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
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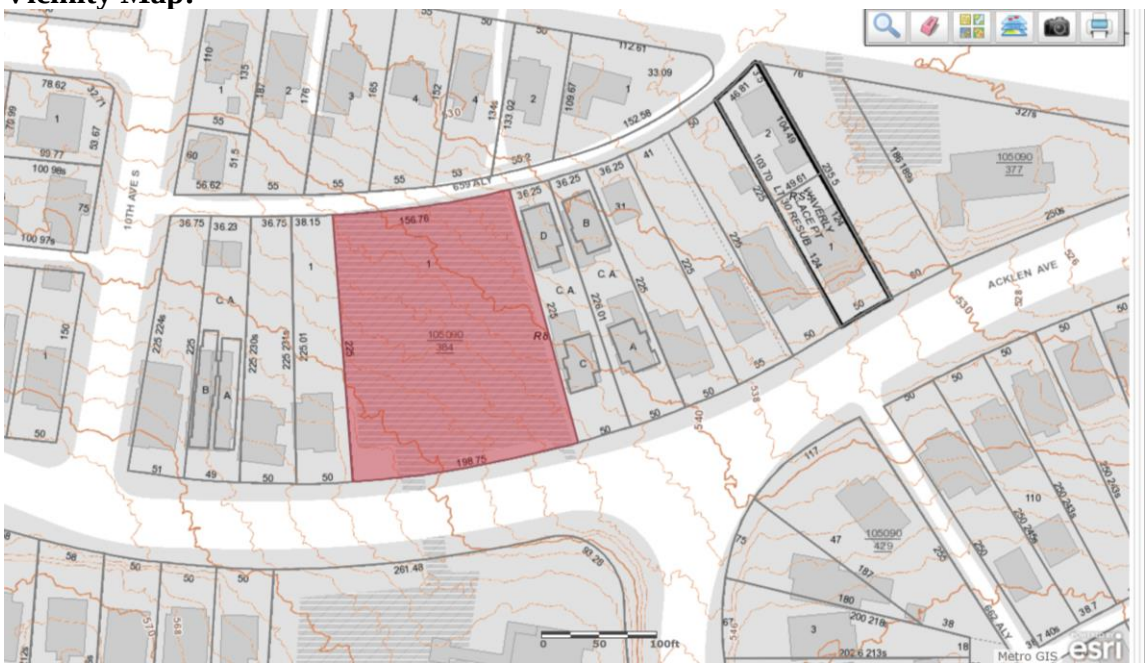
STAFF RECOMMENDATION
916 Acklen Avenue
September 16, 2020

