JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
913 Manila Avenue
June 17, 2020

Application: New Construction--Infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: RS7.5
Map and Parcel Number: 08204043300
Applicant: Brad Sayers, Four Square Design Studio
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: This application is for construction of a new single-family, two-story residence.

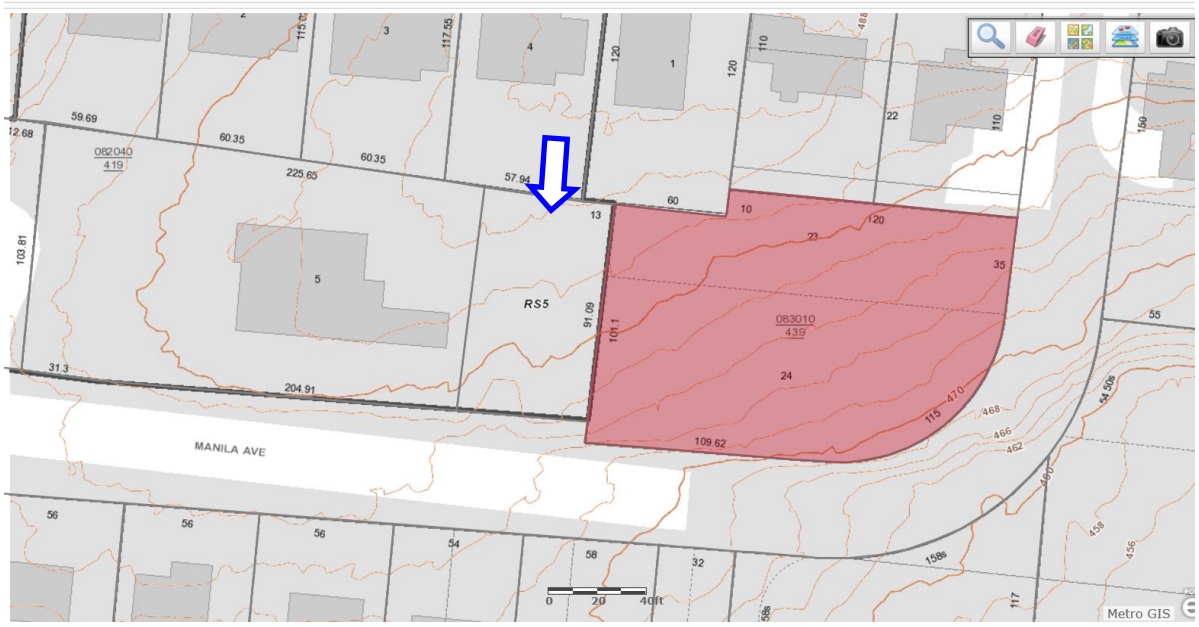
Recommendation Summary: Staff recommends approval with the conditions:

1. Parking is moved to the rear yard, and a front walkway added to address the street, with revised site plan submitted prior to permitting;
2. Elevations are revised to show grade;
3. Window openings on the side facades are enlarged to a more vertically proportioned design;
4. The finished floor height shall be consistent with the finished floor height of the neighboring historic homes, to be verified by staff in the field;
5. Administrative review of roofing color, windows, doors;
6. Lap siding shall be smooth-faced and have maximum five inch (5") reveal;
7. HVAC and other utilities will be located for minimal visibility, on the rear façade or on a side façade beyond the midpoint of the house.

Meeting these conditions, staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

B. GUIDELINES

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

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

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

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

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

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

Appropriate height limitations will be based on:
- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color
The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

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.

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

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Background: The applicant proposes new construction on this recently-subdivided lot.

Figure 1. The vacant lot at 913 Manila Avenue. “Lookaway,” the Italianate historic home at 909 Manila, is to the left.

Figure 2. “Lookaway,” the Italianate historic home at 909 Manila.

Analysis and Findings: The applicant proposes a two-story new residence on this vacant lot.

Height & Scale: The proposed new construction is two stories with a height of thirty-two feet, five inches (32' 5") from grade and a width of thirty-three feet, three inches (33' 3"). The nearest contributing building, Lookaway, at 909 Manila (Figure 2) is approximately twenty-four feet (24') tall and the main mass of the building is approximately fifty feet (50') wide. Although the proposed building is taller than the neighboring historic building, staff found it to be appropriate for several reasons. The context is very limited, in this case just one building in the immediate vicinity, as the other homes on Manila Avenue are recent construction or small non-contributing homes. Expanding the area of context, Staff found that there are several two-story contributing homes along Seymour Avenue and Chicamauga Avenue that range in height between twenty-five feet and thirty-five feet (25'-35'). In 2015 the Commission approved infill on Granada and Manila, just behind Lookaway, up to two stories and thirty-three feet (33') tall, and widths up to thirty-six feet (36'). Foundation height is drawn at approximately one foot (1'), and eave height at eighteen feet (18') which is appropriate for a two-story structure. The foundation height is similar to recent new construction approved by the Commission. Elevations should include the grade on the site for accurate assessment of foundation height. Staff recommends the elevations be revised to include the grade. With this condition, Staff finds the two-story design and the overall width and height appropriate. The project meets sections II.B.1.a.and b.

