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
0 Murphy Road (Acklen Park Drive)
October 18, 2017

Application: New construction – infill (six single-family lots)
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405006500
Applicant: Patrick Chisholm, Vandy Acklen Park LLC
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant seeks approval for revisions to designs for six houses, which were approved by the MHZC in 2016.

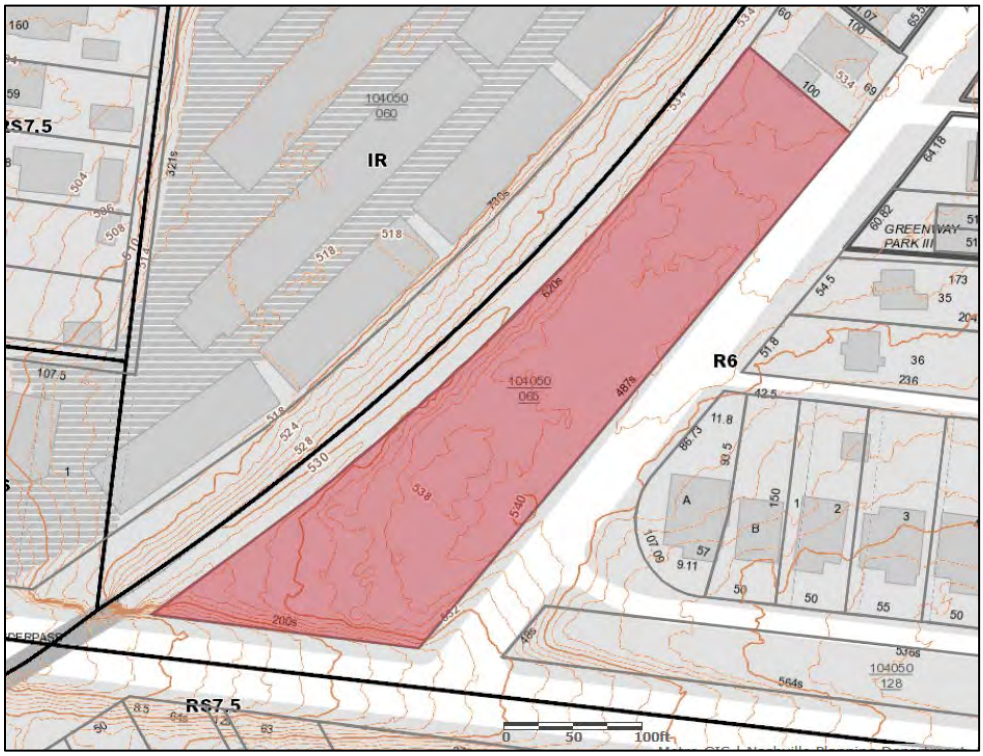
Recommendation Summary: Staff recommends approval of the revisions to the proposed infill houses with the conditions included in the Commission's previous approval:

1. Staff shall inspect the foundation heights during construction to verify that the floor levels are consistent with the surrounding context; and
2. The front porches shall be no less than six feet (6') in depth; and
3. The siding reveals and textures, roof colors, windows, doors, as well as stone and brick samples shall be administratively approved prior to permitting; and
4. Walkways are added to lead from each porch to the sidewalk; and
5. The materials of all paving shall be approved by Staff and the HVAC shall be located on the rear façades or on side façade beyond the midpoints of the houses.

With those conditions met, Staff finds that the project would be compatible with surrounding historic houses, and that the project will meet the Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

Attachments
A: Photographs
B: Site Plan
C: 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.*

Background: The eight lots at 0 Murphy Road are currently vacant, having recently been subdivided and platted. In 2016 and 2017, designs for six single-family dwellings and two duplexes on the site were approved by the MHZC.

Analysis and Findings: The applicant seeks approval for revisions to the plans (height, width and setbacks) for the six single-family houses that were previously approved. No changes are proposed for the two duplex buildings.

Height & Scale: In the approved 2016 plans, all six new houses were to be nearly identical in scale. They were to be thirty feet, five inches (30'-5") tall, with a floor-ridge height of twenty-eight feet (28') and a floor height of two feet, five inches (2'-5"). They would all be thirty feet (30') wide, and have a depth of thirty-five feet (35') including a seven foot (7') deep front porch.

The applicant has revised the buildings as follows:

Height:

Unit number	Approved Height	Proposed Height	Difference
1	30'-5"	29'-2"	1'-3" shorter
2	30'-5"	29'-2"	1'-3" shorter
3	30'-5"	31'	7" taller
4	30'-5"	31'-11"	1'-6" taller
5	30'-5"	30'-5"	no change
6	30'-5"	30'-11"	6" taller

Since there is no immediate historic context for the site, staff compared the proposed houses to historic houses along Murphy Road and Greenway Avenue. These houses range in height from sixteen feet (16') to thirty-one feet (31'), and are typically one or one and one-half stories. Staff finds the heights of the new buildings to be compatible with the surrounding context and to meet the section II.B.1.a of the design guidelines.

Width:

Unit number	Approved Width	Proposed Width	Difference
1	30'	32'	2' wider
2	30'	33'	3' wider
3	30'	32'	2' wider
4	30'	32'	2' wider
5	30'	32'	2' wider
6	30'	32'	2' wider

Depth:

Unit number	Approved Total Depth	Proposed Total Depth	Difference	Approved Porch Depth	Proposed Porch Depth	Difference
1	35'	32'-6"	2'-6" less	7'	5'	2' less
2	35'	32'-6"	2'-6" less	7'	5'	2' less
3	35'	36'	1' more	7'	5'	2' less
4	35'	36'	1' more	7'	5'	2' less
5	37'	37'	no change	7', 9'	4', 6'	3' less
6	35'	36'	1' more	7'	5'	2' less

Surrounding buildings' widths range from approximately thirty-two feet (32') to forty-five feet (45') and their depths range from as little as thirty-one feet (31') to as much as eighty-eight feet (88'). Staff finds the width and depth of the new buildings to be compatible with the surrounding context and to meet the section II.B.1.b of the design

Porches on historic houses are generally at least six feet (6') deep, as they were in the previously approved plans for the houses at 0 Murphy Road. The revisions, however, reduce porch depths of several of the buildings to five feet (5'). Staff recommends that the porch depths are extended to six feet.

Setback & Rhythm of Spacing: The six new houses will be sited with their front facades in line with 522 Acklen Park Drive to the north, which was approved by the MHZC in 2012. The front setbacks of the new buildings will therefore match the existing context. With the above condition that the porch depths be increased to six feet (6') staff recommends that the front façade walls remain in line with the adjacent house and that the porches extend forward into the front yard.

Each building will be shifted to one side of its lot to allow shared driveways between lots 1 and 2, between lots 3 and 4, and between lots 5 and 6. The side setbacks will be five feet (5') on the narrow side, varying from fourteen feet (14') to nineteen feet (19') on the wider side depending on lot width. These setbacks are consistent with the surrounding context, with historic houses also shifted to one side with a driveway on the other. The fronts of the buildings aligned with the adjacent house at 522 Acklen Park Drive, Staff finds that the proposed setbacks and rhythm of spacing will be compatible with the surrounding context and will meet section II.B.1.c of the design guidelines.

All other aspects of the designs, including Setbacks, Materials, Roof forms, Orientation, Proportion and Rhythm of Openings, and Appurtenances, are identical or only minimally changed from the previously approved plans.

Recommendation: Staff recommends approval of the revisions to the proposed infill houses with the conditions included in the Commission's previous approval:

1. Staff shall inspect the foundation heights during construction to verify that the floor levels are consistent with the surrounding context; and
2. The front porches shall be no less than six feet (6') in depth; and
3. The siding reveals and textures, roof colors, windows, doors, as well as stone and brick samples shall be administratively approved prior to permitting; and
4. Walkways are added to lead from each porch to the sidewalk; and
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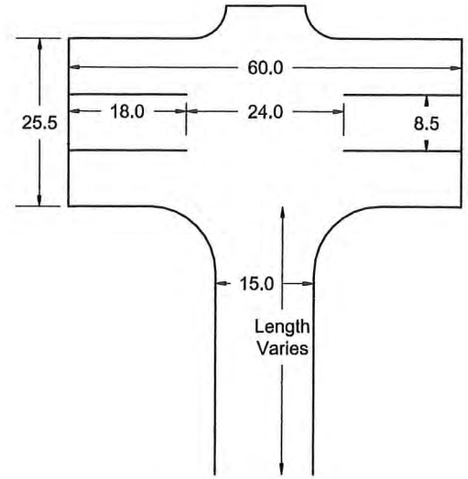
With those conditions met, Staff finds that the project would be compatible with surrounding historic houses, and that the project will meet the Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

Vacant property at 0 Murphy Road, viewed from south. Lots 7 and 8, closest to the intersection of Acklen Park Drive and Murphy Road, are not included in this application.

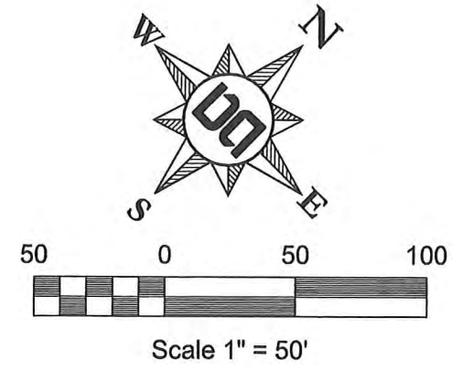
Vacant property at 0 Murphy Road, viewed from north.

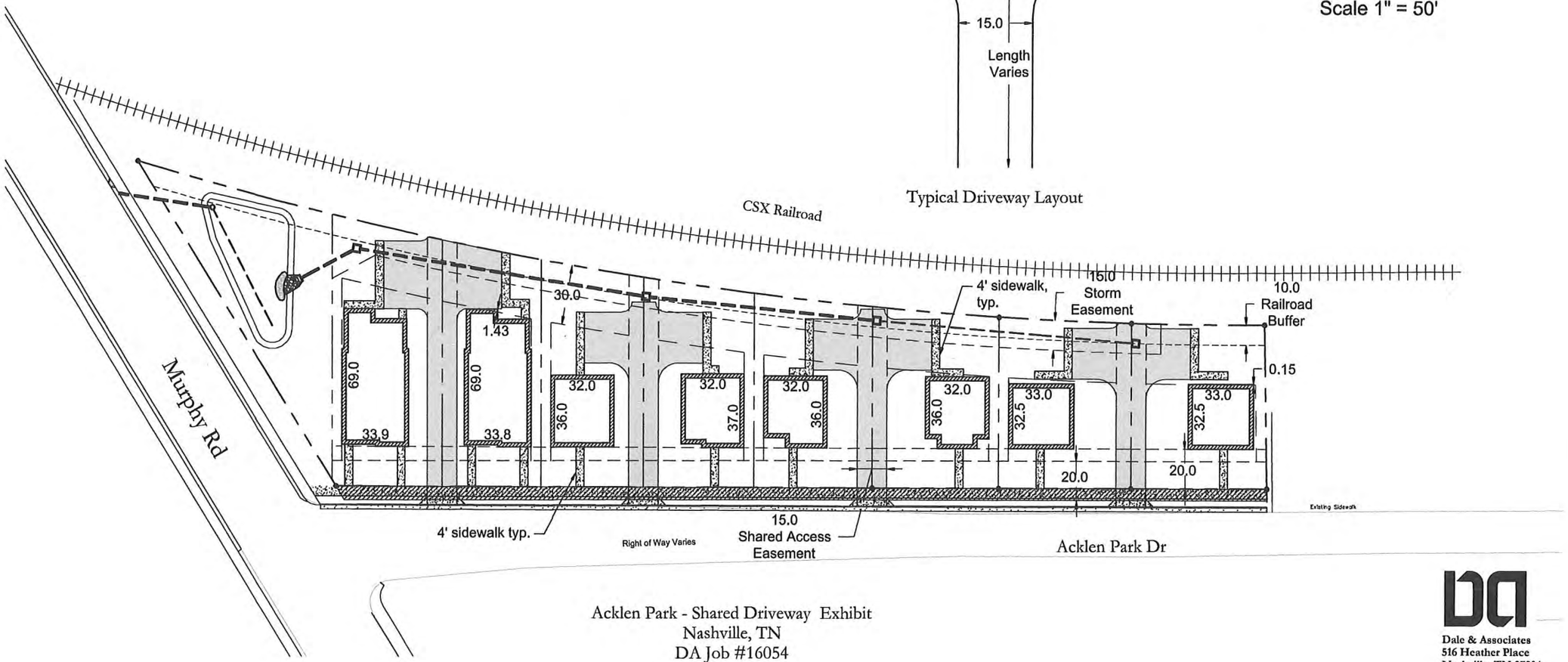
522 Acklen Park Drive, approved by the MHZC in 2012.

