



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**STAFF RECOMMENDATION**

**916 Acklen Avenue**

**April 22, 2020**

**Application:** New Construction—Infill

**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay

**Council District:** 07

**Base Zoning:** R8

**Map and Parcel Number:** 10509048000; 10509048100; 10509048300

**Applicant:** S. Mitchell Hodge, Architect

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

<p><b>Description of Project:</b> The application is to construct four infill on four recently-created lots.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;</li><li>2. At least one window opening of at least four square feet (4 sq. ft.) be added to the right elevations of Houses B and D, near the midpoint or towards the rear;</li><li>3. Staff approve the brick samples, all windows and doors, the roof shingle color and texture, and the walkway and driveway materials prior to purchase and installation; and</li><li>4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.</li></ol> <p>With these conditions, staff finds that the proposed infills meet Section III. of the design guidelines.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. New Construction**

#### **A. Height**

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

#### **B. Scale**

1. 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.

#### **C. Setback and Rhythm of Spacing**

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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**

1. 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.
  - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
  - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
    - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
    - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
    - Four inch (4") nominal corner boards are required at the face of each exposed corner.
    - Stone or brick foundations should be of a compatible color and texture to historic foundations.
    - When different materials are used, it is most appropriate to have the change happen at floor lines.
    - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
    - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
    - Texture and tooling of mortar on new construction should be similar to historic examples.
    - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

*Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.*

## **E. Roof Shape**

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

## **F. Orientation**

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. 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**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

### **I. Utilities**

1. 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.
2. 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**

1. 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.

2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

**Background:** 916 Acklen is currently a vacant lot (Figure 1). In February 2020, the Metro Planning Commission approved the subdivision of the lot into four lots. The lots have yet to be assigned addresses. On one side of the lot is a two-story historic house (Figure 2). On the other side, there are two-story houses constructed in 2016 prior to the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 3).



Figure 1. The vacant lot at 916 Acklen Avenue.



Figure 2 (left) is the historic two-story house to the left of the site. Figure 3 (right) is the 2016 infill to the right of the site.

**Analysis and Findings:** The application is to construct four infill on four recently-created lots.

**Height & Scale:** Of the four houses, two will be two-story in height and two will be one-and-a-half stories in height. Staff finds this to meet the immediate historic context, where there are two-story historic houses mixed in with one and one-and-a-half story historic houses. The houses range in height from twenty-seven feet, four inches (27'4") to thirty

feet, six inches (30'6") above finished floor, which fits the historic context. There is a significant cross-slope and front- to-back slope on these lots. The foundations are drawn so that they are as low as possible on the houses' left sides, but it will be taller on the right sides. For lots like this, the foundation and finished floor inspections are critical to ensure that the foundation and finish floor heights match the historic context. Because the site slopes significantly from front to back, the houses gain an extra level at the rear.

The houses are all approximately thirty-five feet (35') wide, which meets the historic context. They have depths ranging from sixty-five to seventy-feet (65'-70'), which staff finds to be appropriate, particularly because the back portion of the house drops down to be just one story in height above the basement level.

Staff finds that the proposed infills' heights and scales to meet Sections III.A and III.B. of the design guidelines.

Setback & Rhythm of Spacing: The applicant intends for the four infill houses to have setbacks of approximately twenty-five feet (25'), which matches the front setback of the historic house to the left of the site. The house to right has a setback of approximately thirty-five feet (35'), but because it is non-contributing, new construction, staff finds that it is appropriate for the infills to match the front setback of the adjacent historic house.

The infills are all at least five feet (5') from the side property lines, and there is approximately thirteen feet (13') of space in between the houses, which meets the setback and rhythm of spacing for the street. They will all be over one hundred feet (100') away from the rear property line.

Staff finds that the infills' proposed setbacks and rhythm of spacing to meet Section III.C. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Mortar Rub over Block	Typical	Yes	No
<b>Cladding</b>	Brick	Unknown	Yes	Yes
<b>Secondary Cladding</b>	Board-and-batten	Smooth face	Yes	No
<b>Tertiary Material</b>	Cedar shake	Typical	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No

<b>Front Porch floor/steps</b>	Concrete	Typical	Yes	No
<b>Front Porch Posts</b>	Brick and Wood	Typical	Yes	Yes
<b>Front Porch Railing</b>	Wood	Typical	Yes	No
<b>Rear Porch Posts, Railing, floor</b>	Wood	Typical	Yes	No
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Principle Entrance</b>	Craftsman style with 1/3 glass	Needs final approval	Unknown	Yes
<b>Side/rear doors</b>	Wood/metal	Needs final approval	Unknown	Yes
<b>Driveway</b>	Not indicated	Needs final approval	Unknown	X
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X

Staff recommends approval of a brick sample, all windows and doors, any walkway or driveway material, and the roof shingle color prior to purchase and installation.

With the conditions staff approve all final material choices, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: Each of the four houses has a different roof form, which helps to differentiate them. All of the roof forms are ones that are found in the immediate vicinity on historic houses.

House A, which one-and-a-half stories in height, has a 9/12 side gable as its primary roof form. Its porch roof is a 3/12 gable, and it has front and rear shed dormers with a 3/12 slope. The front dormer is inset 2' from the wall below. The rear portion of the house is a 6/12 gable.

House B, which is two stories, has a 6/12 hipped roof as its primary roof form. Its front porch is a shed, and it has 6/12 gable at the rear.

House C, which is two stories, has a side gable, 6/12, roof as its primary roof form. It also has a two-story gabled bay on the front, with a 6/12 slope. It too has a shed roof for its front porch and a 6/12 gable at the rear.

House D, which is one-and-a-half stories, has a cross-gable form as its primary roof form, with 11/12 and 12/12 pitches. It has an inset front porch.

All four houses have rooftop decks on their rear facades. These decks are appropriate because they are surrounded by roof forms.

Staff finds that the proposed roof forms to meet Section III.E. of the design guidelines.

Orientation: All four infills are oriented towards Acklen Avenue, with walkways connecting the front porches to the sidewalk. Each house has a front porch that is at least six feet (6') deep. Vehicular access to the site will be via the rear alley.

Staff finds that the infills' orientations to meet Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infills are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Most of the facades do not have large expanses of wall space without a window or door opening, except the right elevations of House B and House D. Staff recommends that the right elevations of Houses B and D have at least one window additional window opening around the midpoint or towards the rear.

Staff finds the infills' proportion and rhythm of openings to meet Section III.G. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. At least one window opening of at least four square feet (4 sq. ft.) be added to the right elevations of Houses B and D, near the midpoint or towards the rear;
3. Staff approve the brick samples, all windows and doors, the roof shingle color and texture, and the walkway and driveway materials prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infills meet Section III. of the design guidelines.

**Context Photos:**



Church across the street from the site.



Houses to the right of the site



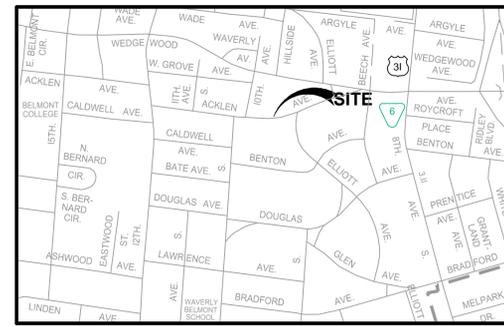
House directly to the left of the site.



Houses to the left of the site



Houses across the street and to the left of the site.



VICINITY MAP  
N.T.S.

**OWNER'S NOTE**

I HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INSTRUMENT NUMBER 20191215 030992 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

OWNER: JASON BOCKMAN  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES LOT 1 ON THE PLAN OF ACKLEN AVENUE SUBDIVISION AS OF RECORD IN PLAT BOOK 8250, PAGE 342, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
- THIS PROPERTY IS ZONED R8 AND IS ALSO LOCATED IN THE WAVERLY BELMONT NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT AND THE URBAN ZONING OVERLAY.
- THIS PROPERTY LIES ENTIRELY WITHIN AN AREA DESIGNATED AS ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 47037C0243H, REVISION DATE APRIL 5, 2017, (PANEL NOT PRINTED).
- THIS LOT SHALL BE SERVED BY PUBLIC WATER AND SEWER FROM THE METROPOLITAN NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER SERVICES. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
- A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI, AND A PRESSURE REDUCING VALVE IS REQUIRED ON THE STREET SIDE OF THE METER WHEN THE PRESSURES EXCEED 150 PSI.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ANY EXCAVATION, FILL OR ANY DISTURBANCE OF EXISTING GROUND ELEVATIONS MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- VEHICULAR ACCESS TO LOTS 1, 2, 3, AND 4 SHALL BE FROM THE REAR ALLEY ONLY.
- ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH IRON RODS.
- BUILDING SETBACKS TO BE DETERMINED BY METRO ZONING ORDINANCE.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP).
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA AN APPROVED HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.020 B.
- A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET R.O.W. SHALL HERE BE MADE PART OF THIS RECORDING. WHERE CORNER SETBACKS ARE LESS THAN TEN FEET, THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO THE ORIGINAL DEPTH.
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- A RAMP/DRIVEWAY PERMIT FROM PUBLIC WORKS WILL BE REQUIRED PRIOR TO ANY NEW STREET CONNECTIONS. NEW DRIVEWAYS MUST PROVIDE A SAFE SIGHT DISTANCE.
- MAP: 105-09 IS THE MAP NUMBER FOR ALL LOTS. PARCEL: 483 - LOT 4; PARCEL: 482 - LOT 3; PARCEL: 481 - LOT 2; PARCEL: 480 - LOT 1.

**LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
-x-x-x-x-x-x-x-x-x-x-	FENCE
---	ROAD CENTERLINE
-G-G-G-	GAS
-OHE-OHE-	OVERHEAD ELECTRIC
-S-S-S-	SANITARY SEWER
-ST-ST-	STORM SEWER
-W-W-	WATER
○	IP(O) - IRON PIN OLD
●	IP(S) - IRON PIN SET
+	SIGN
⊗	GAS VALVE
⊙	SANITARY SEWER MANHOLE
⊕	UTILITY POLE
⊖	FIRE HYDRANT
⊗	WATER VALVE
⊙	SEWER VALVE

**DEVELOPMENT SUMMARY**

• Council District Number	17
• District Council Member Name	Colby Sledge
• Owner of Record	Jason Bockman 1598 Gull Road Mt. Juliet, TN 37122
• Subdivision Name	Re-subdivision of Lot 1 on the Plan of Acklen Avenue Subdivision Plat Book 8250, Page 342
• Subdivision Number	2020S - 032 - 001
• Plan Preparation Date	January 07, 2020
• Scale	1-inch = 20-feet
• Sheet Number	Sheet 1 of 1
• Design Professional	Q. Scott Pulliam, RLS 715 Northview Circle Lebanon, Tennessee 37087 Ph: (615) 207-2086 qspulliams@yahoo.com
• U.S. Fema FIRM Community Map - Panel - Suffix	Nashville & Davidson County, Tennessee 47037C0243H, Revision Date: 04-05-2017 (Panel Not Printed)

LOT DATA CHART		
LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	9998.3	0.2295
2	9998.3	0.2295
3	9998.3	0.2295
4	9998.3	0.2295
<b>TOTAL</b>	<b>39,993.2</b>	<b>0.918</b>

**TOTAL AREA = 39,993 S.F. OR 0.918 AC.**

**MINOR SUBDIVISION**

**RE-SUBDIVISION OF LOT 1**

**ON THE PLAN OF ACKLEN AVENUE SUBDIVISION**

PLAT BOOK 8250, PAGE 342, R.O.D.C., TN  
SEVENTEENTH COUNCIL DISTRICT  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FOR  
JASON BOCKMAN  
2685 N. MT. JULIET RD.  
MT. JULIET, TN 37122

**QSP** Q. Scott Pulliam, RLS  
715 Northview Circle, Lebanon, Tennessee 37087  
Telephone (615)207-2086 Fax (615)292-7870  
qspulliams@yahoo.com  
Land Surveying Land Use Consulting Spatial Data Mgmt.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0620-03, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: *Q. Scott Pulliam* DATE: 01/07/20

**RECORD**

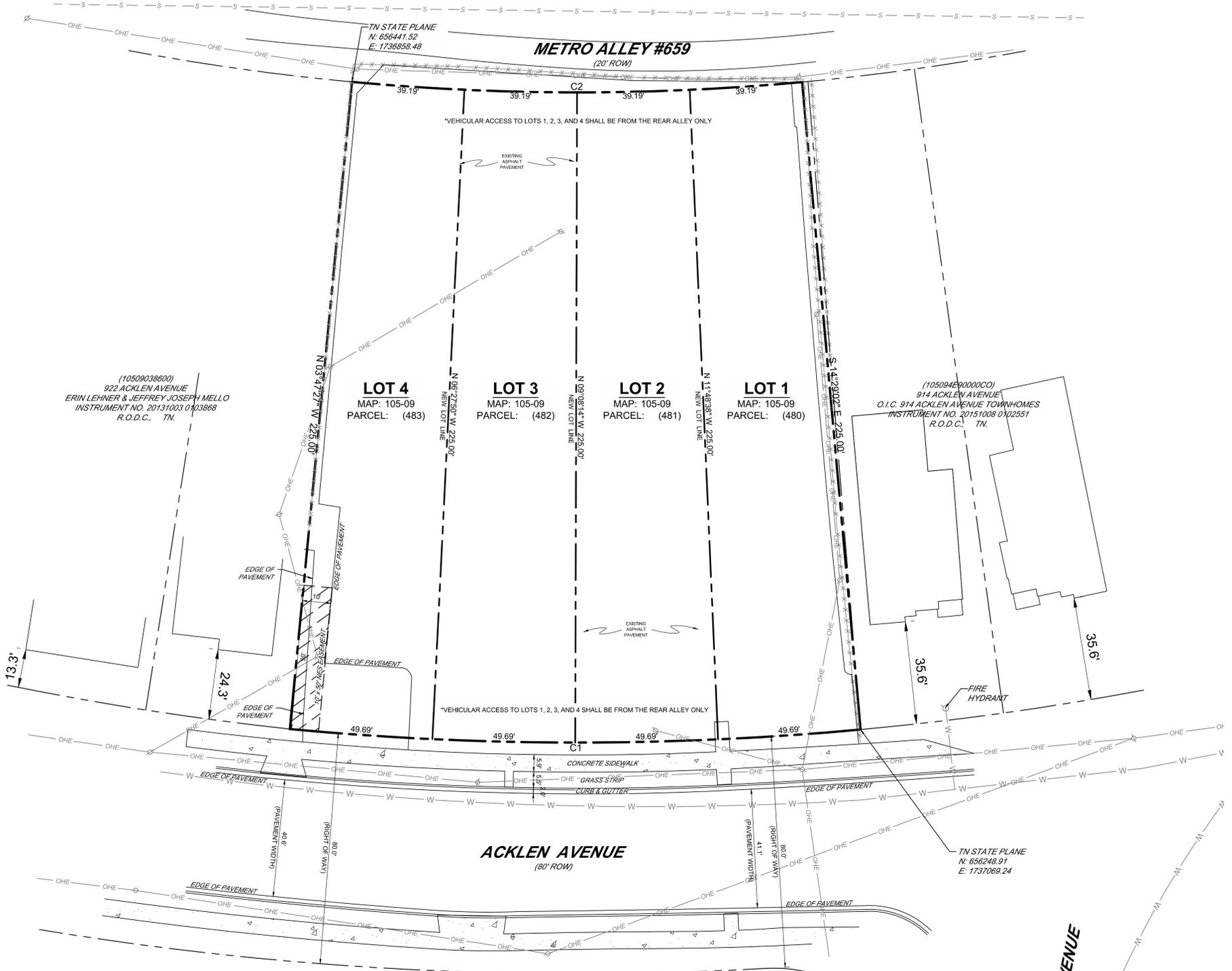


**SUBDIVISION NO. 2020S-032-001**

**COMMISSION'S APPROVAL**

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

NAME: \_\_\_\_\_ Secretary  
DATE: \_\_\_\_\_



CURVE	ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	158.74'	11075.00'	11033.54'	S 80°44'58"	W 1158.46'		
C2	156.75'	850.00'	11033.58'	N 80°43'08"	E 1156.53'		

**811**  
Know what's below.  
Call before you dig.

916 ACKLEN PLAT CAD RELEASE 03:31:20.DWG (Wednesday, April 8, 2020 9:36:23 AM)



1 SITE PLAN  
1" = 30'-0"

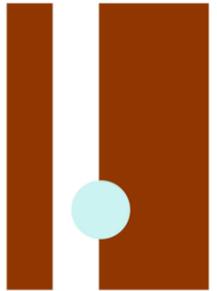
S. MITCHELL  
**HODGE**  
ARCHITECTURE

1900 Cedar Lane  
Nashville, TN 37212  
(615)260-0919  
mitchhodge@hotmail.com

FOUR HOMES AT  
916 ACKLEN AVE  
NASHVILLE, TN 37204

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SITE PLAN  
1  
PROJECT 2005  
DATE 04.05.2020



S. MITCHELL  
**HODGE**  
 ARCHITECTURE

1900 Cedar Lane  
 Nashville, TN 37212  
 (615)260-0919  
 mitchhodge@hotmail.com

FOUR HOMES AT  
**916 ACKLEN AVE**  
 NASHVILLE, TN 37204

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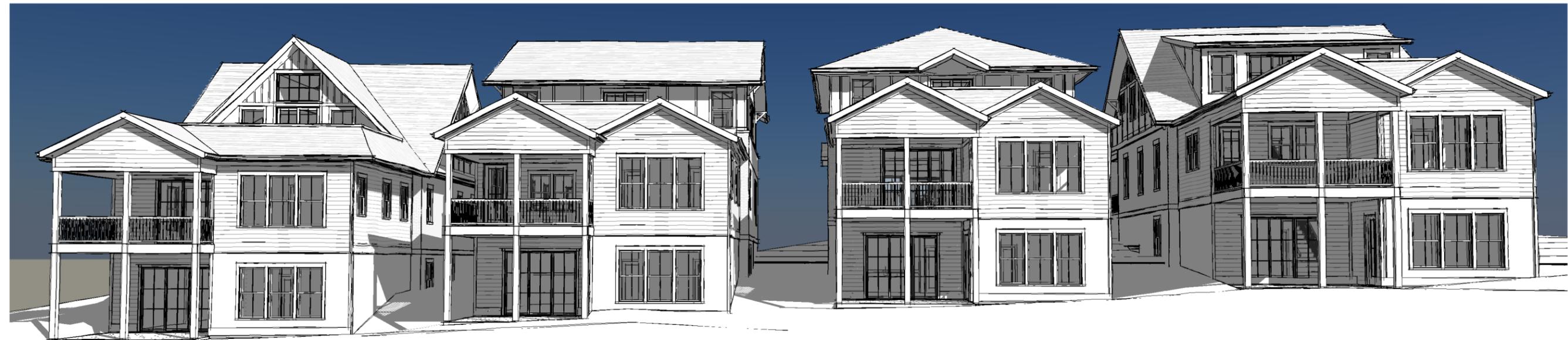
GROUP ELEVATIONS

