

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

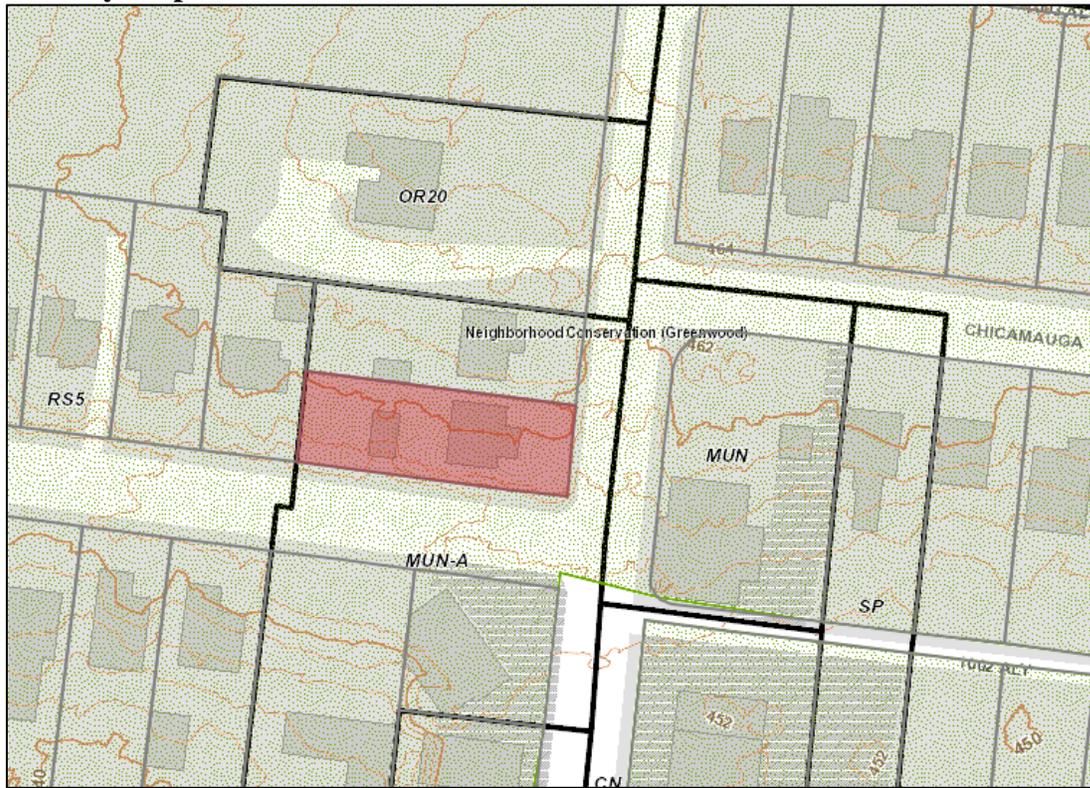
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
924 McFerrin Avenue
September 18, 2019

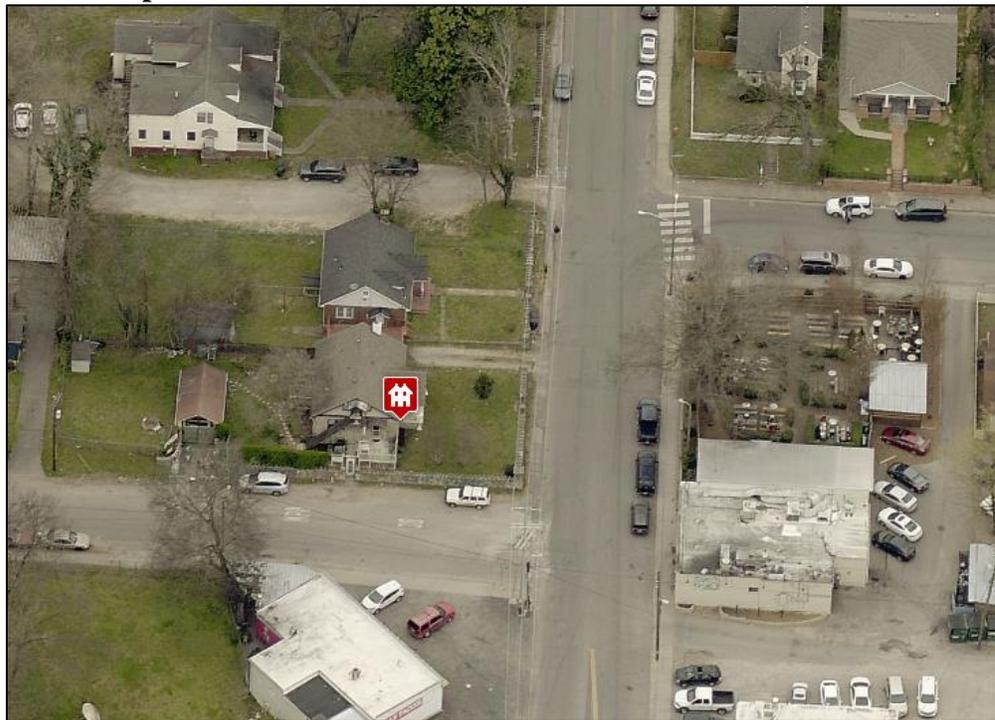
Application: New Construction—Addition; Partial Demolition
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 05
Base Zoning: MUN-A
Map and Parcel Number: 08208010600
Applicant: Wendy Cheney
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: This application is to construct a rear addition to the contributing building.</p> <p>Recommendation Summary: Staff recommends approval of the application with the conditions:</p> <ol style="list-style-type: none">1. The covered portion of the deck shall be at least twenty feet (20') from the existing outbuilding;2. Staff approve all materials prior to purchase and installation;3. The sides of the pergola shall not be covered with temporary or permanent walls without review; and4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). <p>Meeting these conditions, staff finds that the application meets Section II.B of the Greenwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
 - The DADU may not exceed the maximums outlined previously for outbuildings.
 - No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
 - Density.
 - A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- Ownership.*
- No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
 - The DADU cannot be divided from the property ownership of the principal dwelling.
 - The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square 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.

2. ADDITIONS

- Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie into the existing roof should be at least 6" off the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

Side additions should be narrower than half of the historic building width and exhibit a height of at least

2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form. Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The primary structure at 924 McFerrin Avenue was constructed c. 1938 and contributes to the historic character of the Greenwood Neighborhood Conservation Zoning Overlay (Figure 1). In April 2019, an administrative permit was issued to demolish the existing outbuilding on the site. The outbuilding has not been demolished and will be retained with this plan (Figure 2).



Figure 1. 924 McFerrin Avenue.



Figure 2. 924 McFerrin Avenue viewed from West Eastland Avenue.

Analysis and Findings: The application is to construct a rear addition to a contributing structure.

Demolition: The proposed addition includes adding a new door opening onto the rear façade in order to access the covered deck (Figure 3). All existing openings on the rear façade are to remain, and no other changes to existing openings on the historic building are proposed. Staff finds adding the door opening to be appropriate since the partial demolition is located on the rear façade and does not impact any character-defining features of the historic building. Staff finds that the proposed partial demolition meets

Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.



Figure 3. Door opening to be added to rear façade.

Height & Scale: The covered pergola is situated at the rear of the historic structure and is single-story with a height of approximately ten feet, six inches (10'-6"). As proposed, the addition is neither taller nor wider than the historic building and does not more than double the footprint or depth. The addition adds approximately five hundred six square feet (506 sq. ft.) and twenty-three feet, nine inches (23'-9") in depth to an historic structure with an existing footprint of nine hundred seventy square feet (970 sq. ft.) and thirty-three feet (33') of depth. Staff finds that the addition's height and scale meet the design guidelines.

Staff finds that the height and scale of the addition are compatible, and the proposed addition meets Sections II.B.1.a. and b.