Setback & Rhythm of Spacing: The left side setback is five feet, eight inches (5' 8") and the right-side setback is fifteen feet, nine inches (15' 9"). The side setbacks meet the base zoning requirements of five feet (5') on each side. Staff found the side setbacks to be appropriate as they allow for a side driveway. The front setback is approximately thirty feet (30'), compared to the approximate twenty-five feet (25') of the historic home adjacent to it. The rear setback is more than twenty-eight feet (28') which meets the required minimum of twenty feet (20'). The project meets section II.B.1.c.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	
Cladding	Wood or fiber cement lap siding	Smooth	Yes	Yes (siding reveal)
Roofing	Architectural	Not indicated	Yes	Yes

	Shingles			
Trim	Wood or Fiber cement	Smooth faced	Yes	
Front Porch floor/steps	Not indicated	n/a	Yes	Yes
Front Porch Posts	Not indicated	n/a	Yes	Yes
Front Porch Roof	Metal	Not indicated	Yes	
Windows	Pella Proline (aluminum-clad)	Needs final approval	Yes	Yes
Doors	Simpson wood or Masonite doors	Needs final approval	Yes	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

Some materials were not indicated. With the conditions that lap siding have a maximum reveal of five inches (5") and be smooth-faced, and staff have final approval of the porch materials, windows and doors, and color of roofing material, the materials could meet section II.B.1.d.

Roof form: The proposed building has a cross-gabled roof form with primary 12/12 pitch. Typically, two-story building have a hipped roof; however, this lot is in an area with little historic context. The porch roof has a lower pitch of 5/12, which is typical of porches historically. The roof forms for the project meets section II.B.1.e.

Orientation: The proposed building is oriented to the street with a front entrance facing the street and a six foot (6') deep, partial-width porch. Vehicular access is a parking pad in the front yard. The Commission has not approved front-yard parking when there are other options. Staff recommends the parking be moved behind the house. If necessary, the front setback could be reduced to twenty-five feet (25') matching the side setback of the historic home adjacent to it. With the condition that the project not include front-yard parking the project meets section II.B.1.f.

Proportion and Rhythm of Openings**:** The majority of windows on the front and rear façade are approximately twice as tall as they are wide, meeting the historic proportion of openings. On the sides there are more horizontal and square windows than traditionally proportioned ones. Staff recommends these windows on the left and right sides be reproportioned to more vertically oriented windows. There is an expanse of sixteen feet (16') without a window opening on the right side; as this is past the midpoint of the house, and facing the dead end of the street, staff finds that the visibility of the

fenestration in this location will be minimal. With the condition that the square and horizontal windows on the side facades are redesigned to be a more traditionally proportioned window or windows. With these conditions, the project will meet Section II.B.1.g.

Appurtenances & Utilities: The submitted drawings do not indicate the location of the HVAC and other utilities. Staff recommends that the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house, meeting Section II.B.1.i.

Recommendation:

Staff recommends approval with the conditions:

1. Parking is moved to the rear yard, and a front walkway is added to address the street, with revised site plan submitted prior to permitting;
2. Elevations are revised to show grade;
3. Window openings on the side facades are enlarged to a more vertically proportioned design;
4. The finished floor height shall be consistent with the finished floor height of the neighboring historic home;
5. Administrative review of roofing color, windows, and doors;
6. Lap siding shall be smooth-faced and have maximum five inch (5") reveal; and,
7. HVAC and other utilities will be located at the rear, or beyond the midpoint on a side façade.

Meeting these conditions, Staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