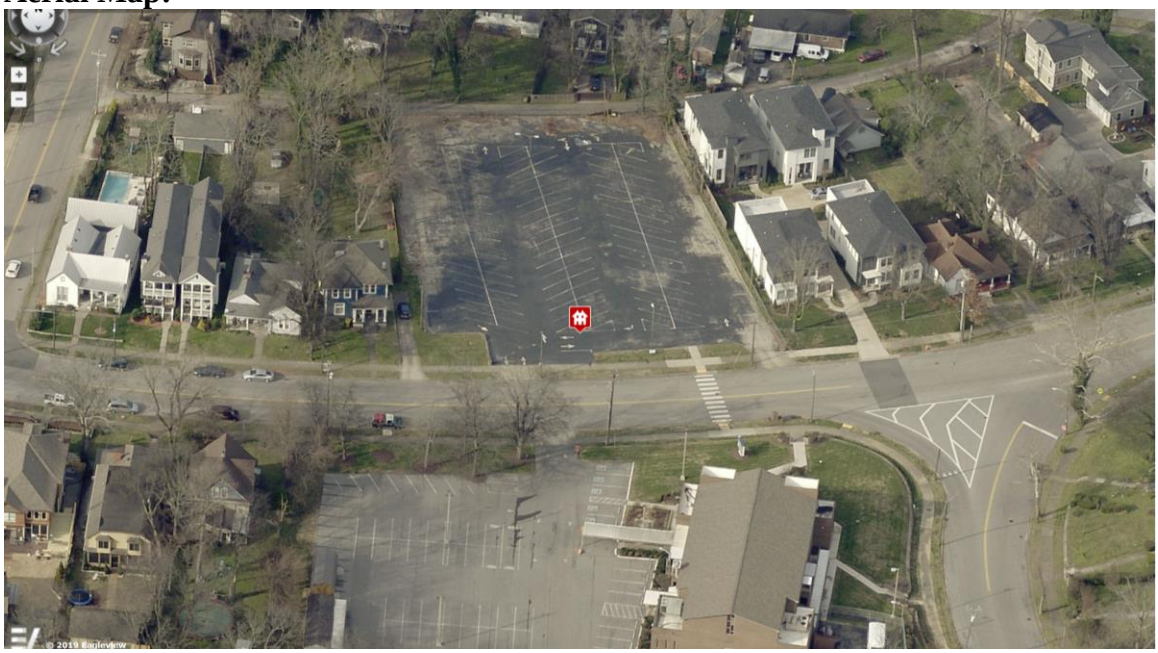
Application: New Construction—Infill and Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: R8
Map and Parcel Number: 10509048000
Applicant: Andrew Heideman, Four Square Design Studio
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The application is to construct infill and an outbuilding on a vacant lot. **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.** The front porch steps be wood or concrete; **3.** Staff approve the masonry samples, all windows and doors, the roof shingle color and texture, and the driveway material 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.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

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). In April 2020, MHZC approved designs for four houses on these four lots. This applicant requests a new design for the right-most lot of the four lots.

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 infill and an outbuilding on a vacant lot.

Height & Scale: The proposed infill will be two-stories in scale. 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.

There is a significant cross-slope and front-to-back slope on these lots. The foundation is drawn so that it is as low as possible on the house's left side, but it will be taller on the right side. 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 house is thirty-six feet (36') wide, which meets the historic context. Its depth will be approximately seventy-three feet (73'), which staff finds to meet the historic context, particularly since the lot is two hundred and twenty-five (225 ft.) deep. The height of the house will be twenty-eight feet, ten inches (28'10") above the foundation line, which varies due to slope. Staff finds that the overall height and scale are similar to other historic houses in the immediate vicinity and to meet the design guidelines.

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 infill to have a setback 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 infill is at least five feet (5') from the side property lines, and one hundred and twenty-seven feet (127') from the rear property line. There are approximately ninety-two feet (92') in between the rear of the house and outbuilding.

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

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Primary Foundation	Brick	Unknown	Yes	Yes
Secondary Foundation	Concrete Block	Split Face	Yes	No
Cladding	Lap Siding, 5", smooth	Cement Fiberboard	Yes	No
Secondary Cladding	Board-and-batten	Smooth face	Yes	No

Primary Roofing	Architectural Shingles	Unknown	Yes	Yes
Secondary Roofing	Standing Seam Metal	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Brick*	Unknown	Yes	Yes
Front Porch Posts	Wood	Typical	Yes	No
Rear Porch Posts, Railing, floor	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Craftsman style with 1/2 glass and sidelights	Needs final approval	Unknown	Yes
Side/rear doors	Unknown	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	X
Walkway	Concrete	Typical	Yes	No

*Brick is not a typical front porch stair and porch floor material in this district. Staff recommends that the front porch stairs and floor be wood or concrete.

Staff recommends approval of masonry samples, all windows and doors, the driveway material, the metal roof color and design, and the roof shingle color prior to purchase and installation.

With the conditions that staff approve all final material choices and the front porch steps and floor be wood or concrete, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The house's primary roof form is a cross gable with a 10/12 pitch. Other secondary gables are 6/12 and 9/12. The front porch roof with be a 3/12 shed. Staff finds that these roof forms are similar to other roof forms in the immediate vicinity.