515 and 517 Acklen Park Drive, approved by the MHZC in 2013.



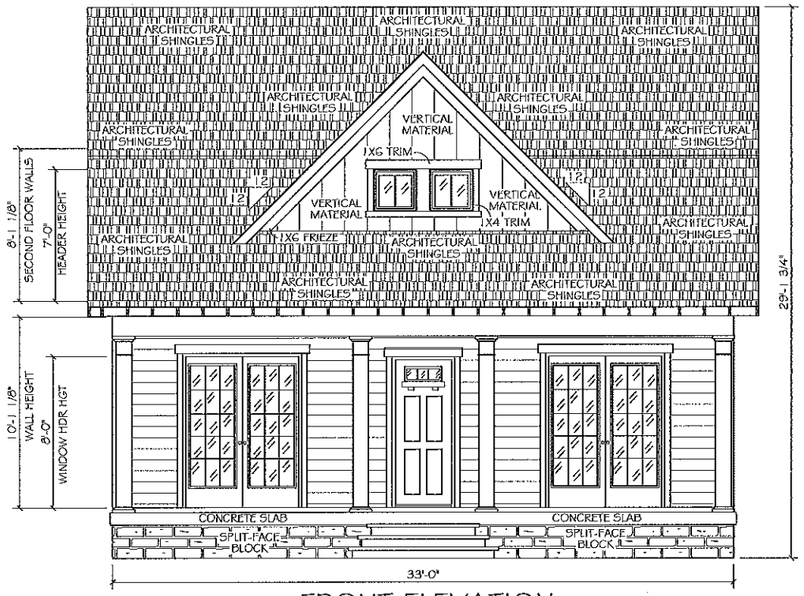
Typical Driveway Layout





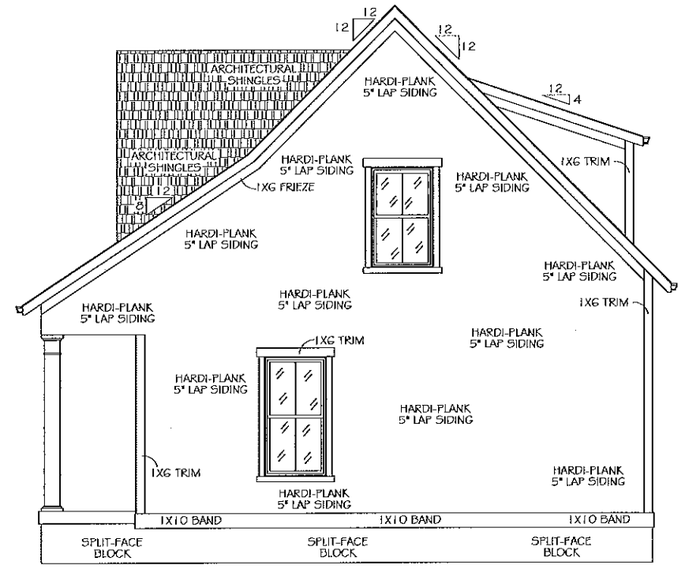
Acklen Park - Shared Driveway Exhibit
Nashville, TN
DA Job #16054

Dale & Associates
516 Heather Place
Nashville, TN 37204
(615) 297-5166



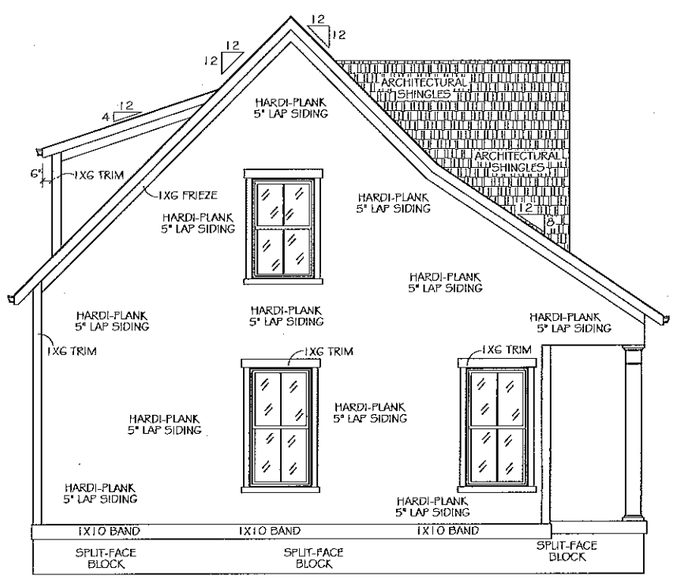
FRONT ELEVATION

1/4" = 1'-0"



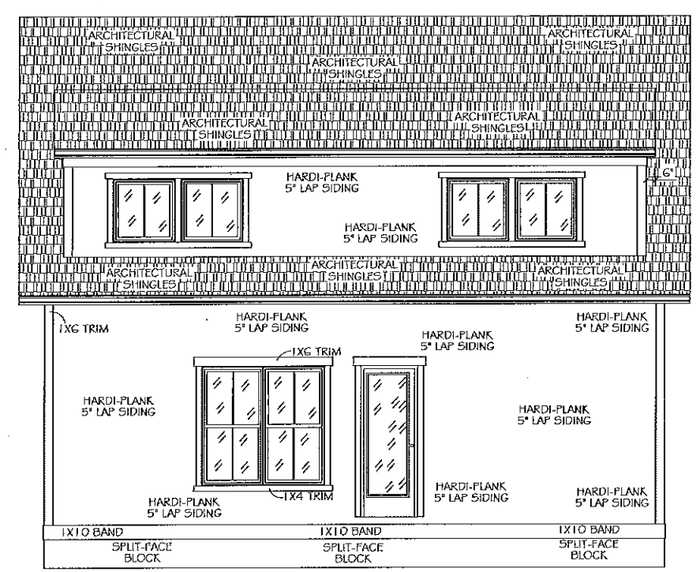
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

ProMark Home Designs L.L.C.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Lot 1, Acklen Park

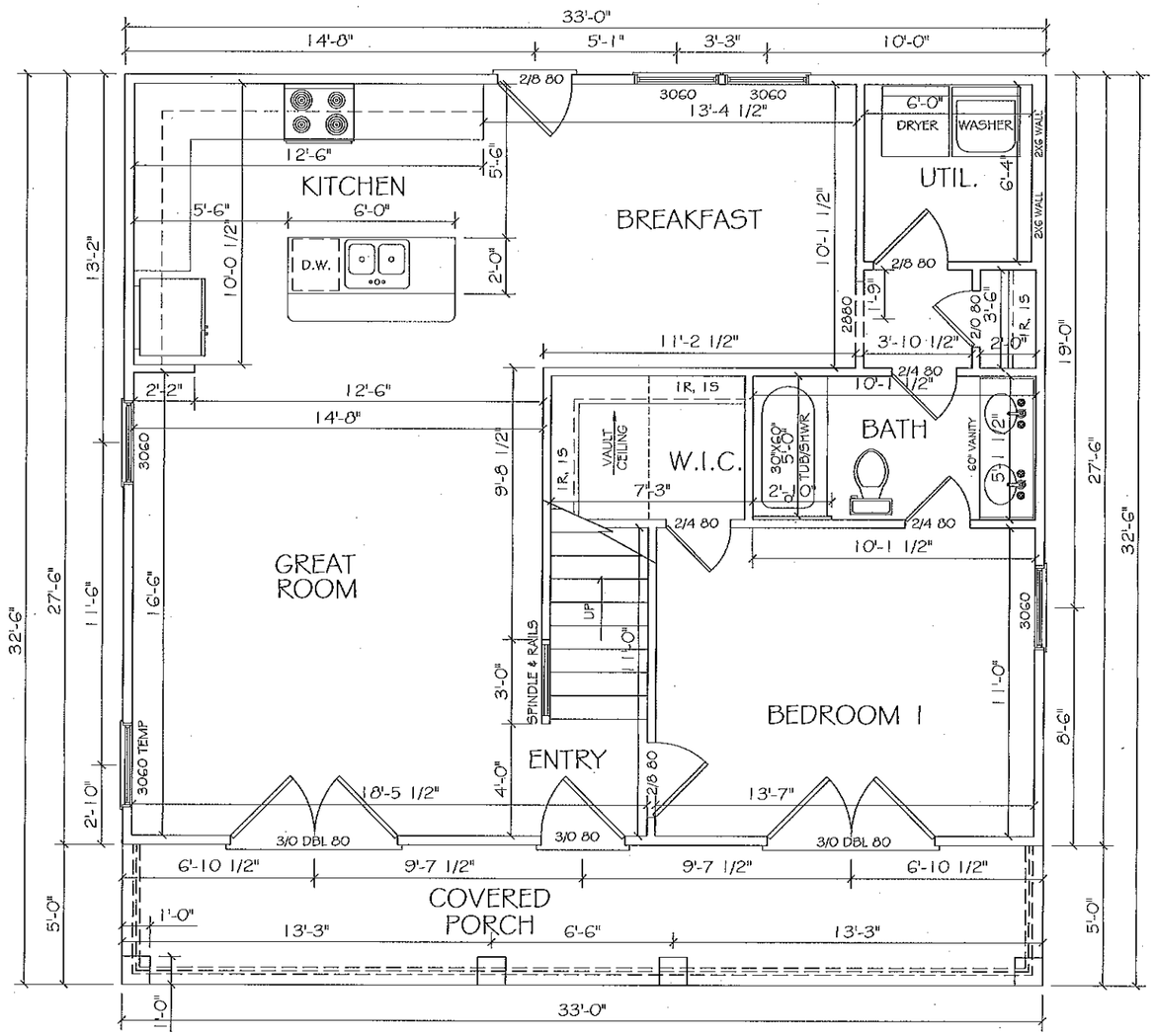
It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; It is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY: J.W.

