

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION 1716 Greenwood Avenue March 18, 2020

Application: New Construction: SP—Final Design Review
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302027400
Applicant: Molly Simmons, Vintage South Development
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: This application is for the Final Specific Plan (SP) review of the development at 1716 Greenwood, the former Hobson Church. The property includes two historic churches, connected by a non-historic connector; an historic brick bungalow; and two non-historic outbuildings. The proposal is to rehabilitate the existing churches, their connector, and the brick bungalow; to demolish the non-contributing outbuildings; and to construct three infill houses facing Greenwood and seven infill houses located off of Chapel Avenue.

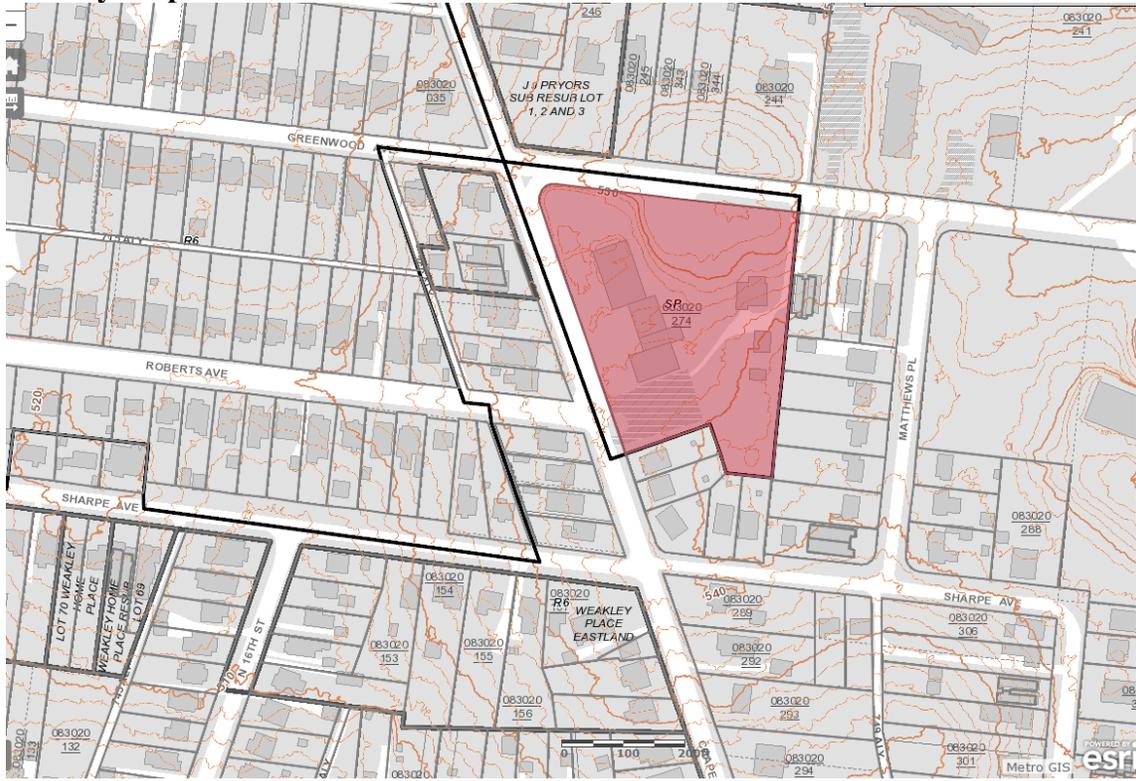
Recommendation Summary: Staff recommends approval of the final SP plans with the following conditions:

1. The stone between the windows at the church's basement-level be retained and the width of these window remain unchanged;
2. The applicant submit more information on the platform to be constructed on the right side of the church;
3. Staff approve a stone sample for the foundation on the historic church, all windows and doors, the roof shingle colors, and brick samples prior to purchase and installation;
4. Lap siding have a maximum reveal of five inches (5"); and
5. Staff approve the location of mechanicals and utilities.

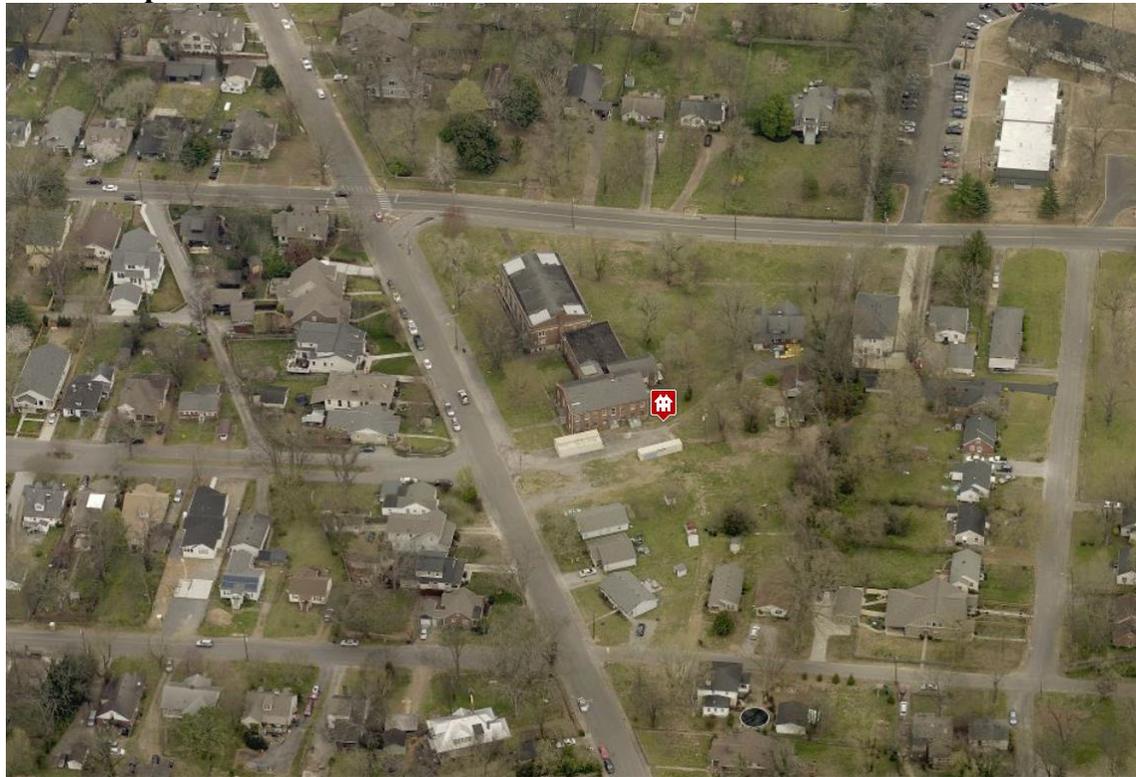
With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments
A: BL2015-1223
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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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. 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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

2. ADDITIONS

- a. 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 must be at least 6" below the existing ridge line.

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).

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

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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.

d. 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.

e. 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 property includes two historic churches, connected by a non-historic connector; an historic brick bungalow; and two non-historic outbuildings. The site was purchased by the Hobson Methodist church in 1867; the congregation had previously been located at 10th Street and Main Street, but that church was badly damaged during the Civil War.

A *Tennessean* article from 1868 announced the dedication of the new Hobson Chapel, calling it “one of the handsomest structures of the kind in this section of the country.” That building is still extant today, facing Chapel Avenue. In 1929, the ever-growing congregation constructed the large Classical style building facing Greenwood. The church construction was funded by reparation money the congregation had received in 1909 from the federal government because of the occupation of its former building during the Civil War. The two buildings were connected in 1954. The brick bungalow facing Greenwood was formerly used as the parsonage and dates to the late 1920s.

The proposal is to rehabilitate the existing churches, their connector, and the brick bungalow; to demolish the non-contributing outbuildings; and to construct three infill houses facing Greenwood and seven infill houses located off of Chapel Avenue. In May 2015, MHZC approved the preliminary SP for the development at 1716 Greenwood, with the conditions that the infill not include wall dormers facing the street and that the applicant return to MHZC after Metro Council passes the SP rezoning for final design approval. In August 2015, Metro Council passed the SP rezoning.

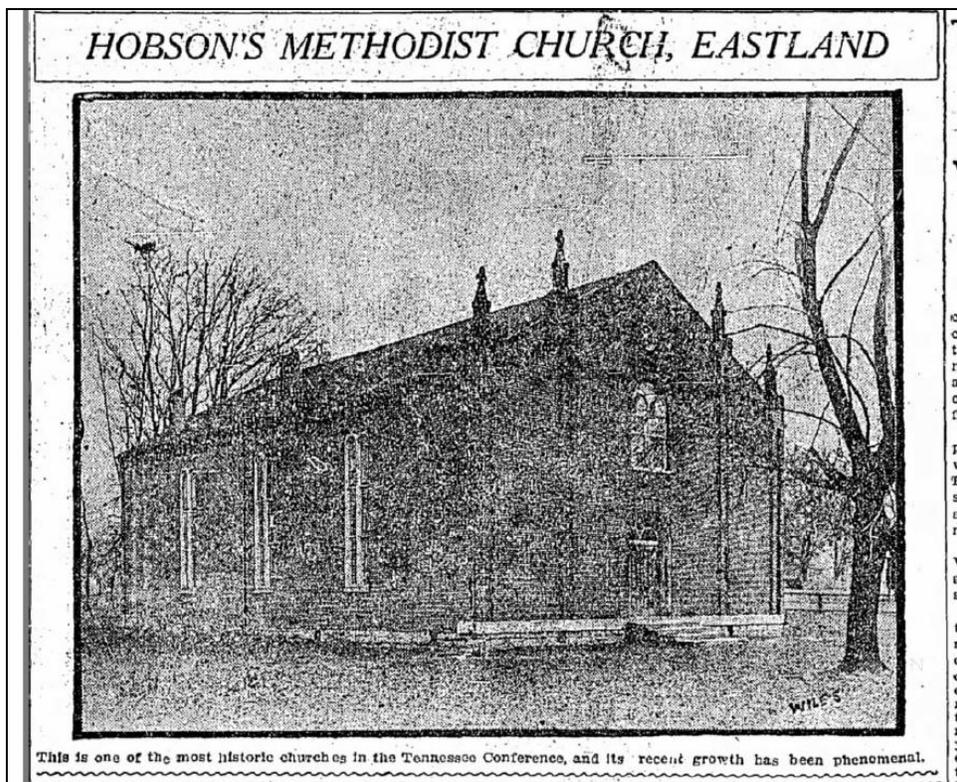


Figure 1. A 1909 photograph from the *Tennessean* of the original 1868 Hobson Church. The decorative minarets are now gone, and the side windows have been altered. Windows on the front façade have

since been added.

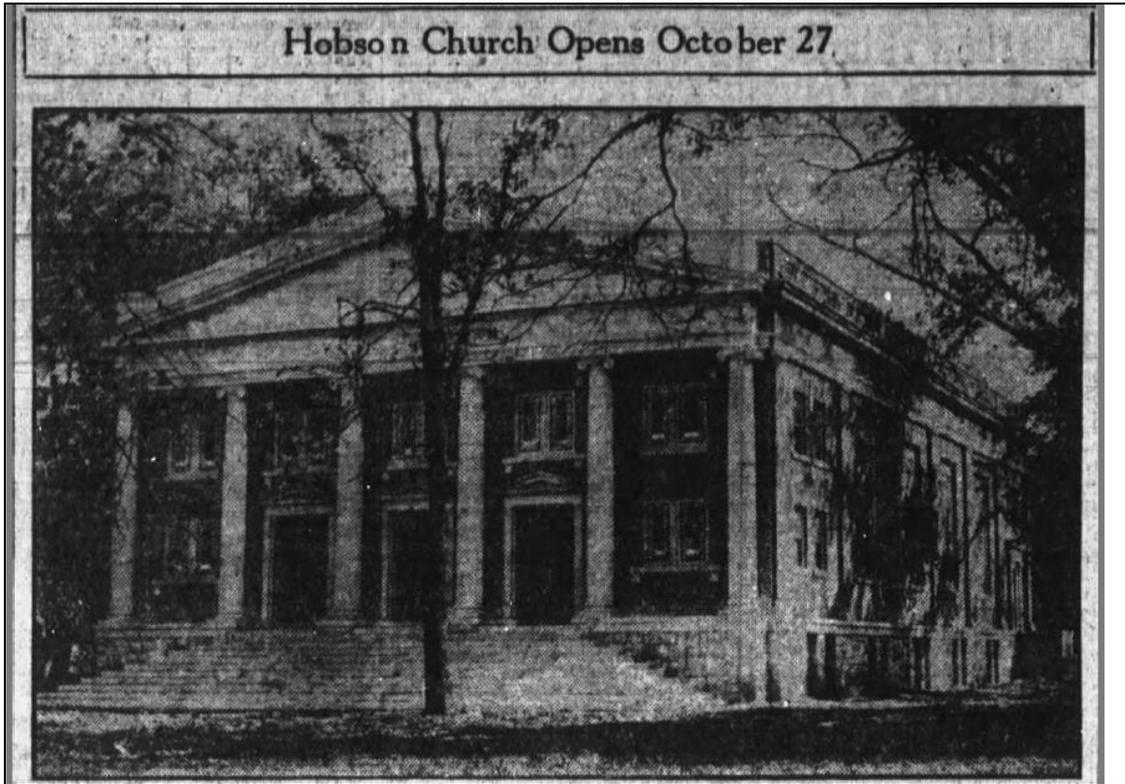


Figure 2. 1929 *Tennessean* article featuring the “new” Hobson Chapel



Figure 3. Hobson Church from corner of Greenwood and Chapel Avenues.