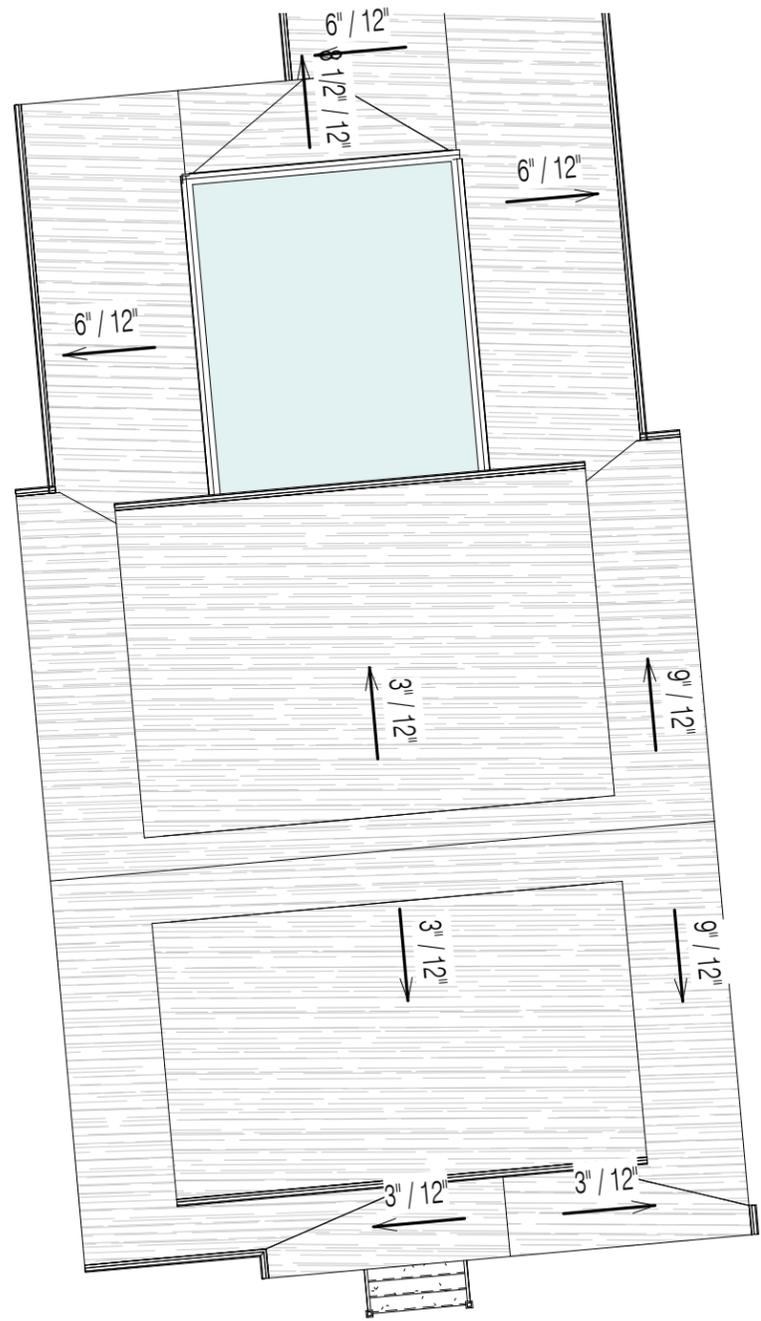
**2**

PROJECT 2005  
 DATE 04.05.2020

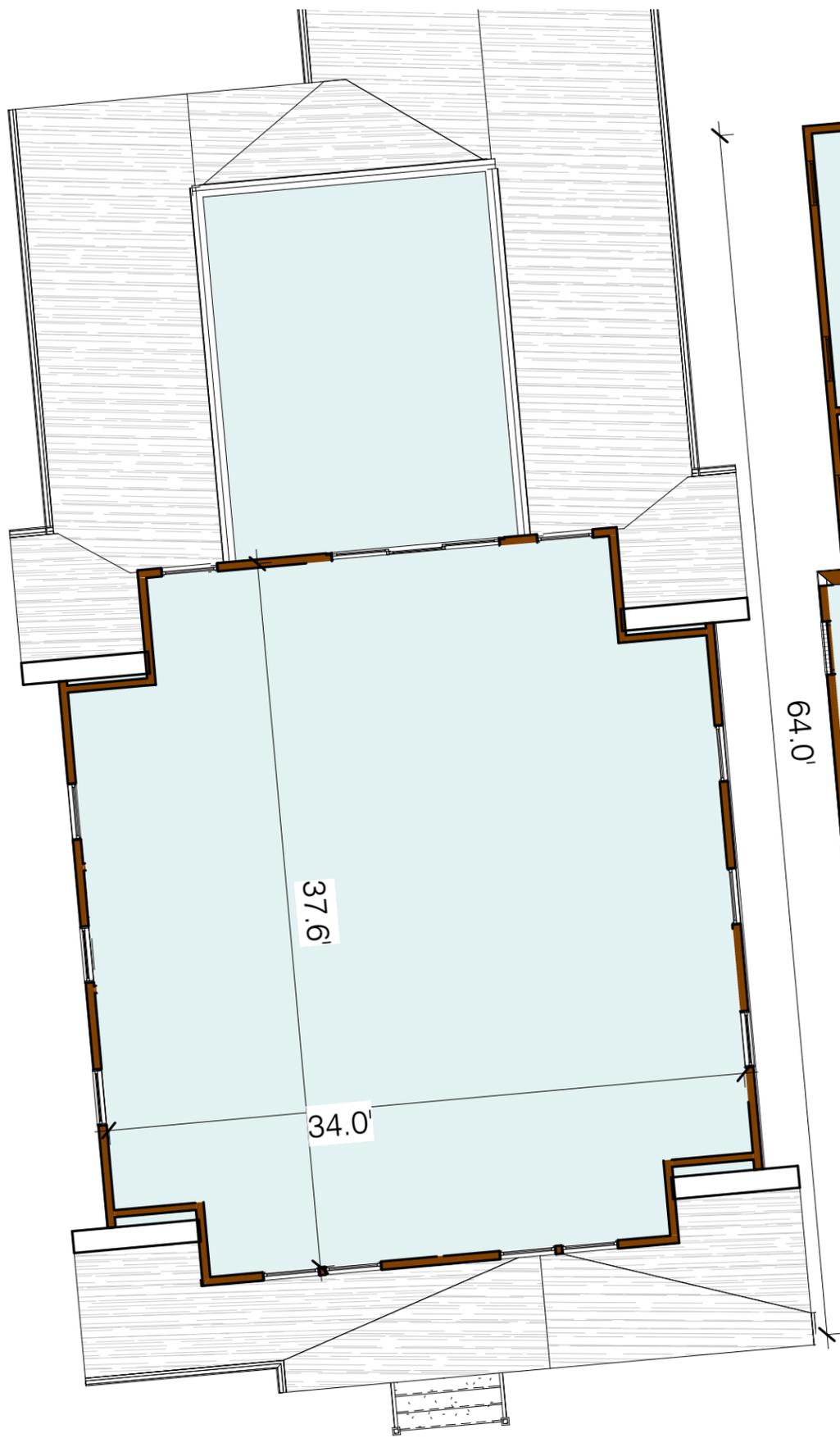


1 **ACKLEN AVE VIEW**  
 2 1/16" = 1'-0"