PLAN NUMBER: Lot 1, AP

DATE: 6/07/17

AREA CALCULATIONS	
FIRST FLOOR - HEATED	913
SECOND FLOOR - HEATED	721
TOTAL - HEATED	1,634
ADDITIONS:	
COVERED PORCH	160



FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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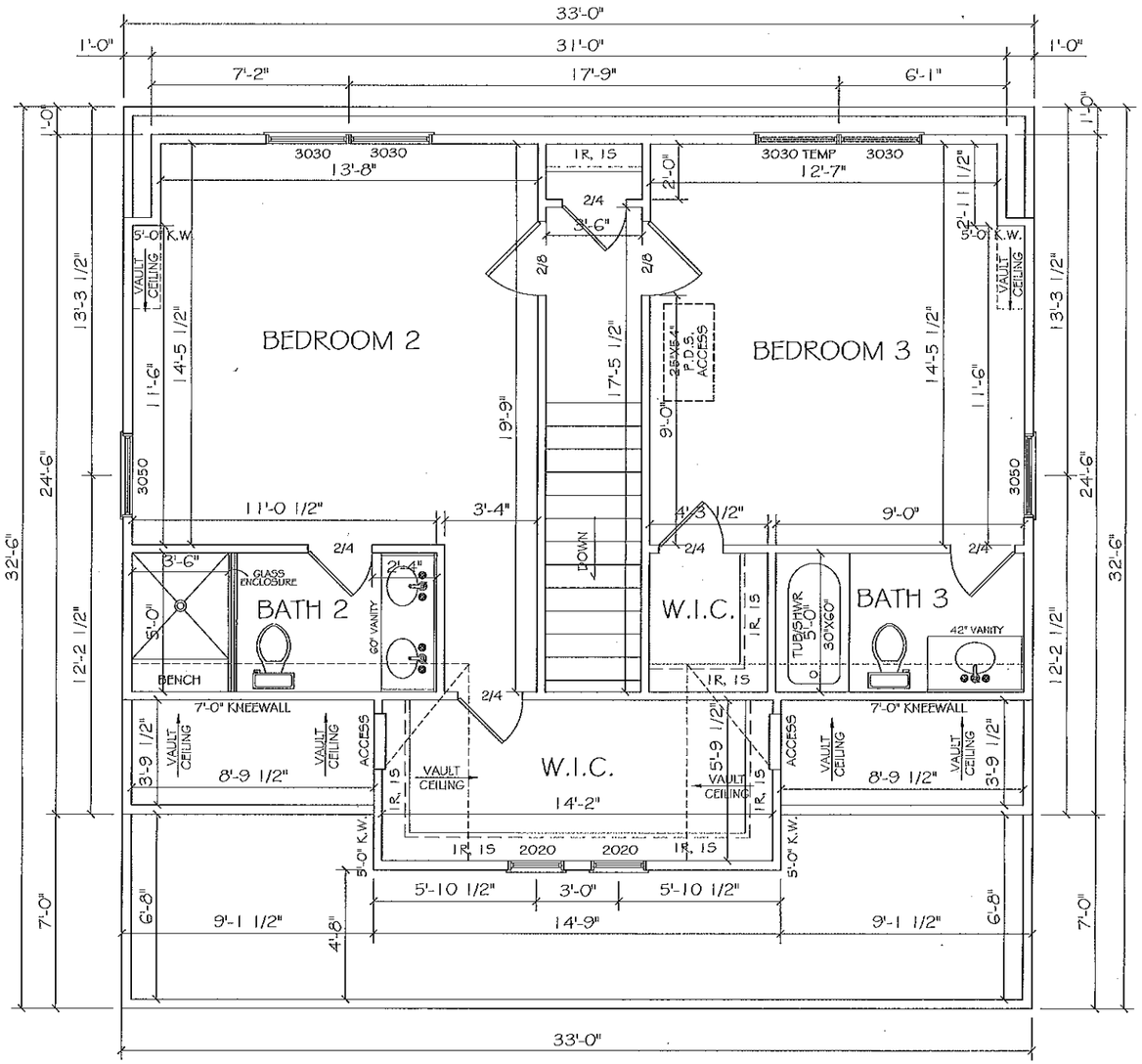

SECOND FLOOR PLAN

3/8" = 1'-0"

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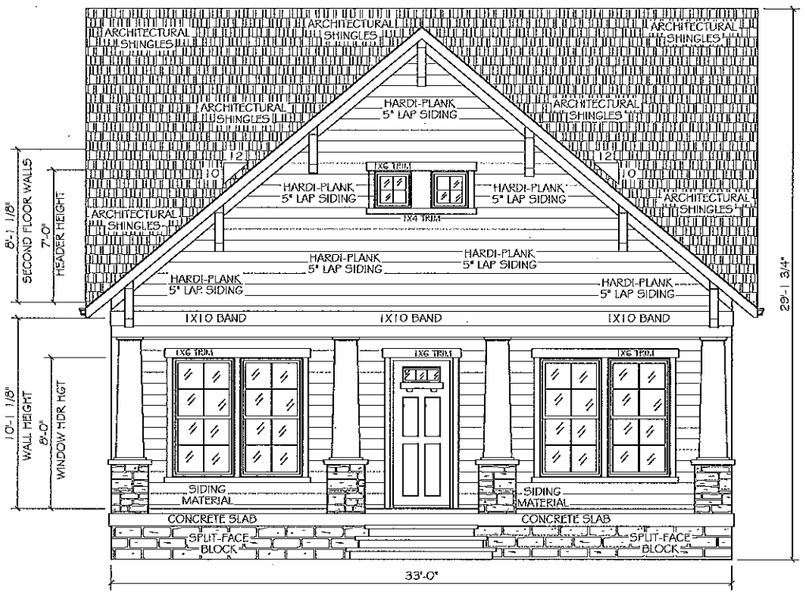
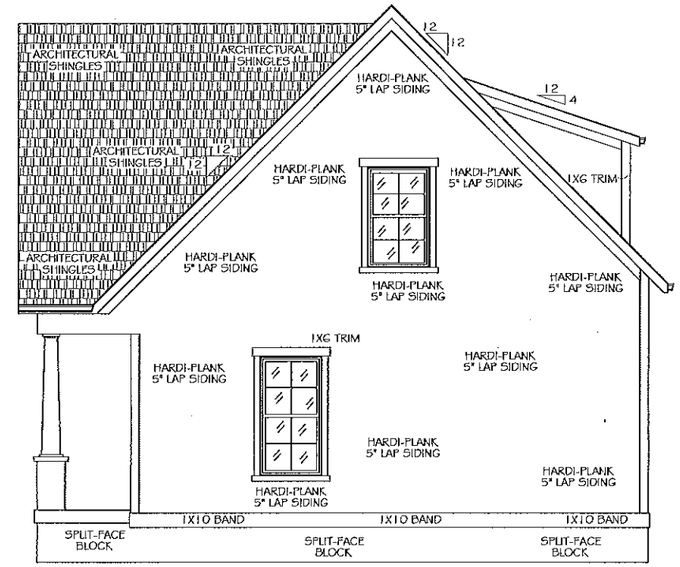
PLAN NUMBER:
Lot 1, AP

DATE: 6/07/17



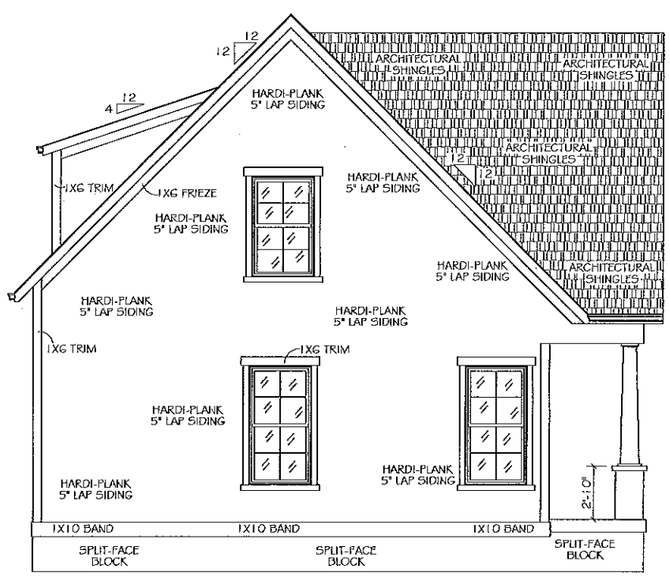
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

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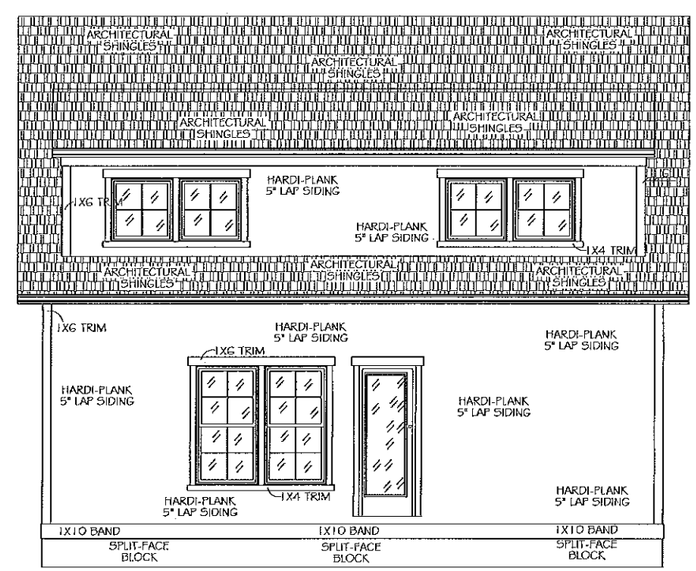

REAR ELEVATION

1/4" = 1'-0"

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Lot 2, Acklen Park

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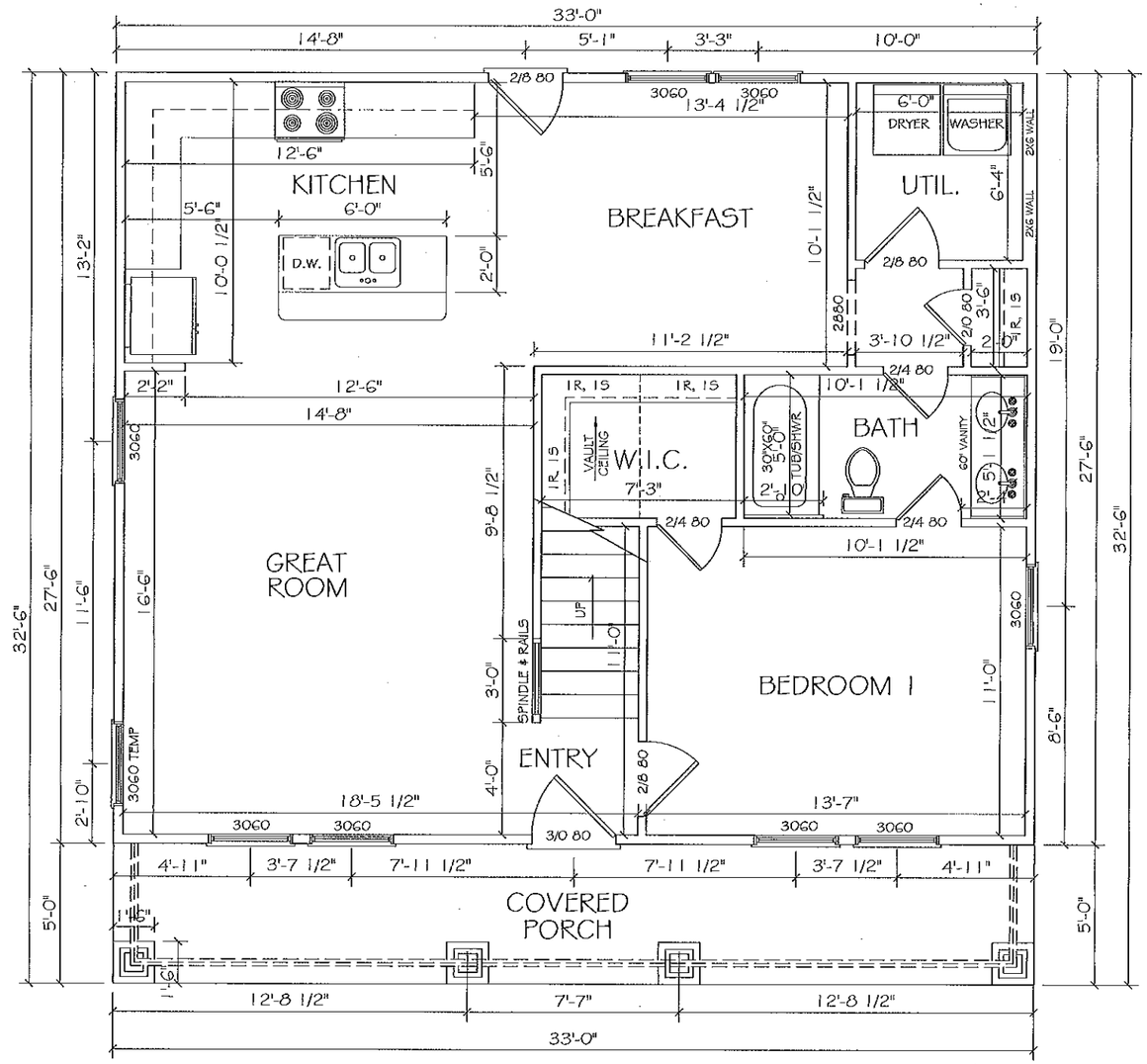
DRAWN BY: J.W.