Figure 4. Front façade of Hobson Church



Figure 5. Left façade, showing the 1929 structure, the 1950s connector, and the 1868 structure at the rear.



Figure 6. The 1920s brick bungalow. Three additional infill houses will be constructed between the bungalow and the former church.



Figure 7. Right/Greenwood façade of the 1929 Hobson Chapel.



Figure 8. 1950s connector.



Figure 9. 1868 chapel. The windows on the outer bays of the front façade appear to have been added, and the window openings on the left façade have been altered.



Figure 10. 1868 chapel



Figure 11. 1868 Chapel



Figure 12. Rear of the site, near where the 7 infill houses will be constructed.



Figure 13. 1868 church and the area where the 7 new infill houses will be constructed.



Figure 14. View of the church buildings from Chapel Avenue.

Analysis and Findings: The proposal is to rehabilitate the existing churches, their connector, and the brick bungalow; to demolish the non-contributing outbuildings; and to construct three infill houses facing Greenwood and seven infill houses located off of Chapel Avenue.

Demolition: There are two small non-historic buildings on the property that are proposed to be demolished (Figures 15 & 16). Both are one-story cinderblock structures that do not contribute to the historic character of the site or Eastwood neighborhood. The Commission approved their demolition in 2015. They are still extant but will be demolished as part of the project.



Figures 15 and 16: The two non-historic outbuildings.

On the Chapel/west elevation of the church, the applicant intends to reduce the level of the grade by about three feet (3') to create door openings out of existing window openings at the raised basement level. This is considered partial demolition. Since the connector part of the building is non-contributing, creating new doors where there are now windows meets the design guidelines. On the 1929 building, the applicant will be widening and combining the window openings and lowering them about three feet (3') to match the new grade. This will require the removal of some of the existing stone (Figure 17). Staff finds the removal of this stone to be inappropriate. Although staff is supportive of elongating the existing windows to make them doors, staff recommends that the stone between the openings remain. The lowered foundation will have a cast stone veneer, and staff recommends approval of the stone sample prior to purchase and installation.



Figure 17. These window openings will be elongated by about 3' and changed into door openings when the grade is lowered. Staff recommends that the stone in between the window openings remain.

Staff finds that the removal of the stone in between the window openings at the basement level of the 1929 portion of the structure do not meet Section III.B.2. of the design guidelines and therefore recommends that a condition of approval be that the stone remain.

Alterations to the existing structures. In addition to elongating and enlarging the basement window openings on the church structure, the applicant intends to make some alterations and additions to the historic structure. No changes to the existing brick bungalow were indicated on the plans. In a Neighborhood Conservation Zoning Overlay like Eastwood, the Commission does not review the removal and replacement of window sashes, the painting of brick and masonry, and re-roofing. Those alterations can be made to the bungalow without the review of MHZC.

On the church structures, the applicant intends to repair some of the historic windows but will replace many of them, including some of the stained glass windows. They also intend to replace some of the doors. In the Eastwood Neighborhood Conservation Zoning Overlay, MHZC would not review such window and door replacement so long as the sizes of the openings remain unchanged. Also, MHZC will not review signage for this lot.

On the Chapel façade, the existing, non-historic metal handicap ramp and the metal covering over the door will be removed, which meets the design guidelines (see Figure 7) since they are not historic features. The doorway towards the back of the 1929 portion of the structure will have a new platform constructed below it of cast stone in order to adapt to the new grade (Figures 18 & 19). Staff find this new platform to meet the design guidelines, as it has a minimal size. The floor plans show a stair leading to the platform, but the elevations do not. Staff recommends that the applicant submit a more detailed drawing of this platform feature.

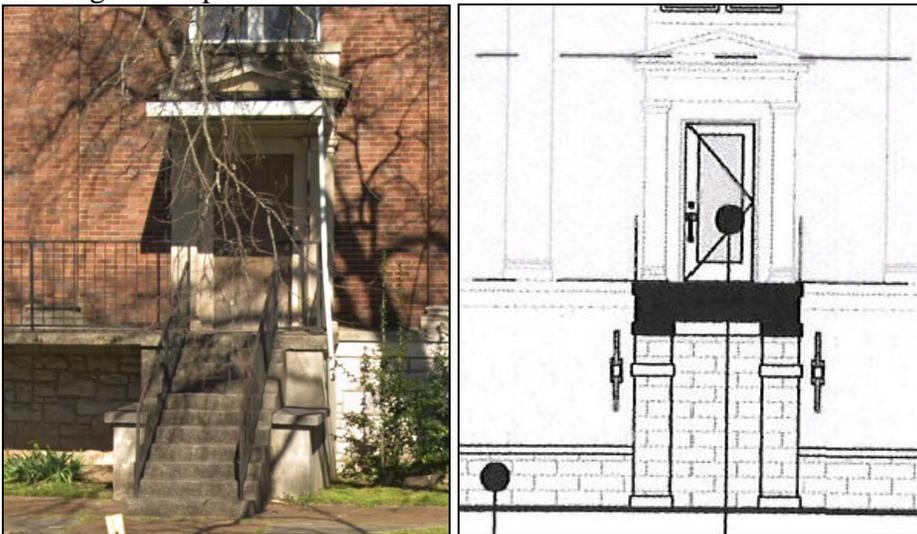


Figure 18 (left) is an image of the current condition. Figure 19 (right) is the proposed platform design

On the west/left façade, the applicant intends to construct a handicap access ramp from the grade up to an entrance on the raised first floor. Because it is uncovered, MHZC would not review the construction of the handicap access ramp in a conservation overlay like this one. Nevertheless, staff finds the location on a secondary façade, pushed back from the front, to meet the design guidelines. The west/left elevation also includes a canopy that does not include posts to the ground; such canopies are not reviewed in neighborhood conservation zoning overlays.

Staff finds that the addition of a platform on the Chapel façade could be appropriate, but recommend receipt of more detailed information to ensure that it meets Section II.B.2. of the design guidelines.

Infill Construction. The 2015 SP allowed for three detached houses to be constructed in between the church and the bungalow and for seven detached houses to be constructed off of Chapel Avenue along a new road/driveway. The setbacks and footprints were established through the SP, as was the maximum height of thirty-four feet (34') and the scale of two-and-a-half stories. MHZC is now tasked with reviewing the design, materials, fenestration pattern, and detailing of the proposed infill structures.

Greenwood Avenue Houses. The three houses facing Greenwood Avenue will be two-and-a-half stories and will have an identical design. Their porches will be six feet (6') deep, with a flat roof. The porch roof includes an uncovered balcony at the second level; MHZC has approved such porch roofs and balconies in the past. The dormers on the front façade are gabled and are inset two feet (2') from the wall below. The foundation material will be brick, and the primary cladding will be board and batten on the first floor and cement fiberboard lap siding on the upper floors. Staff recommends approval of a brick sample, all windows and doors, and the roof shingle color prior to purchase and installation.

The front facades will have two primary entrances oriented towards Greenwood Avenue, which meets the historic context. The fenestration pattern on the front facades is appropriate. On the east/left elevations, there are expanses of more than sixteen feet (16') on the upper levels, beyond the midpoint of the house. Staff would typically request additional window openings, but in this case, these houses have unusually deep front setbacks of over one hundred feet (100'), and these portion of the façades will not be highly visible from the public right-of-way.

Chapel Avenue Houses. The seven houses facing the new roadway off of Chapel Avenue are also two-and-a-half stories in height. A condition of MHZC's 2015 review was that there be no wall dormers facing the street. This proposed design meets that condition.

The houses have a similar design, although the two houses on the end have wrap-around porches. All the houses will have porches that are at least six feet (6') deep. The fenestration pattern on the west elevation, which includes the elevation that faces Chapel

Avenue, is appropriate. The east elevation window and door pattern includes fewer openings than MHZC would typically require. Staff, however, finds these proposed openings on the east elevations to be acceptable for this development because these houses will just be six feet (6') apart, and they are not oriented to a street integrated into the Eastwood neighborhood streetscape. As such, the window openings on these east facades will not be highly visible from the street.

The foundation material will be brick, and the primary cladding will be board-and-batten on the first floor and second floors and cement fiberboard lap siding above that. Staff recommends approval of a brick sample, all windows and doors, and the roof shingle color prior to purchase and installation. Staff also recommends that the lap siding have a maximum reveal of five inches.

The mechanicals and utilities for all the units on the site were not indicated. Staff recommends approval of the location of all mechanicals and utilities prior to purchase and installation.

Recommendation Summary: Staff recommends approval of the final SP plans with the following conditions:

1. The stone between the windows at the church's basement-level be retained and the width of these window remain unchanged;
2. The applicant submit more information on the platform to be constructed on the right side of the church;
3. Staff approve a stone sample for the foundation on the historic church, all windows and doors, the roof shingle colors, and brick samples prior to purchase and installation;
4. Lap siding have a maximum reveal of five inches (5"); and
5. Staff approve the location of mechanicals and utilities.

With these conditions, Staff finds the massing of the project to meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

ORDINANCE NO. BL2015-1223

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6 to SP zoning for property located at 1716 Greenwood Avenue, at the southeast corner of Greenwood Avenue and Chapel Avenue, located in the Eastwood Neighborhood Conservation District, (3.27 acres), to permit residential and a mixed use development, all of which is described herein (Proposal No. 2015SP-040-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R6 to SP zoning for property located at 1716 Greenwood Avenue, at the southeast corner of Greenwood Avenue and Chapel Avenue, located in the Eastwood Neighborhood Conservation District, (3.27 acres), to permit residential and a mixed use development, being Property Parcel No. 274 as designated on Map 083-02 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 083 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to 18,000 square feet of general office, 3,000 square feet of retail, 3,000 square feet of restaurant, 11 detached single-family units permitting a limited Home Occupation use, and 4 multi-family residential lofts.

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

1. Home Occupation hours are limited to 8:00 am- 5:00 pm, Monday through Friday.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

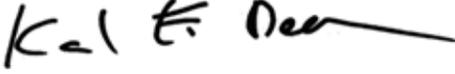
Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Peter Westerholm

[View Sketch](#)

[View Site Plan](#)

LEGISLATIVE HISTORY	
Introduced:	July 7, 2015
Passed First Reading:	July 7, 2015
Referred to:	Planning Commission - Approved with conditions and disapproved without all conditions. (6-0) Planning & Zoning Committee
Passed Second Reading:	July 28, 2015
Passed Third Reading:	August 4, 2015
Approved:	August 10, 2015
By:	
Effective:	August 14, 2015

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

Last Modified 08/11/2015 09:50:01

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 130 POUNDS PER 1000 SQUARE FEET OF 8-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

PUBLIC WORKS NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

Property Information
1716 Greenwood Ave
Nashville, Tennessee 37206
3.27 Total Acres
Council District 6 (Peter Westerholm)

Owners of Record
Greenwood Village, LLC
1716 Greenwood Ave
Nashville, Tennessee 37206

Developer
Clay Haynes
335 W. Main St
Gallatin, Tennessee 37066
Phone: 452.7500
Email: clay@haynesrealtors.com

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF THE MIXED USE DEVELOPMENT AS SHOWN HEREIN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 79-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0228F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNOCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER AND RECYCLING PADS.
- 11) OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION APPROVED BY THE METRO PLANNING COMMISSION, WITH A MINIMUM LOT SIZE OF 1,000 SQUARE FEET.
- 12) MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 13) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 14) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #6 OF THE EAST NASHVILLE COMMUNITY PLAN. THE PROPOSED LAND USE POLICY IS A T4 URBAN NEIGHBORHOOD CENTER POLICY (T4 NC). THE PRIMARY GOAL OF THE T4 NC POLICY IS TO PRESERVE, ENHANCE AND CREATE URBAN NEIGHBORHOODS WITH A MIXTURE OF USES. THE POLICY ALSO SEEKS AN ENHANCED PEDESTRIAN EXPERIENCE. THIS POLICY AREA IS TYPICALLY LOCATED AT PROMINENT INTERSECTIONS SUCH AS THE INTERSECTION OF GREENWOOD AVENUE AND CHAPEL AVENUE.