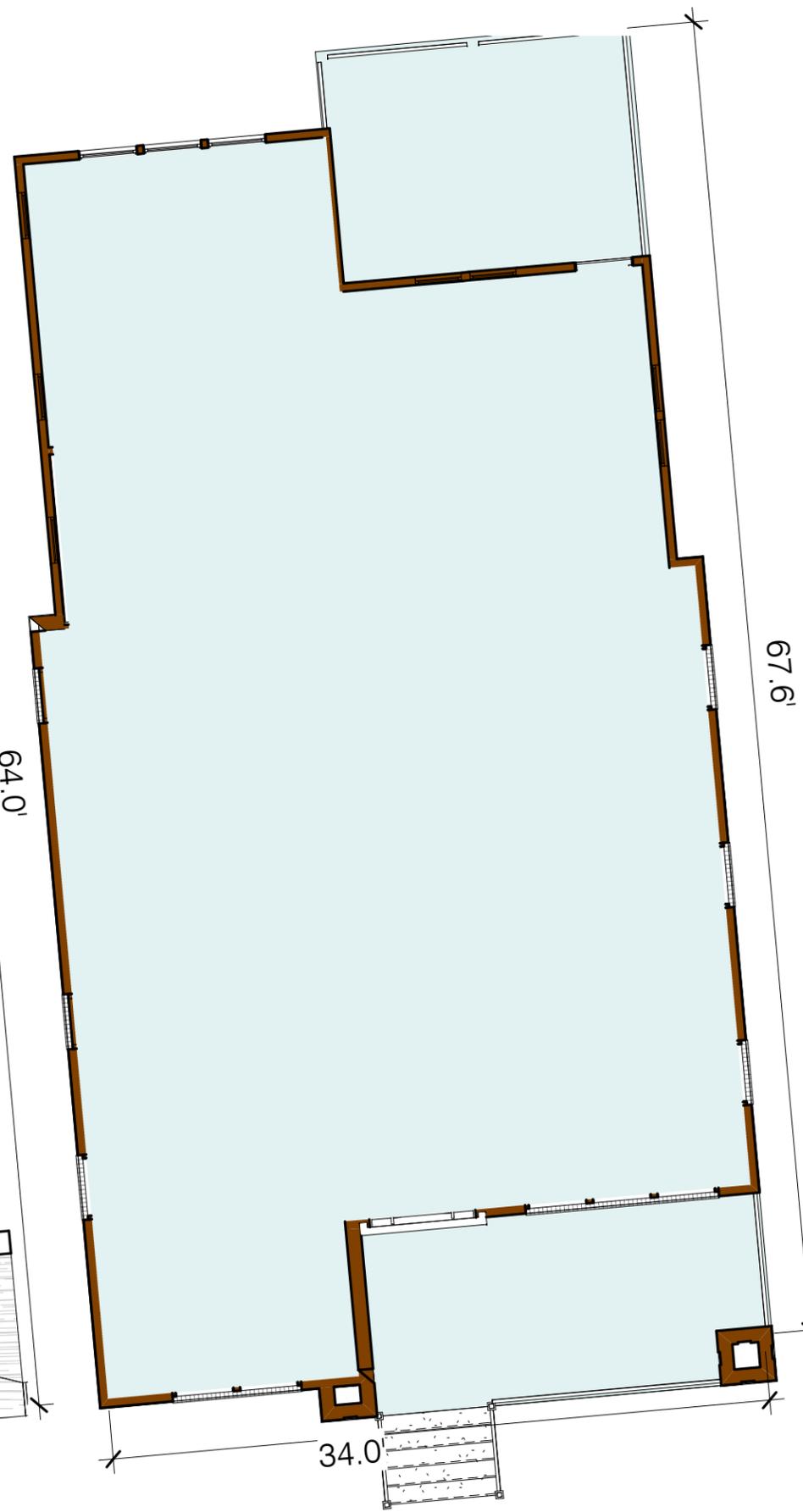




**3 A-ROOF PLAN**  
 A-1 3/32" = 1'-0"



**2 A-SECOND FLOOR**  
 A-1 1/8" = 1'-0"



**1 A-FIRST FLOOR**  
 A-1 1/8" = 1'-0"

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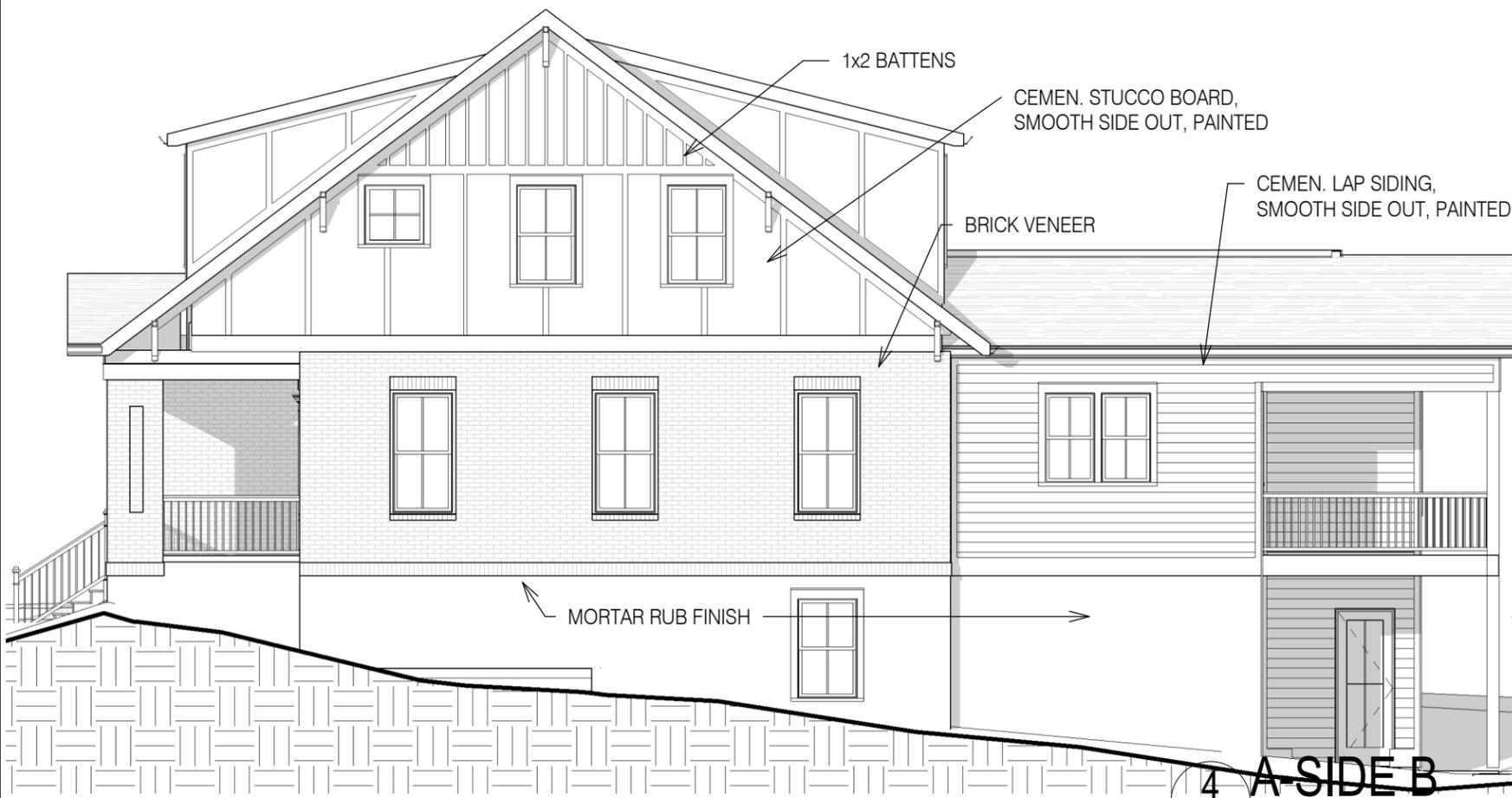
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A - FLOOR PLANS

**A-1**

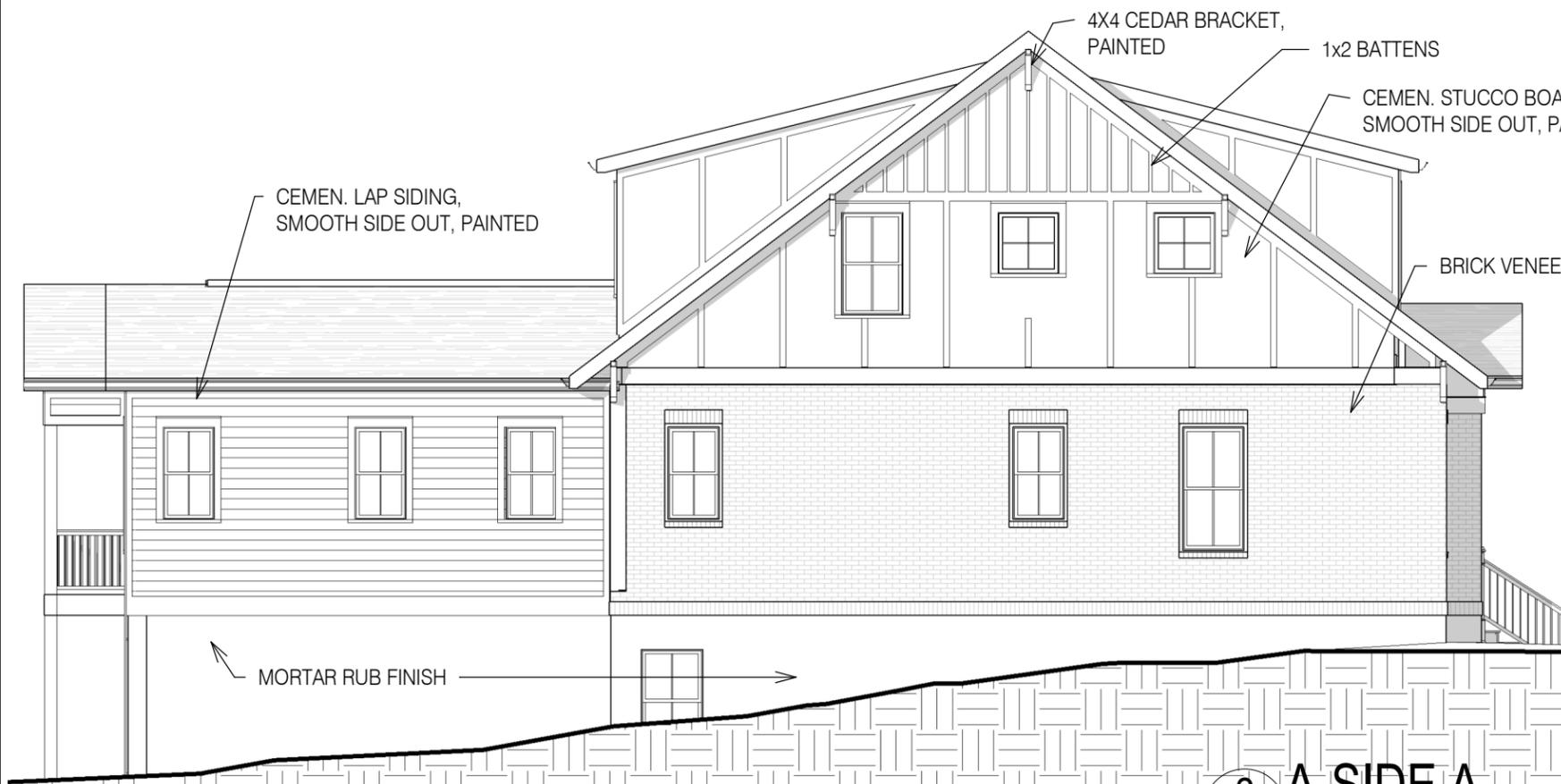
PROJECT 2005  
 DATE 04.05.2020



4 **A-SIDE B**  
A-2 1/8" = 1'-0"



3 **A-BACK**  
A-2 1/8" = 1'-0"



2 **A-SIDE A**  
A-2 1/8" = 1'-0"



1 **A-FRONT**  
A-2 1/8" = 1'-0"