PLAN NUMBER: Lot 2, AP

DATE: 6/07/17

AREA CALCULATIONS	
FIRST FLOOR - HEATED	968
SECOND FLOOR - HEATED	734
TOTAL - HEATED	1,702
ADDITIONS:	
FRONT COVERED PORCH	165



FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES:

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5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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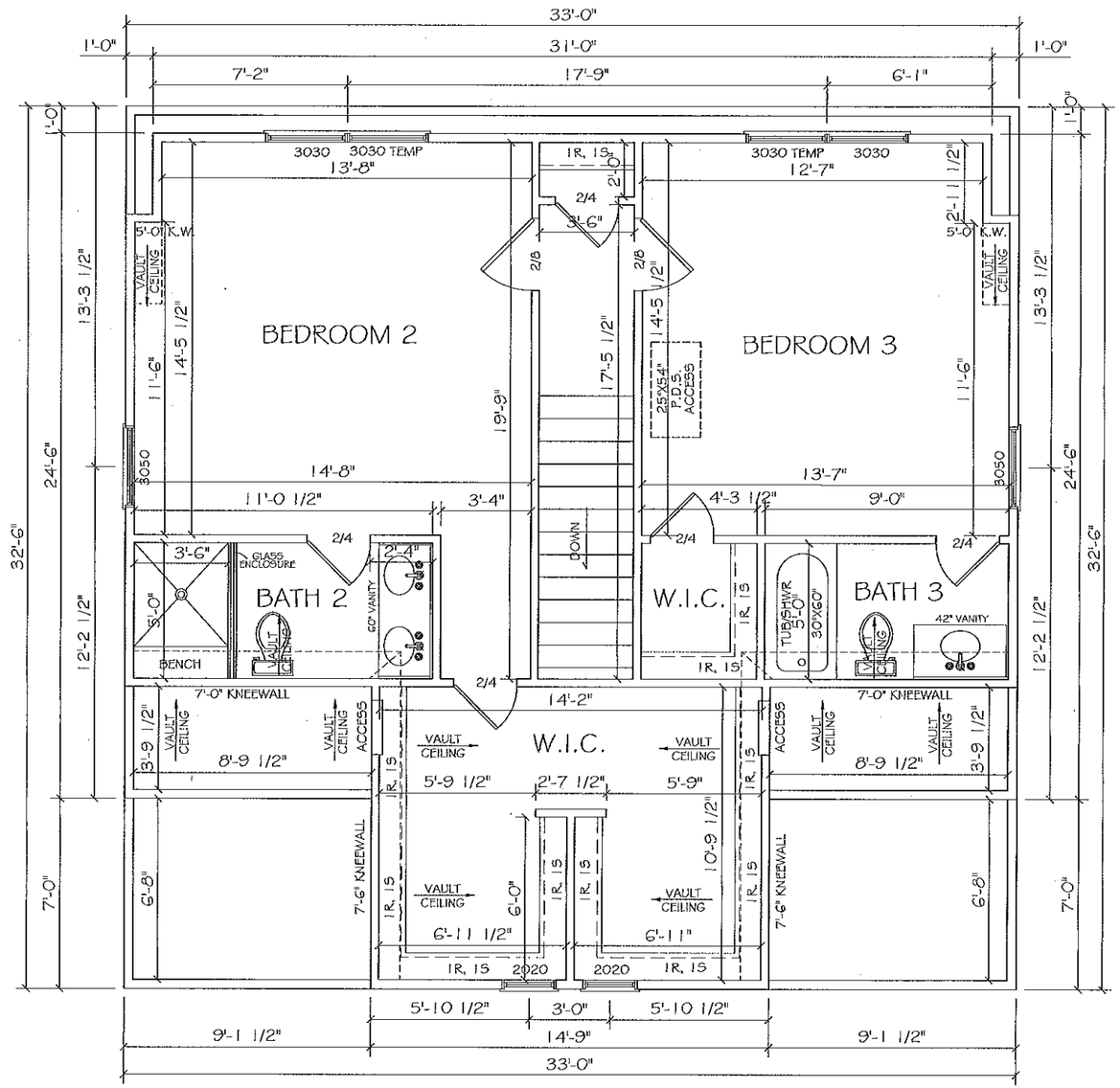
PLAN NUMBER: Lot 2, AP

DATE: 6/07/17



SECOND FLOOR PLAN

3/8" = 1'-0"

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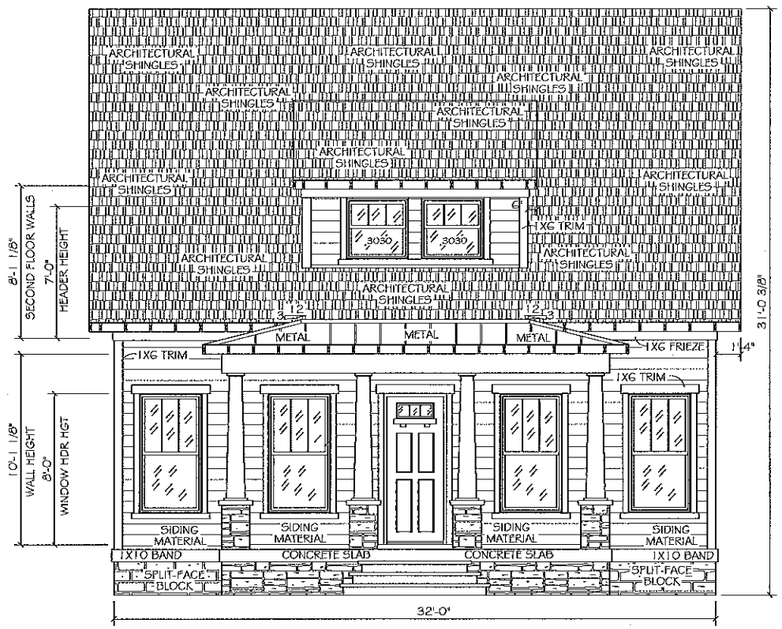
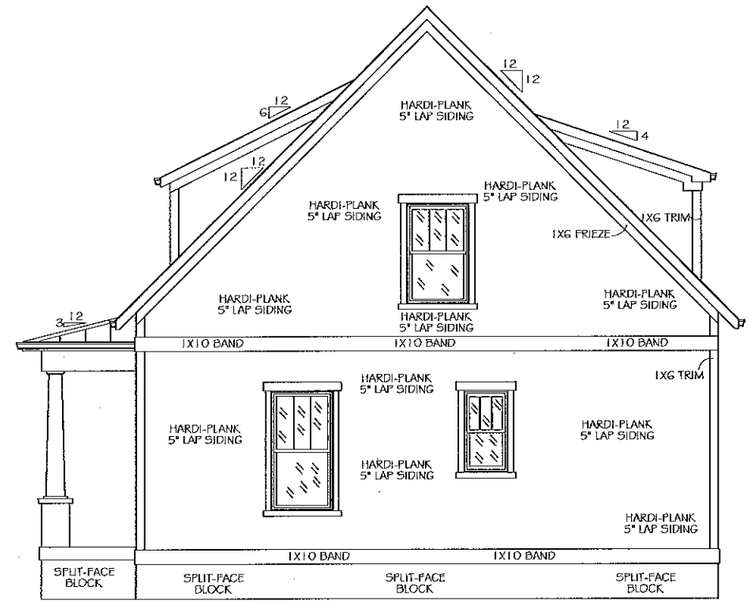


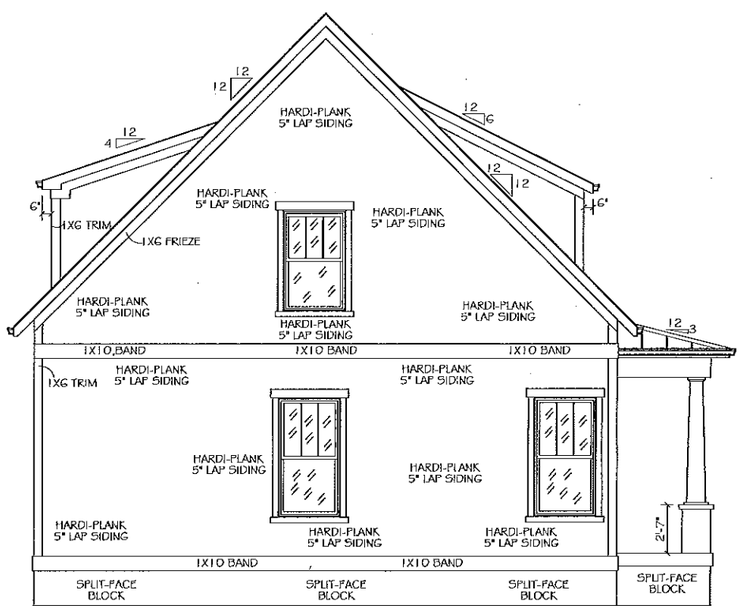
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

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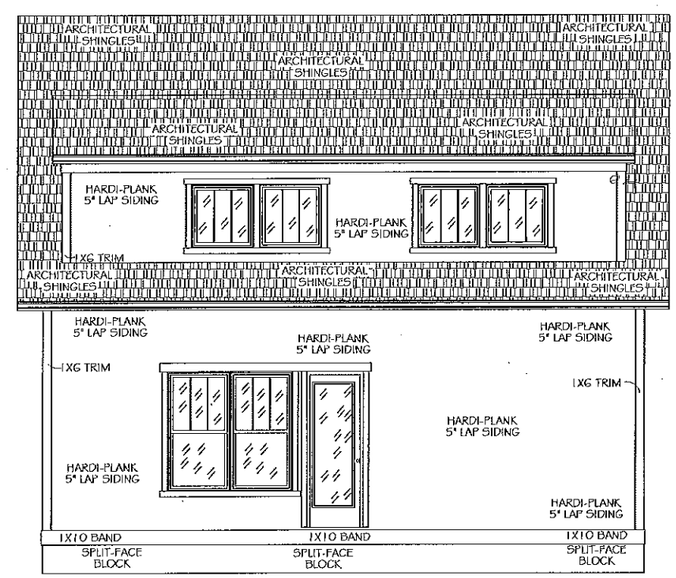

REAR ELEVATION

1/4" = 1'-0"

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Proudly working with:

Lot 3, Ackden Park

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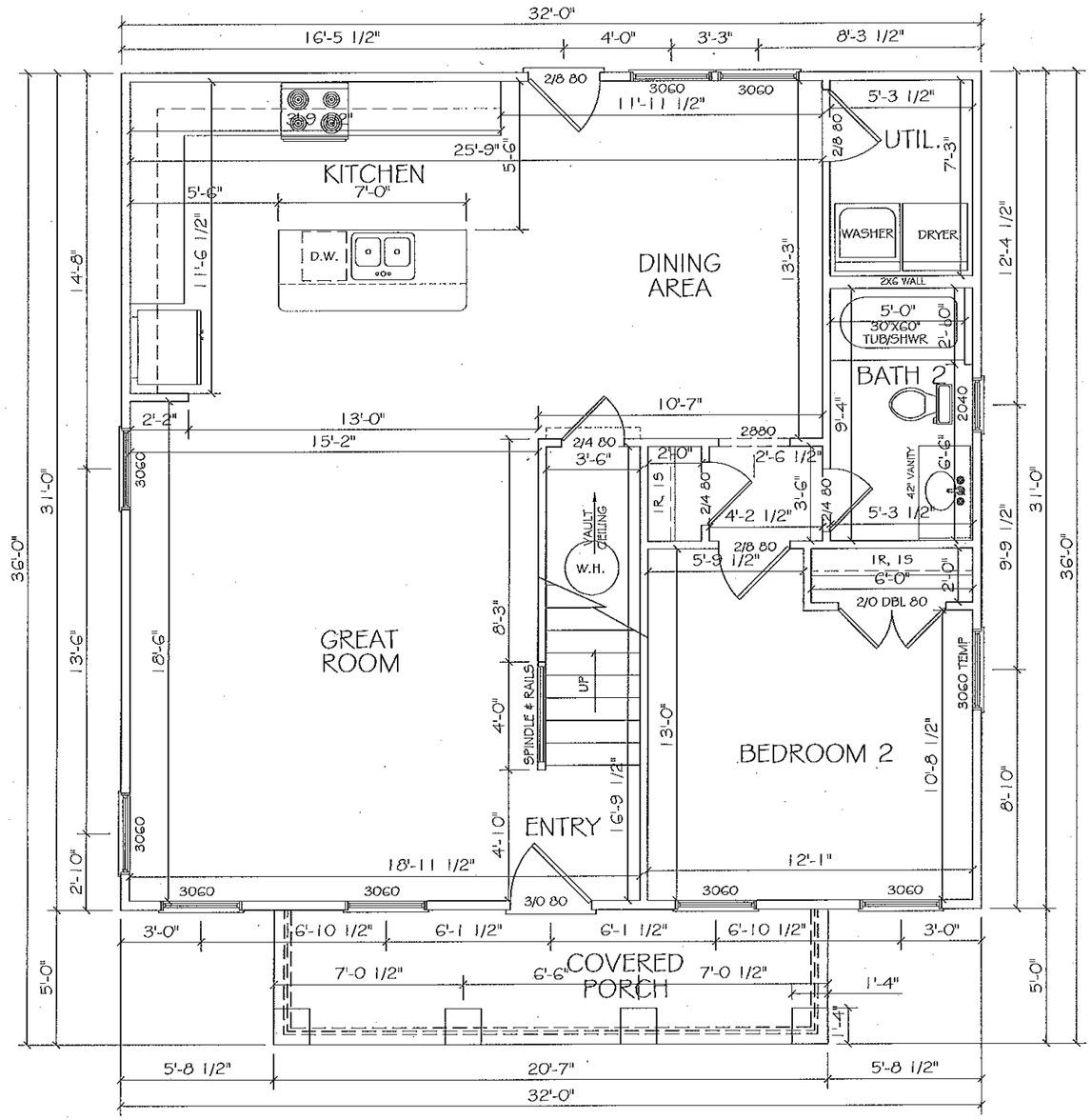
DRAWN BY: J.W.

PLAN NUMBER: Lot 3, AP

DATE: 6/02/17

AREA CALCULATIONS	
FIRST FLOOR - HEATED	992
SECOND FLOOR - HEATED	770
TOTAL - HEATED	1,762
ADDITIONS:	
FRONT COVERED PORCH	103



FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES:

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5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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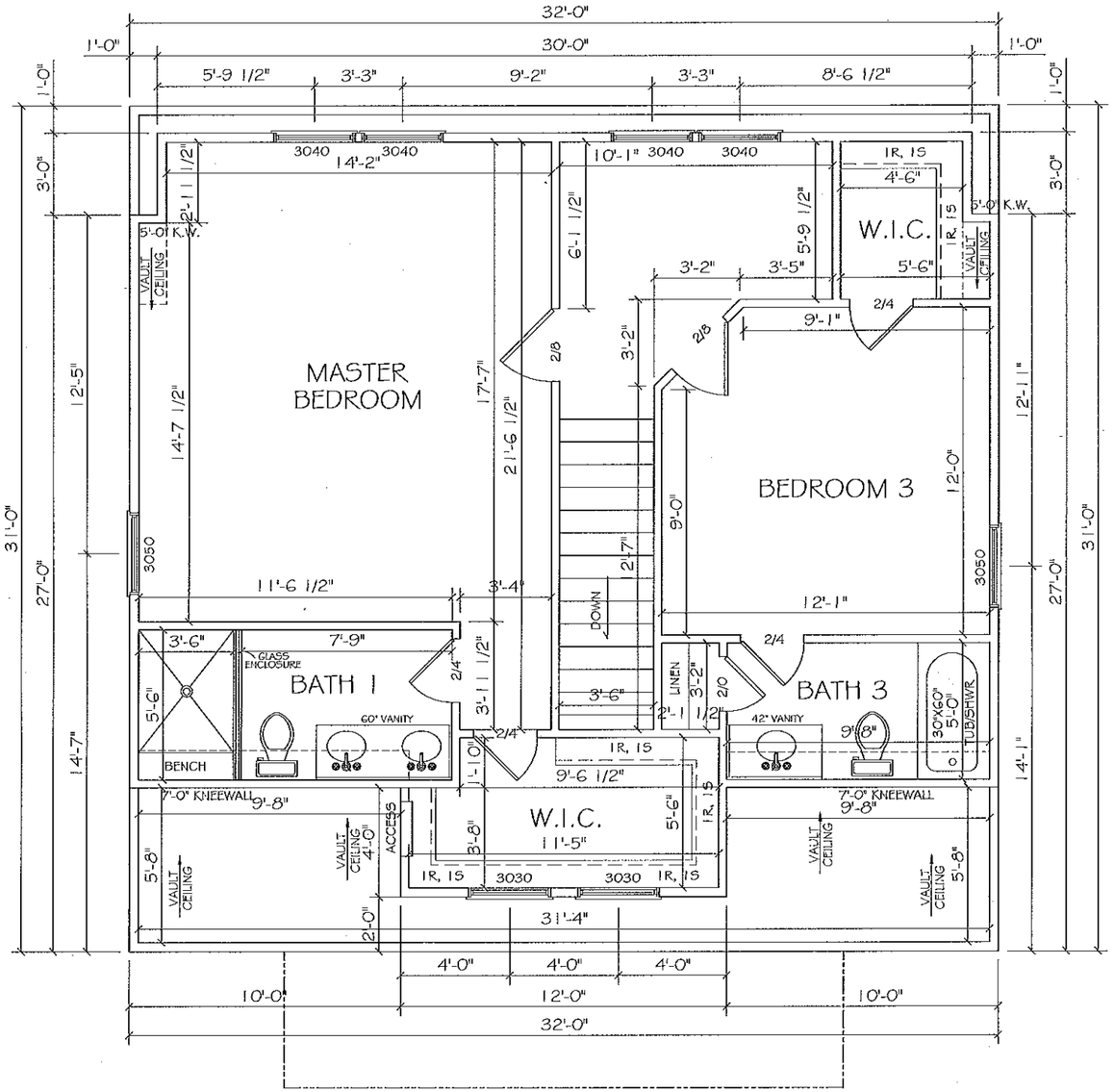
DRAWN BY: J.W.

PLAN NUMBER: Lot 3, AP

DATE: 6/02/17



SECOND FLOOR PLAN

3/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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Proudly working with:

Lot 3, Acklen Park

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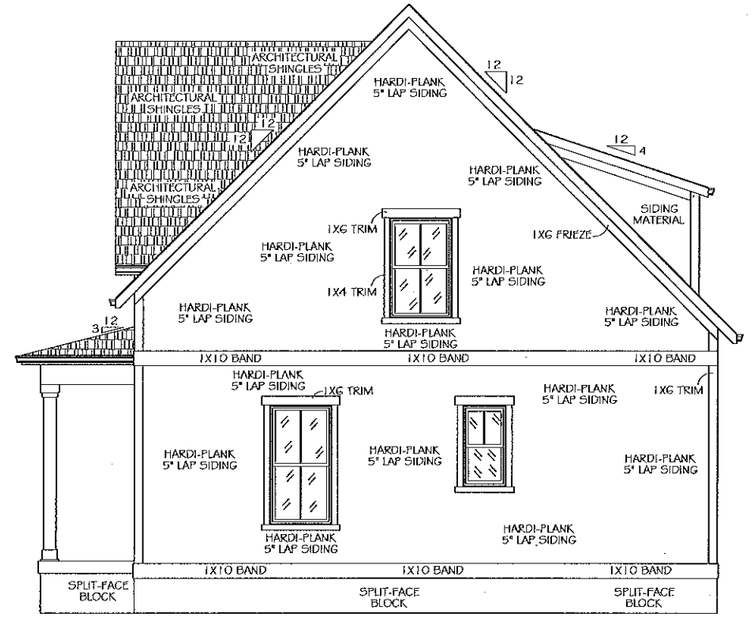
DRAWN BY: J.W.

PLAN NUMBER: Lot 3, AP

DATE: 6/02/17

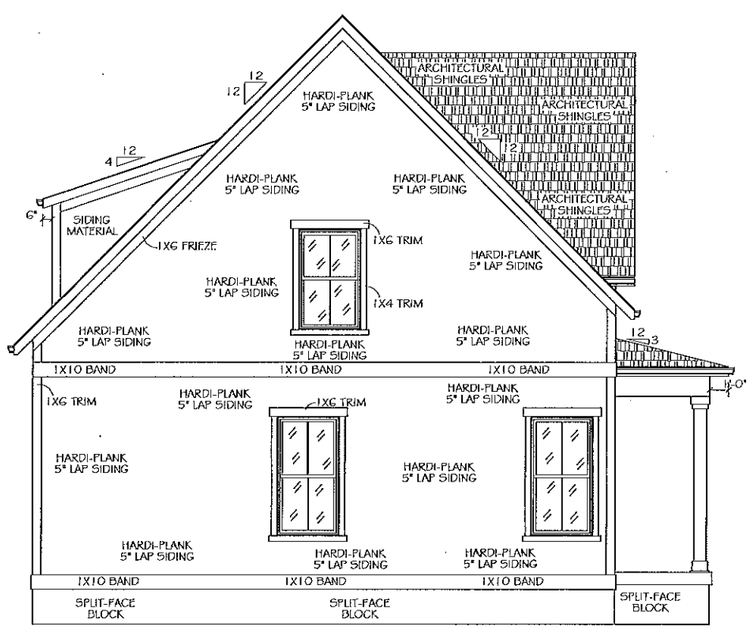
FRONT ELEVATION

1/4" = 1'-0"



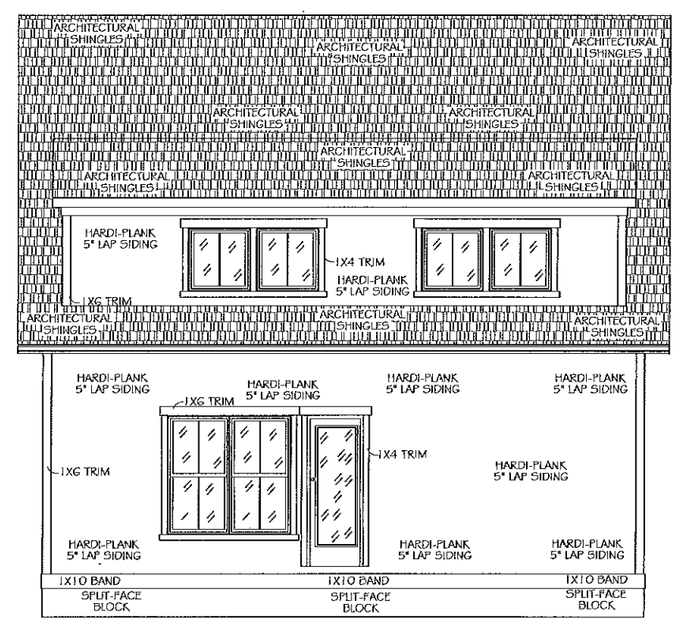
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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Lot 4, Acklen Park