AS PROPOSED, THIS SPECIFIC PLAN WILL PROVIDE FOR THE INTENDED MIXTURE OF USES. THIS SPECIFIC PLAN DISTRICT WILL INCLUDE BOTH RESIDENTIAL USES AS WELL AS OFFICE AND RESTAURANT/RETAIL USES, ALL WITHIN AT LEAST A FIVE MINUTE WALKING DISTANCE OF THE SURROUNDING RESIDENTIAL AREA, AS NOTED IN THE COMMUNITY CHARACTER MANUAL FOR THE T4 NC POLICY AREA. FURTHER, BY MAINTAINING AND IMPROVING EXISTING HISTORICAL STRUCTURES LOCATED ON THE SITE, THIS SPECIFIC PLAN DISTRICT AS PROPOSED WILL ENHANCE THE SITE AND THE SURROUNDING COMMUNITY BY MAINTAINING A PROMINENT, IMPORTANT FEATURE FOR THE COMMUNITY AND INTRODUCING A MIXTURE OF USES INTO A STRUCTURE WORTHY OF CONSERVATION. FINALLY, AS CALLED FOR BY THE T4 NC POLICY, THE DEVELOPMENT AS PROPOSED BY THIS SPECIFIC PLAN DISTRICT WILL NOT ENCRUCH INTO THE SURROUNDING COMMUNITY BEYOND THE CORNER PARCEL. INSTEAD, THE DEVELOPMENT WILL ENHANCE THE STREETScape AT THE PROMINENT INTERSECTION IT ADDRESSES.

ARCHITECTURAL NOTES

- BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
- A. BUILDING FACADES FRONTING A STREET AND COURTYARD SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER.
 - C. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
 - D. FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 18 INCHES TO A MAXIMUM OF 36 INCHES FROM THE ABUTTING AVERAGE GROUND ELEVATION.
 - E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

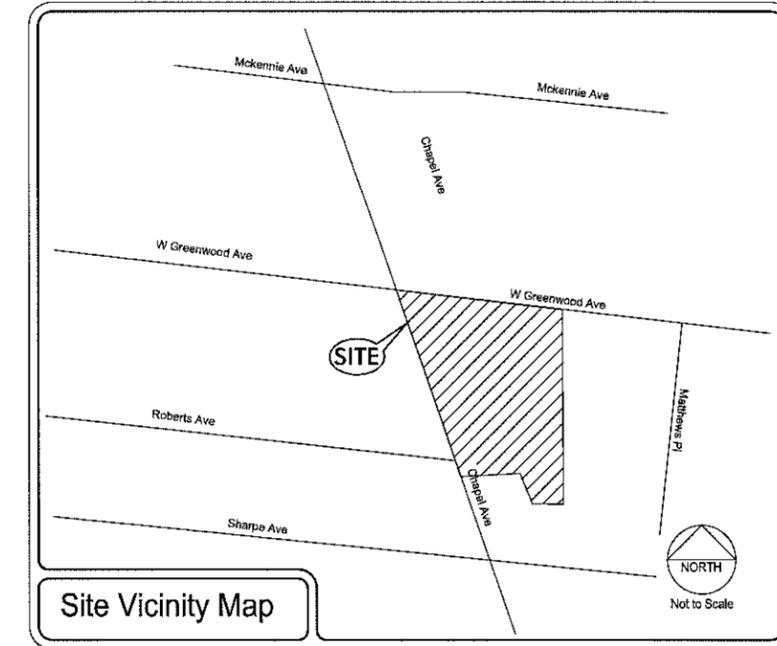
HOME OCCUPATION STANDARDS

- 1) THE HOME OCCUPATION SHALL BE CONDUCTED IN A DWELLING UNIT OR ACCESSORY BUILDING BY ONE OR MORE OCCUPANTS OF THE DWELLING UNIT. CLIENTS MAY BE SERVED ON THE PROPERTY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. ONLY. NO MORE THAN ONE CLIENT SHALL BE PERMITTED ON THE PROPERTY AT ANY ONE TIME. NO MORE THAN ONE PART-TIME OR FULL-TIME EMPLOYEE NOT LIVING WITHIN THE DWELLING MAY WORK AT THE HOME OCCUPATION LOCATION.
- 2) THE HOME OCCUPATION SHALL NOT OCCUPY MORE THAN TWENTY PERCENT OF THE TOTAL FLOOR AREA OF THE PRINCIPAL STRUCTURE AND IN NO EVENT MORE THAN FIVE HUNDRED SQUARE FEET OF FLOOR AREA.
- 3) THE HOME OCCUPATION SHALL BE ADVERTISED BY A DISPLAY SIGN THAT IS NO LARGER THAN ONE SQUARE FOOT. DISPLAY SIGNS SHALL NOT BE ILLUMINATED AND MUST MEET ALL SIGN MATERIAL REQUIREMENTS OF THE SPECIFIC PLAN.
 - a. WOULD BE USED FOR PURELY DOMESTIC OR HOUSEHOLD PURPOSES;
 - b. IS LOCATED ENTIRELY WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING AND CANNOT BE SEEN, HEARD OR SMELLED FROM OUTSIDE THE DWELLING UNIT OR ACCESSORY BUILDING AND HAS AN AGGREGATE WEIGHT OF LESS THAN FIVE HUNDRED POUNDS; AND;
 - c. DOES NOT INTERFERE WITH RADIO AND TELEVISION RECEPTION ON NEIGHBORING PROPERTIES;
- 4) THE USE OF MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE PERMITTED IN CONNECTION WITH A HOME OCCUPATION PROVIDED SUCH EQUIPMENT:
 - a. WOULD BE USED FOR PURELY DOMESTIC OR HOUSEHOLD PURPOSES;
 - b. IS LOCATED ENTIRELY WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING AND CANNOT BE SEEN, HEARD OR SMELLED FROM OUTSIDE THE DWELLING UNIT OR ACCESSORY BUILDING AND HAS AN AGGREGATE WEIGHT OF LESS THAN FIVE HUNDRED POUNDS; AND;
 - c. DOES NOT INTERFERE WITH RADIO AND TELEVISION RECEPTION ON NEIGHBORING PROPERTIES;
- 5) THE STORAGE OF MATERIALS OR GOODS SHALL BE PERMITTED IN CONNECTION WITH A HOME OCCUPATION PROVIDED SUCH STORAGE COMPLIES WITH THE FOLLOWING STANDARDS:
 - a. ALL MATERIALS OR GOODS SHALL BE STORED COMPLETELY WITHIN THE SPACE DESIGNATED FOR HOME OCCUPATION ACTIVITIES.
 - b. ONLY THOSE MATERIALS OR GOODS THAT ARE UTILIZED OR PRODUCED IN CONNECTION WITH THE HOME OCCUPATION MAY BE STORED WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING.
 - c. ALL MATERIALS OR GOODS SHALL BE STORED COMPLETELY WITHIN THE DWELLING UNIT OR ACCESSORY BUILDING.
 - d. ALL FLAMMABLE OR COMBUSTIBLE COMPOUNDS, PRODUCTS OR MATERIALS SHALL BE MAINTAINED AND UTILIZED IN COMPLIANCE WITH FIRE CODE NFPA-30.
- 6) EXTERNAL STRUCTURAL ALTERATIONS NOT CUSTOMARY IN RESIDENTIAL BUILDINGS SHALL NOT BE PERMITTED.
- 7) OFFENSIVE NOISE, VIBRATION, SMOKE, DUST OR OTHER PARTICULATE MATTER, ODOROUS MATTER, HEAT, HUMIDITY, GLARE OR OTHER OBJECTABLE EFFECTS SHALL NOT BE PERMITTED.
- 8) THE MANUFACTURE OF REPAIR OR TRANSPORTATION EQUIPMENT SHALL NOT BE PERMITTED AS A HOME OCCUPATION.
- 9) VEHICLES ASSOCIATED WITH THE HOME OCCUPATION SHALL BE LIMITED TO ONE VEHICLE WITH A MAXIMUM AXLE LOAD CAPACITY OF ONE AND ONE-HALF TONS.

SIGNAGE STANDARDS

PERMITTED SIGNS ARE TO INCLUDE THE FOLLOWING:
TWO (2) - "GREENWOOD VILLAGE" MONUMENT SIGNS NO LARGER THAN 16 SQUARE FEET. MONUMENT SIGNS NOT TO EXCEED SIX FEET IN HEIGHT.
FOUR (4) - TENANT SPECIFIC SIGNS NO LARGER THAN TEN SQUARE FEET TOTAL.
FOUR (4) - TENANT SPECIFIC SIGNS NO LARGER THAN FOUR SQUARE FEET TOTAL.
SIGNS SHALL BE COMPOSED OF WOOD, METAL, OR SIMILAR COMPOSITE PAINTED MATERIAL.
ALL SIGNS SHALL BE APPROVED BY THE DEVELOPER OR REPRESENTATIVES OF THE GREENWOOD VILLAGE OWNERS ASSOCIATION TO BE APPROPRIATE WITHIN THE HISTORIC CONTEXT OF THE PROPERTY.
SIGNS SHALL NOT BE BACKLIT, NEON, OR HAVE ANY FLASHING ELEMENTS.

Site plan approved as part of BL 2015-1223



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (SINGLE FAMILY DWELLINGS)/ RESTAURANT/ OFFICE
PROPERTY ZONING R6 (UZO)	SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
PROPOSED USES	18,000 SQ. FT. - GENERAL OFFICE 3,000 SQ. FT. - RETAIL (4) RESIDENTIAL LOFTS (11) DETACHED RESIDENTIAL UNITS PERMITTING A LIMITED HOME OCCUPATION USE ALL USES PERMITTED UNDER MUL ZONING
FAR	0.80 MAXIMUM
ISR	0.70 MAXIMUM/ 0.50 PROPOSED
STREET YARD SETBACK:	REFER TO PLAN
REAR YARD	5' MEASURED FROM SOUTH PROPERTY LINE
HEIGHT STANDARDS	2.5 STORIES MAX. (SEE SUBMITTED ELEVATIONS)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA CHAPEL AND GREENWOOD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±5' EAST TO DRIVEWAY ALONG GREENWOOD
DISTANCE TO INTERSECTION	SITE IS LOCATED AT AN INTERSECTION
REQUIRED PARKING	SEE SUMMARY (THIS SHEET)
PARKING PROPOSED	SEE SUMMARY (THIS SHEET)
*NOTE: SPECIFIC ENCRUCHMENTS PERMITTED BY SP: (NOT TO ENCRUCH INTO RIGHT OF WAY)	
	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOOPS & BALCONIES

USE	SQUARE FOOTAGE	LUZO PARKING REQUIREMENT
OFFICE	15,000 SQ FT	26 COMPLIANT STALLS
RETAIL	3,000 SQ FT	5 COMPLIANT STALLS
RESTAURANT	3,000 SQ FT	13 COMPLIANT STALLS
RESIDENTIAL LOFTS	4 (1 BEDROOM)	4 COMPLIANT STALLS
DETACHED RESIDENTIAL	11 (2/3 BEDROOM)	22 COMPLIANT STALLS
70 TOTAL REQUIRED PRIOR TO ADJUSTMENT. 10% REDUCTION (PEDESTRIAN ACCESS) + 10% (TRANSIT) = 566 TOTAL REQUIRED		
PROPOSED PARKING		
ONSITE 60 DEGREE (6.5 X 12) W/ 16' DRIVE AISLE	14 TOTAL	
ONSITE 90 DEGREE (6.5 X 18) W/ 24' DRIVE AISLE	43 TOTAL	
ONSTREET PARKING (8 X 23) CHAPEL AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
ONSTREET PARKING (8 X 23) GREENWOOD AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
79 TOTAL SPACES PROVIDED	68 TOTAL CODE COMPLIANT STALLS PROVIDED	

Sheet Schedule

- 1 C1.0 Notes & Project Standards
 - 2 C2.0 Ex. Conditions & Layout
 - 3 C3.0 Utilities & Landscape
- Notes & Project Standards

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

Nashville & Davidson County
JUN 01 2015
Metropolitan Planning Department
OFFICE OF THE PLANNING DIRECTOR
3/30/15



REVISIONS:
March 2015
MPC Comments
April 2015
MPC Comments
Preparation Date: Feb. 2015

Greenwood Village
Preliminary Specific Plan
Being Parcel 274 on Tax Map 82-03
Nashville, Davidson County, Tennessee