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

Orientation: The infill is oriented to Acklen Avenue, with a walkway connecting the front porch to the sidewalk. The partial width front porch will be at least eight feet (8') deep. Vehicular access to the site will be via the rear alley.

Staff finds that the infill's orientation to meet Section III.F. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no expanses of wall space without a window or door opening, 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.

Outbuildings:
Massing Planning:

The lot is large at approximately ten thousand square feet (10,000 sq. ft.)

	50% of first floor area of principle structure	Lot larger than 10,000 square feet	Proposed
Maximum Square Footage	1,200 sq. ft.	1000 sq. ft.	749 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed OUTBUILDING
Ridge Height	25' unless existing building is less	28'10"	24'1"-28'*
Eave Height	17'	20'	14'8"-18'*

* The outbuilding will have eave and ridge heights that vary from grade because of the extreme slope of the lot. The average eave and ridge heights meet the seventeen foot (17') and twenty-five foot (25') limits of the design guidelines, and staff therefore finds that the outbuilding's height and scale meet the design guidelines.

Staff finds that the proposed outbuilding meets Section III.H.1.c of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross Gable	Yes
Primary roof slope	8/12	Yes

The roof form does not include any dormers. Staff finds that the outbuilding meets Section III.H.3 of the design guidelines for roof shape.

Design Standards:

Staff finds that the outbuilding's height, scale, materials, and roof form are all appropriate to the historic house and meet the design guidelines. Staff finds the proposed design meets Section III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete block	Split face	No
Cladding	Hardie lap siding, 5" reveal	Smooth	No
Roofing	Architectural asphalt shingles	Unknown	Yes
Trim	Cement Fiberboard	Smooth	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

The known materials meet the design guidelines. With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section III.H.4 and 5. of the design guidelines.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	

If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	92’
Rear setback	5’	10’
Left side setback	5’	5’
Right side setback	5’	5’
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The outbuilding is located at the rear of the lot and will be accessed via the alley. As proposed the outbuilding meets all base zoning setbacks. Staff finds that the outbuilding meets Section III.H.6.d of the design guidelines.

Overall, staff finds that the design of the outbuilding meets Section III.H. of the design guidelines for outbuildings.

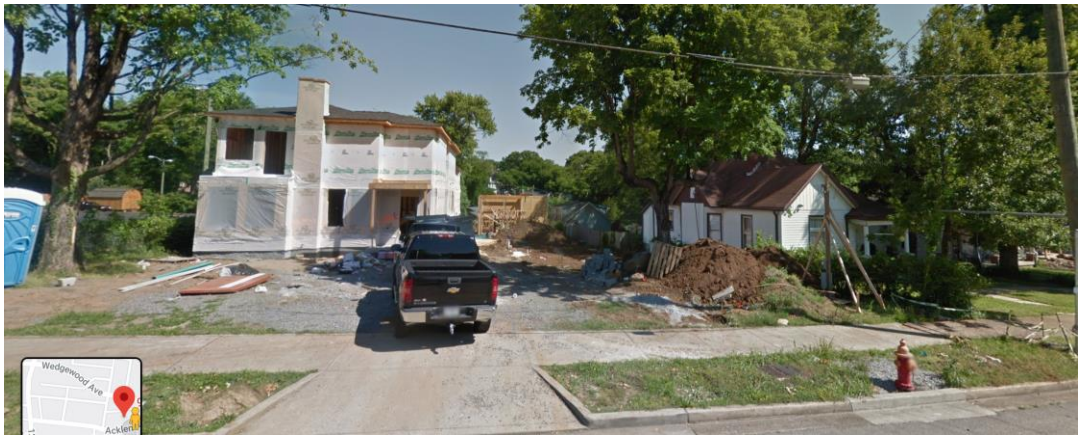
Recommendation Summary: Staff recommends approval of the project with the following conditions:

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. The front porch steps be wood or concrete;
3. Staff approve the masonry samples, all windows and doors, the roof shingle color and texture, and the driveway material 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.