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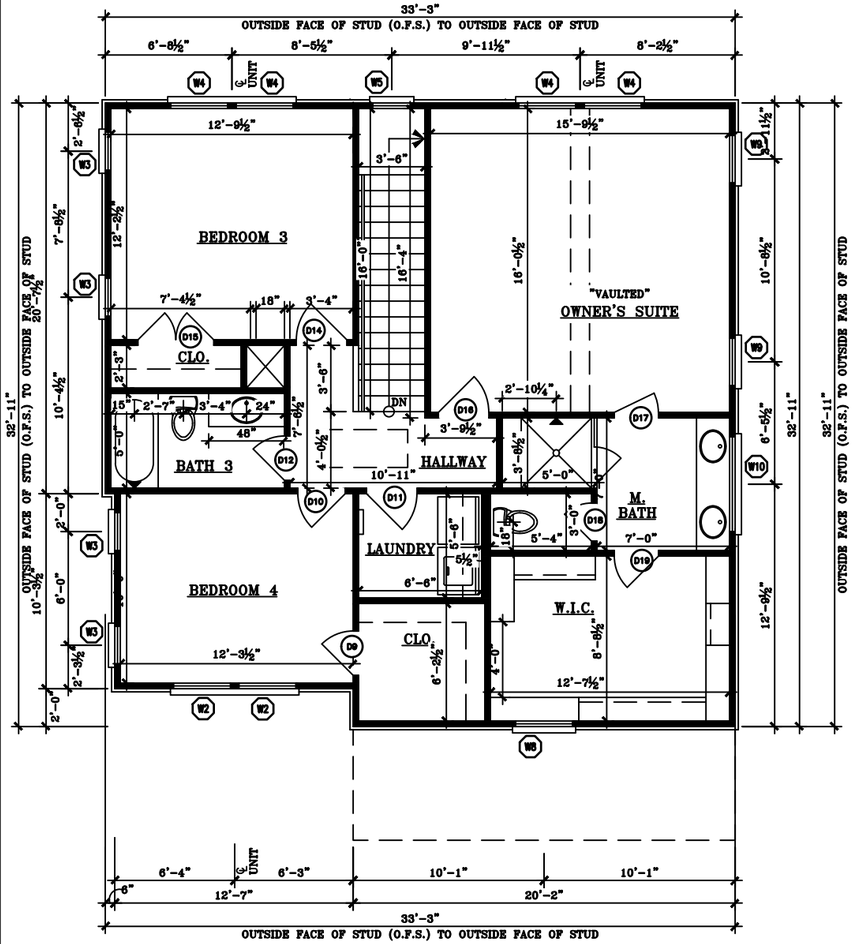
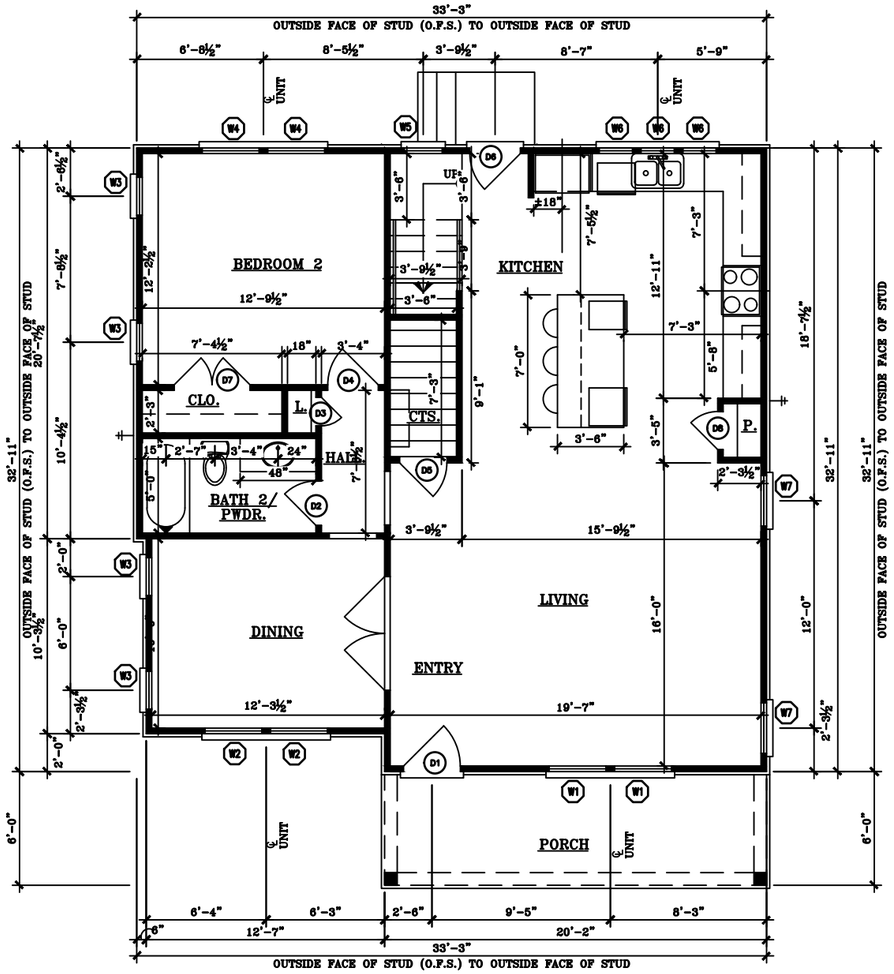


SECOND FLOOR
SCALE: 1/4" = 1'-0"
9'-1" CLG. HGT. UNLESS NOTED OTHERWISE



FIRST FLOOR
SCALE: 1/8" = 1'-0"
9'-1" CLG. HGT. UNLESS NOTED OTHERWISE

DOOR SCHEDULE (SIMPSON DOORS)

NUMBER	WIDTH	HEIGHT	PAIR	GLAZING	MATERIAL	FRAME MATERIAL	REMARKS
D1	3'-0"	6'-8"	N	4 LITE	WOOD	WOOD	R.O. 34" x 82" FRONT ENTRY DOOR
D2	2'-4"	6'-8"	N		MASONITE	WOOD	
D3	1'-6"	6'-8"	N		MASONITE	WOOD	
D4	2'-8"	6'-8"	N		MASONITE	WOOD	
D5	2'-6"	6'-8"	N		MASONITE	WOOD	
D6	2'-8"	6'-8"	N	FULL LITE	FIBERGLASS	WOOD	R.O. 34" x 82" REAR ENTRY DOOR
D7	4'-0"	6'-8"	Y		MASONITE	WOOD	
D8	2'-0"	6'-8"	N		MASONITE	WOOD	
D9	2'-4"	6'-8"	N		MASONITE	WOOD	
D10	2'-6"	6'-8"	N		MASONITE	WOOD	
D11	2'-8"	6'-8"	N		MASONITE	WOOD	
D12	2'-4"	6'-8"	N		MASONITE	WOOD	
D13	1'-6"	6'-8"	N		MASONITE	WOOD	
D14	2'-8"	6'-8"	N		MASONITE	WOOD	
D15	4'-0"	6'-8"	Y		MASONITE	WOOD	
D16	2'-8"	6'-8"	N		MASONITE	WOOD	
D17	2'-4"	6'-8"	N		MASONITE	WOOD	
D18	2'-0"	6'-8"	N		MASONITE	WOOD	
D19	2'-4"	6'-8"	N		MASONITE	WOOD	

WINDOW SCHEDULE (PELLA PROLINE SERIES)