MPC Case Number
2015SP-040-001
D&A Project #14040
Greenwood Village

C1.0
Sheet 1 of 3



REVISIONS:
March 2015
MPC Comments
April 2015
MPC Comments

Preparation Date: Feb. 2015

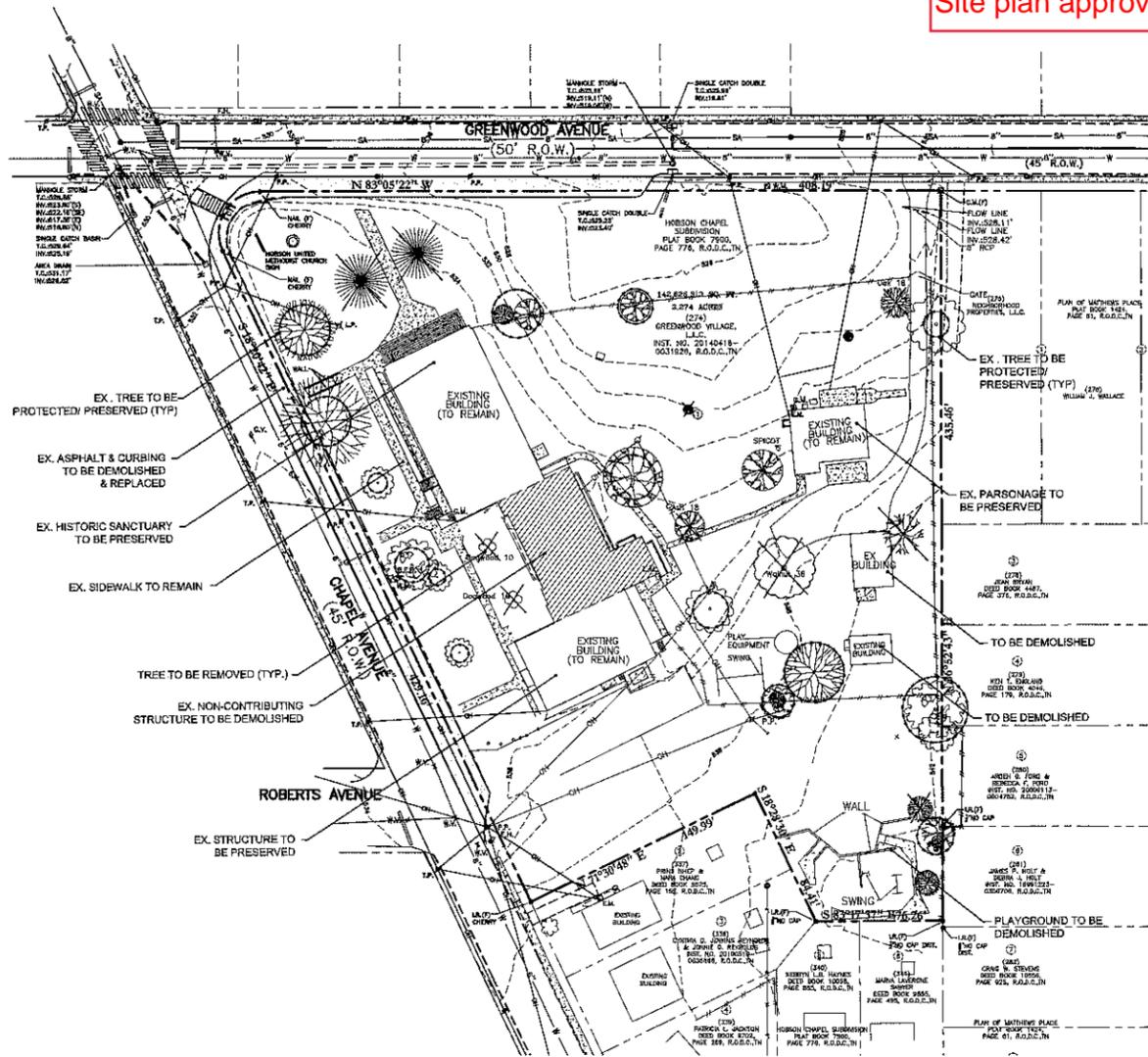
Greenwood Village
Preliminary Specific Plan
Being Parceled 274 on Tax Map 82-03
Nashville, Davidson County, Tennessee



3/30/15

Dale & Dale Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

MPC Case Number
2015SP-040-001
D&A Project #14040
Greenwood Village
C2.0
Sheet 2 of 3



Existing Conditions (1"=50')

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (SINGLE FAMILY DWELLINGS)/ RESTAURANT/ OFFICE
PROPERTY ZONING	R6 (UZO) SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
PROPOSED USES	15,000 SQ. FT. - GENERAL OFFICE 3,000 SQ. FT. - RETAIL 3,000 SQ. FT. - OFFICE (4) RESIDENTIAL LOFTS (11) DETACHED RESIDENTIAL UNITS PERMITTING A LIMITED HOME OCCUPATION USE
FAR	0.80 MAXIMUM
ISR	0.70 MAXIMUM/ 0.50 PROPOSED
STREET YARD SETBACK	REFER TO PLAN
REAR YARD	5' MEASURED FROM SOUTH PROPERTY LINE
HEIGHT STANDARDS	2.5 STORIES MAX. (SEE SUBMITTED ELEVATIONS)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	UNIT ACCESS VIA CHAPEL AND GREENWOOD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±5' EAST TO DRIVEWAY ALONG GREENWOOD
DISTANCE TO INTERSECTION	SITE IS LOCATED AT AN INTERSECTION
REQUIRED PARKING	SEE SUMMARY (THIS SHEET)
PARKING PROPOSED	SEE SUMMARY (THIS SHEET)
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCR OACH INTO RIGHT OF WAY)	6 FT - COVERED PORCHES 2 FT - BAY WINDOWS 6 FT - STOODS & BALCONIES

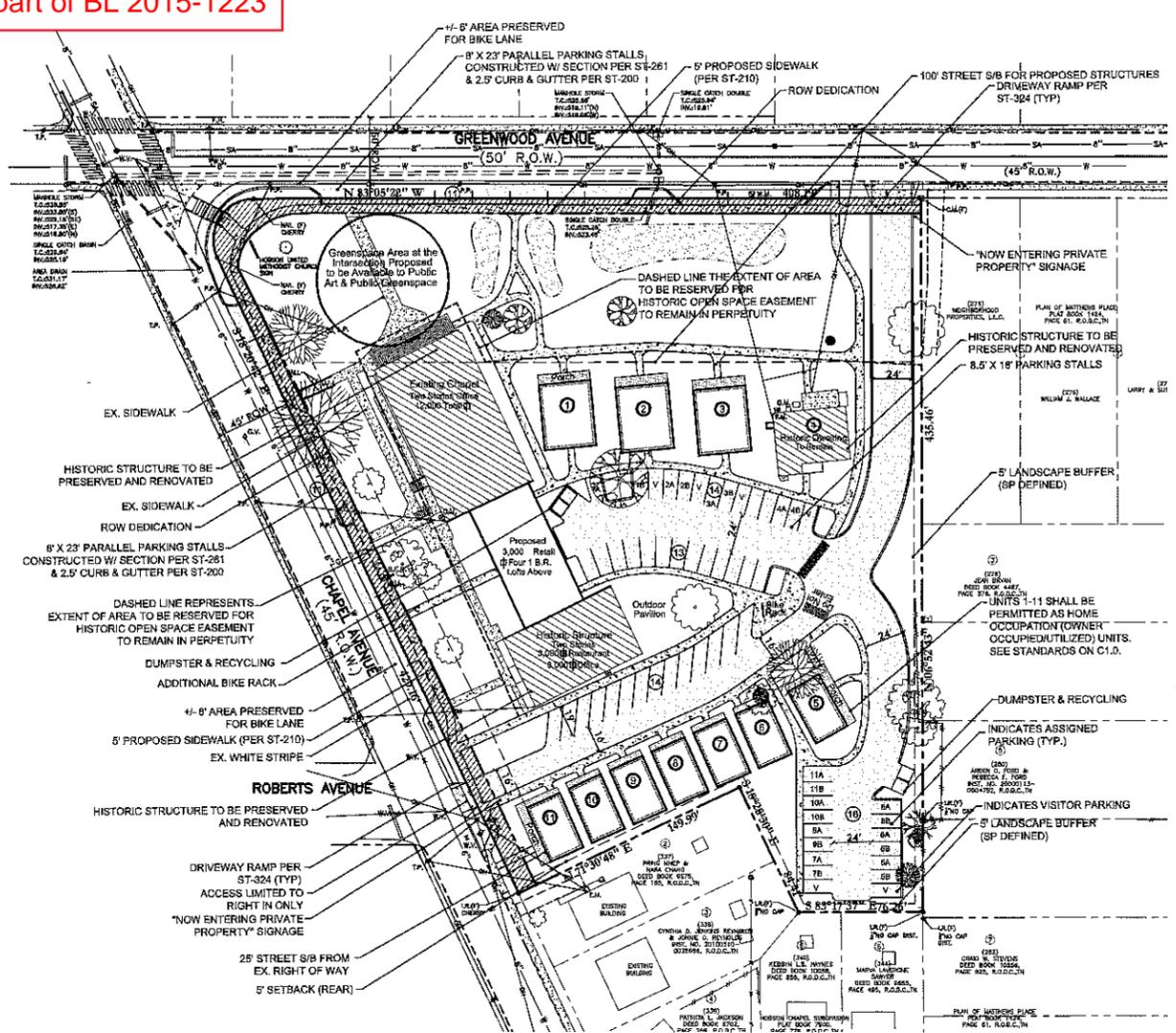
Property Information
1716 Greenwood Ave
Nashville, Tennessee 37206
3.27 Total Acres
Council District 6 (Peter Westerholm)

Owners of Record
Greenwood Village, LLC
1716 Greenwood Ave
Nashville, Tennessee 37206

Developer
Clay Haynes
335 W. Main St
Goodlettsville, Tennessee 37066
Phone: 452.7500
Email: clay@haynesrealtors.com

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Proposed Layout (1"=50')



PARKING SUMMARY		
USE	SQUARE FOOTAGE	UZO PARKING REQUIREMENT
OFFICE	15,000 SQ FT	26 COMPLIANT STALLS
RETAIL	3,000 SQ FT	5 COMPLIANT STALLS
RESTAURANT	3,000 SQ FT	13 COMPLIANT STALLS
RESIDENTIAL LOFTS	4 (1 BEDROOM)	4 COMPLIANT STALLS
DETACHED RESIDENTIAL	11 (2/3 BEDROOM)	22 COMPLIANT STALLS
70 TOTAL REQUIRED PRIOR TO ADJUSTMENT. 10% REDUCTION (PEDESTRIAN ACCESS) + 10% (TRANSIT) = 56 TOTAL REQUIRED		
PROPOSED PARKING		
ONSITE 60 DEGREE (8.5 X 19) W/ 16' DRIVE AISLE	14 TOTAL	
ONSITE 90 DEGREE (8.5 X 18) W/ 24' DRIVE AISLE	43 TOTAL	
ONSTREET PARKING (8 X 23) CHAPEL AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
ONSTREET PARKING (8 X 23) GREENWOOD AVE	11 TOTAL (50% COUNT TOWARDS REQUIREMENT)	
79 TOTAL SPACES PROVIDED	68 TOTAL CODE COMPLIANT STALLS PROVIDED	