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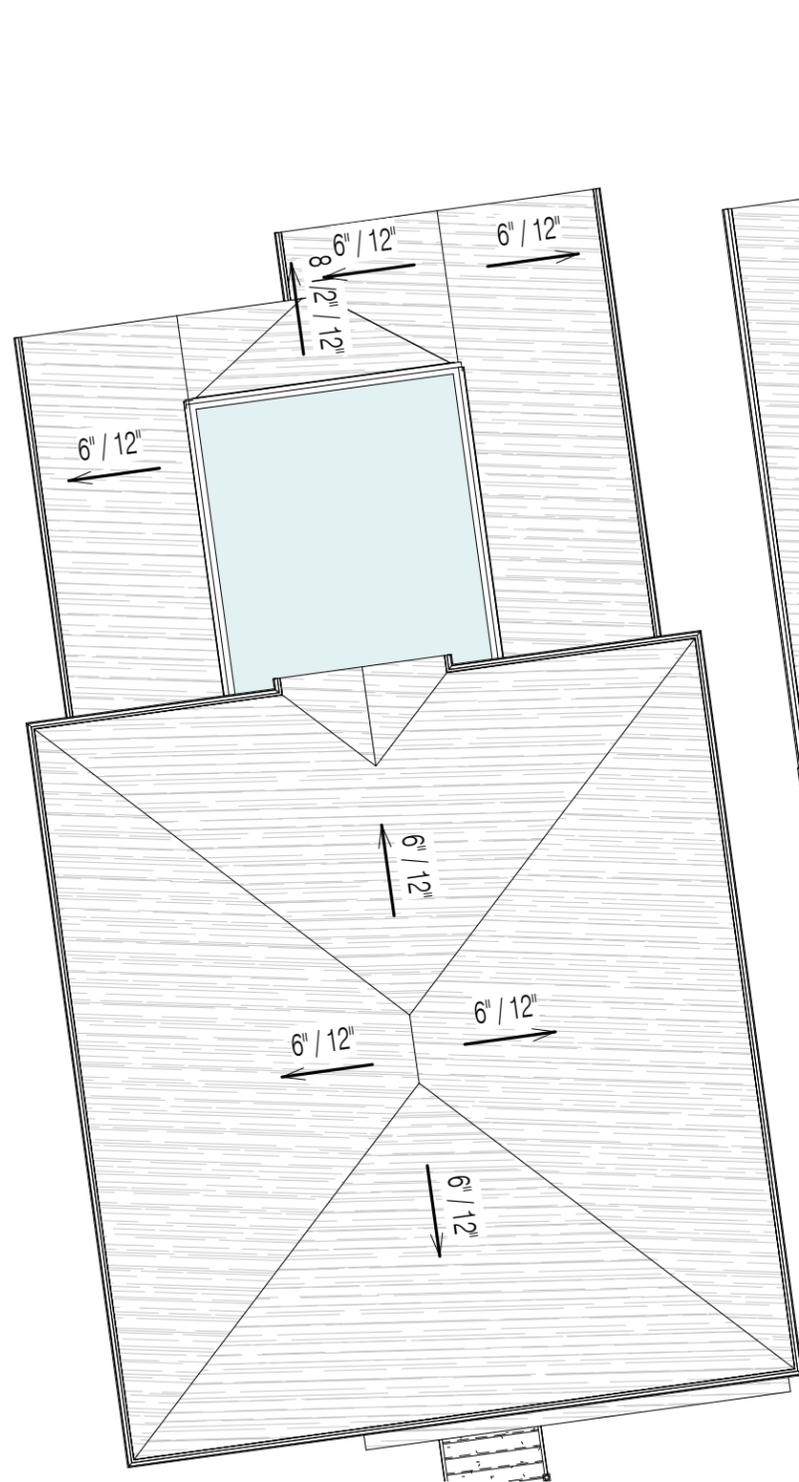
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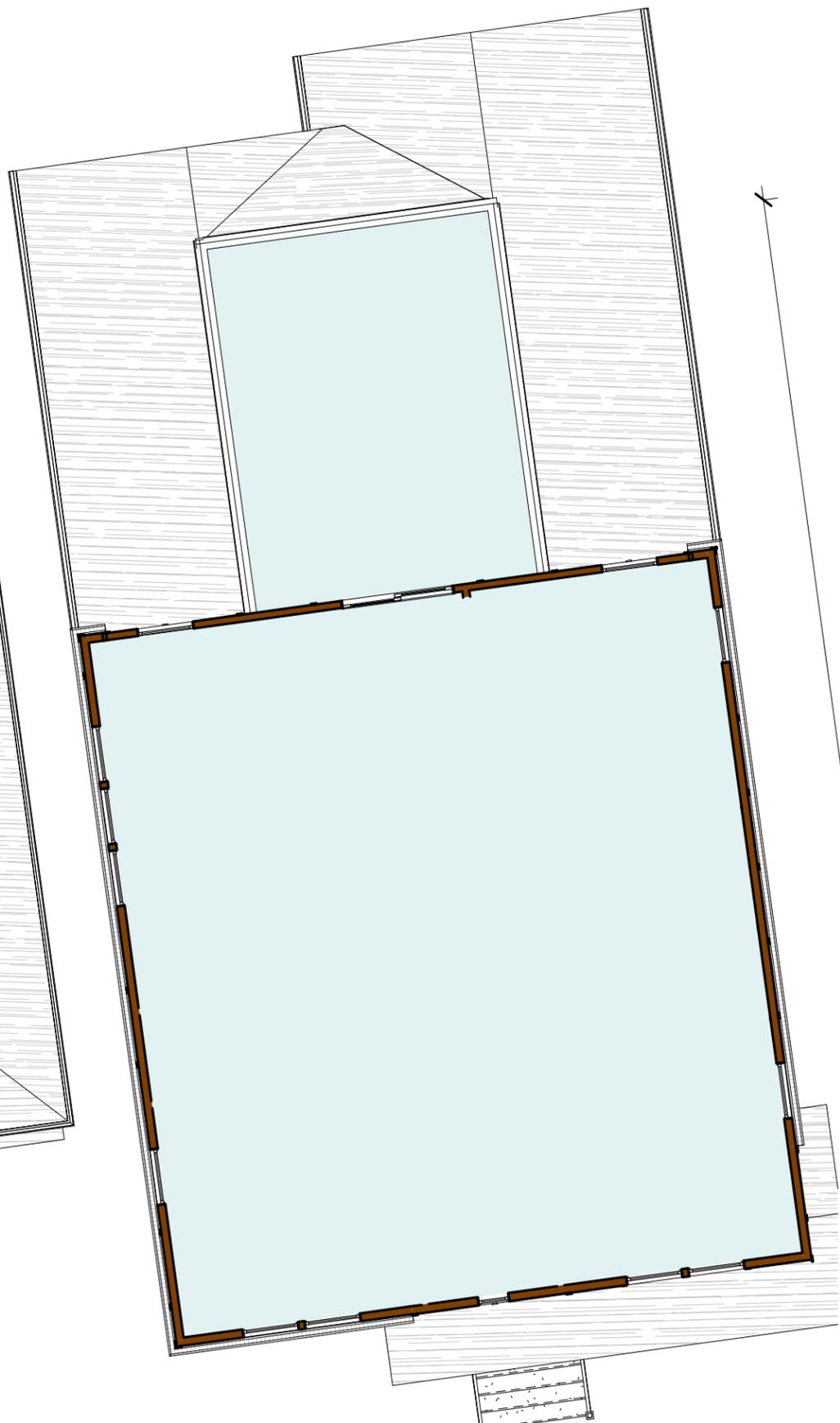
A-ELEVATIONS

**A-2**

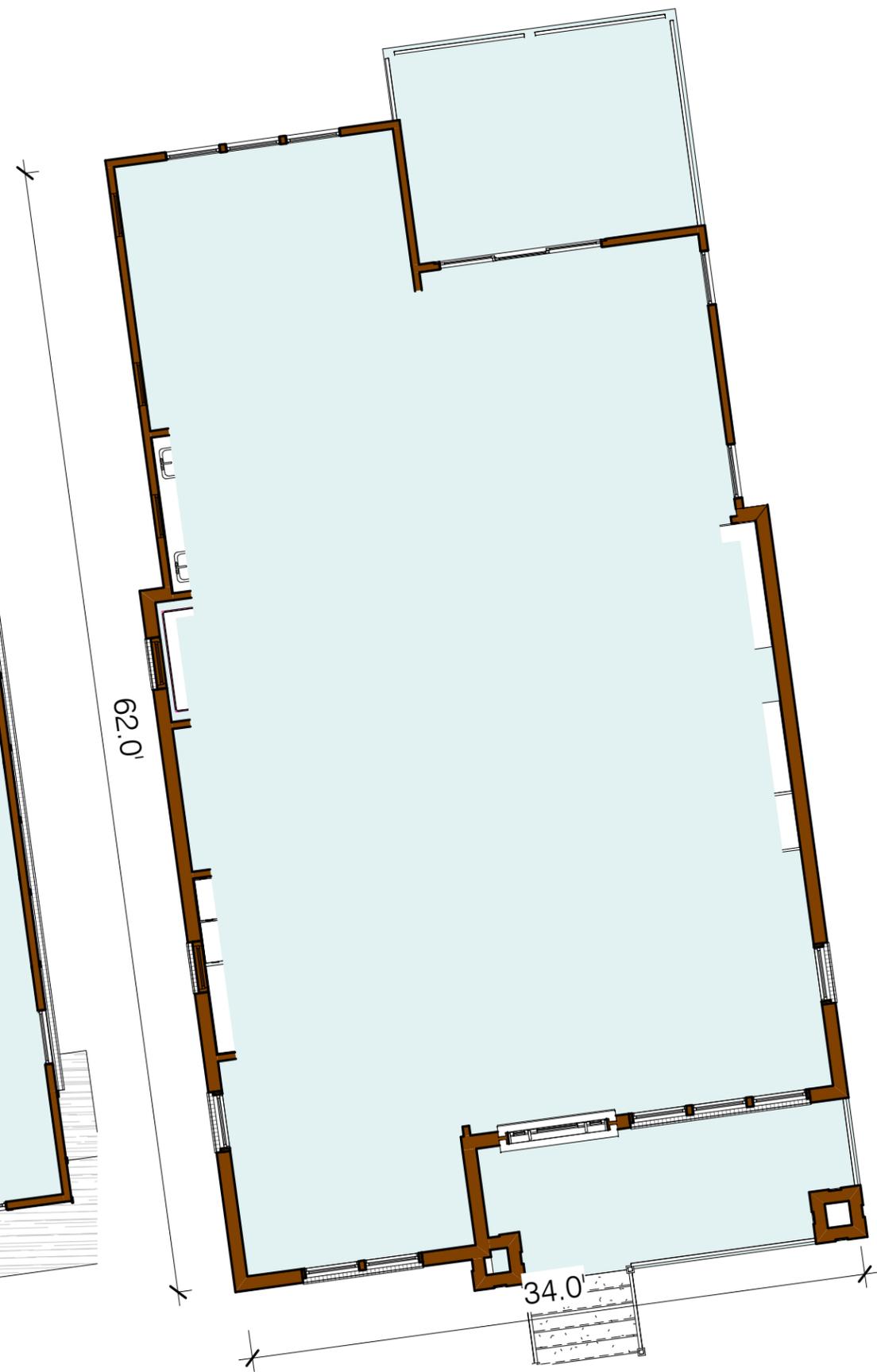
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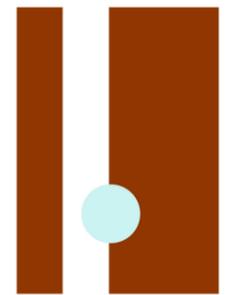
**3 B-ROOF PLAN**  
 B-1 3/32" = 1'-0"



**2 B-SECOND FLOOR**  
 B-1 1/8" = 1'-0"



**1 B-FIRST FLOOR**  
 B-1 1/8" = 1'-0"



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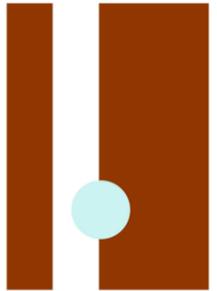
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B-FLOOR PLANS