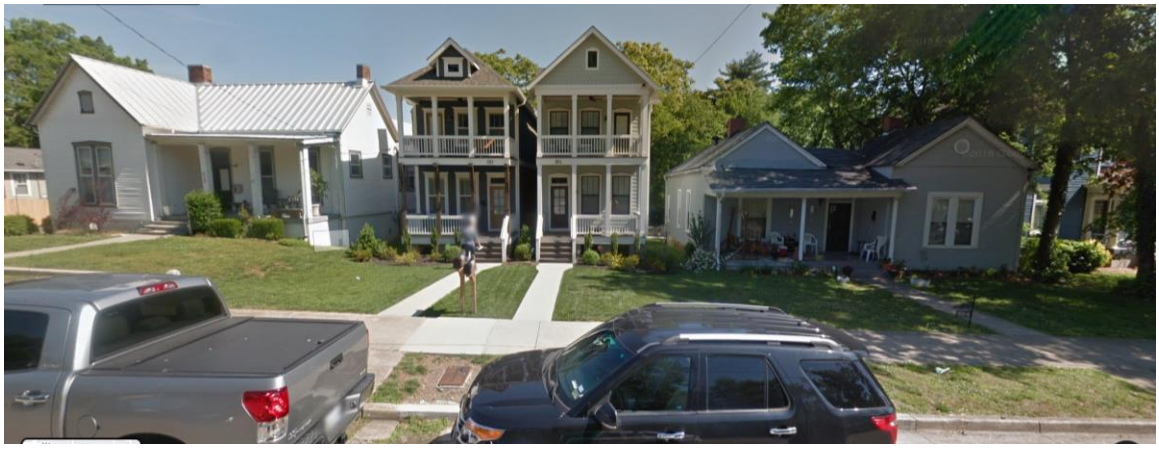
Context Photos:

Church across the street from the site.