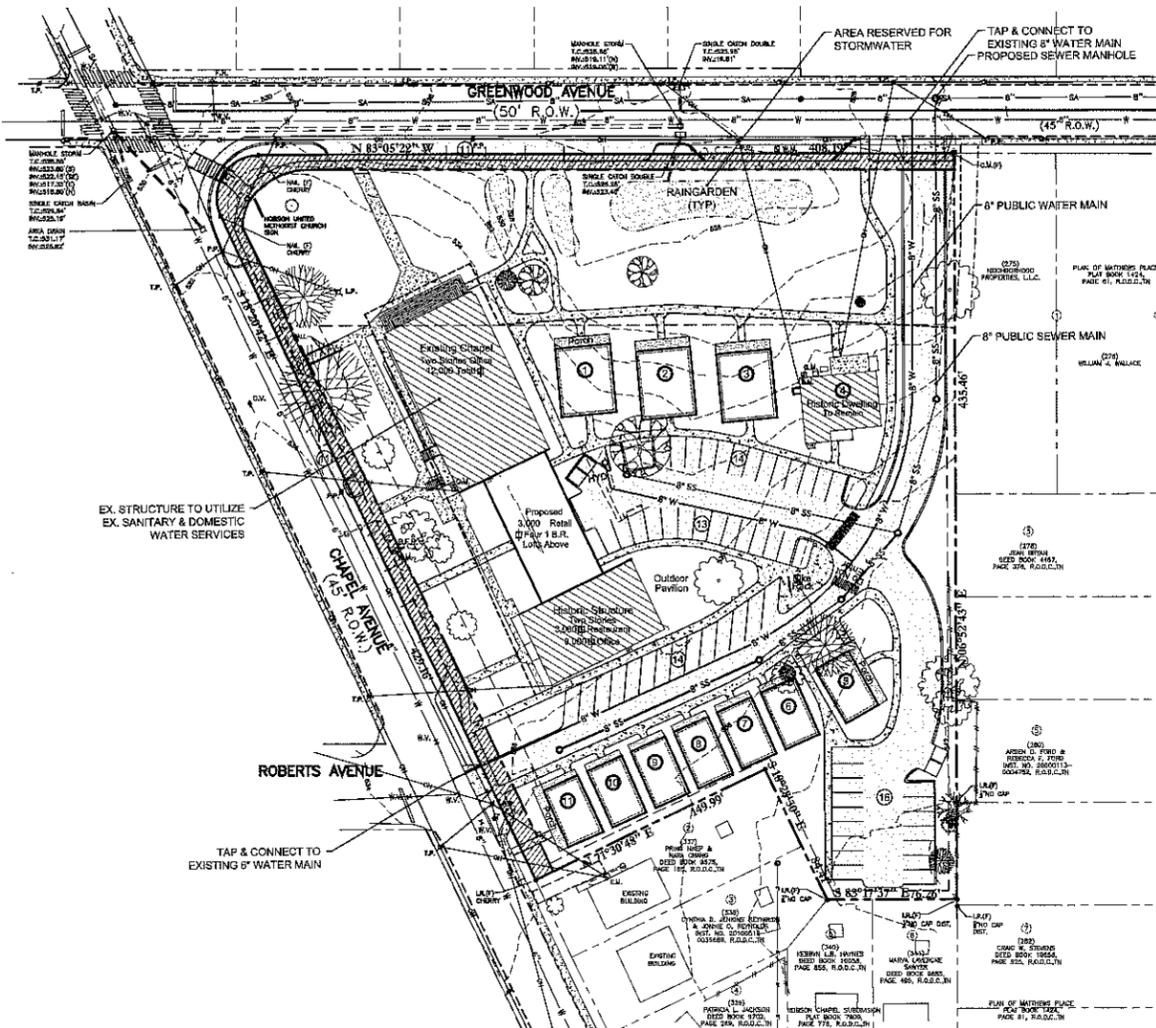


TOTAL EXISTING AREA = 3.27 ACRES ±
= 142,626.31 S.F. ±
ROW DEDICATION AREA = 9,132 S.F. ±
TOTAL PROPOSED AREA = 3.06 ACRES ±
= 133,494.31 S.F. ±

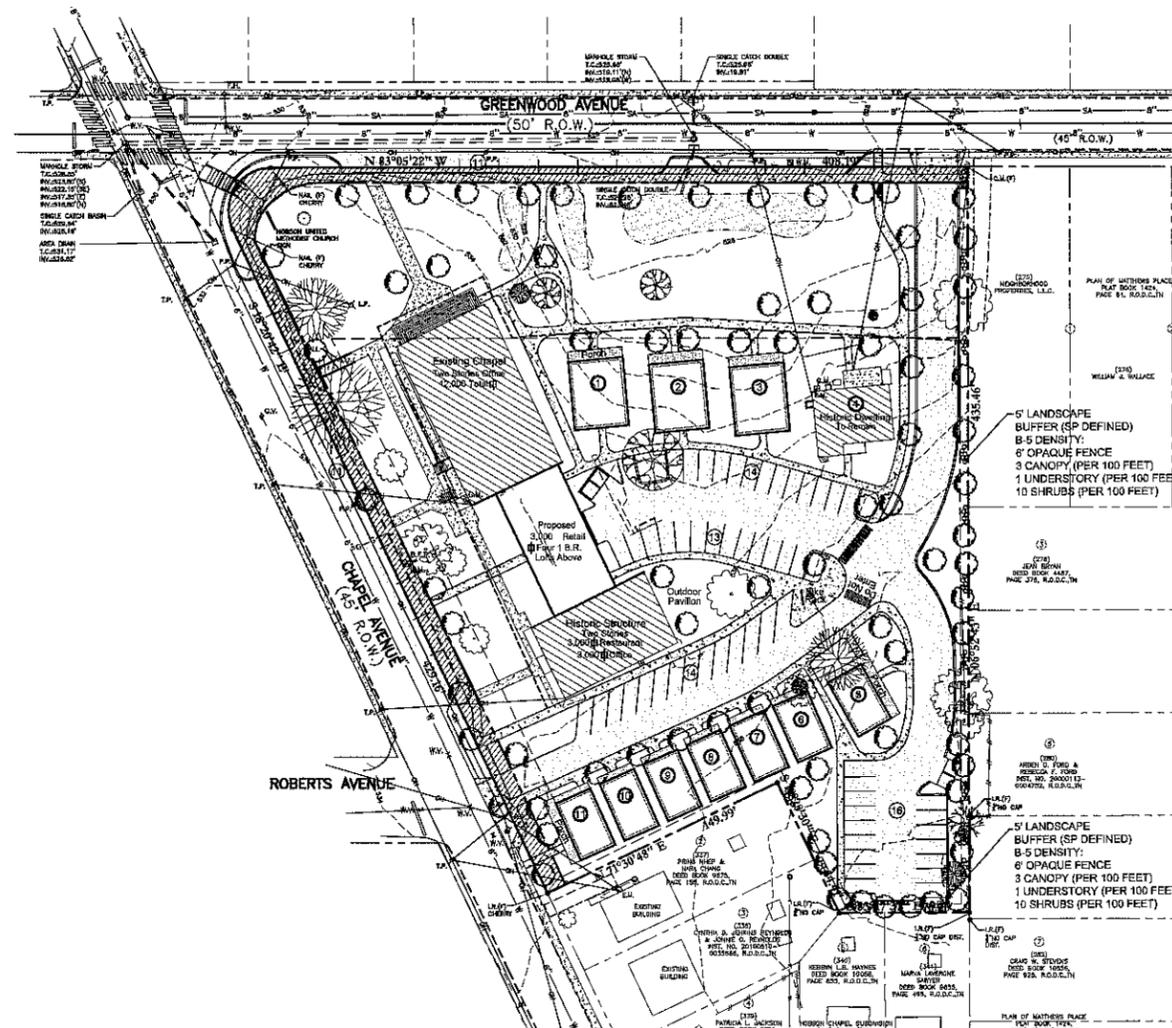
SCALE: 1" = 50'

Ex. Conditions & Layout

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Grading, Drainage, & Utilities (1"=50')



Landscape Plan (1"=50')

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT 6220 CF OF WQV STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED POCKET RAIN GARDENS/BIORETENTION BASINS (80% TSS BMP) SHOWN ON THIS PLAN.

PRELIMINARY DESIGN PROPOSES A RAIN GARDEN OR BIORETENTION BASINS MEET THE WATER QUANTITY OR PRE/POST DETENTION RELEASE RATE REQUIREMENTS.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
 TOTAL SITE AREA = 3.27 ACRES
 PRE-DEVELOPED IMPERVIOUS = 0.52 AC @ 98
 PRE-DEVELOPED GRASS = 2.75 AC @ 69
 COMPOSITE CN = 73.6

POST-DEVELOPMENT
 TOTAL SITE AREA = 3.27 ACRES
 POST-DEVELOPED IMPERVIOUS = 1.64 AC @ 98
 POST-DEVELOPED GRASS = 1.63 AC @ 69
 COMPOSITE CN = 83.5

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

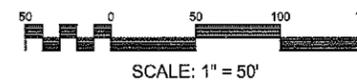
3.27 AC - 0.54 AC = 2.73 AC x 14 = 38.22 TDU's REQ'D
 78 PROPOSED 2" CALIPER TREES = 39 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.



TOTAL EXISTING AREA = 3.27 ACRES ±
 = 142,626.31 S.F. ±
 ROW DEDICATION AREA = 9,132 S.F. ±
 TOTAL PROPOSED AREA = 3.06 ACRES ±
 = 133,494.31 S.F. ±



SCALE: 1" = 50'

Utilities & Landscape



REVISIONS:
 March 2015
 MPC Comments
 April 2015
 MPC Comments

Preparation Date: Feb. 2015

Greenwood Village
 Preliminary Specific Plan
 Being Parcel 274 on Tax Map 82-03
 Nashville, Davidson County, Tennessee



3/30/15

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2015SP-040-001

D&A Project #14040
 Greenwood Village

C3.0

Sheet 3 of 3

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

PROJECT CONTACTS

CLIENT

Historic Buildings, LLC
P.O. Box 158434
Nashville, Tennessee 37215
Phone: 615.483.8771
Contact: Nathan Lyons

DESIGNERS

ARCHITECT
Daniels + Chandler Architects PLLC
41 Peabody Street
Nashville, Tennessee 37210
Phone: 515.577.7597
Contact: Halie Chandler, AIA

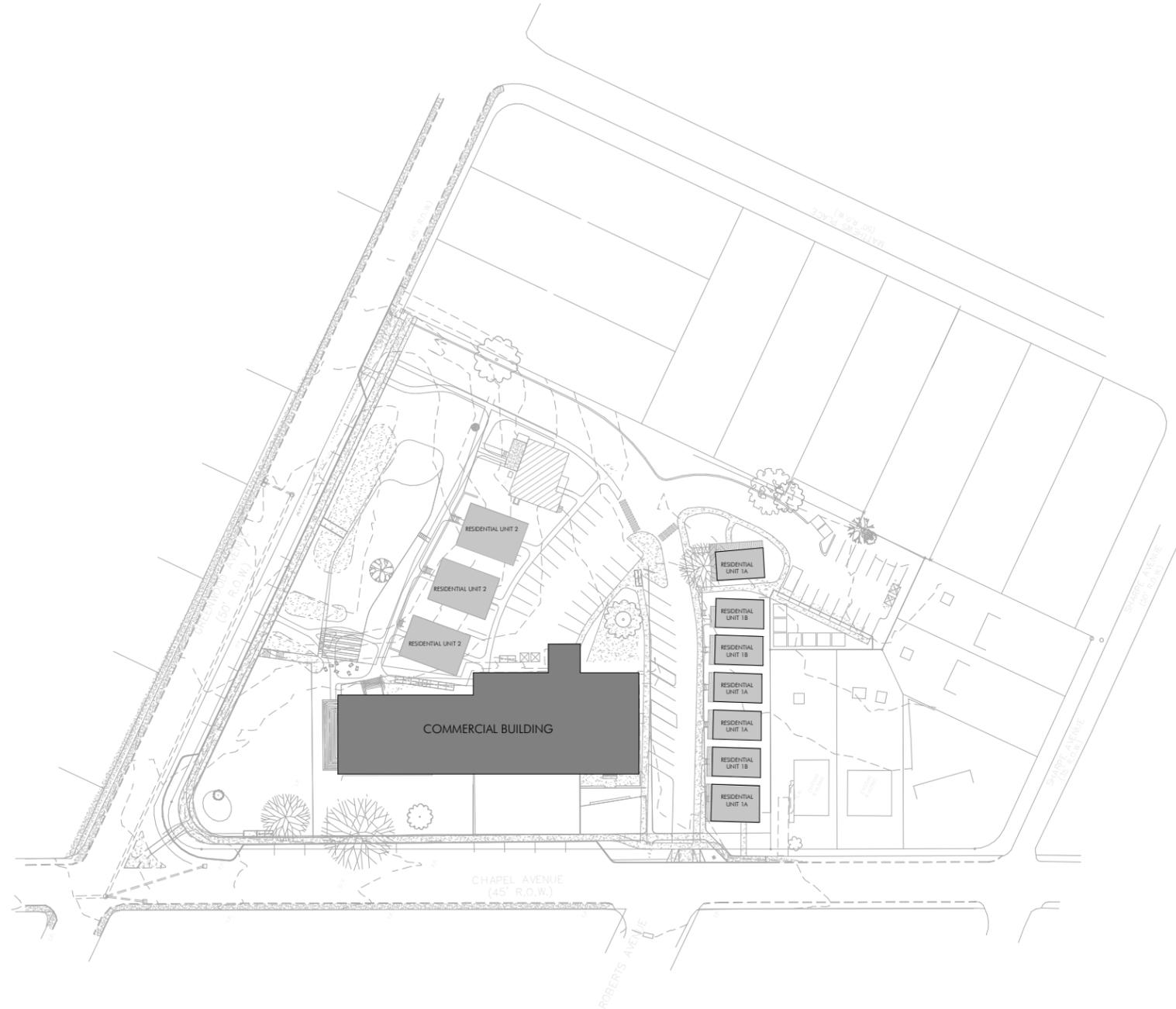


INDEX

Cover
Site Plan
Unit 1 Building Elevations
Unit 2 Building Elevations
Unit 1 Floor Plans
Unit 2 Floor Plans
Current Images
Product Literature