**B-1**

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B-ELEVATIONS

**B-2**

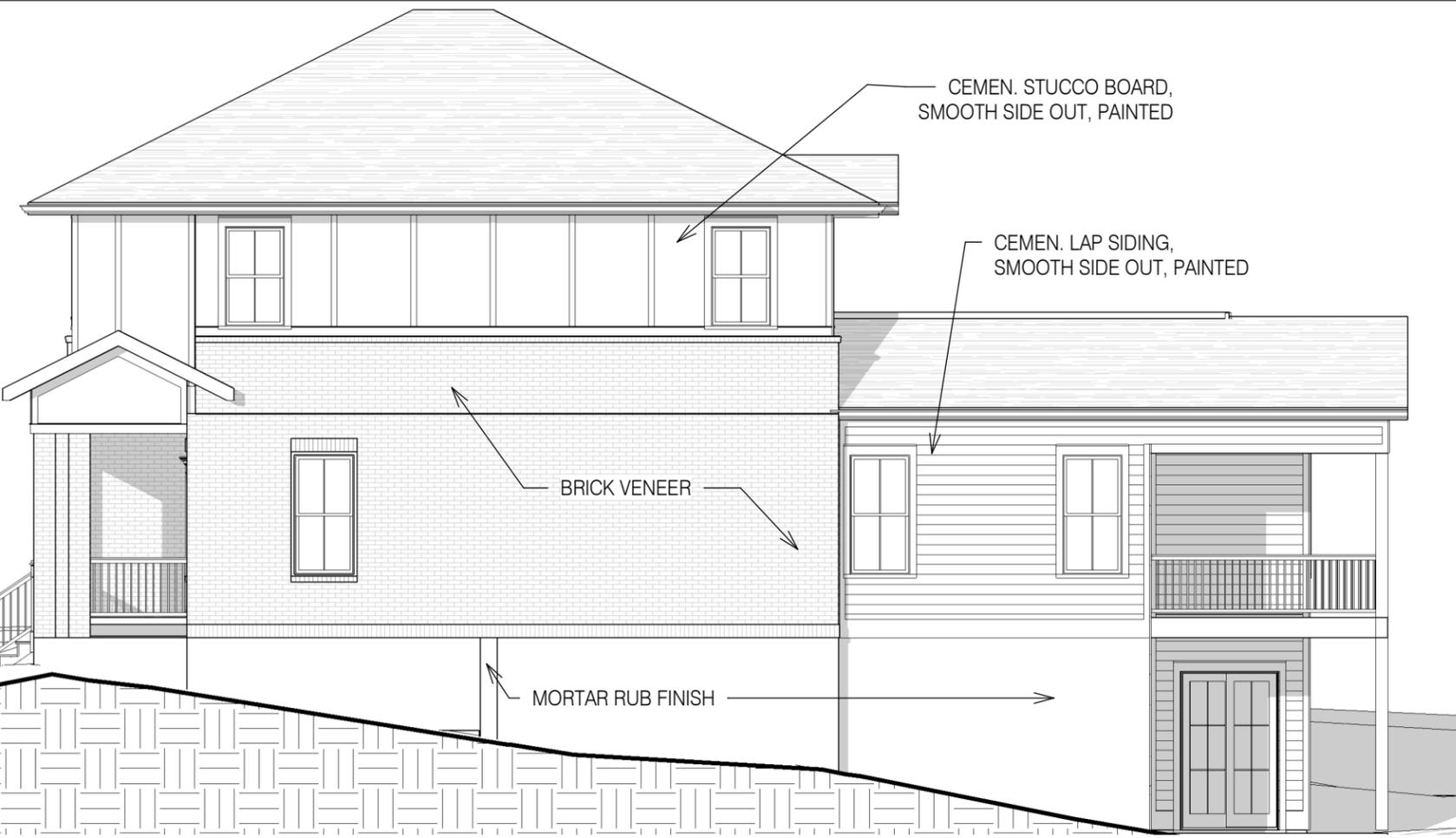
PROJECT 2005  
DATE 04.05.2020



**3 B-BACK**  
B-2 1/8" = 1'-0"



**1 B-FRONT**  
B-2 1/8" = 1'-0"



**4 B-SIDE B**  
B-2 1/8" = 1'-0"



**2 B-SIDE A**  
B-2 1/8" = 1'-0"



**3 B-BACK**  
B-2 1/8" = 1'-0"

30.6'



**3 C-ROOF PLAN**  
 C-1 3/32" = 1'-0"

**2 C-SECOND FLOOR**  
 C-1 1/8" = 1'-0"

**1 C-FIRST FLOOR**  
 C-1 1/8" = 1'-0"

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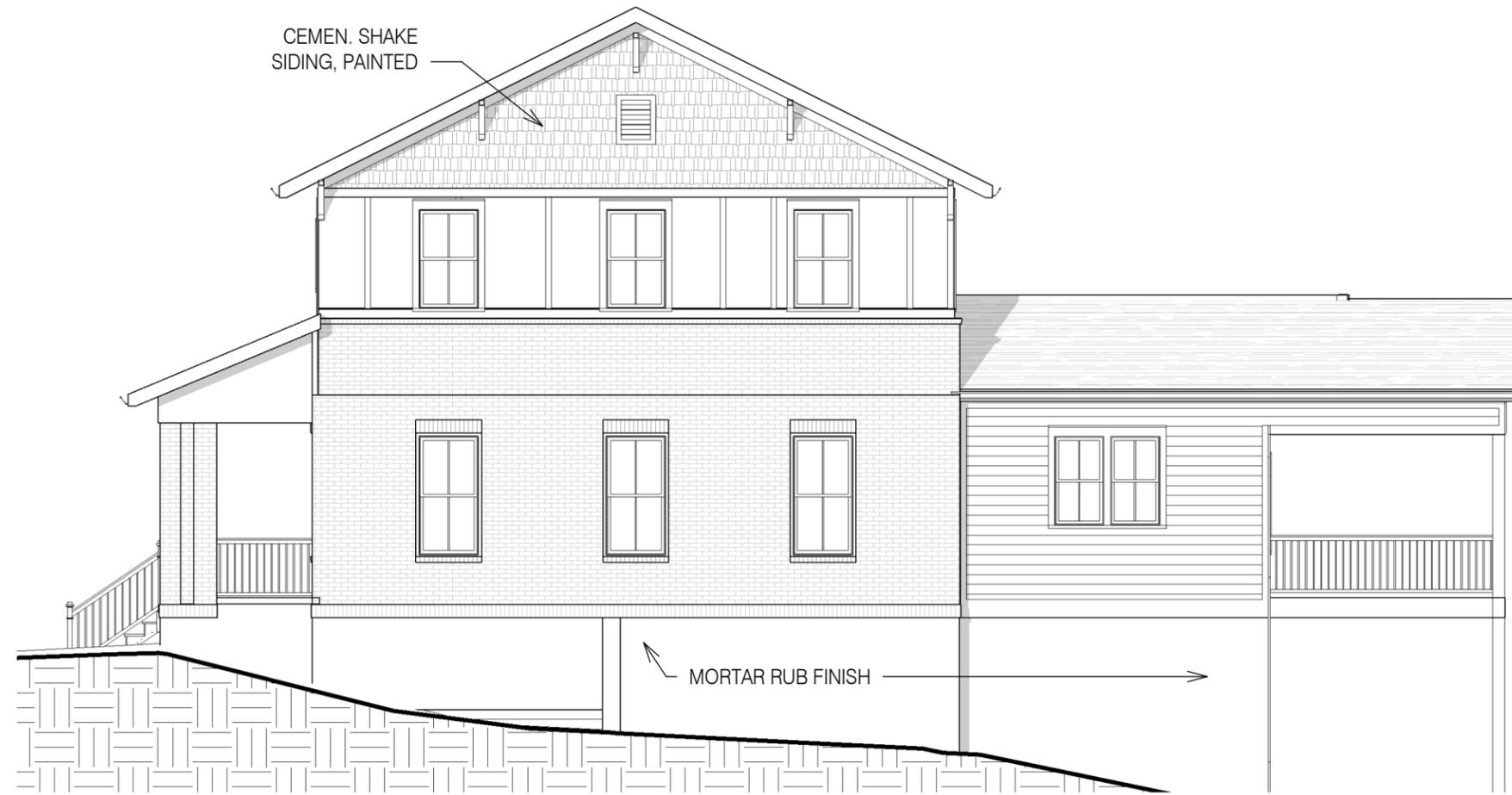
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C-PLANS

**C-1**

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CEMEN. SHAKE SIDING, PAINTED