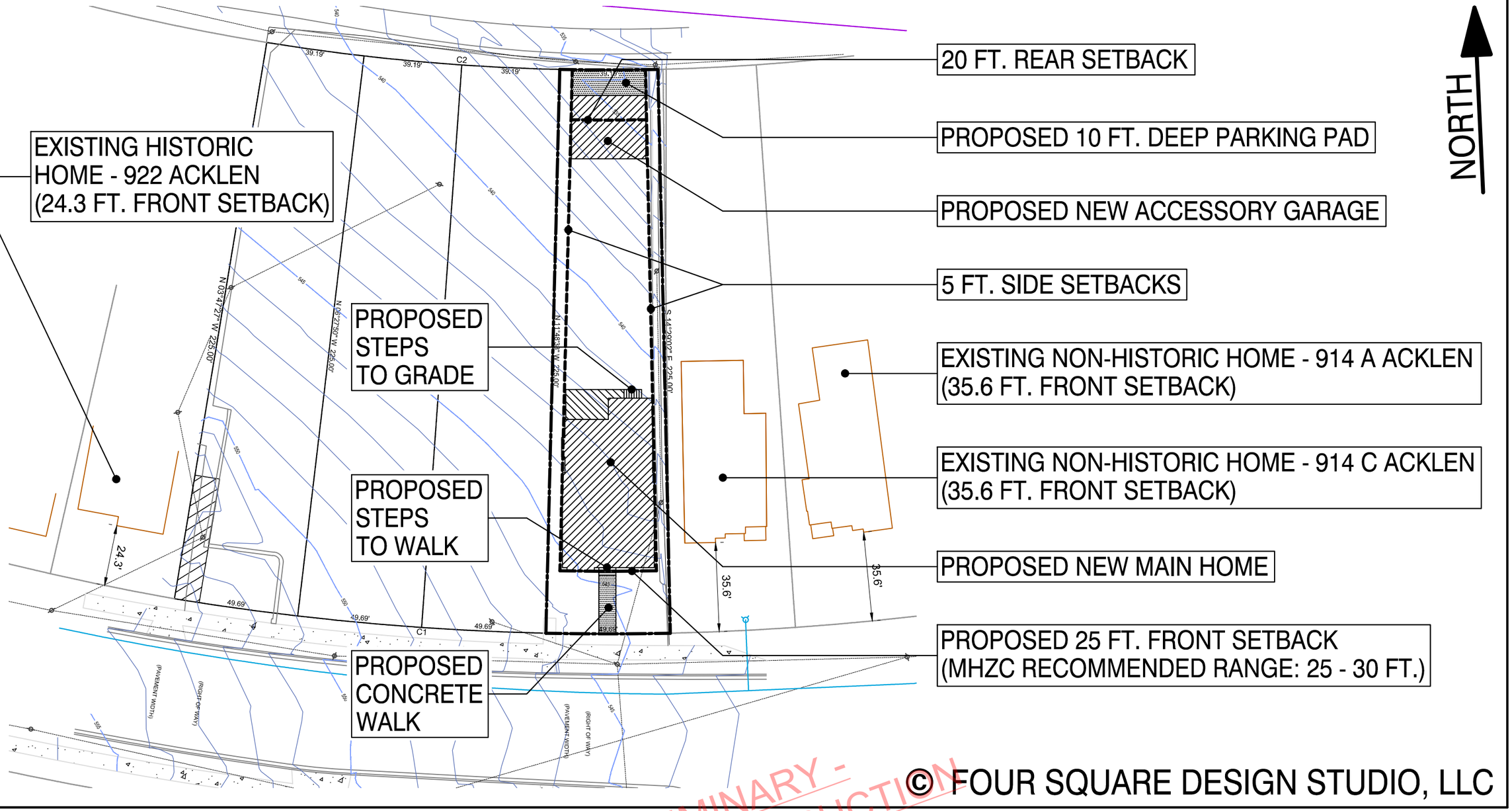
Houses to the right of the site

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.



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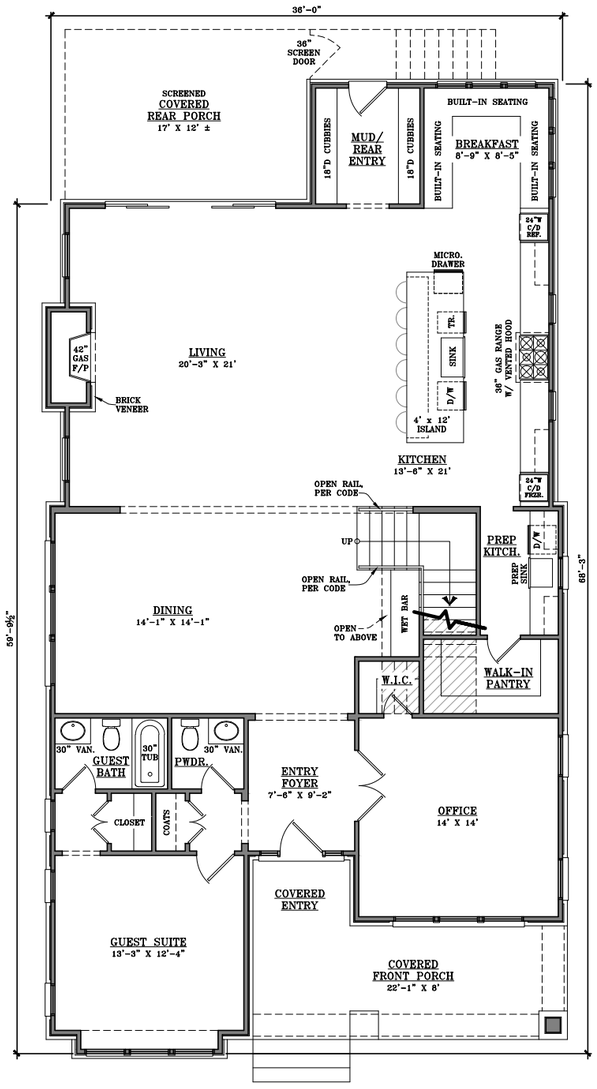
A NEW SPECULATIVE RESIDENCE FOR
PARAGON GROUP
916 ACKLEN AVENUE
NASHVILLE, TN 37203