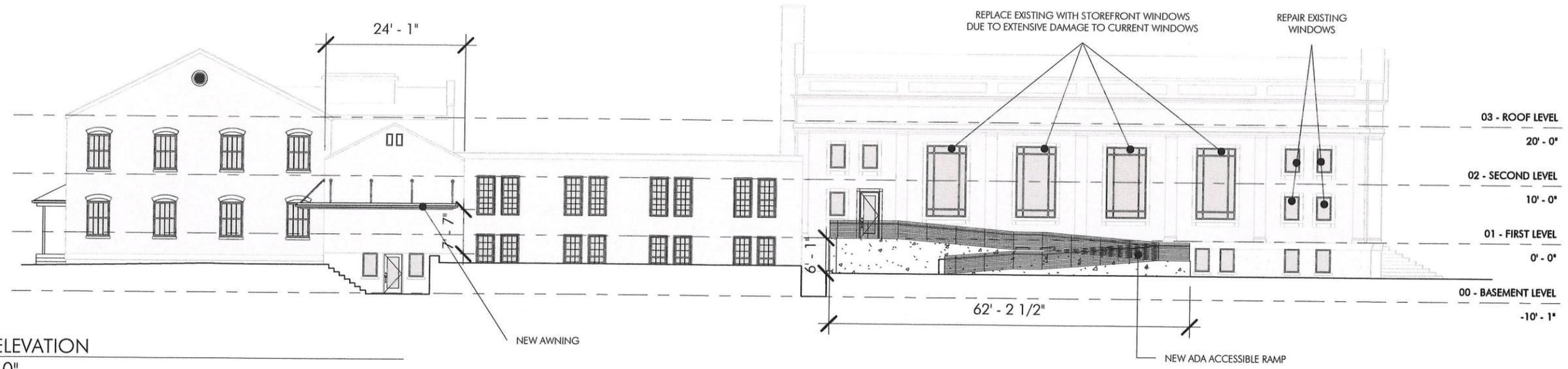
EASTWOOD VILLAGE RESIDENTIAL NEW CONSTRUCTION

1716 Greenwood Avenue
Nashville, Tennessee

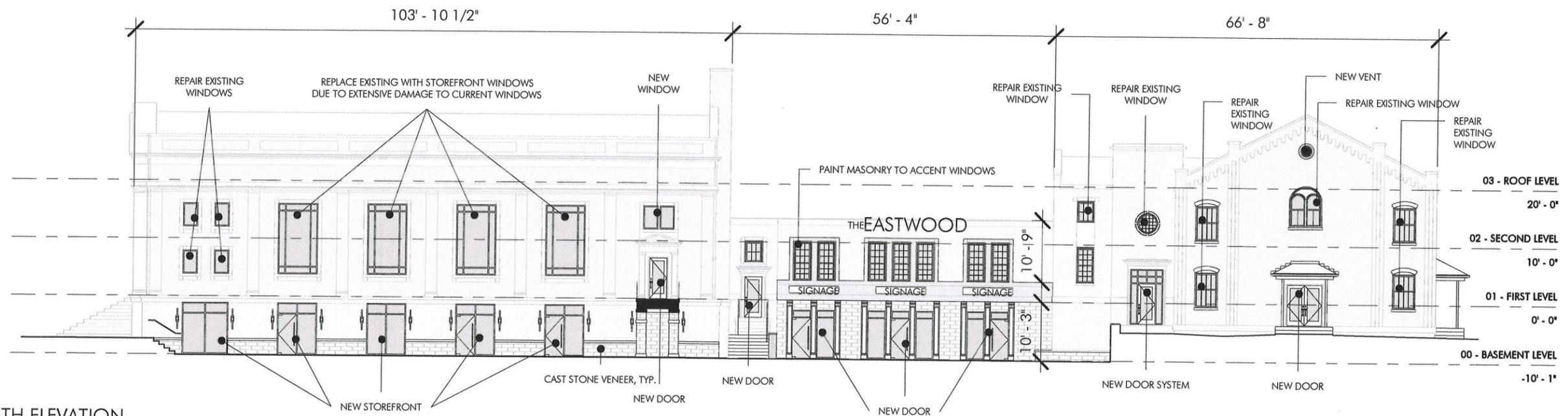


1 SITE PLAN
1/32" = 1'-0"

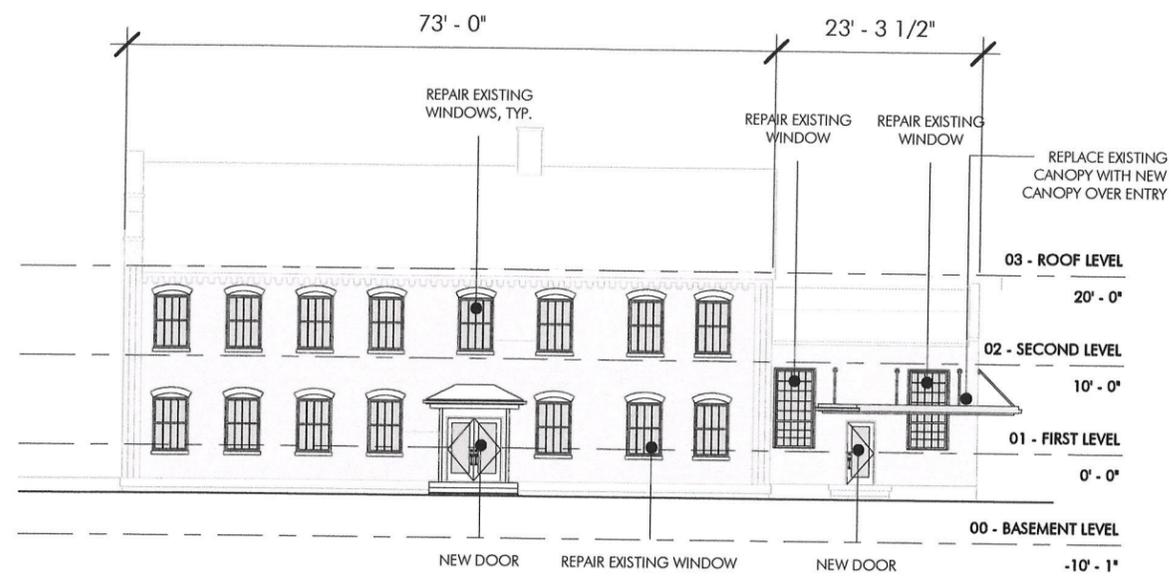




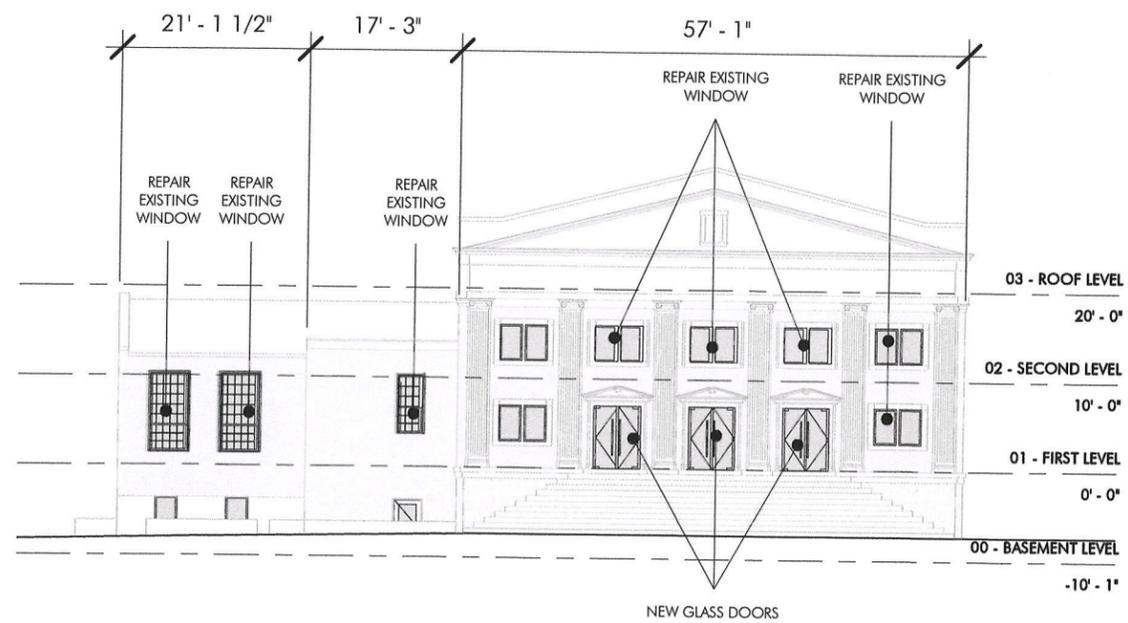
2 NORTH ELEVATION
1" = 20'-0"



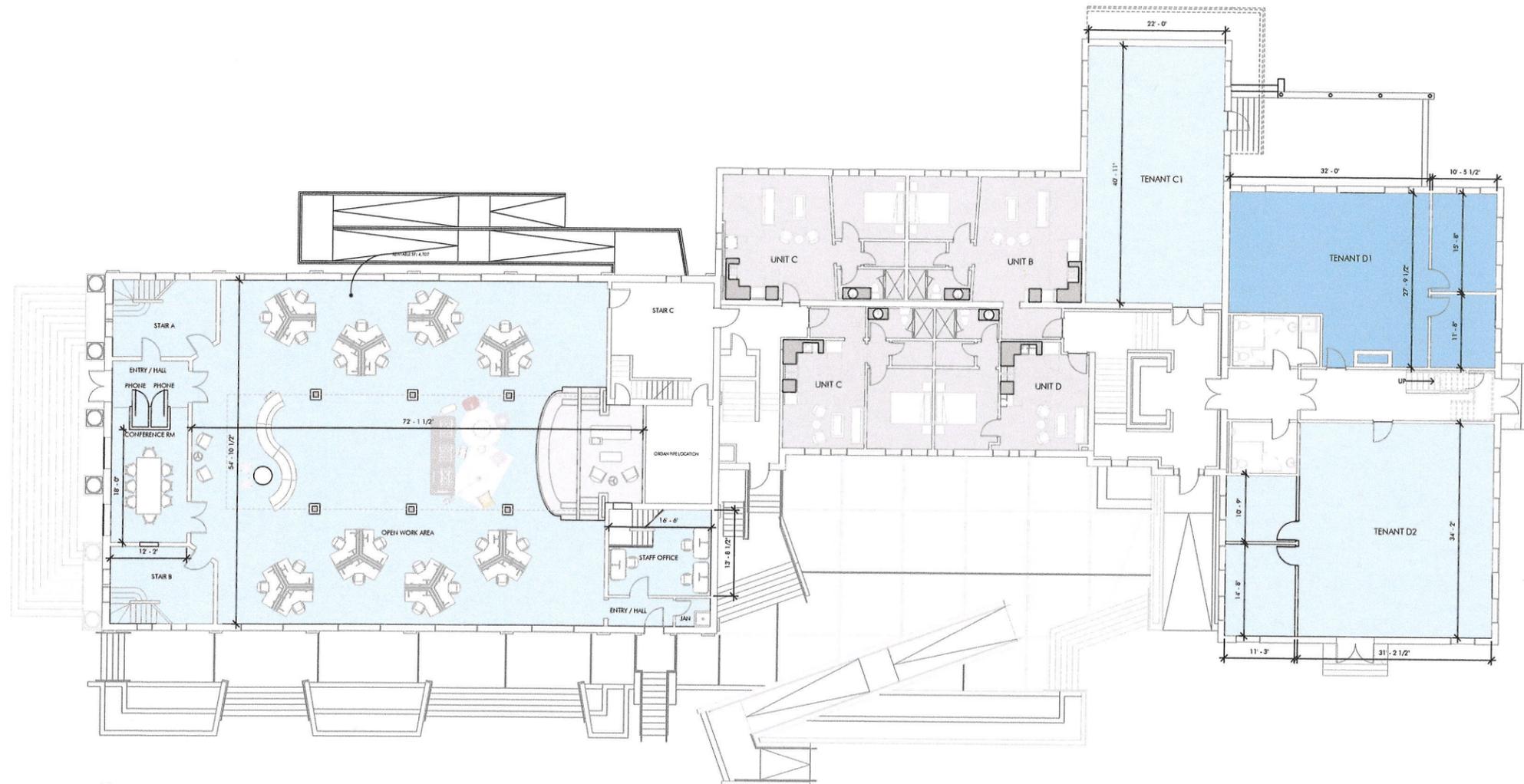
1 SOUTH ELEVATION
1" = 20'-0"