4 C-SIDE B  
C-2 1/8" = 1'-0"

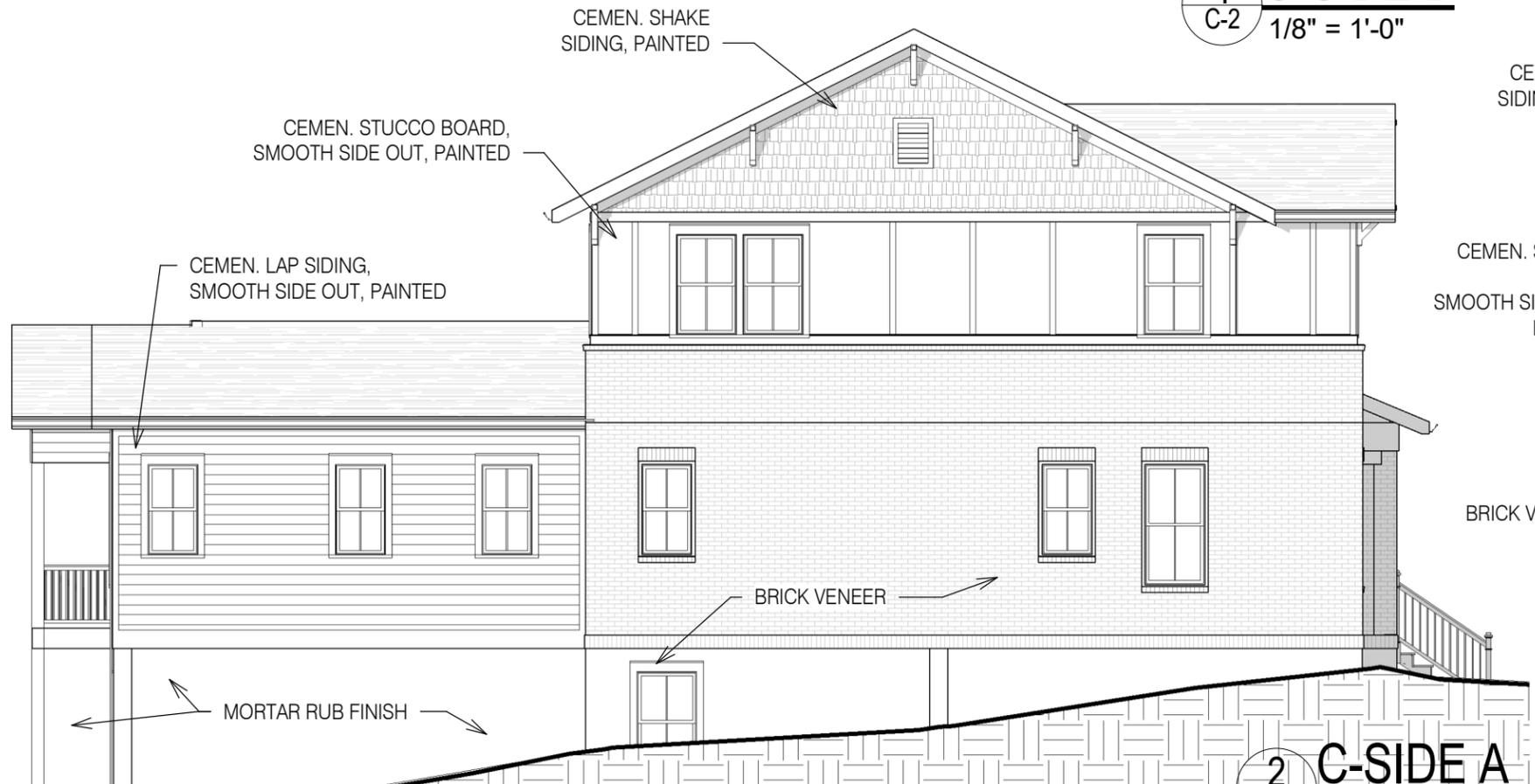


3 C-BACK  
C-2 1/8" = 1'-0"

CEMEN. SHAKE SIDING, PAINTED

CEMEN. STUCCO BOARD, SMOOTH SIDE OUT, PAINTED

CEMEN. LAP SIDING, SMOOTH SIDE OUT, PAINTED



2 C-SIDE A  
C-2 1/8" = 1'-0"

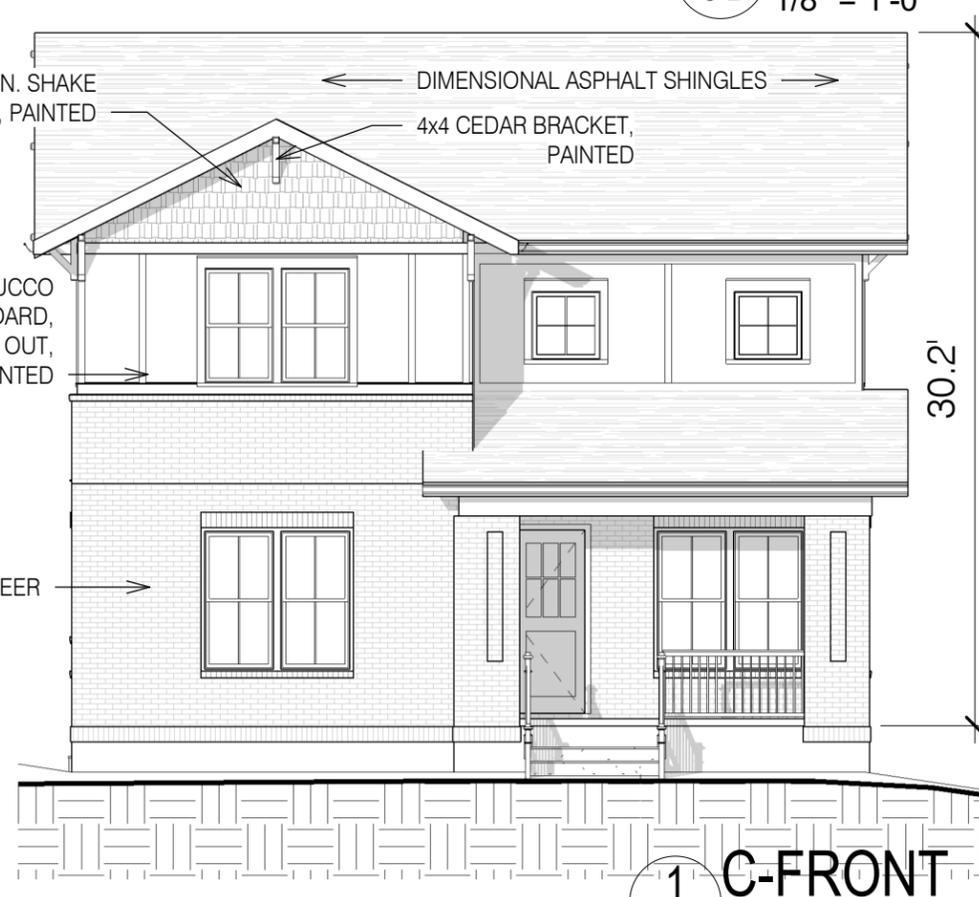
CEMEN. SHAKE SIDING, PAINTED

DIMENSIONAL ASPHALT SHINGLES

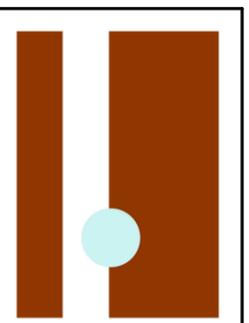
4x4 CEDAR BRACKET, PAINTED

CEMEN. STUCCO BOARD, SMOOTH SIDE OUT, PAINTED

BRICK VENEER



1 C-FRONT  
C-2 1/8" = 1'-0"



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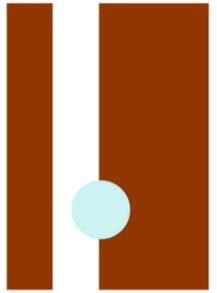
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C-ELEVATIONS

**C-2**

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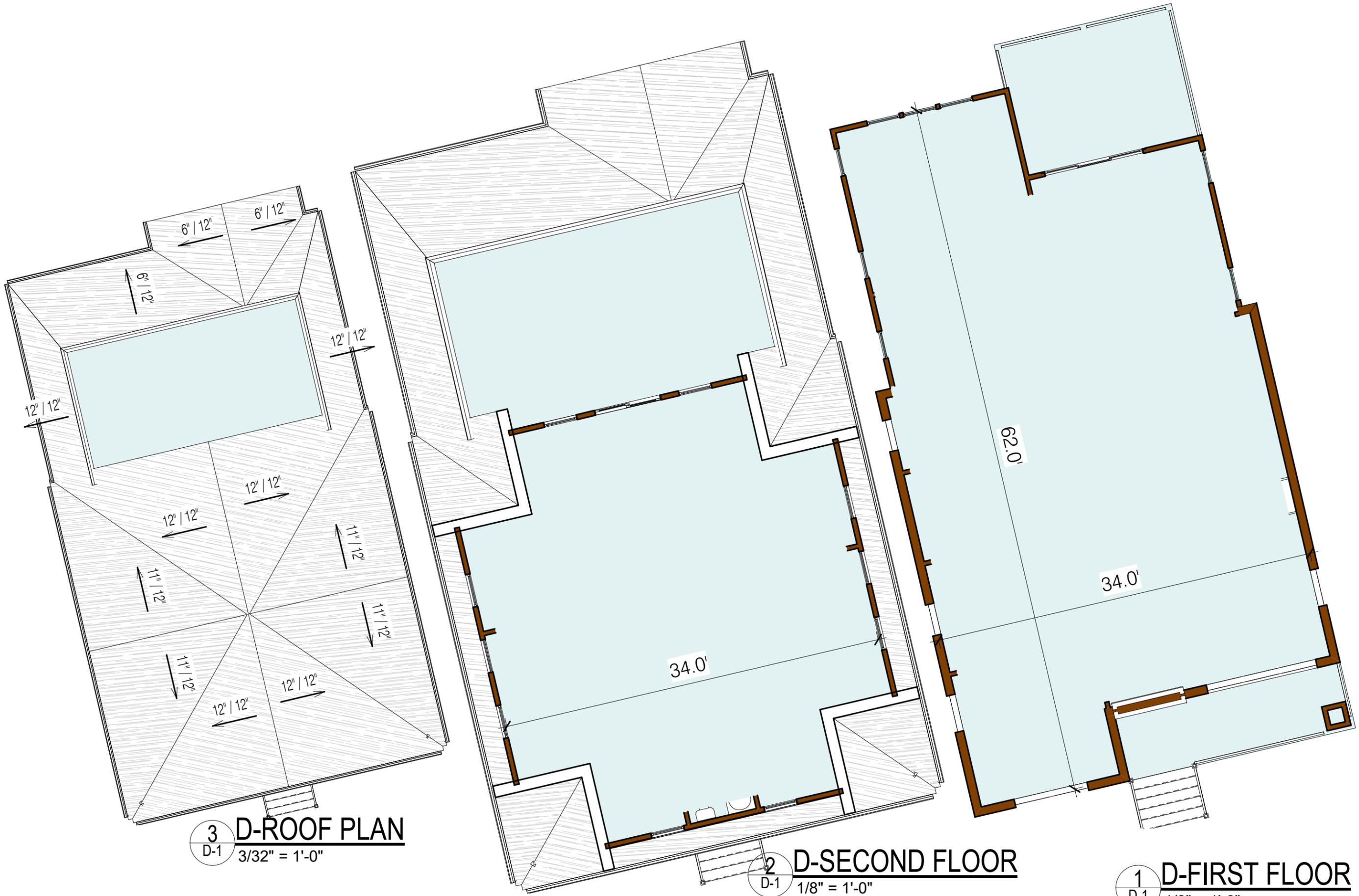
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D-PLANS