Design, Location & Removability: The plan proposes a rear deck that will be covered with a pergola. As proposed the pergola is situated at the rear of the historic building and is inset one foot (1') from the right rear corner and fourteen feet (14') from the left rear corner. The pergola itself will not be attached to the historic structure. However, the covered deck will be constructed on top of a foundation wall that will be extended from the historic structure. The proposed foundation line will match that of the historic building.

While the pergola is proposed to be open on both sides, a masonry wall is proposed to be constructed next to the deck on the right side. The masonry wall will be approximately seven feet, one inch (7'-1") tall and will not attach directly to the historic structure. It will also not impact the existing historic stone wall or fencing along the interior side or rear property lines. As proposed, it will be connected to the historic building by a gate that is approximately four feet, nine inches (4'-9") wide. Typically, fencing and walls are not reviewed in conservation overlays, but the proposed wall is part of the addition. For fencing in side and rear yards, zoning allows the height to be up to eight feet (8') tall. Staff finds the proposed wall to be appropriate since it is located within the interior side yard and is not attached to the historic building.

The location of the addition is to the rear of the existing building, in accordance with the design guidelines. The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic building and read as an addition. Its scale, materials, and roof form are all compatible with the historic character of the existing structure. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. The project meets Sections II.B.2.a, d., e., and f.

Setback & Rhythm of Spacing: The addition will be approximately twenty-four feet (24') from the left side property line along West Eastland Avenue, and six feet (6') from the right side, and fifty-seven feet (57') from the rear property line. While the addition meets all base zoning setbacks, it will be located only four feet (4') from the existing outbuilding. The design guidelines require a minimum separation of twenty feet (20') between additions and outbuildings in order to prevent the appearance of an attached garage where one would be inappropriate and to mitigate the size of rear additions. With the condition that the portion of the deck that is covered meet the twenty feet (20') separation, staff finds that the project can meet Section II.B.1.c.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Needs final review	Unknown	Yes
Roofing	Semi-transparent roofing	Suntuf (corrugated polycarbonate)	No	
Pergola and Decking	Not indicated	Needs final review	Unknown	Yes
Wall	Not indicated	Needs final approval	Unknown	Yes
Rear doors	Not indicated	Needs final approval	Unknown	Yes
Ramp	Not indicated	Needs final review	Unknown	X
Driveway/ Parking	Not indicated	Needs final review	Unknown	X
Fencing	Not indicated	Needs final review	Unknown	X

All materials except for the semi-transparent roofing proposed for the pergola are unknown. The applicant proposes to cover the pergola with a material such as Suntuf, which is a corrugated polycarbonate material. Staff is not familiar with this material and requests a sample to evaluate the appropriateness for the proposed construction. At 731

McFerrin Avenue, an addition was constructed with a standing seam metal roof. While these materials are not the same, the texture would be similar, and it is possible that the proposed material may be even less visible since there are options with high light transparency.

The applicant has indicated that the addition may be fully enclosed in the future with nanawalls or something similar. Staff would need to review scaled elevations showing the proposed wall system, and a new preservation permit would need to be issued. Staff recommends a condition that the sides of the pergola not be covered with temporary or permanent walls without review.

With staff approval of all materials, the project can meet Section II.B.1.d for materials.

Roof form: The pergola will have a flat roof that is typical of pergolas. Staff finds that the proposed roof form meets Section II.B.1.e.

Appurtenances & Utilities: The plan includes the addition of on-site parking at the rear of the site and a handicapped ramp along the interior side property line. An eight foot (8') tall fence is proposed along the rear and right-side property line at the rear of the house. The historic stone wall along the front and left-side property line along West Eastland Avenue will be retained.

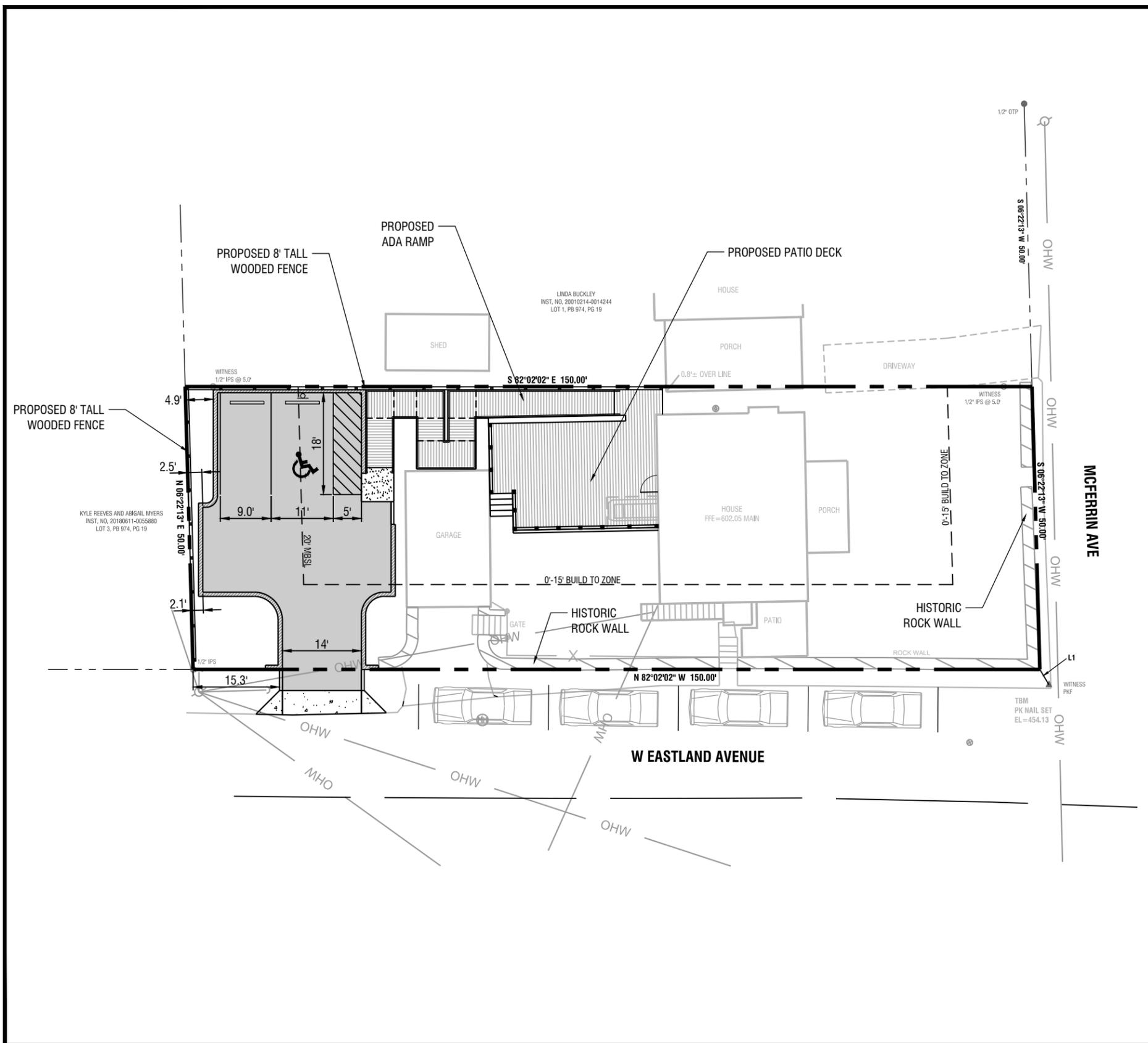
The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

The project meets Section II.B.1.i.

Recommendation: Staff recommends approval of the application with the conditions:

1. The covered portion of the deck shall be at least twenty feet (20') from the existing outbuilding;
2. Staff approve all materials prior to purchase and installation;
3. The sides of the pergola shall not be covered with temporary or permanent walls without review; and
4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the application can meet Section II.B for the Greenwood Neighborhood Conservation Zoning Overlay.



