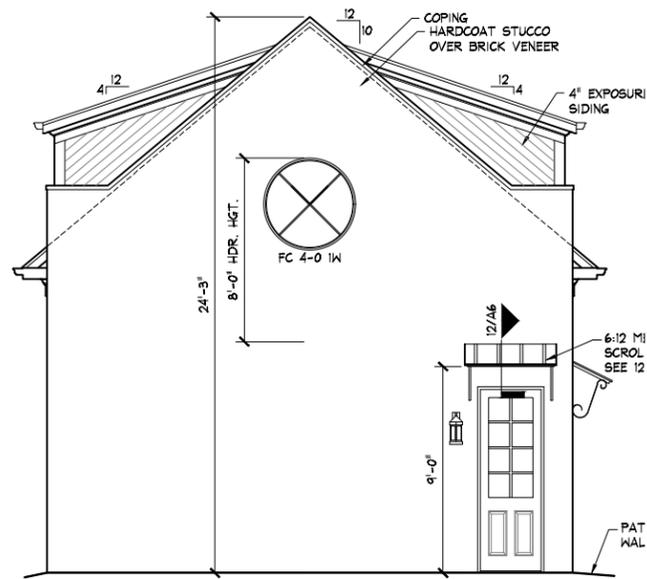
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RICHLAND HALL - LOT 004
RH004

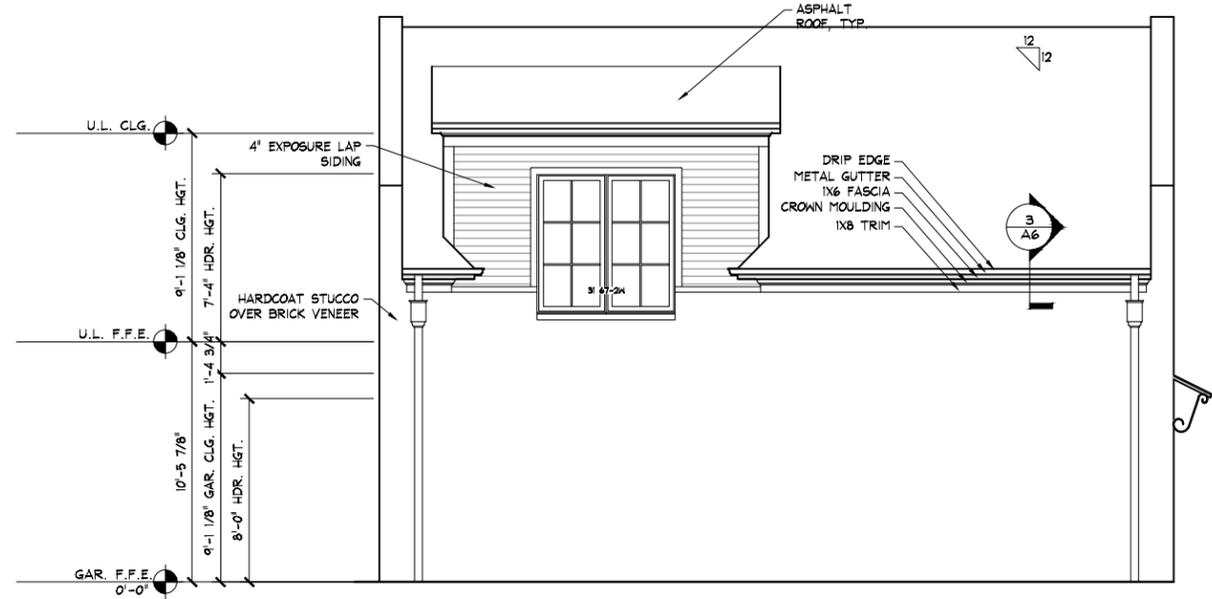
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FORD
CUSTOM CLASSIC HOMES