**D-1**

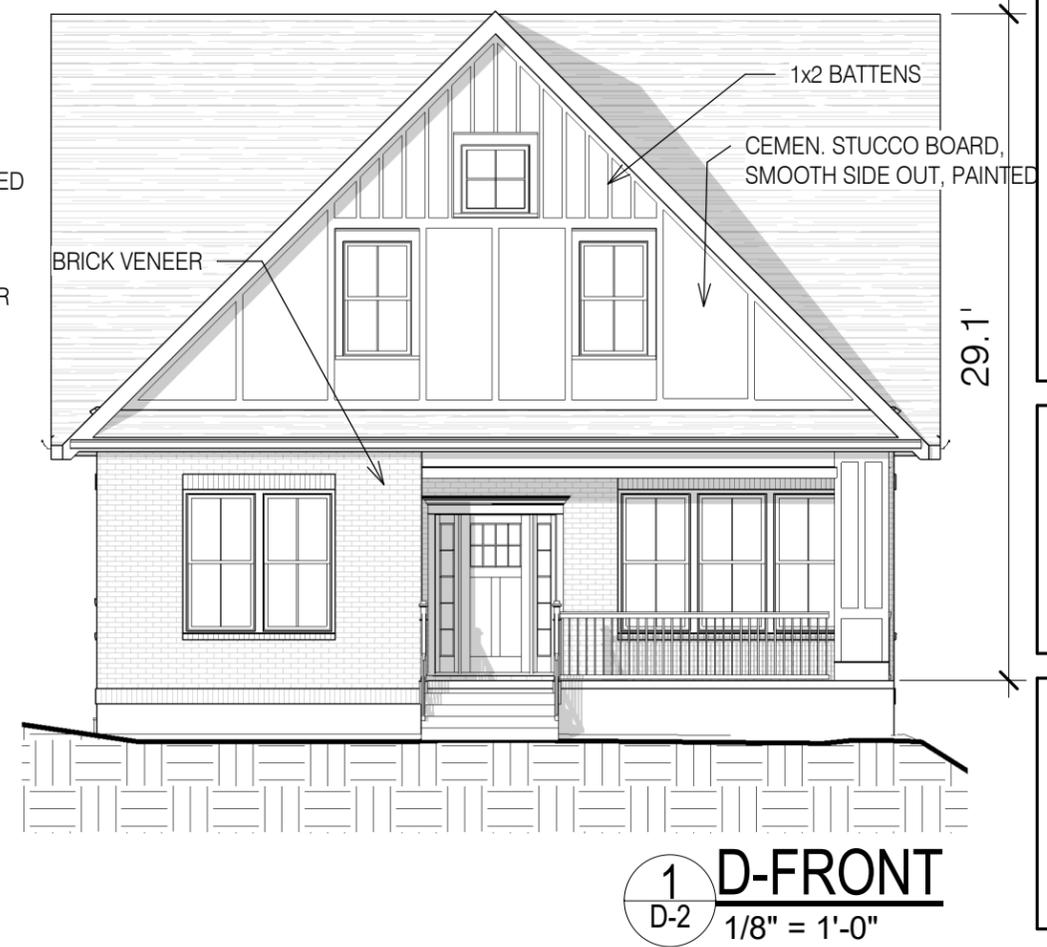
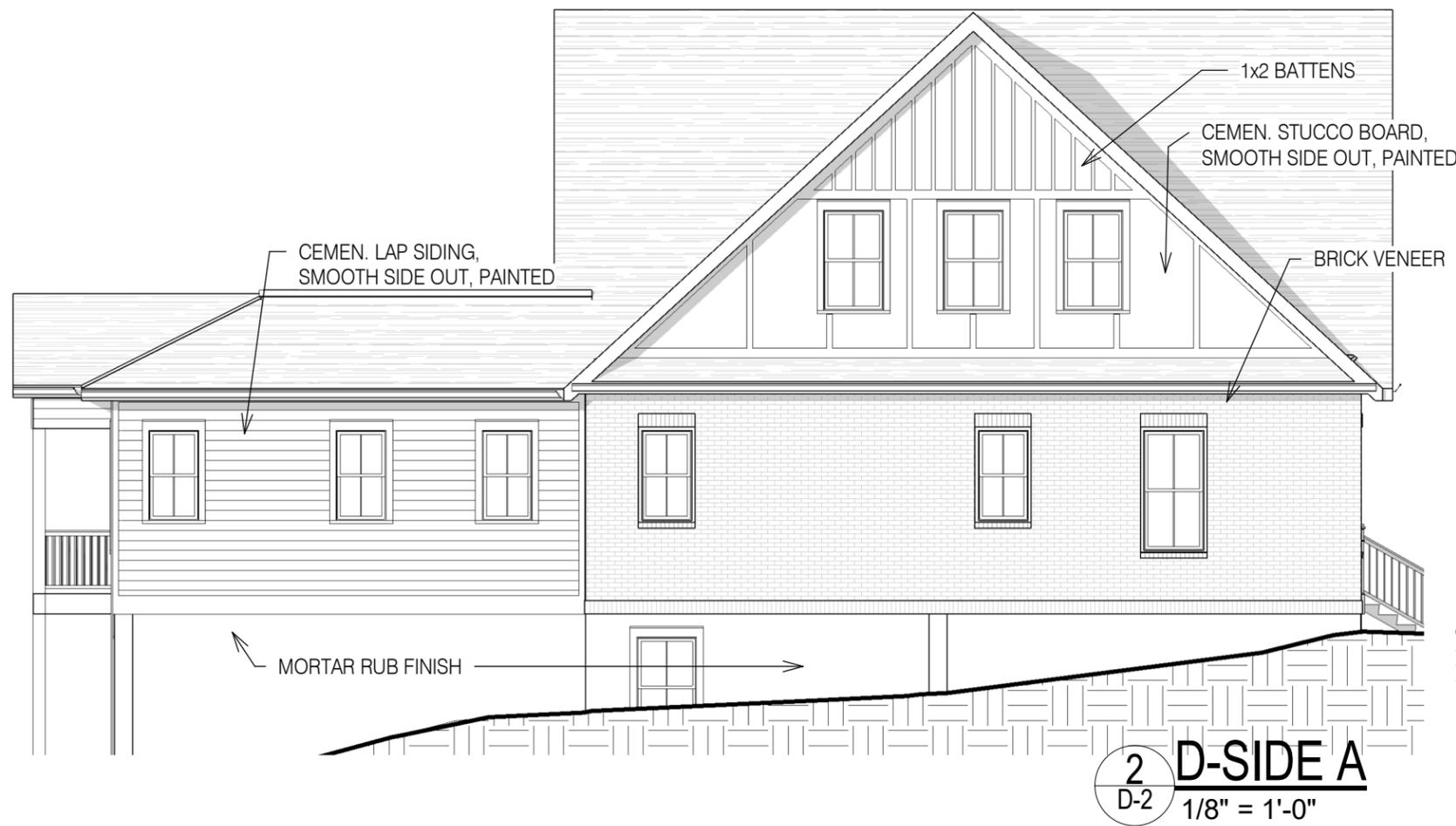
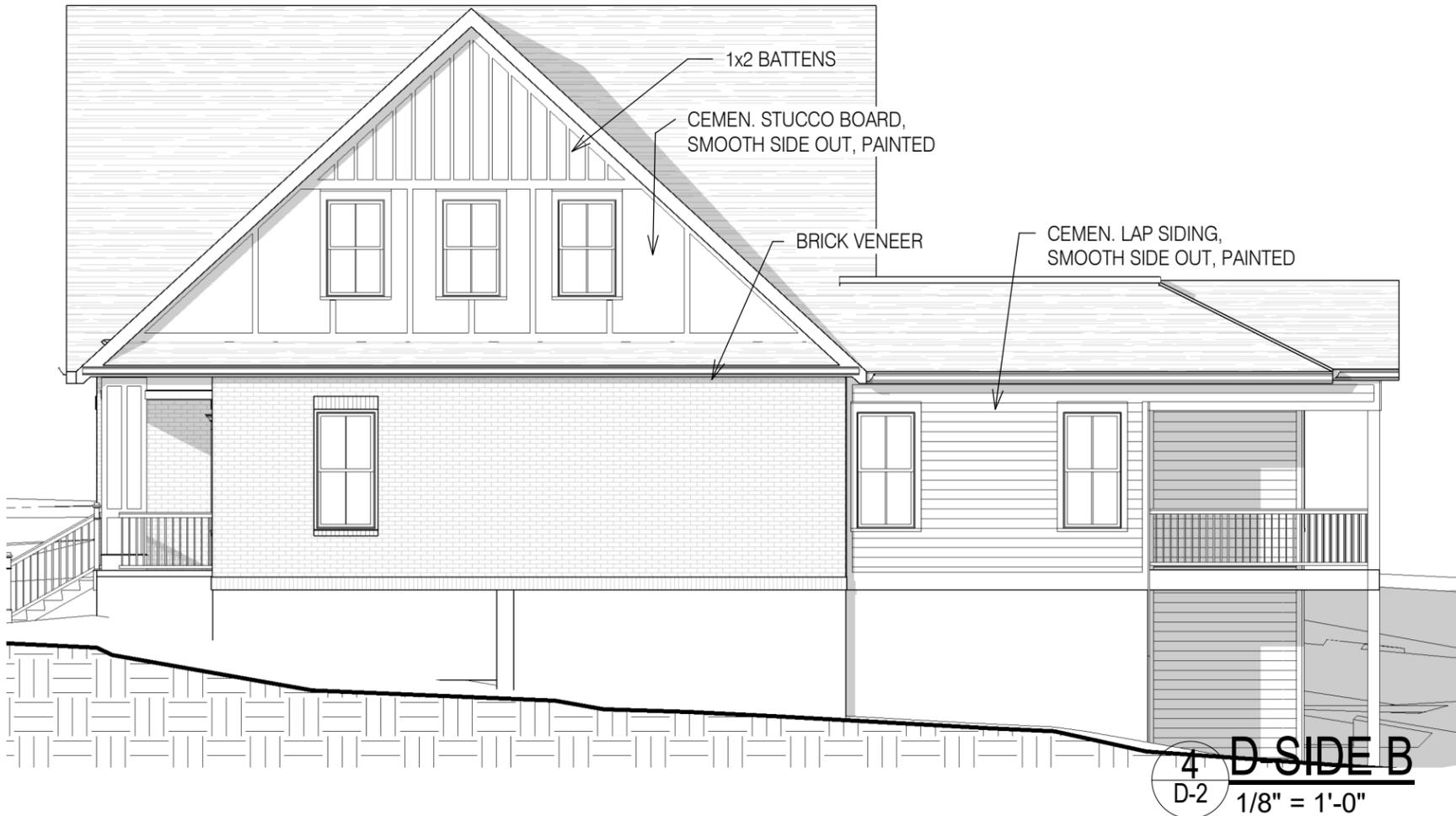
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**3 D-ROOF PLAN**  
D-1 3/32" = 1'-0"

**2 D-SECOND FLOOR**  
D-1 1/8" = 1'-0"

**1 D-FIRST FLOOR**  
D-1 1/8" = 1'-0"



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D-ELEVATIONS

**D-2**

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