SITE DATA TABLE

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCILMATIC DISTRICT:	5th, SEAN PARKER
ZONING CLASSIFICATION:	MUN-A; OVERLAY DISTRICTS: UZO & NHC
SURROUNDING ZONING:	MUN-A & RS5
PROPOSED LAND USE:	RESTAURANT
TOTAL ACREAGE OF SITE:	0.17 ± ACRES
TOTAL SQUARE FOOTAGE OF SITE:	7,497 ± SF
MAXIMUM FAR:	0.60 MAXIMUM; 0.21 PROVIDED (EXISTING)
MAXIMUM ISR:	0.80 MAXIMUM; 0.45 PROVIDED
MINIMUM REQ'D BUILDING SETBACKS:	
- STREET YARD REQ'D / PROV'D:	0 - 15' Build to Zone / 40.7' AT CLOSEST POINT (McFERRIN) EXISTING
- STREET YARD REQ'D / PROV'D:	0 - 15' Build to Zone / 11.6' AT CLOSEST POINT (EASTLAND) EXISTING
- SIDE YARD REQ'D / PROV'D:	0' / 3.6' AT CLOSEST POINT (EXISTING)
- REAR YARD REQ'D / PROV'D:	20' / 83.3' AT CLOSEST POINT (EXISTING)
BUILDING AREA:	HOUSE - 1,287 SF; GARAGE - 264 SF (EXISTING) PATIO DECK WITH 370 SF SEATING AREA (PROPOSED)
MAXIMUM BUILDING HEIGHT:	4 STORIES IN 60'
BUILDING HEIGHT PROVIDED:	1 STORY WITH BASEMENT (EXISTING)
PARKING REQUIREMENTS:	RESTAURANT, FULL SERVICE - UZO DISTRICT; FIRST 1,000 SF EXEMPT, 1 SPACE PER 150 SF IN EXCESS OF 1,000 SF PARKING ADJUSTMENTS: TRANSIT - 10% REDUCTION ON STREET PARKING - 1 LEGAL ON-STREET SPACE SUBSTITUTED FOR 1/2 OF EVERY REQUIRED OFF STREET PARKING SPACE
TOTAL PARKING REQUIRED:	HOUSE (1,287) + PATIO (370) = 1,657 SF 1,657 SF - 1,000 SF EXEMPT = 657 SF / 150 SF = 4.38 SPACES 4.38 SPACES x 10% TRANSIT REDUCTION = 3.9 ~ 4 SPACES
PARKING PROVIDED:	4 STREET PARKING SPACES + 2 ON-SITE SPACES = 6 SPACES

Prepared By:



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Prepared For:

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4709 MEDALIST CIRCLE
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COMMERCIAL RESTAURANT REHAB
924 McFERRIN AVENUE
NASHVILLE, TENNESSEE

SCALE:	1"=20'	SITE PLAN SP-01
DATE:	08-30-19	
REV:	.	
DMG Project No:	19145	

PROJECT ARCHITECT

MICHAEL GREY JONES, AIA, LEED AP
76 TUSCAN HILLS DRIVE
OXFORD, MS
(662) 205-0543
mjones@sozoarch.com

PROJECT ENGINEERS

SPICY BOYS RESTAURANT

NASHVILLE, TN

PN: 19013

OWNER:

CHENEY FAMILY

ARCHITECT:

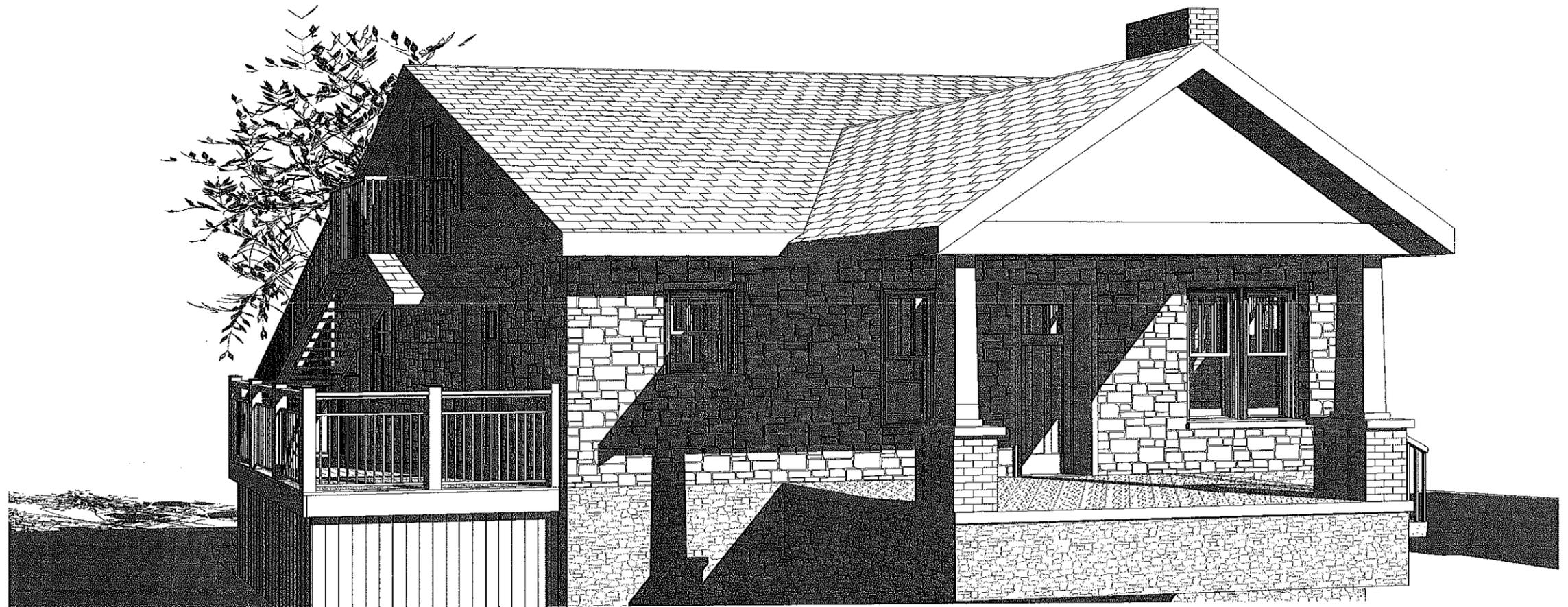
MICHAEL GREY JONES, AIA

AUGUST 30, 2019

PERMIT

MICHAEL
GREY
JONES

ARCHITECT



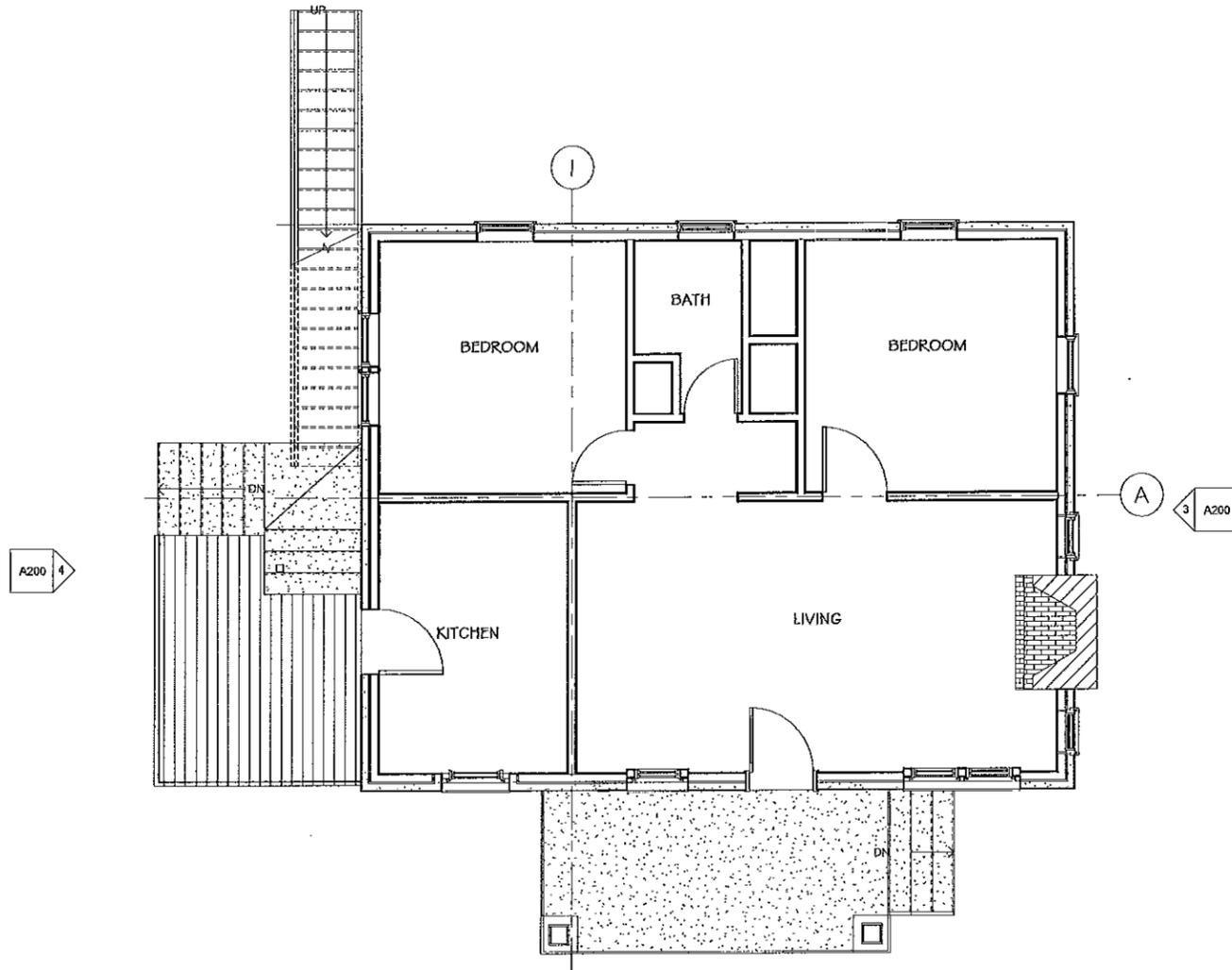
① 3D View 1

Plans are half scale.