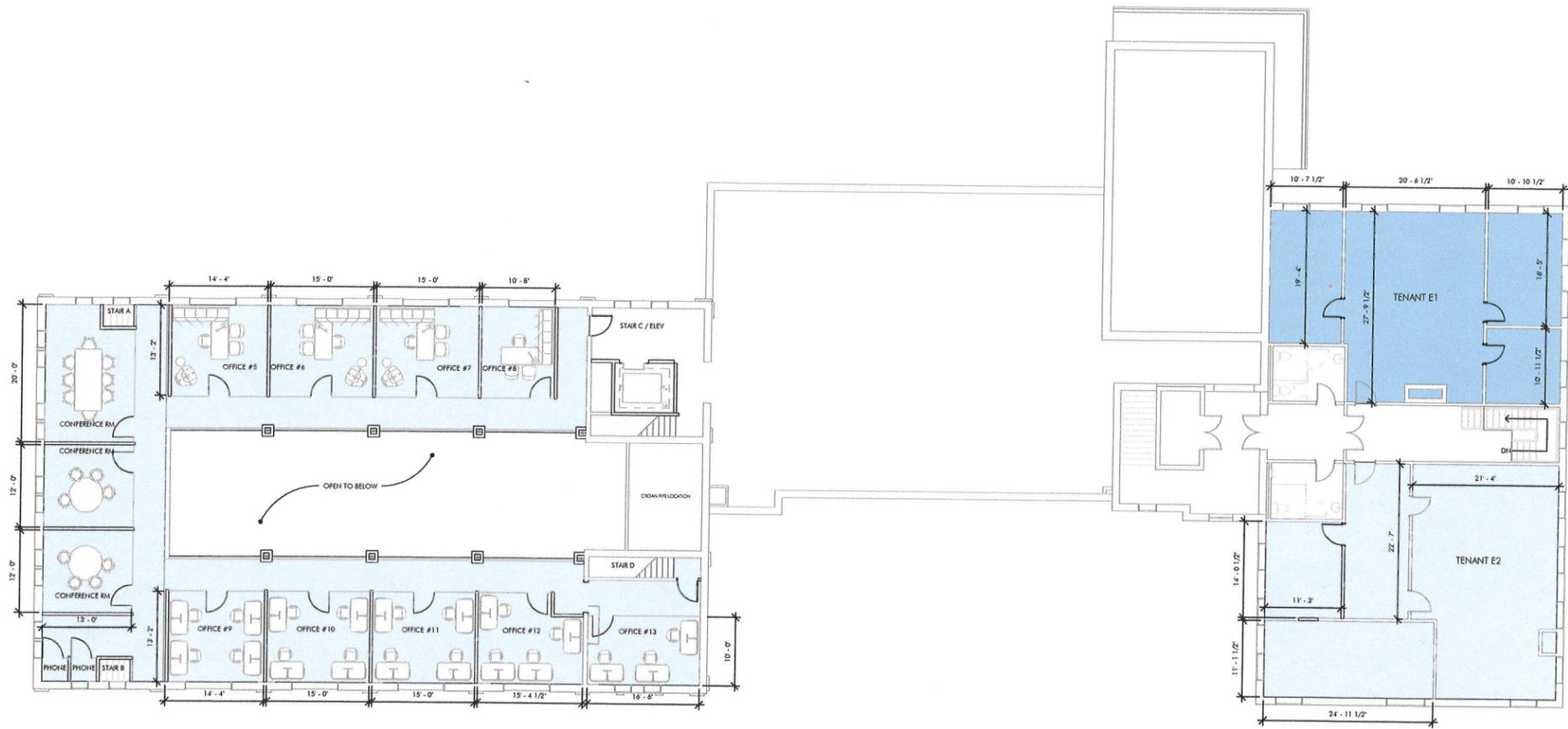
① EAST ELEVATION
1" = 20'-0"



② WEST ELEVATION
1" = 20'-0"



NEW WORK - FIRST LEVEL



NEW WORK - SECOND LEVEL



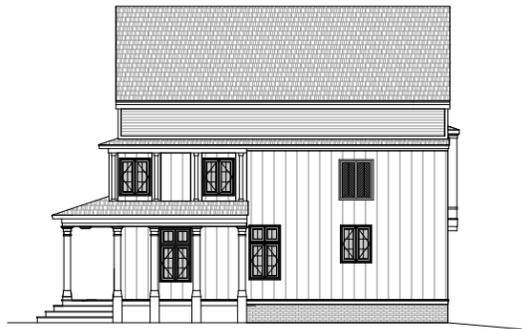


1 UNIT A - STREETSCAPE ELEVATIONS
1" = 20'-0"

ELEVATION MATERIAL LEGEND	
	BRICK VENEER
	LAP SIDING
	STUCCO/ EFIS/ OR BRICK (TBD by OWNER)
	BOARD AND BATTEN
	SHINGLED ROOF
	GLAZING
	BRICK ROWLOCK
	BRICK SOLDIER COURSE
CJ	CONTROL JOINT
RA	RELIEF ANGLE
DS	DOWNSPOUT



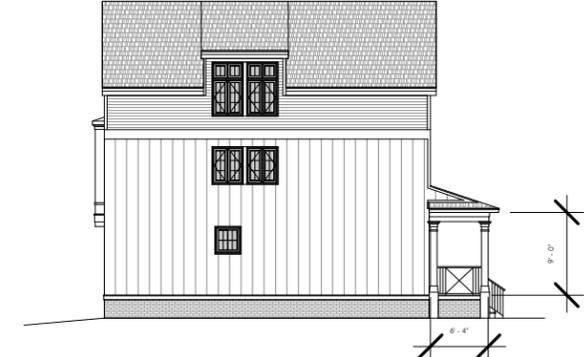
2 UNIT 1A - NORTH ELEVATION
1" = 20'-0"



3 UNIT 1A - WEST ELEVATION
1" = 20'-0"



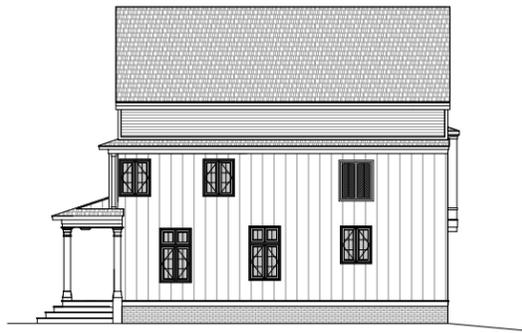
4 UNIT 1A - SOUTH ELEVATION
1" = 20'-0"



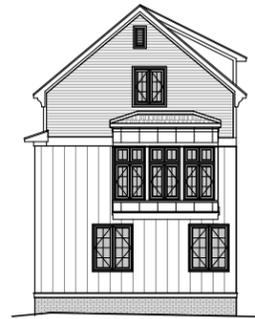
5 UNIT 1A - EAST ELEVATION
1" = 20'-0"



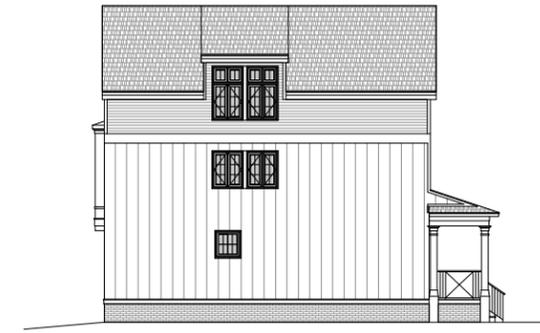
6 UNIT 1B - NORTH ELEVATION
1" = 20'-0"



7 UNIT 1B - WEST ELEVATION
1" = 20'-0"



8 UNIT 1B - SOUTH ELEVATION
1" = 20'-0"



9 UNIT 1C - EAST ELEVATION
1" = 20'-0"



① UNIT 2 - STREETSCAPE ELEVATIONS
1" = 20'-0"

ELEVATION MATERIAL LEGEND	
	BRICK VENEER
	LAP SIDING
	STUCCO/ EFIS/ OR BRICK (TBD by OWNER)
	BOARD AND BATTEN
	SHINGLED ROOF
	GLAZING
	BRICK ROWLOCK
	BRICK SOLDIER COURSE
CJ	CONTROL JOINT
RA	RELIEF ANGLE
DS	DOWNSPOUT



② UNIT 2 - NORTH ELEVATION
1" = 20'-0"



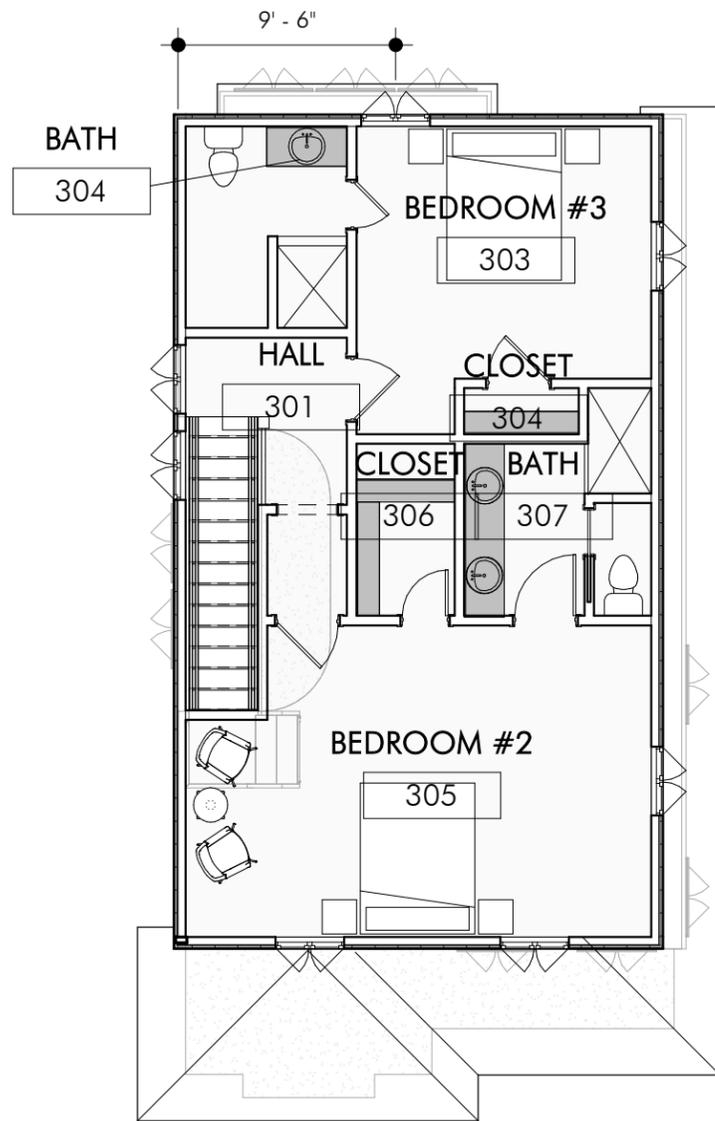
③ UNIT 2 - WEST ELEVATION
1" = 20'-0"



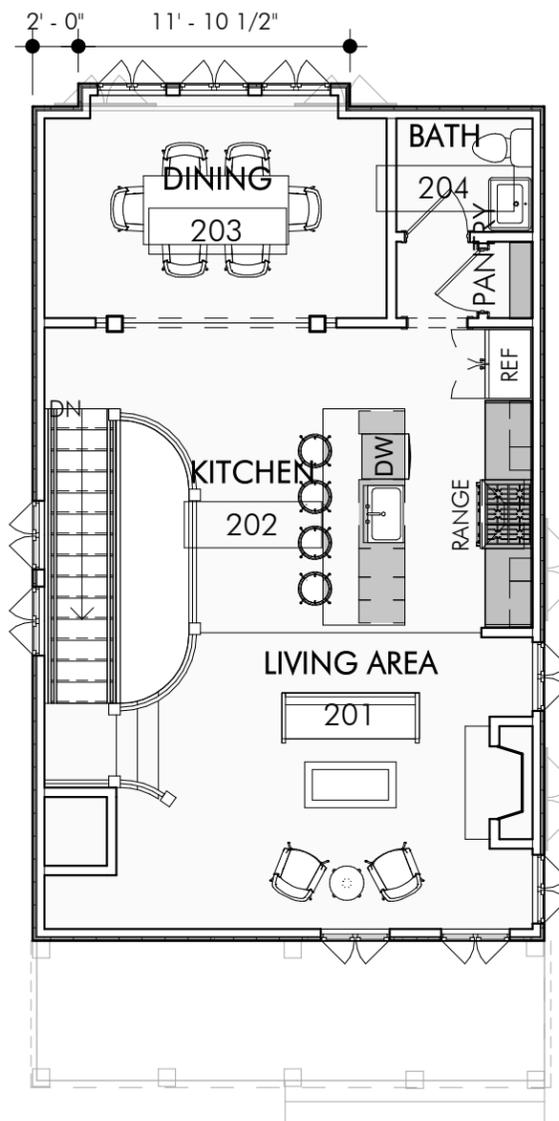
④ UNIT 2 - SOUTH ELEVATION
1" = 20'-0"