NUMBER	WIDTH	HEIGHT	R.O. WIDTH X HEIGHT	HEAD HEIGHT	TYPE	GRID PATTERN	REMARKS
W1	3'-1"	5'-11"	3'-1 3/4" X 5'-11 3/4"	7'-7"	DOUBLE-HUNG	2 OVER 2	
W2	3'-1"	5'-11"	3'-1 3/4" X 5'-11 3/4"	7'-7"	DOUBLE-HUNG	2 OVER 2	EGRESS IN BEDROOM 4
W3	2'-1"	2'-1"	2'-1 3/4" X 2'-1 3/4"	7'-7"	FIXED	2 LITE	1 LITE IN BEDROOMS 2 & 3
W4	3'-1"	4'-11"	3'-1 3/4" X 4'-11 3/4"	7'-7"	DOUBLE-HUNG	1 OVER 1	EGRESS
W5	2'-1"	2'-11"	2'-1 3/4" X 2'-11 3/4"	7'-7"	FIXED	1 LITE	
W6	1'-9"	3'-11"	1'-9 3/4" X 3'-11 3/4"	7'-7"	DOUBLE-HUNG	1 OVER 1	
W7	2'-9"	5'-11"	2'-9 3/4" X 5'-11 3/4"	7'-7"	DOUBLE-HUNG	2 OVER 2	
W8	3'-1"	4'-11"	3'-1 3/4" X 4'-11 3/4"	7'-7"	FIXED	2 OVER 2	
W9	2'-5"	2'-1"	2'-5 3/4" X 2'-1 3/4"	7'-7"	FIXED	1 LITE	
W10	4'-11"	1'-5"	4'-11 3/4" X 1'-5 3/4"	8'-4 1/2"	FIXED	1 LITE	
W11	2'-1"	4'-11"	2'-1 3/4" X 4'-11 3/4"	7'-7"	FIXED	1 LITE	

NOTE: 1X6 EXTERIOR TRIM B/W GANGED WINDOWS
NOTE: DRYWALL RETURNS AT INTERIOR SIDE OF ALL WINDOWS

913 MANILA AVENUE
SQUARE FOOTAGE CALCULATION:
(OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)

FIRST FLOOR HEATED:	1063	SQFT.
SECOND FLOOR HEATED:	1006	SQFT.
TOTAL HEATED AREA:	2069	SQFT.
COVERED PORCHES:	120	SQFT.
TOTAL UNDER ROOF:	2189	SQFT.

FOUR SQUARE design studio
1201 4th Avenue South
Suite 109
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(615) 431-3664
www.4Square.Design

PARAGON
NASHVILLE TENNESSEE

PARAGON GROUP
SPECULATIVE RESIDENCE
913 MANILA AVENUE
NASHVILLE, TENNESSEE

PROPOSED FLOOR PLANS & ELEVATIONS

SHEET NUMBER
1 of 3

SCHEMATIC DESIGN
6/1/20

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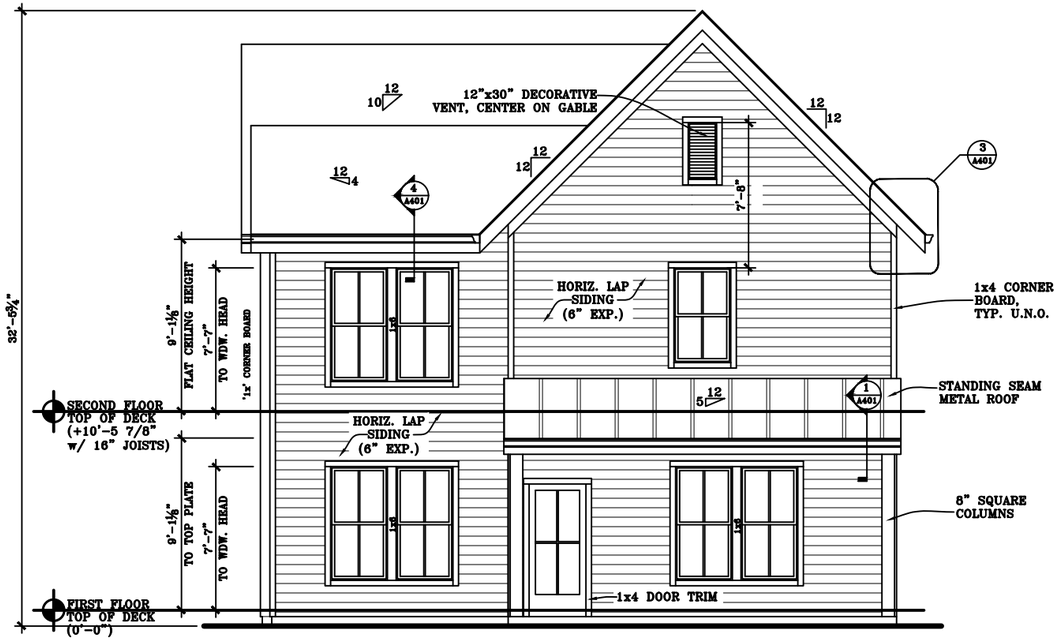
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

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PROPOSED FLOOR PLANS & ELEVATIONS