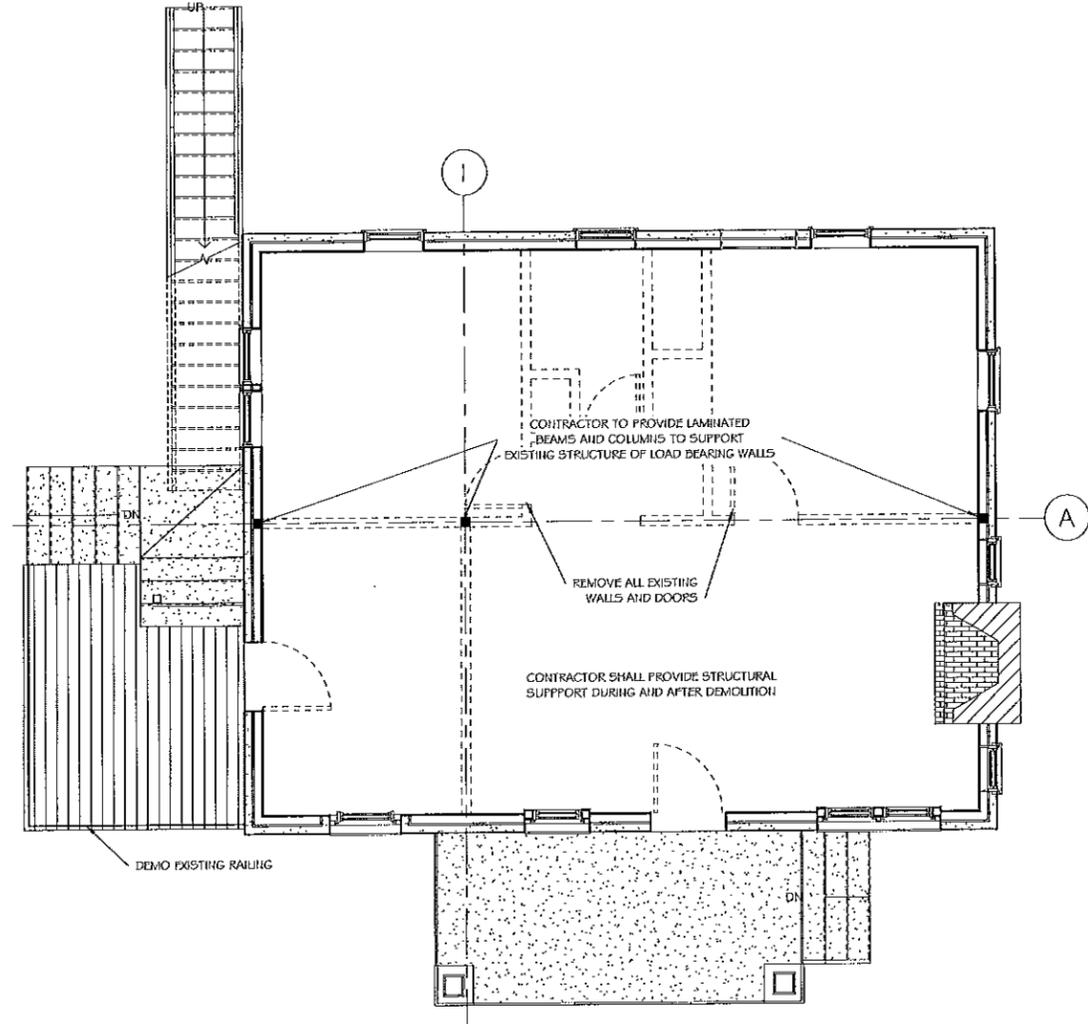


REVISION

NO.	DESCRIPTION



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



2 DEMOLITION PLAN
1/4" = 1'-0"

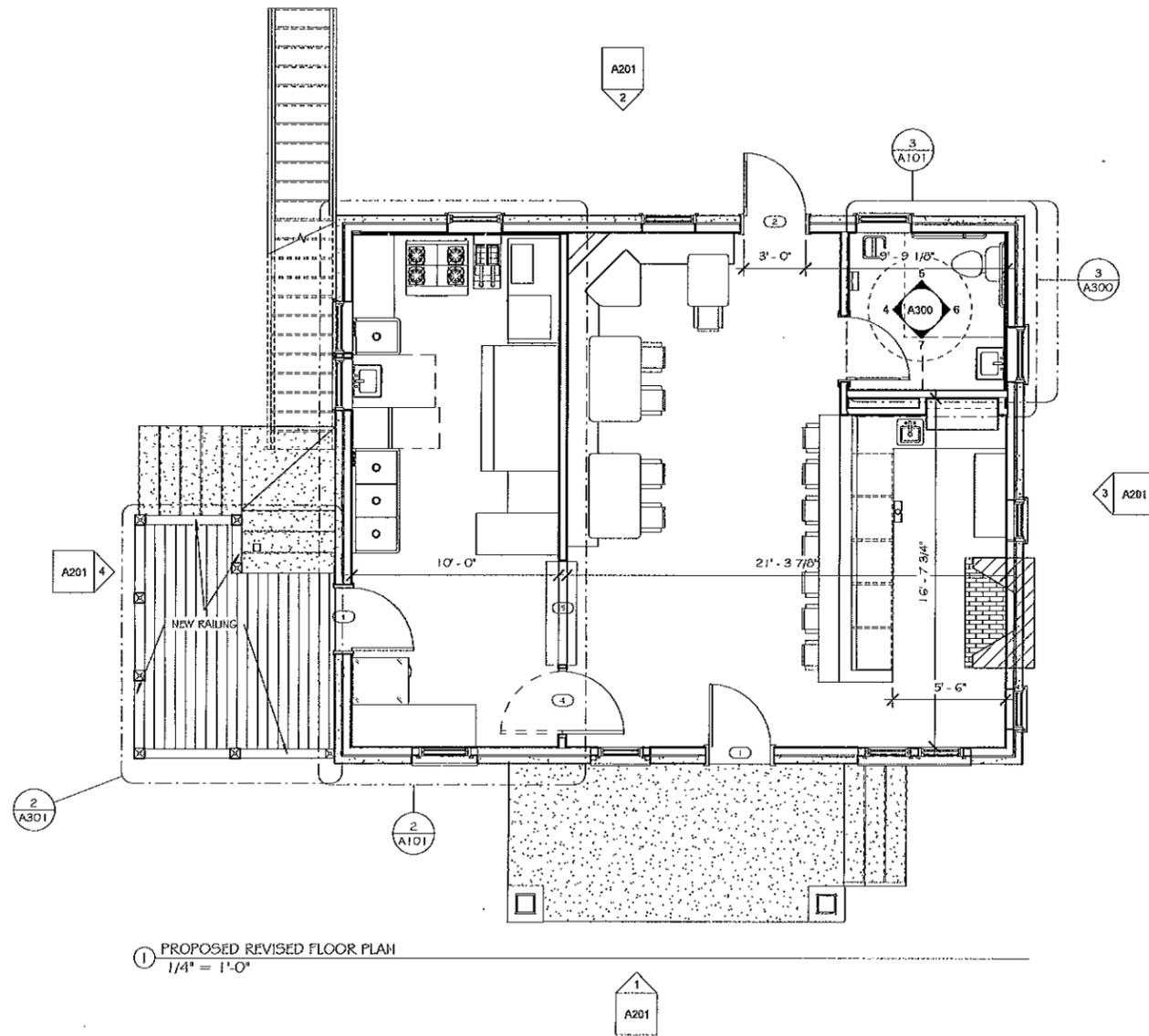
SPICY BOYS RESTAURANT
NASHVILLE, TN

PERMIT

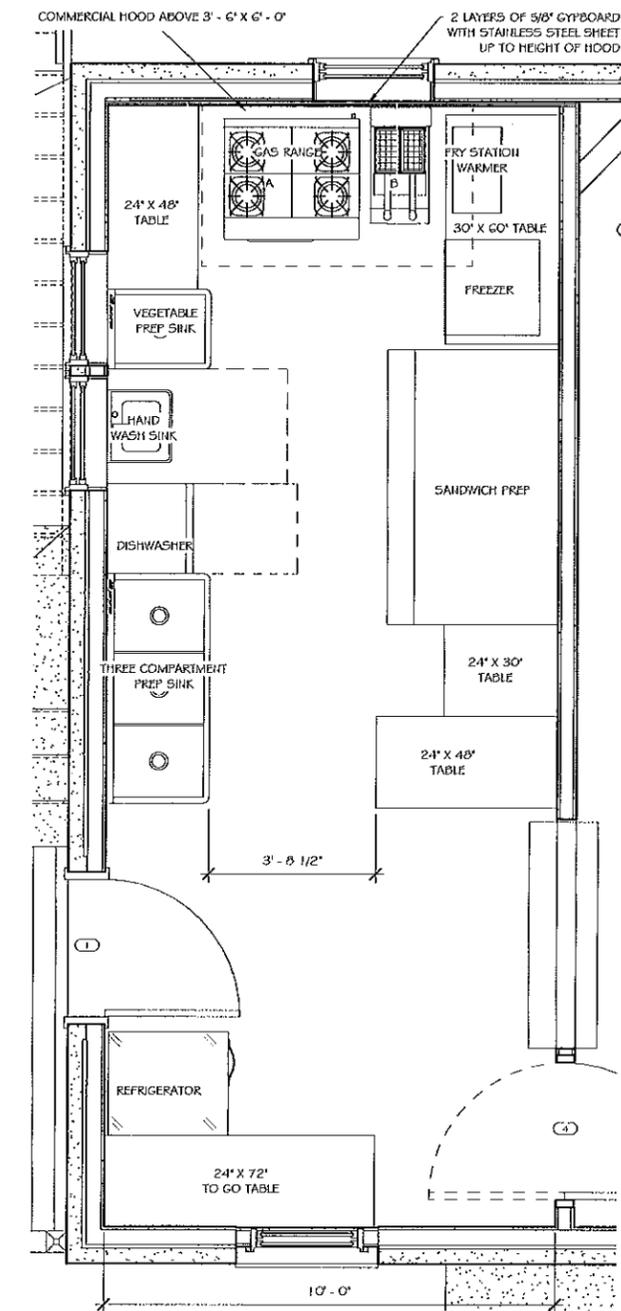


NO.	REVISION

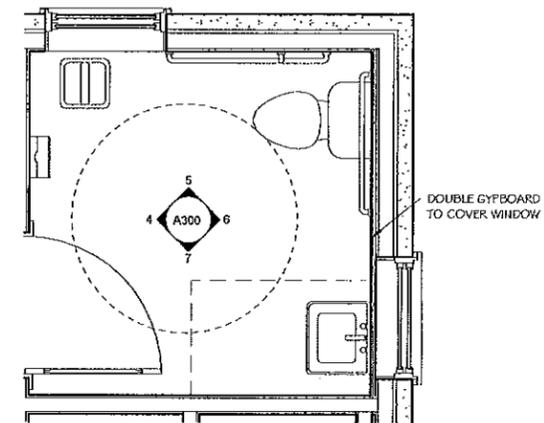
Plans are half scale.