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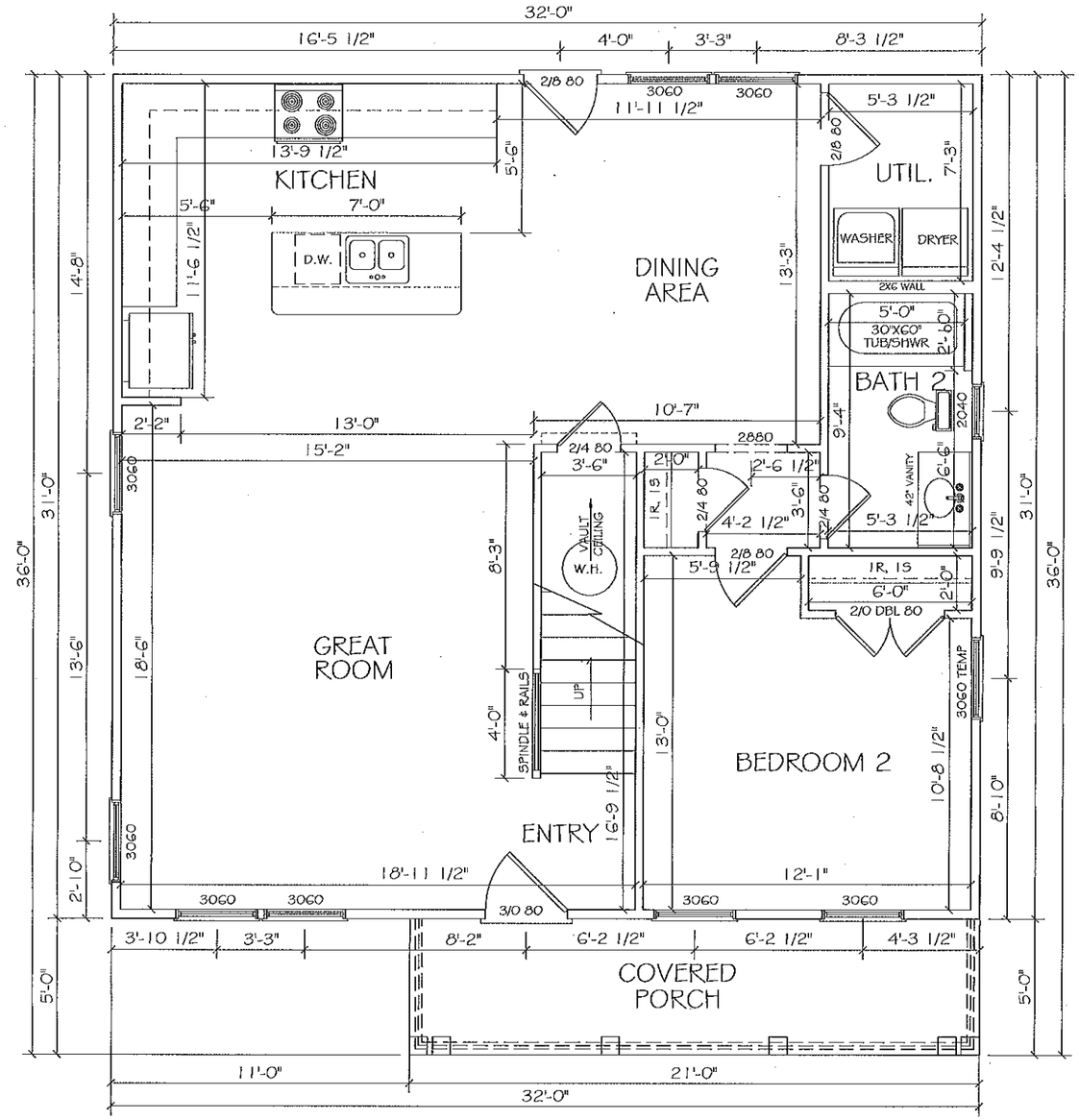
DRAWN BY: J.W.

PLAN NUMBER: Lot 4, AP

DATE: 6/07/17

AREA CALCULATIONS	
FIRST FLOOR - HEATED	992
SECOND FLOOR - HEATED	866
TOTAL - HEATED	1,858
ADDITIONS:	
FRONT COVERED PORCH	105



FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES:

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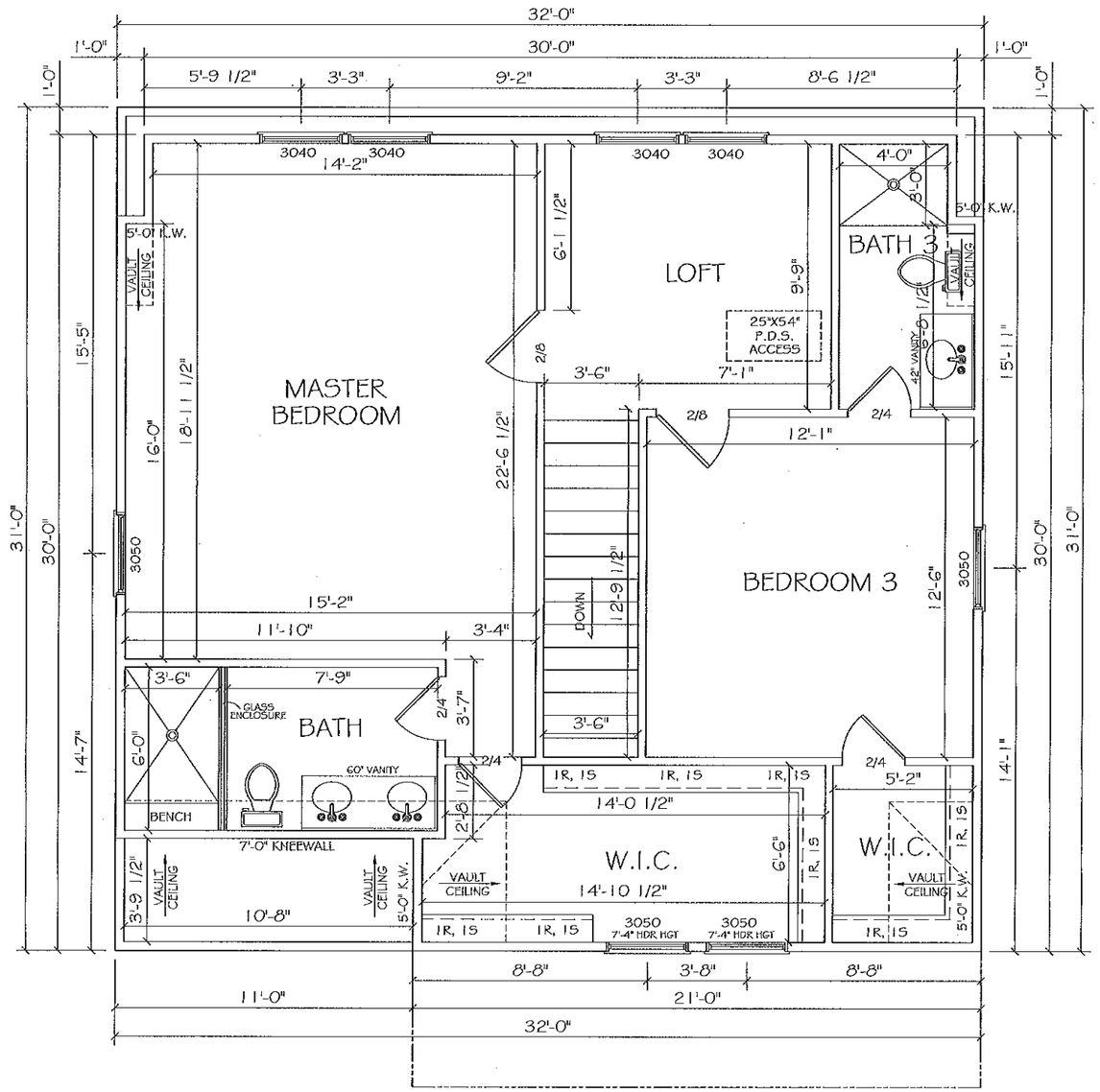
DRAWN BY: J.W.

PLAN NUMBER: Lot 4, AP

DATE: 6/07/17



SECOND FLOOR PLAN

3/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
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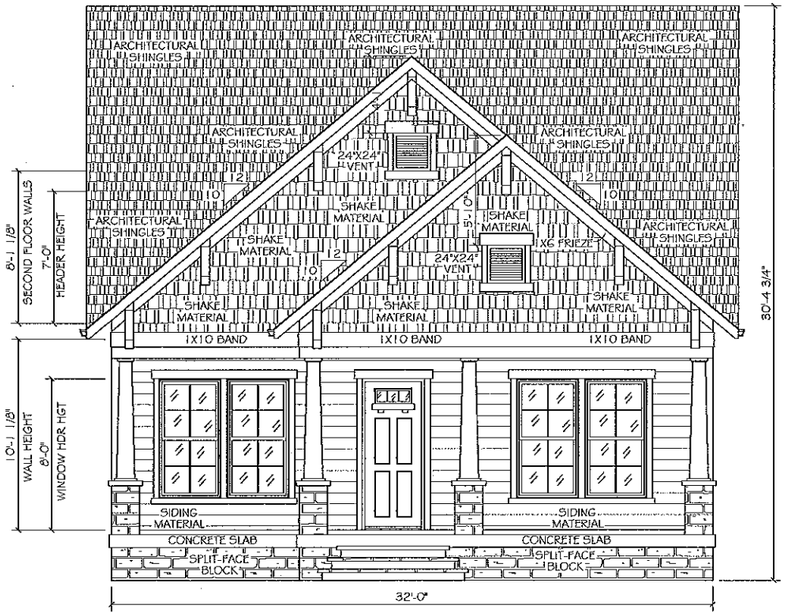
DRAWN BY:
J.W.

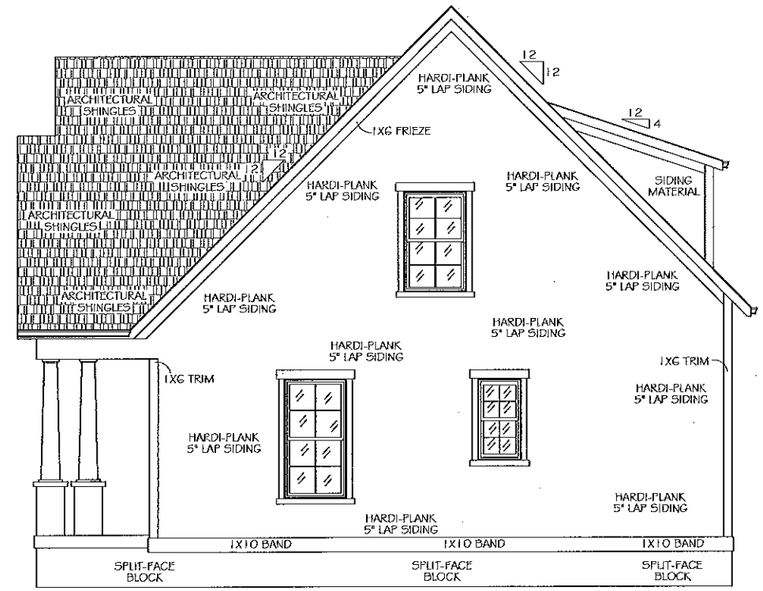
PLAN NUMBER:
Lot 4, AP

DATE: 6/07/17



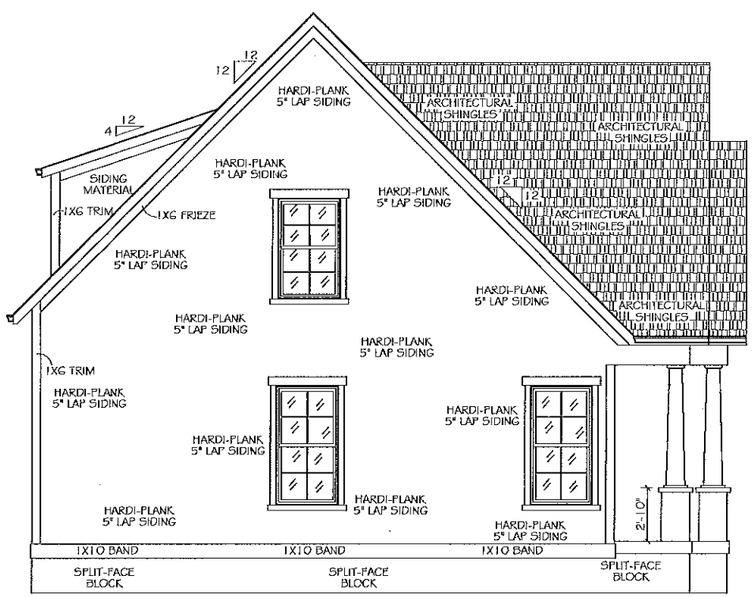
FRONT ELEVATION

1/4" = 1'-0"