SCHEMATIC DESIGN
6/1/20

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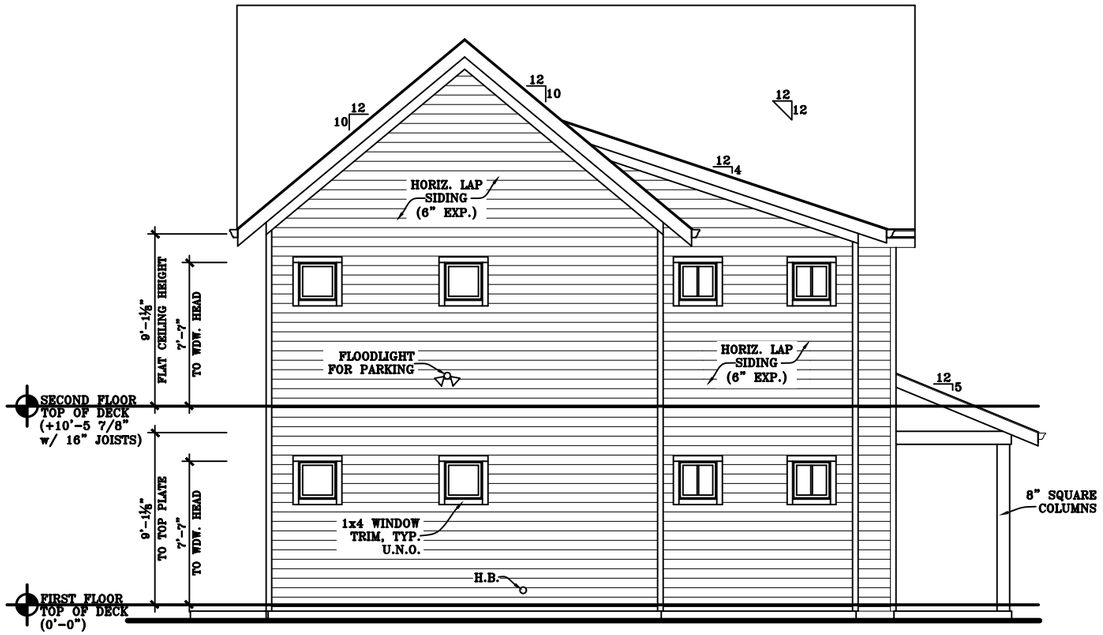
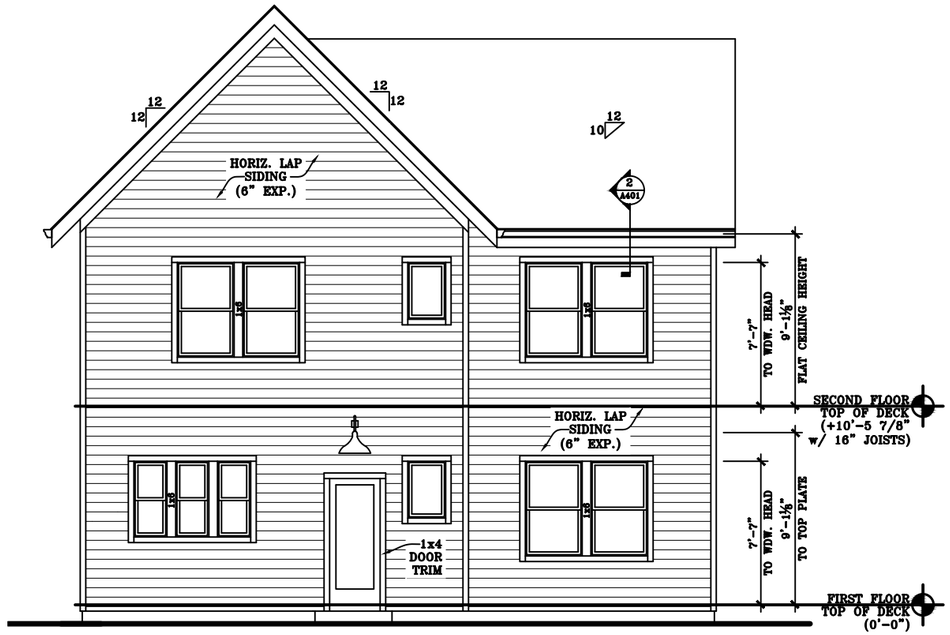