1 PROPOSED REVISED FLOOR PLAN
1/4" = 1'-0"



2 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



3 ENLARGED RESTROOM PLAN
1/2" = 1'-0"

PERMIT
 SPICY BOYS RESTAURANT
 NASHVILLE, TN



REVISION

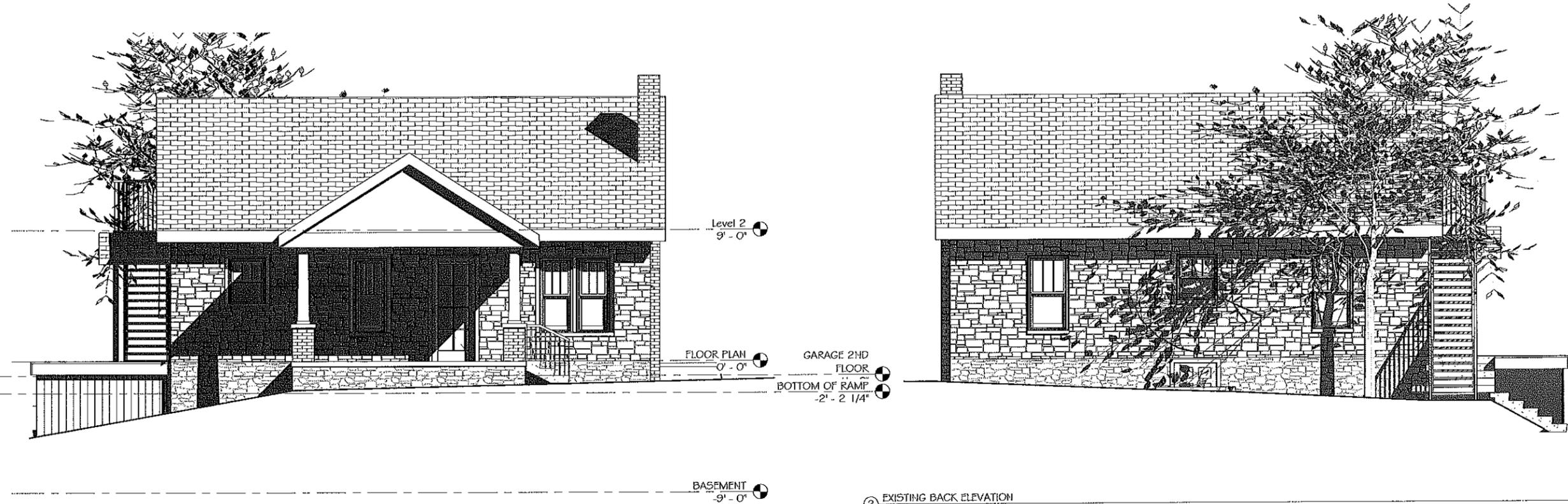
NO.	DESCRIPTION

SPICY BOYS RESTAURANT
NASHVILLE, TN

PERMIT

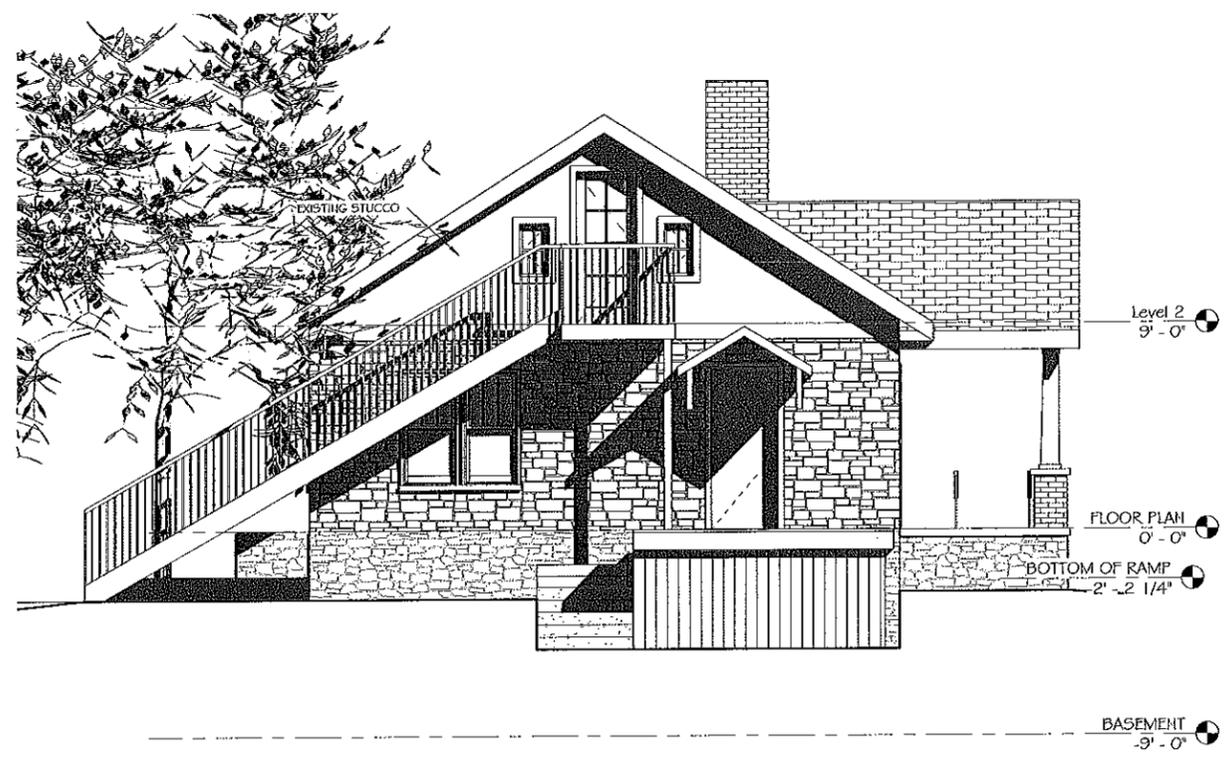
NUMBER: 19013
DATE: AUGUST 30
DRAWN: FMJ
CHECKED: MSJ

Plans are half scale.



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

② EXISTING BACK ELEVATION
1/4" = 1'-0"



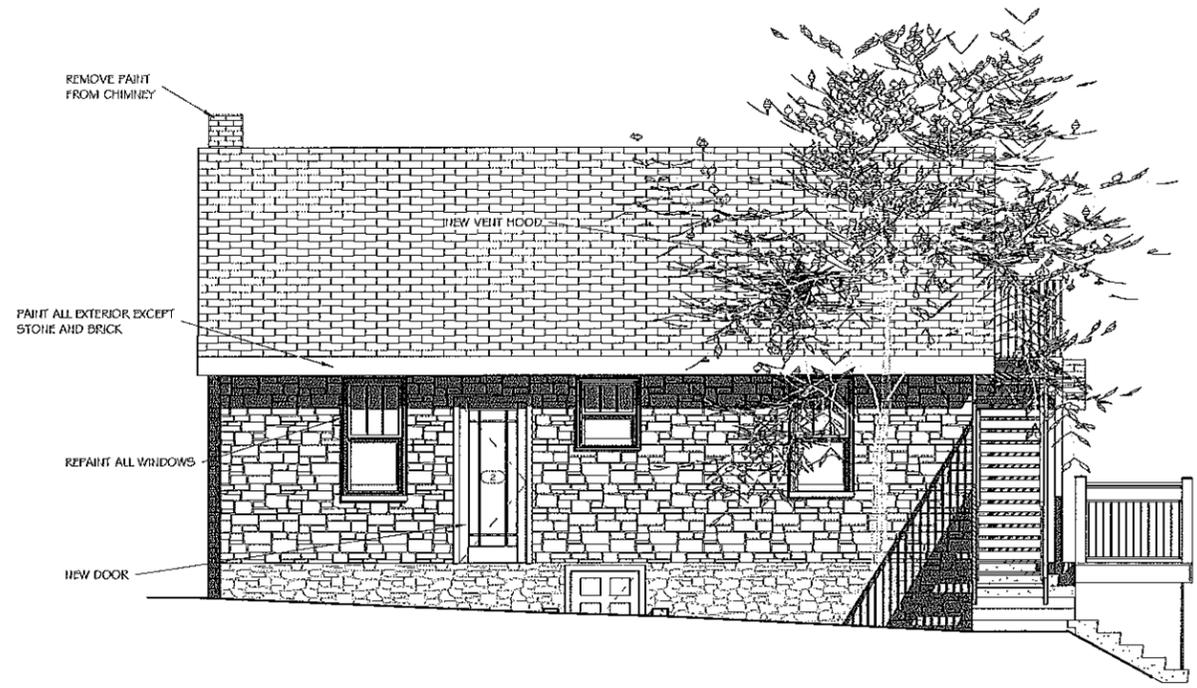
③ EXISTING RIGHT ELEVATION
1/4" = 1'-0"