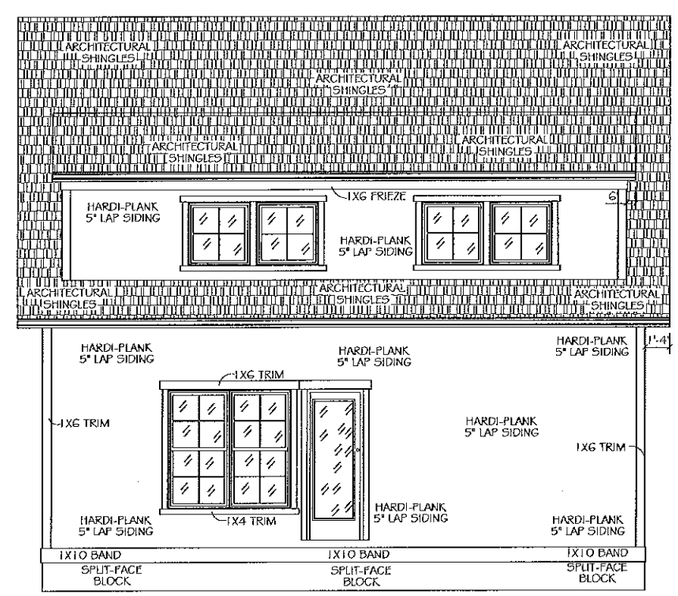
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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Lot 5, Acklen Park

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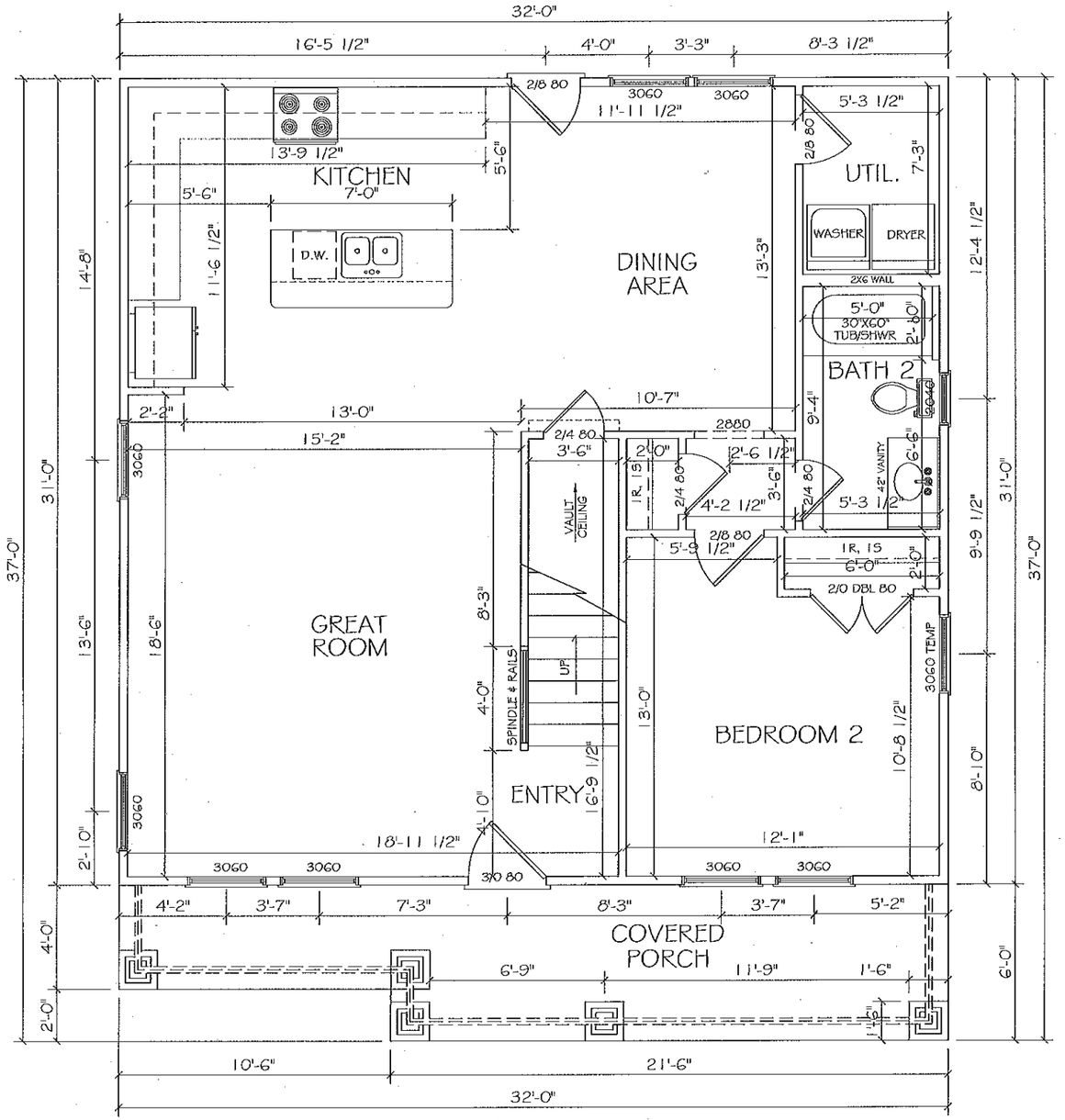
DRAWN BY: J.W.

PLAN NUMBER: Lot 5, AP

DATE: 6/12/17

AREA CALCULATIONS	
FIRST FLOOR - HEATED	992
SECOND FLOOR - HEATED	922
TOTAL - HEATED	1,914
ADDITIONS:	
FRONT COVERED PORCH:	172



FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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Proudly working with:

Lot 5,
Acklen Park

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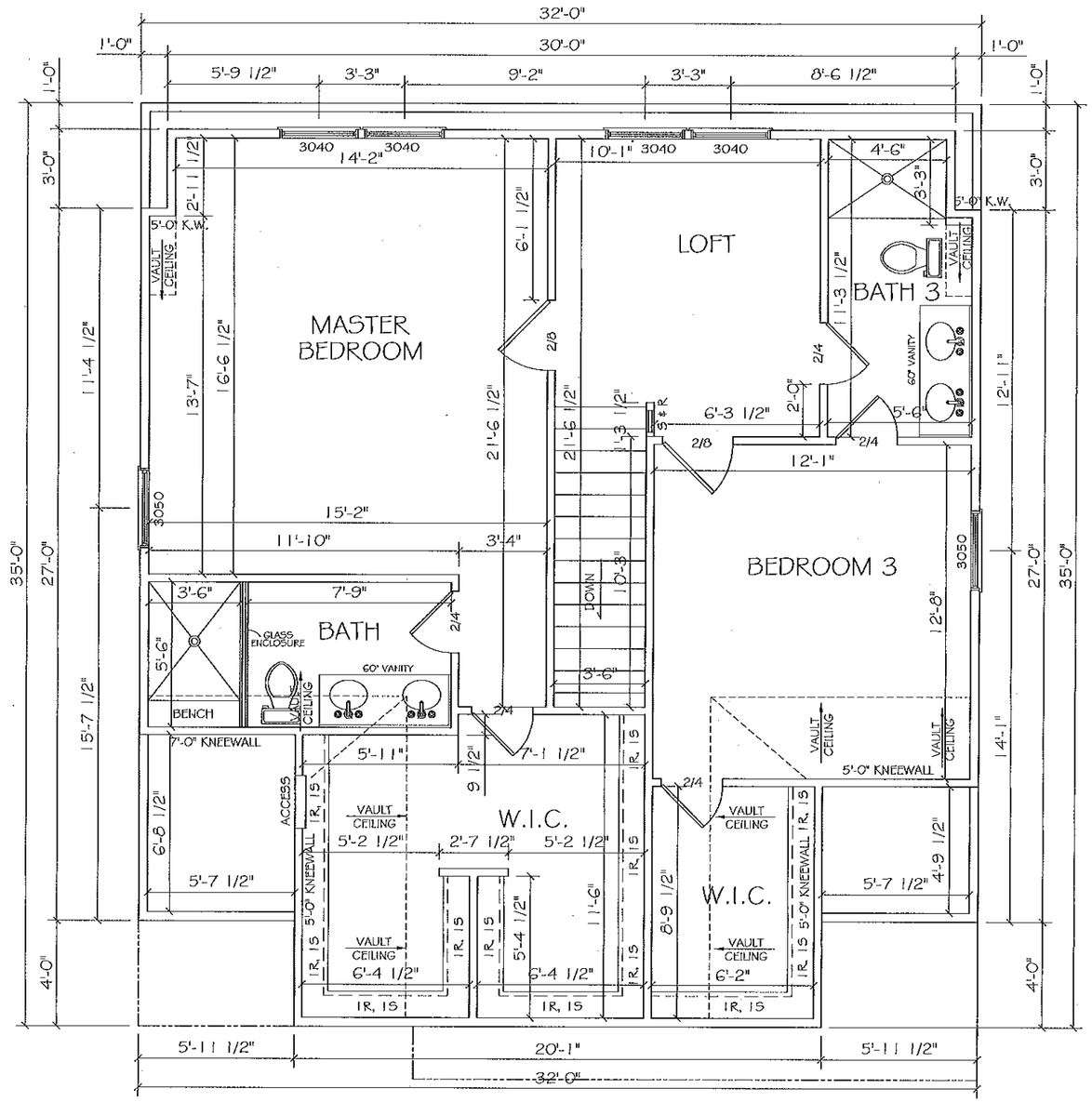
DRAWN BY:
J.W.

PLAN NUMBER:
Lot 5, AP

DATE: 6/12/17



SECOND FLOOR PLAN

3/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
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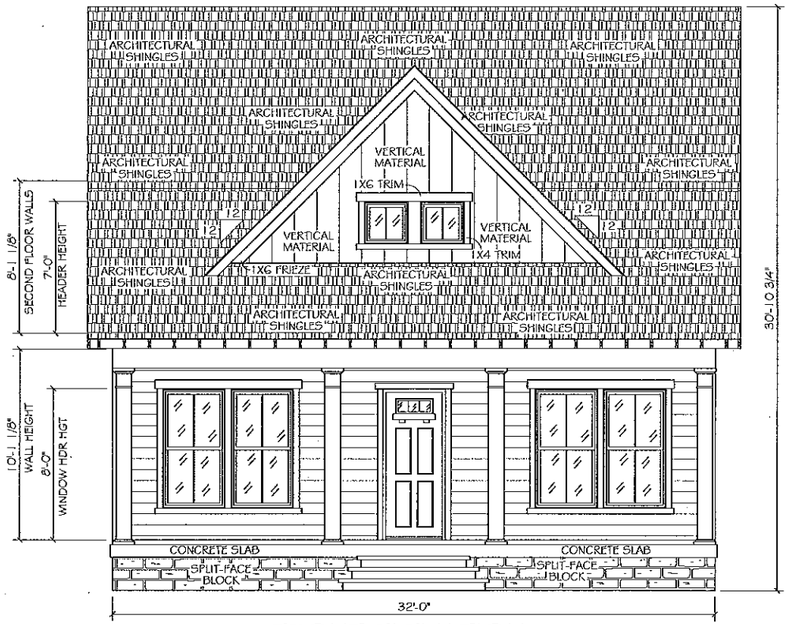
DRAWN BY: J.W.