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

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NASHVILLE, TENNESSEE

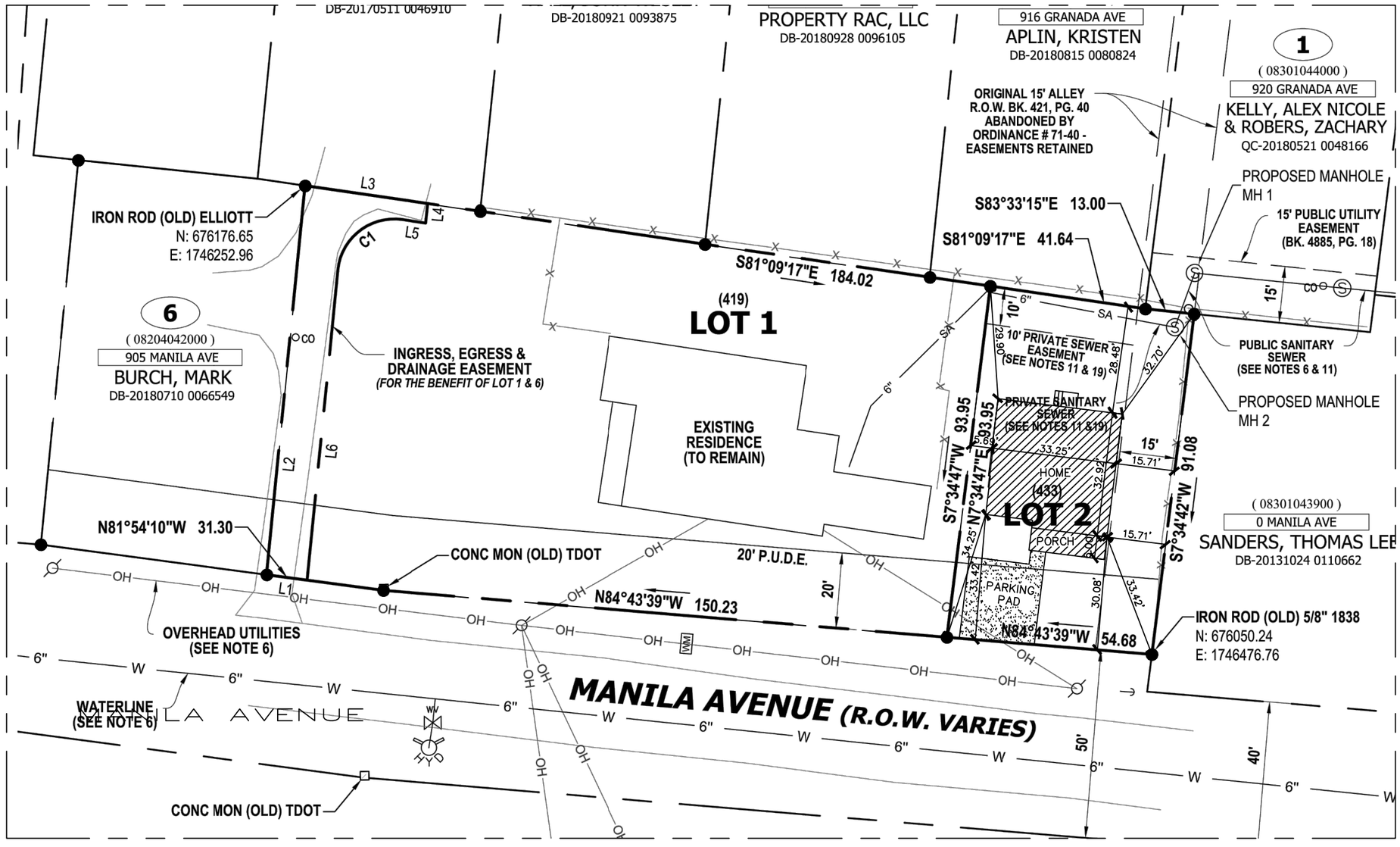
PROPOSED FLOOR PLANS & ELEVATIONS

SHEET NUMBER
3 of 3

SCHEMATIC DESIGN
6/1/20

PRELIMINARY PLOT PLAN

DATE: 6/01/20



NOTE!!
DIMENSIONS FOR FOOTPRINT ARE TO OUTSIDE FACE OF SLAB.

PROPERTY ADDRESS
913 MANILA AVENUE
NASHVILLE, DAVIDSON COUNTY
TENNESSEE, 37206

OWNER INFORMATION
PARAGON GROUP
408 TAYLOR STREET SUITE 202
NASHVILLE, DAVIDSON COUNTY
TENNESSEE, 37208

SQUARE FOOTAGE SUMMARY
FIRST LEVEL 1063 SQFT
SECOND LEVEL 1006 SQFT
PORCH 120 SQFT

LOT COVERAGE RATIO
5,043 SQFT LOT/1,184 SQFT FOOTPRINT = 23%

SCALE: 1"=30'

DRAWN: R.B.S.
APPROVED: _____

GRANADA AVENUE
(50' R.O.W.)

IRON ROD (OLD) 1/2"

1 (08204041500) 910 GRANADA AVE
EIGHT-NINE KING DEVELOPMENT, LLC
DB-20170511 0046910

2 (08204041600) 912 GRANADA AVE
HALL, JOHN WESLEY
DB-20180921 0093875

3 (08204041700) 914 GRANADA AVE
PROPERTY RAC, LLC
DB-20180928 0096105

4 (08204041800) 916 GRANADA AVE
APLIN, KRISTEN
DB-20180815 0080824

1 (08301044000) 920 GRANADA AVE
KELLY, ALEX NICOLE & ROBERS, ZACHARY
QC-20180521 0048166

6 (08204042000) 905 MANILA AVE
BURCH, MARK
DB-20180710 0066549

IRON ROD (OLD) 1838
IRON ROD (OLD) 5/8"
IRON ROD (NEW)
INGRESS EGRESS EASEMENT FOR LOT 1 (GRAPHICALLY SCALED FROM PLAT)
IRON ROD (OLD) 5/8" 1838
FENCELINE (SEE NOTE 7)
IRON ROD (OLD) 1/2" 2012
IRON ROD (OLD) 1/2" 2012
IRON ROD (OLD) 1/2" 2012
S81°09'17"E 225.66
SEWER MANHOLE TC=483.33 IE=479.08
S83°33'15"E 13.00
15' PUBLIC UTILITY EASEMENT (BK. 4885, PG. 18)
SANITARY SEWER (SEE NOTE 4)
IRON ROD (OLD) 5/8" 1838
IRON ROD (NEW)
ORIGINAL 15' ALLEY R.O.W. BK. 421, PG. 40 (ABANDONED BY ORDINANCE # 71-40 - EASEMENTS RETAINED)
S7°34'42"W 91.08
IRON ROD (OLD) 5/8" 1838
24.4'
19.5'
CONCRETE (TYPICAL)
EXISTING RESIDENCE
20' SETBACK
WALK
EXISTING RESIDENCE
GRAVEL (TYPICAL)
5
21
22
23
24
N6°10'00"E 103.81
14'
8.5'
APPROX. LIMITS OF BIO-RETENTION P.U.D.E. (GRAPHICALLY SCALED FROM PLAT)
20' P.U.D.E. (PER PLAT)
20'
20.4' CONTEXTUAL SETBACK (SEE NOTE 8)
15'
CONC MON (OLD) TDOT
20.4'
SCRIBE (NEW)
CONC MON (OLD) TDOT
N81°54'10"W 31.30
N84°43'39"W 204.91
OVERHEAD UTILITIES (SEE NOTE 4)
PAVEMENT (TYPICAL)
MANILA AVENUE
(R.O.W. VARIES)
50'
40'
WATERLINE (SEE NOTE 4)
CONC MON (OLD) TDOT
BENCHMARK (NAVD88)
HYDRANT TAG BOLT
ELEV: 478.31