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

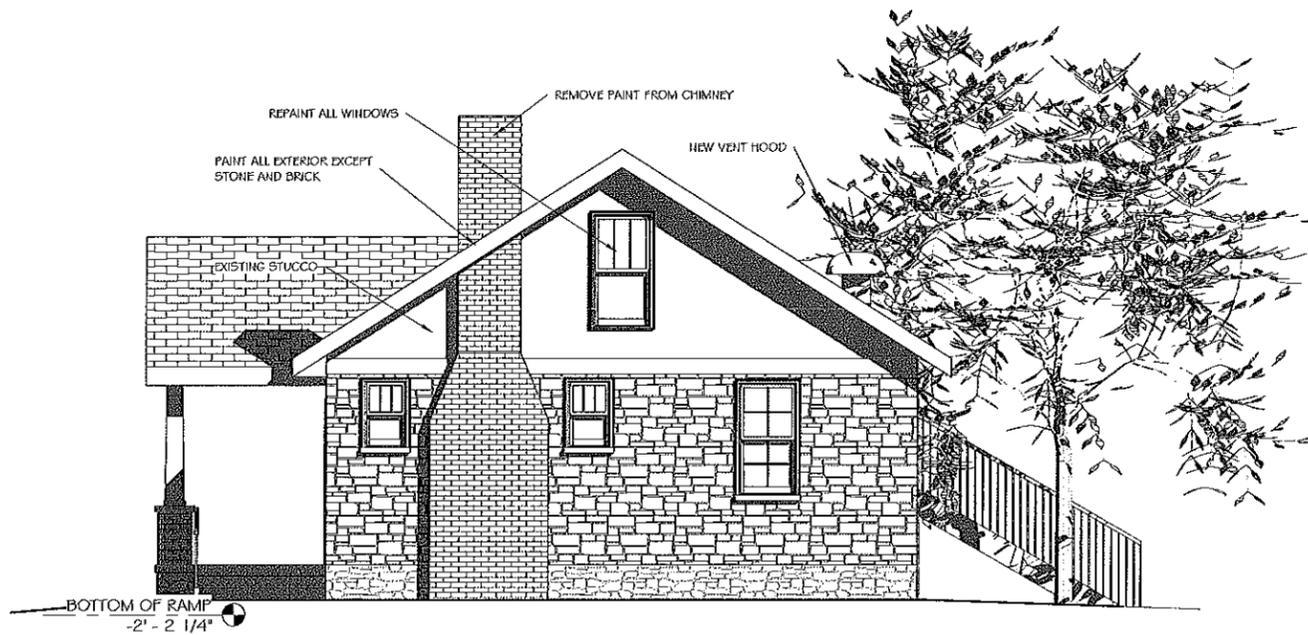
Plans are half scale.



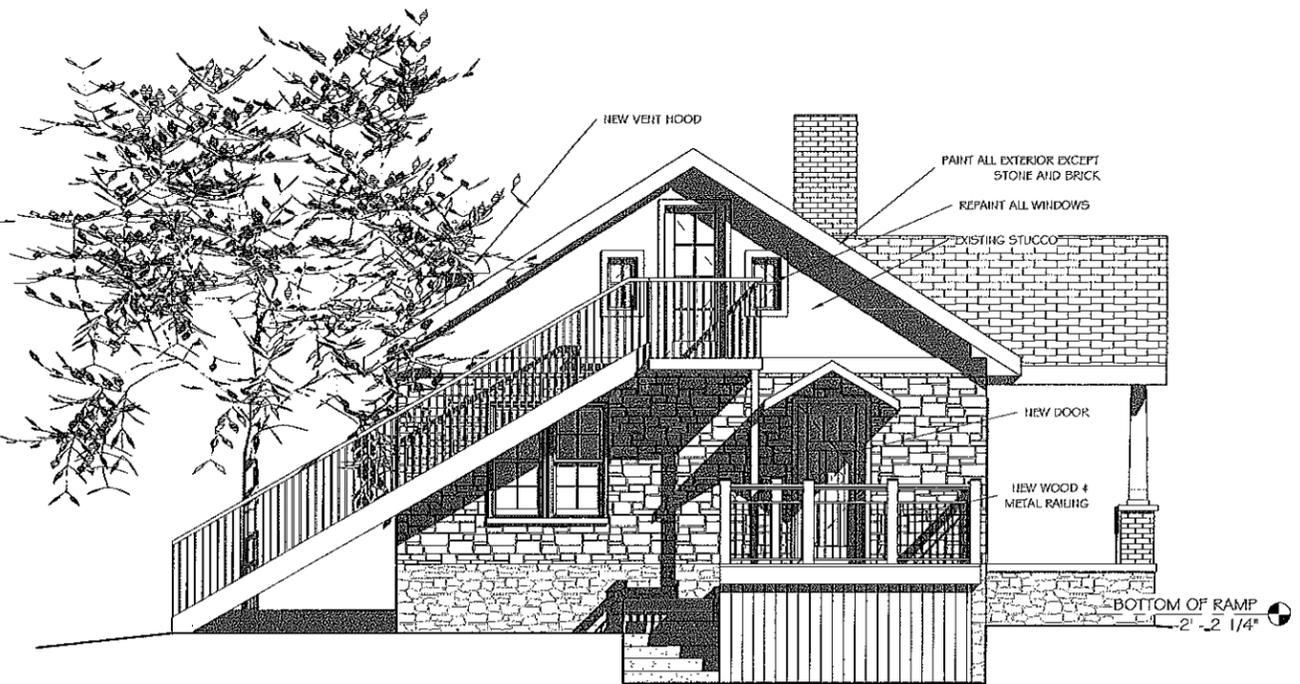
1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED BACK ELEVATION
1/4" = 1'-0"



3 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

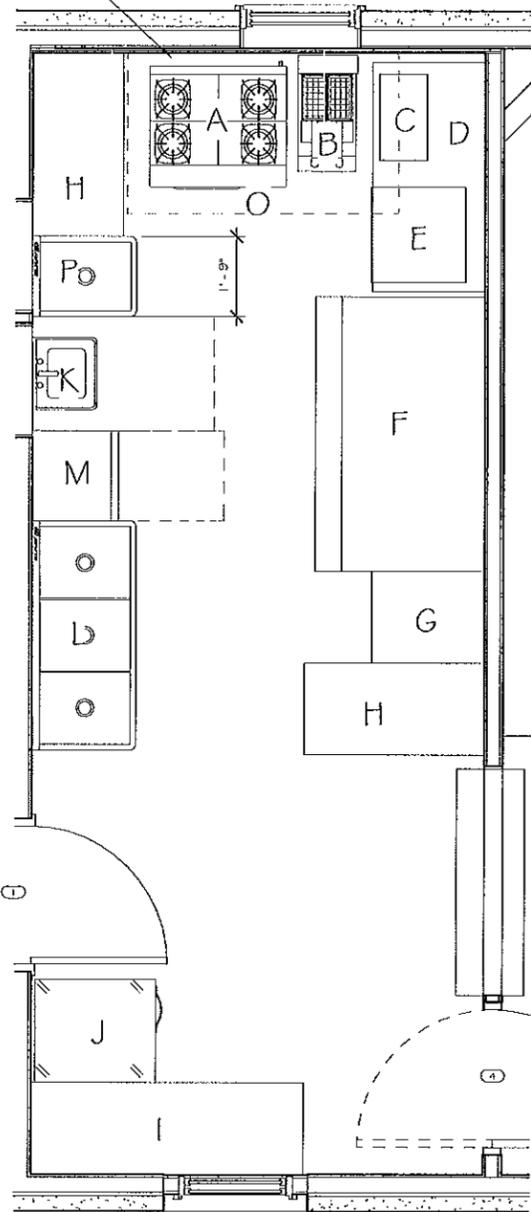


4 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



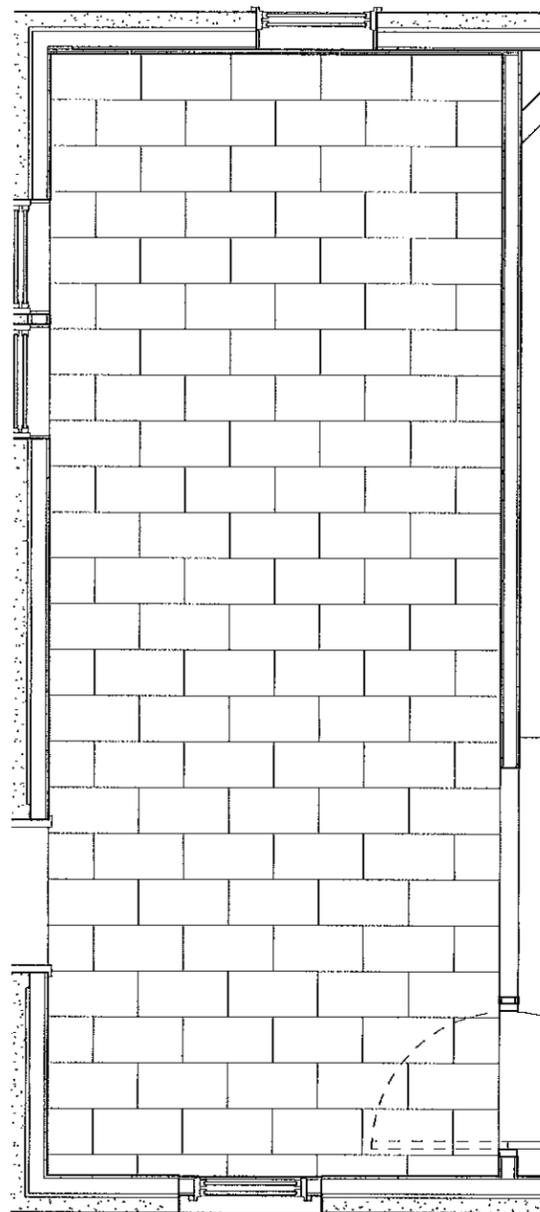
REVISION

COMMERCIAL HOOD ABOVE 3' - 0" X 6' - 0"