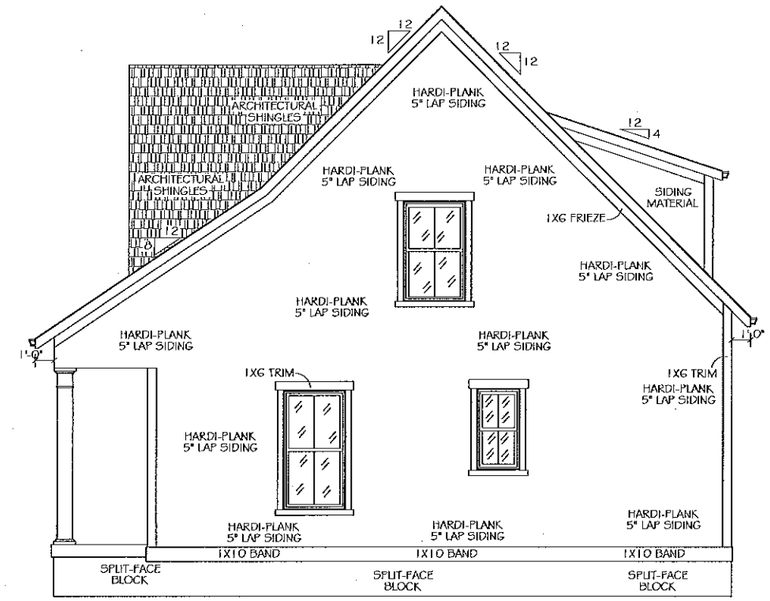
PLAN NUMBER: Lot 5, AP

DATE: 6/12/17



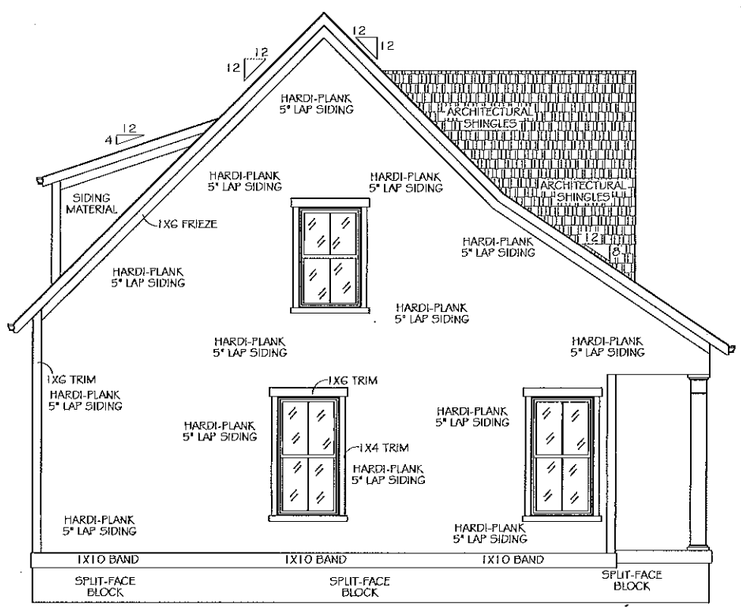
FRONT ELEVATION

1/4" = 1'-0"



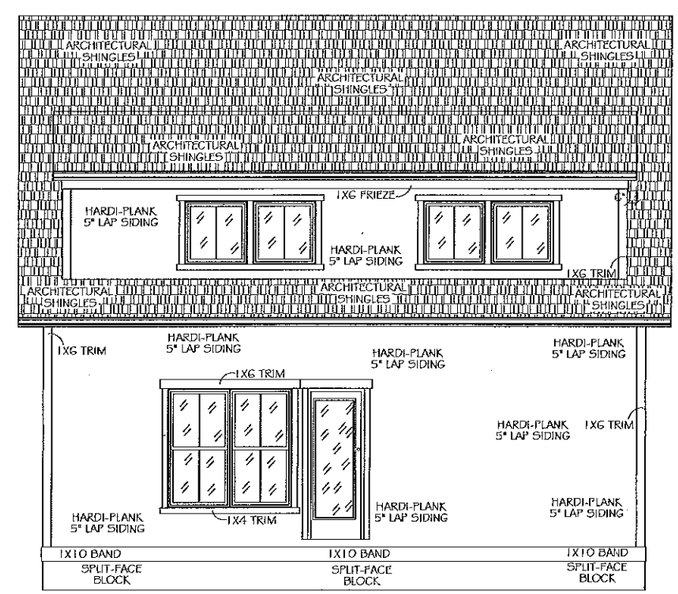
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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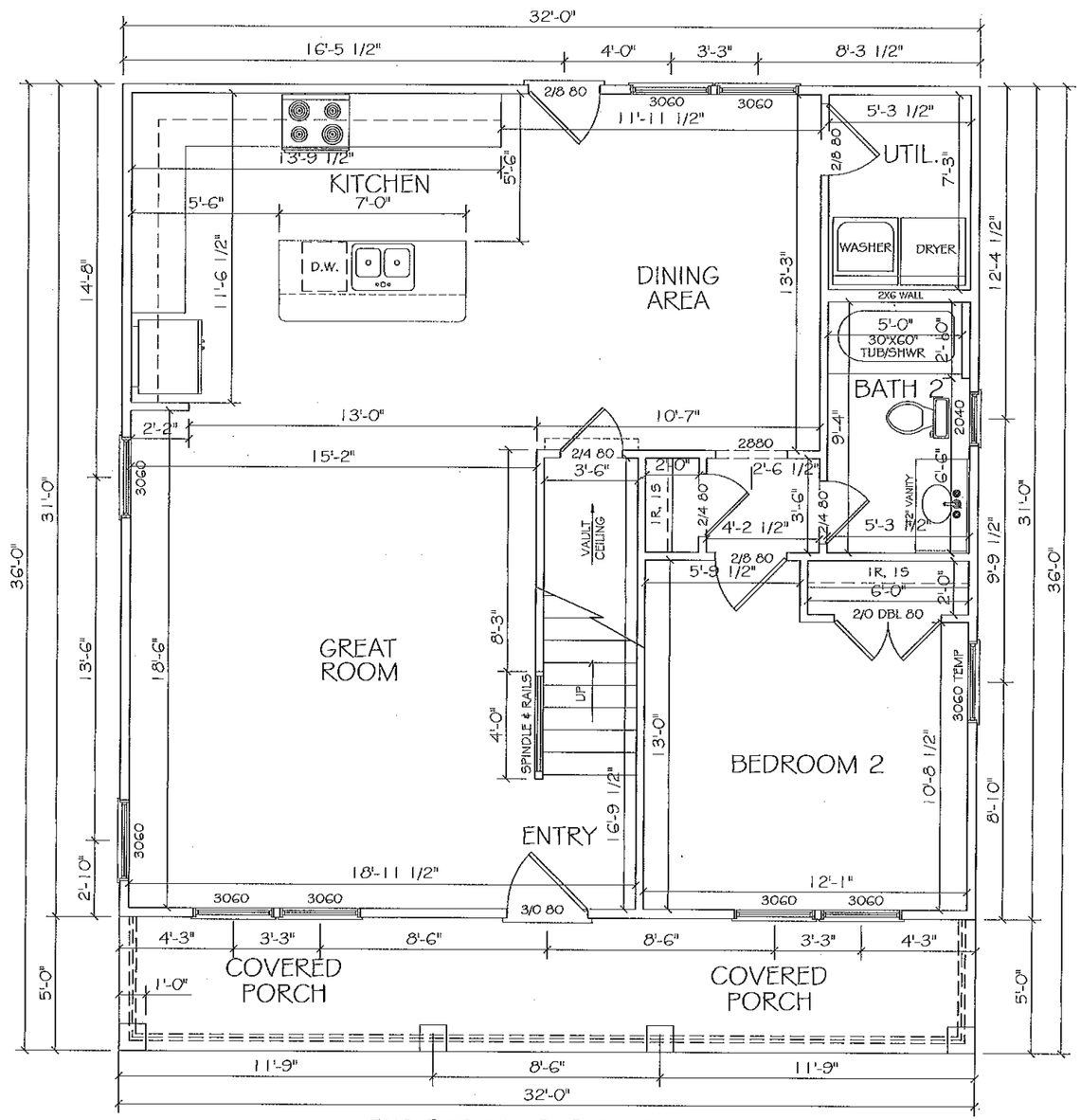
DRAWN BY: J.W.

PLAN NUMBER: Lot 6, AP

DATE: 6/12/17

AREA CALCULATIONS	
FIRST FLOOR - HEATED	992
SECOND FLOOR - HEATED	870
TOTAL - HEATED	1,862
ADDITIONS:	
FRONT COVERED PORCH	160



FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES:

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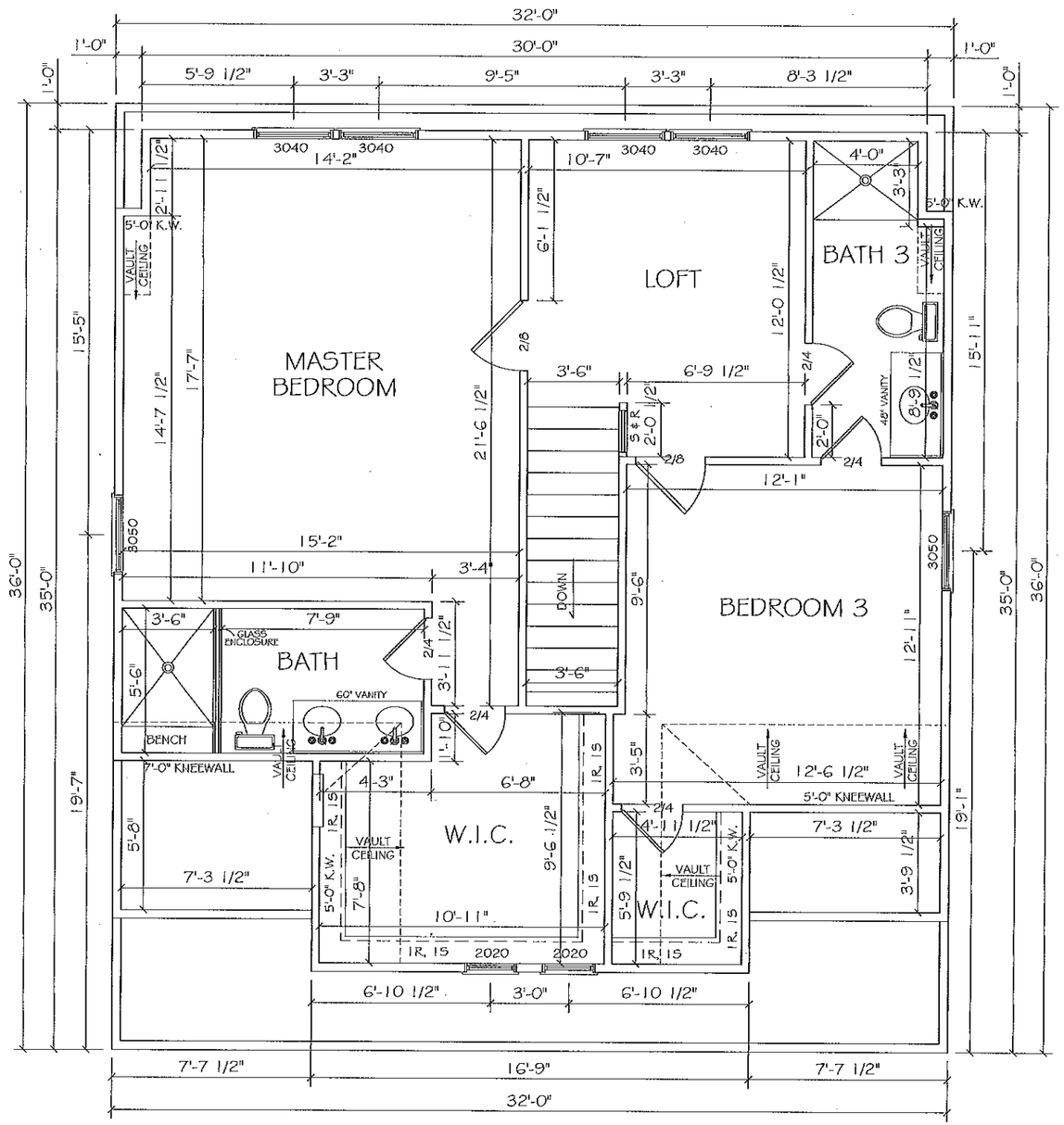
PLAN NUMBER: Lot 6, AP

DATE: 6/12/17



SECOND FLOOR PLAN

3/8" = 1'-0"

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