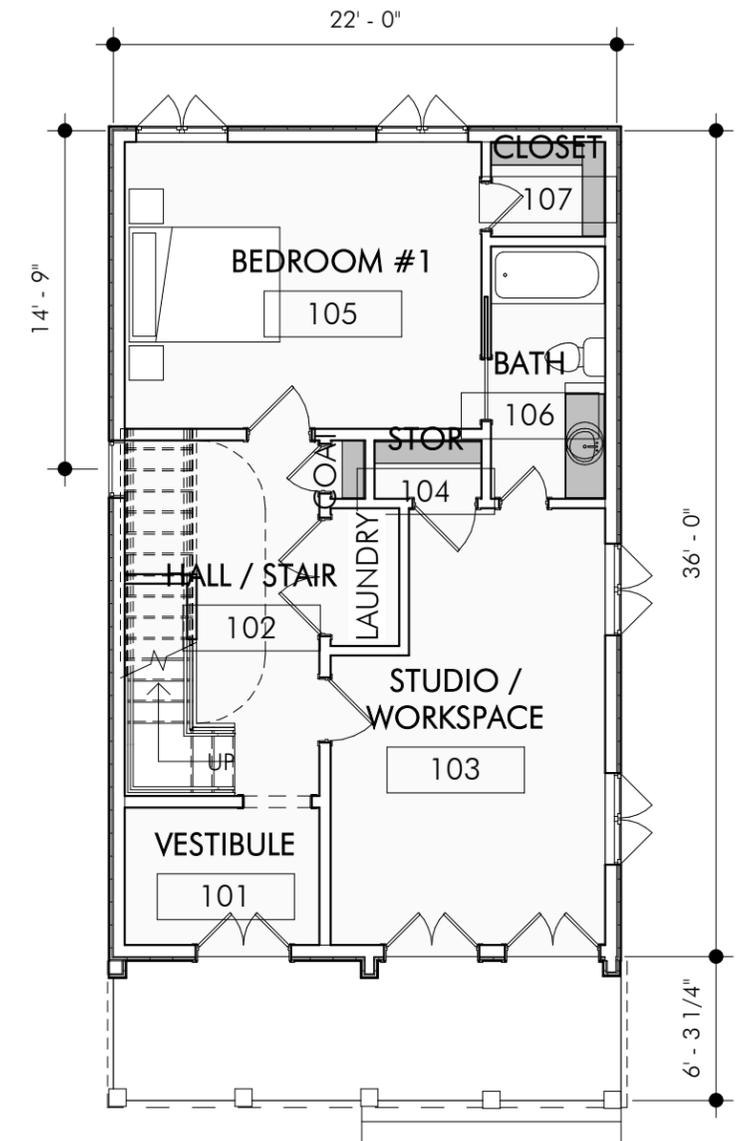
⑤ UNIT 2 - EAST ELEVATION
1" = 20'-0"



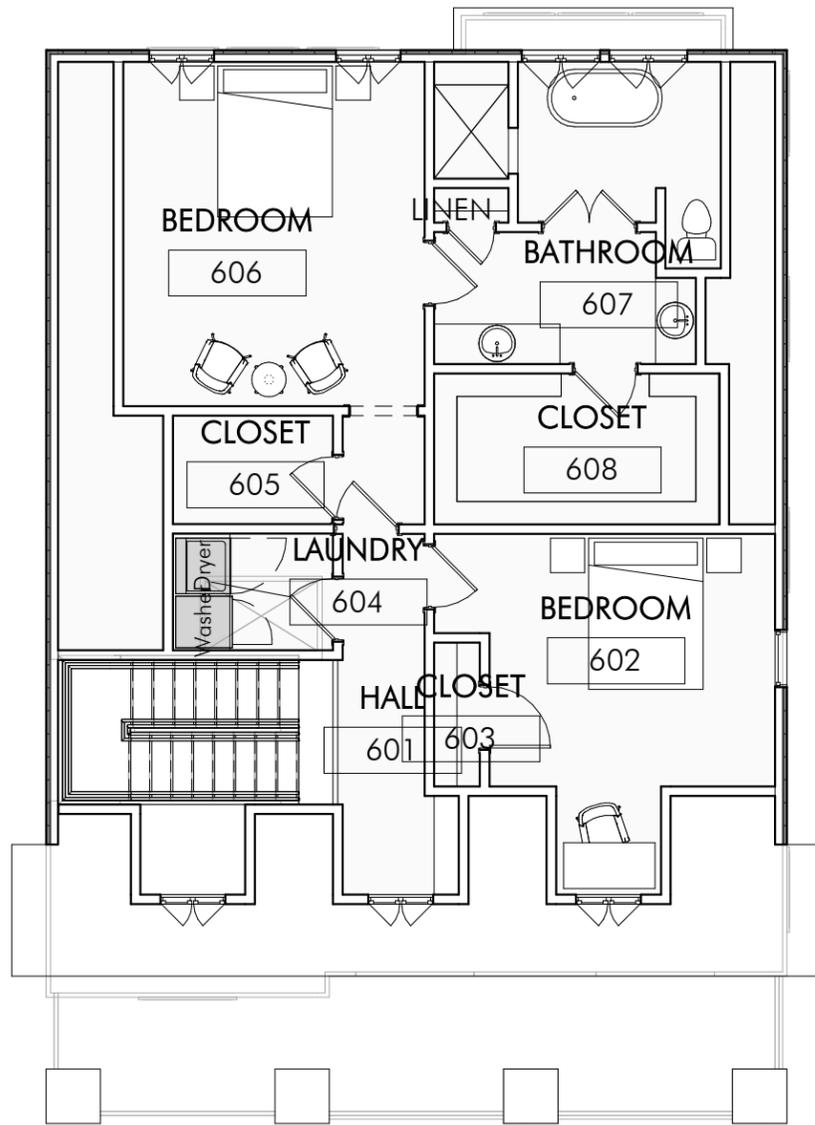
③ THIRD LEVEL - 2,175 SF UNIT
1/8" = 1'-0"



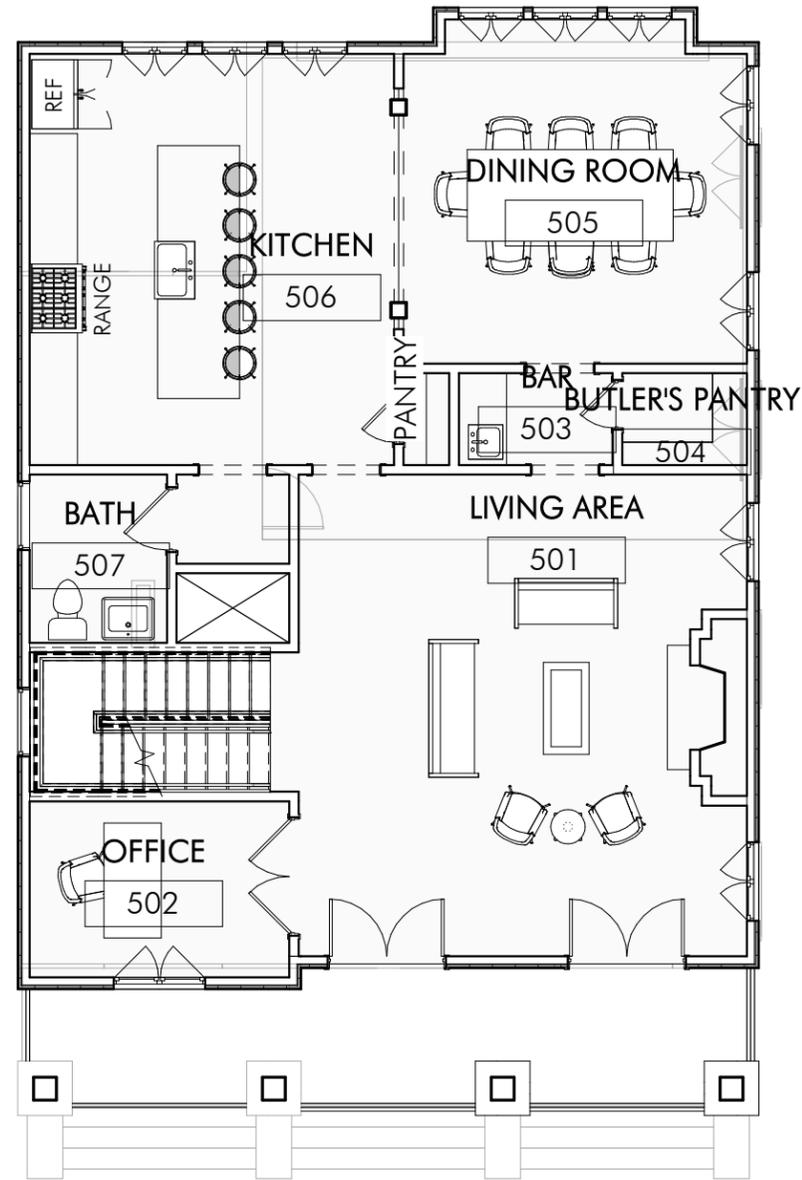
② SECOND LEVEL - 2,175 SF UNIT
1/8" = 1'-0"



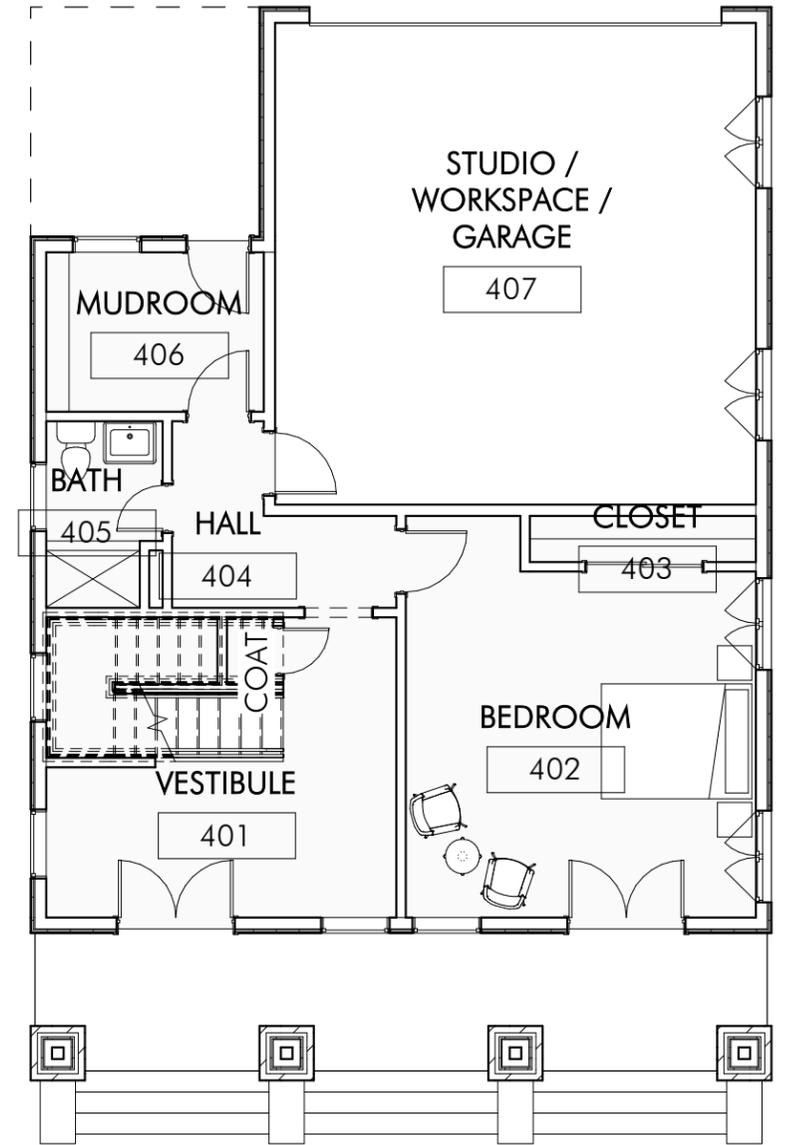
① FIRST LEVEL - 2,175 SF UNIT
1/8" = 1'-0"



③ THIRD LEVEL - 2,900 SF UNIT
1/8" = 1'-0"



② SECOND LEVEL - 2,900 SF UNIT
1/8" = 1'-0"



① FIRST LEVEL - 2,900 SF UNIT
1/8" = 1'-0"