- A: SOUTHBIRD ULTIMATE 36" RANGE WITH 4 LARGE BURNERS & STANDARD OVEN
MODEL: 4367D
- B: AVANTCO NATURAL GAS 40LD STAINLESS STEEL FLOOR FRYERS
ITEM # 1777F3001
- C: HATCO PORTABLE FRY STATION WARMER WITH BASE HEAT & LIGHTS 1120 WATTS
MODEL: UGTFDL-120-T-05
- D: ELRAY FOODSERVICE 60" X 30" ALL STAINLESS STEEL WORK TABLE 16/300 WITH
CROSS BRACING MODEL: WT30XGO-ST5X
- E: AVANTCO UNDERCOUNTER FREEZER
ITEM#: 17655UC27FHC
- F: BEVERAGE-AIR 3 DOOR MEGA TOP ADA HEIGHT GLASS LID REFRIGERATED SANDWICH
PREP TABLE ITEM#: 5PE72HC-30M-STL-23
- G: BK RESOURCES ECONOMY 24" X 30" STAINLESS STEEL WORK TABLE WITH UNDERSHELF
MODEL: VTT-30241
- H: BK RESOURCES ECONOMY 24" X 40" STAINLESS STEEL WORK TABLE WITH UNDERSHELF
MODEL: TTS-244-X2
- I: BK RESOURCES ECONOMY 72" X 24" WORK TOP TABLE WITH UNDERSHELF
MODEL: VTT-7224
- J: TRUE 23 CU.FT. ONE-SECTION STAINLESS REACH-IN REFRIGERATOR
MODEL: T-23-HC
- K: REGENCY 17" X 15" WALL MOUNTED HAND SINK WITH GOOSENECK FAUCET & SIDE SPLASH
ITEM#: 600H5175P
- L: BK RESOURCES THREE COMPARTMENT SINK 57"W x 21-1/2"D x 41"H
Model - BK885-3-1B-12
- M: NOBLE WAREWASHING HIGH TEMPERATURE UNDERCOUNTER DISHWASHER-209/230V
ITEM#: 495NOWFU3FDV
- N: NEMCO 6055A COUNTER TOP FOOD WARMER FOR FULL SIZE 12" X 20" 5/8 PAN
- O: COMMERCIAL RANGE HOOD 3' - 0" X 6' - 0"

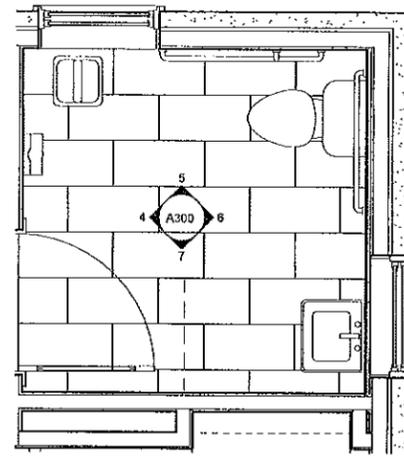
① EQUIPMENT PLAN
1/2" = 1'-0"



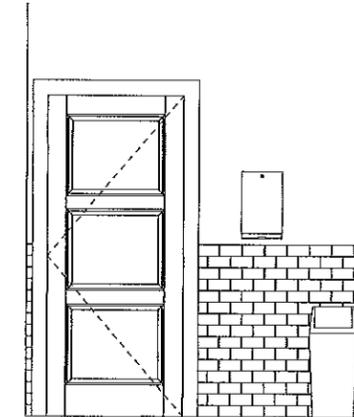
12" X 24" PORCELAIN TILE TO BE SELECTED BY OWNER.

② FINISH PLAN KITCHEN
1/2" = 1'-0"

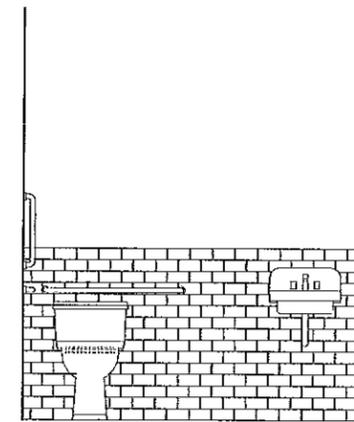
Plans are half scale.



③ FINISH PLAN RESTROOM
1/2" = 1'-0"



④ RESTROOM ELEVATION 4
1/2" = 1'-0"

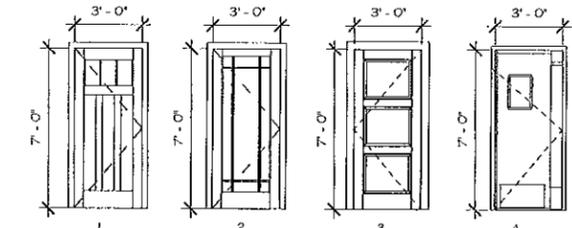


⑥ RESTROOM ELEVATION 6
1/2" = 1'-0"

DOOR SCHEDULE

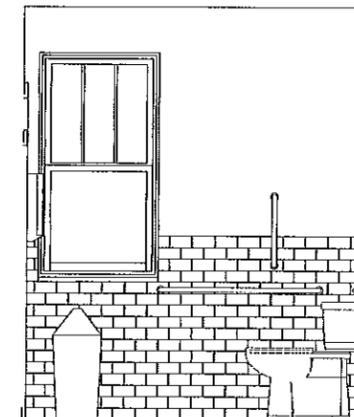
DOOR NUMBER	COUNT	WIDTH	HEIGHT	COMMENTS
1	2	3'-0"	7'-0"	
2	1			
3	1			
4	1			

GRAND TOTAL: 5

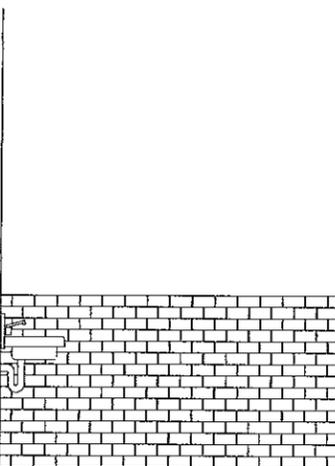


- 1 SOLID CORE WOOD DOOR WITH DIVIDED LITES CRAFTSMAN STYLE DOOR
- 2 SOLID CORE WOOD DOOR WITH DIVIDED LITES CRAFTSMAN STYLE DOOR
- 3 SOLID CORE 3 PANEL WOOD DOOR
- 4 ALUMINUM TRAFFIC DOOR WITH 9" X 14" WINDOW

⑤ DOOR ELEVATIONS
1/4" = 1'-0"



⑤ RESTROOM ELEVATION 5
1/2" = 1'-0"



⑦ RESTROOM ELEVATION 7
1/2" = 1'-0"

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REVISION

NO.	DESCRIPTION

SPICY BOYS RESTAURANT
NASHVILLE, TN

PERMIT

NUMBER: 19013
DATE: AUGUST 30
DRAWN: FMJ
CHECKED: MGJ