(08301043900) 0 MANILA AVE
SANDERS, THOMAS LEE
DB-20131024 0110662

VICINITY MAP
1" = 1000'

TOTAL LOT AREA

23,221 SF OR 0.533 ACRES±

MAP REFERENCE

Parcel ID for subject property is (08204041900) on Davidson County Property Map.

DEED REFERENCE

Owner : BAINES, CINDY & TIMOTHY, as of record in QC-20181213 0121549 Registers Office, Davidson County, Tennessee.

PLAT REFERENCE

Being Lot # 5 on the Plan of the Resubdivision of James Burns Subdivision, as of record in Instrument No. 20150512-043448, Register's Office for Davidson County, Tn.

SURVEYOR'S NOTES

1. This Property is located in the 5th Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0234H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned RS5. Setbacks per current zoning, verify with Metro Codes Administration.
   Front Building Setback = Contextual Average = 20.4' Minimum
   Rear Building Setback = 20' Minimum
9. Property is subject to Stromwater Maintenance Agreement of record in Instrument # 20150408-0030761 Registers Office, Davidson County, Tn (PER PLAT)
10. The Owner of Lot 5 is responsible for the installation, operation and maintenance of the private sanitary sewer service line which is located in a 15 foot wide Public Sewer Easement crossing a portion of Lot 23 as shown on the plat.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861

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Symbol Legend

Symbol	Denotes
○	IRON ROD (OLD)
◪	BENCHMARK
▢	CATCH BASIN
⊛	FIRE HYDRANT
◎	SEWER MANHOLE
⊙	EXISTING TREE
⋈	WATER VALVE
WM	WATER METER
●	IRON ROD (NEW)
○	UTILITY POLE
	CONCRETE
	ASPHALT
	GRAVEL

GRID NORTH (SEE NOTE 2)

GRAPHIC SCALE (IN FEET)
20 0 10 20 40
1 inch = 20 ft.

1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236
CLINT ELLIOTT SURVEY

Boundary & Topographic Survey

909 Manila Avenue

Nashville, Davidson County, Tennessee 37206

Rev.	Date	Revision Description

JASON A. GARRETT — LICENSED LAND SURVEYOR — STATE OF TENNESSEE — NO. 2861
Jason Garrett 1-18-2019

Issue Date:	1-18-2019
Project ID:	MANILA 909
Drafted By:	KW
Field Crew:	RA
Checked By:	JG

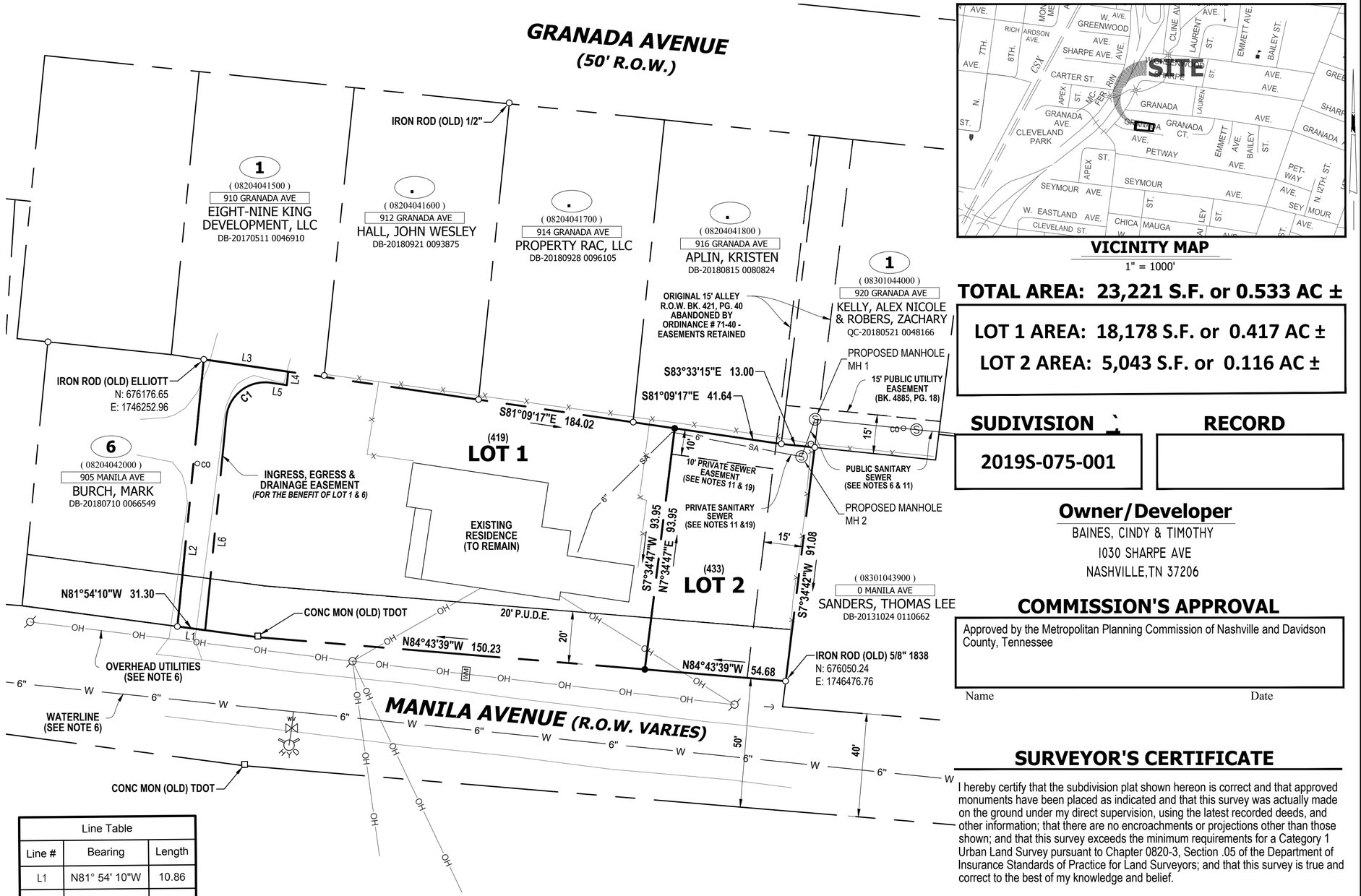
Sheet Title:
Boundary & Topographic Survey