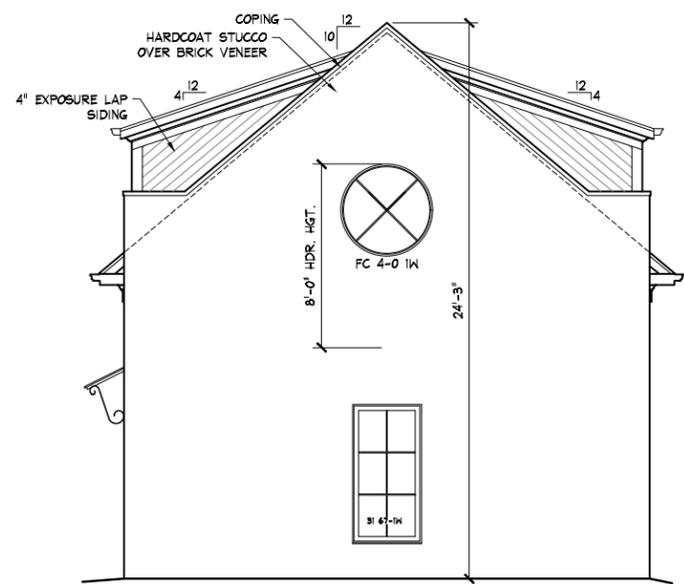
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FRANKLIN, TN 37067
p. 615.503.9727 f. 615.503.9798



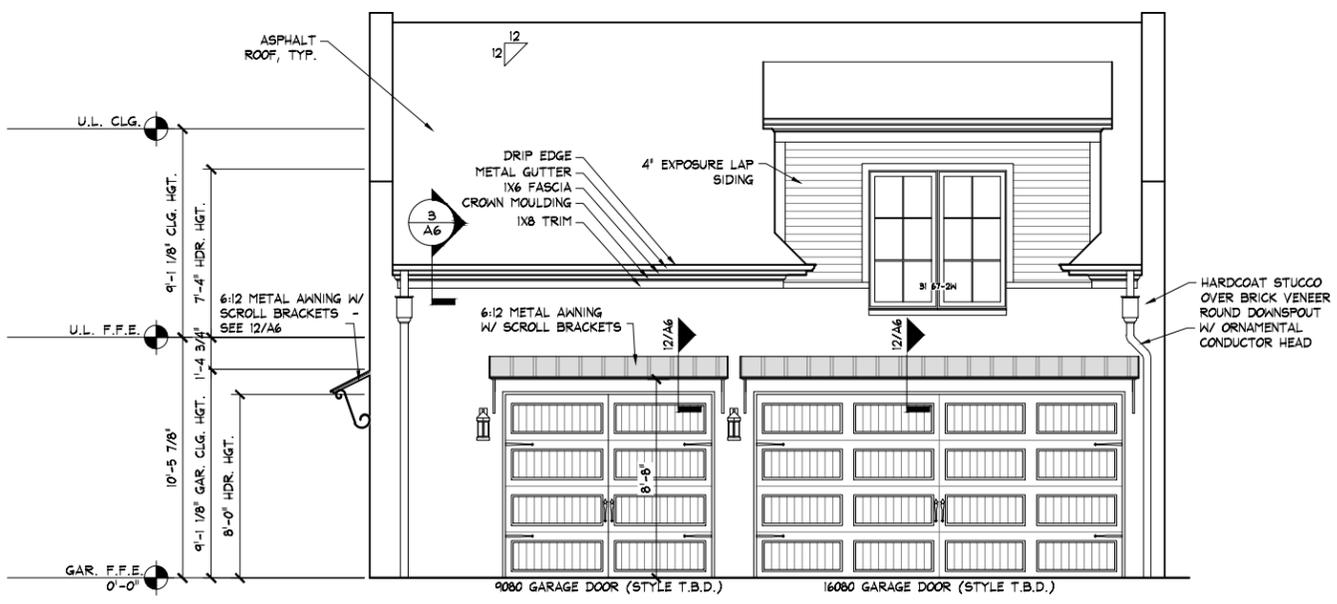
4 GARAGE LEFT ELEVATION
1/8" = 1'-0"



3 GARAGE REAR ELEVATION
1/8" = 1'-0"



2 GARAGE RIGHT ELEVATION
1/8" = 1'-0"



1 GARAGE FRONT ELEVATION
1/8" = 1'-0"

RICHLAND HALL - LOT 004

RH004

GARAGE ELEVATIONS

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LAST CHECKED:
08.05.2016
EH

FORD
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