Sheet No.
V-1.00

PLOT DATE: 1/18/2019 1:57:52 PM
G:\My Drive_Elliott_active jobs\Manila Ave 909\Manila Ave 909 - Survey.dwg

SURVEYOR'S NOTES

1. The purpose of this plat is to create two (2) lots.
2. Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
3. Property is Currently Zoned RS5 and within a Neighborhood Conservation Overlay District.
4. Building setbacks determined by Metro Zoning Ordinance.
5. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on FEMA FIRM panel # 47037C0234H, Effective on: 4-05-2017.
6. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
7. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
8. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
9. This Property is located in the 5th Councilmanic District of Davidson County Tennessee, Council member Sean Parker.
10. The recording of this subdivision voids, vacates and supercedes the recording of Lot # 5 on the Plan of the Resubdivision of James Burns Subdivision, as of record in Instrument No. 20150512-043448, Register's Office for Davidson County, Tn.
11. Individual water & sanitary sewer service lines are required for each parcel/unit. See Metro Project No. 19SL0180
12. Any excavation, fill or any disturbance of existing ground elevation must be done in accordance with stormwater management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
13. Driveway culverts to be sized per the Design Criteria set forth by the Metro Stormwater Manual. Minimum driveway culvert in Metro R.O.W. shall be 15" CMP.
14. 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.
15. The required flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
16. Landscaping and tree density requirements per Metro Zoning Ordinance.
17. Parcels shown thus (000) pertain to Map 082-04.
18. 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.
19. The owner of Lot 1 is responsible for the installation, operation and maintenance of the private sanitary sewer service line which is located in a 10' foot private sanitary sewer service line easement crossing a portion of lot 2 as shown on this plat. See Metro Project No. 19SL0180



VICINITY MAP
1" = 1000'

TOTAL AREA: 23,221 S.F. or 0.533 AC ±

LOT 1 AREA: 18,178 S.F. or 0.417 AC ±
LOT 2 AREA: 5,043 S.F. or 0.116 AC ±

SUDIVISION	RECORD
2019S-075-001	

Owner/Developer

BAINES, CINDY & TIMOTHY
1030 SHARPE AVE
NASHVILLE,TN 37206

COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee

Name Date

Line Table		
Line #	Bearing	Length
L1	N81° 54' 10"W	10.86
L2	N06° 10' 00"E	103.81
L3	S81° 11' 44"E	32.96
L4	S06° 10' 00"W	5.22
L5	N81° 09' 17"W	6.38
L6	S06° 10' 00"W	82.76

Curve Table				
Curve #	Chord Bearing	Chord Length	Radius	Arc Length
C1	S52° 30' 21"W	21.70	15.00	24.26

Symbol Legend

Symbol	Denotes
	IRON ROD (OLD)
	BENCHMARK
	CATCH BASIN
	FIRE HYDRANT
S	SEWER MANHOLE
	EXISTING TREE
WV	WATER VALVE
WM	WATER METER
	IRON ROD (NEW)
	UTILITY POLE

P.U.D.E Public Utility and Drainage Easement

GRID NORTH (SEE NOTE 2)

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 inch = 30 ft.

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TENNESSEE - ONE CALL CENTER

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

CERT. OF OWNERSHIP & DEDICATION

I (we) hereby certify that I (we) are the owners of the property shown hereon as evidenced in Instrument No. QC-20181213 0121549 (R.O.D.C.), and that I (we) hereby adopt this 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.

CINDY BAINES Date:

TIMOTHY BAINES Date:

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett
TN R.L.S. NO.: 2861
02-04-19
04-10-19
10-07-19
10-31-19
11-14-19

FINAL PLAT
RESUBDIVISION OF LOT # 5 OF THE RESUBDIVISION OF JAMES BURNS SUBDIVISION
5th Council District
Nashville, Davidson County, Tennessee

KW Sheet 1 of 1