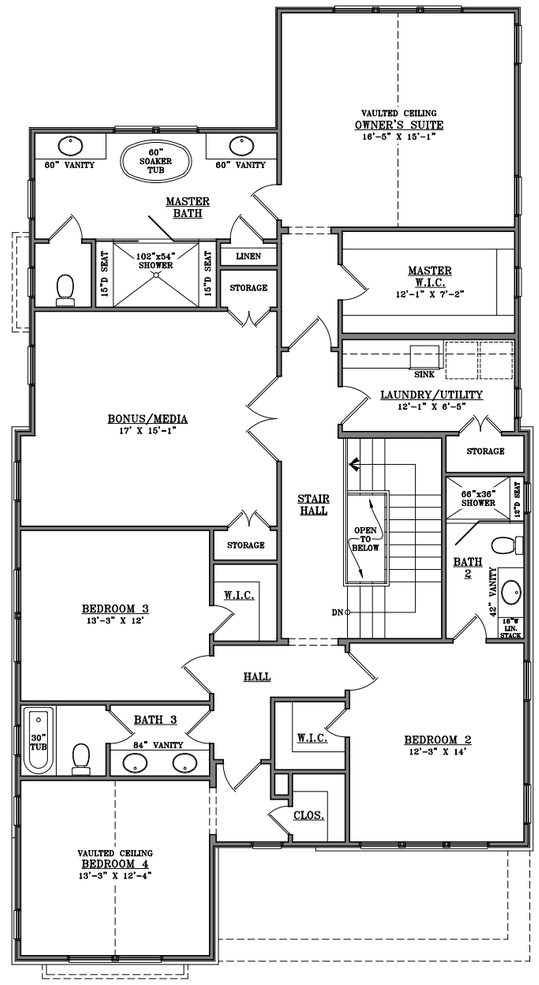
PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

SHEET NUMBER
1 of 7

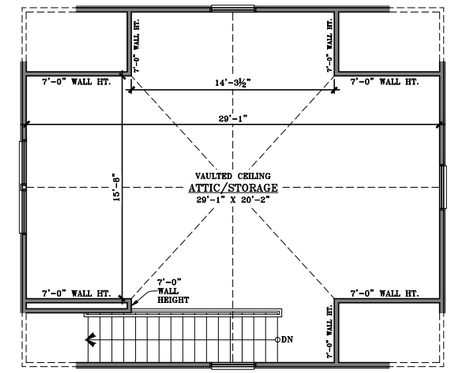
REVISED SCHEMATIC
MHZC SUBMITTAL - 9/8/20



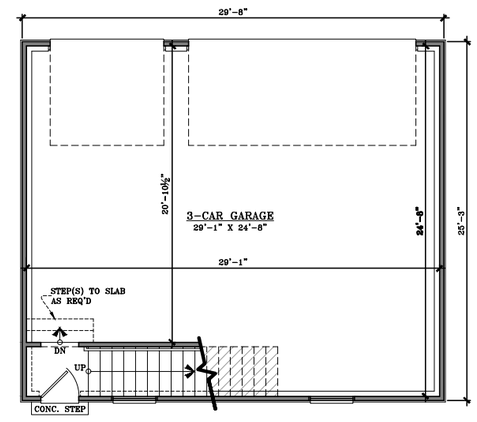
MAIN HOUSE - FIRST FLOOR



MAIN HOUSE - SECOND FLOOR



ACCESSORY GARAGE - SECOND FLOOR



ACCESSORY GARAGE - FIRST FLOOR

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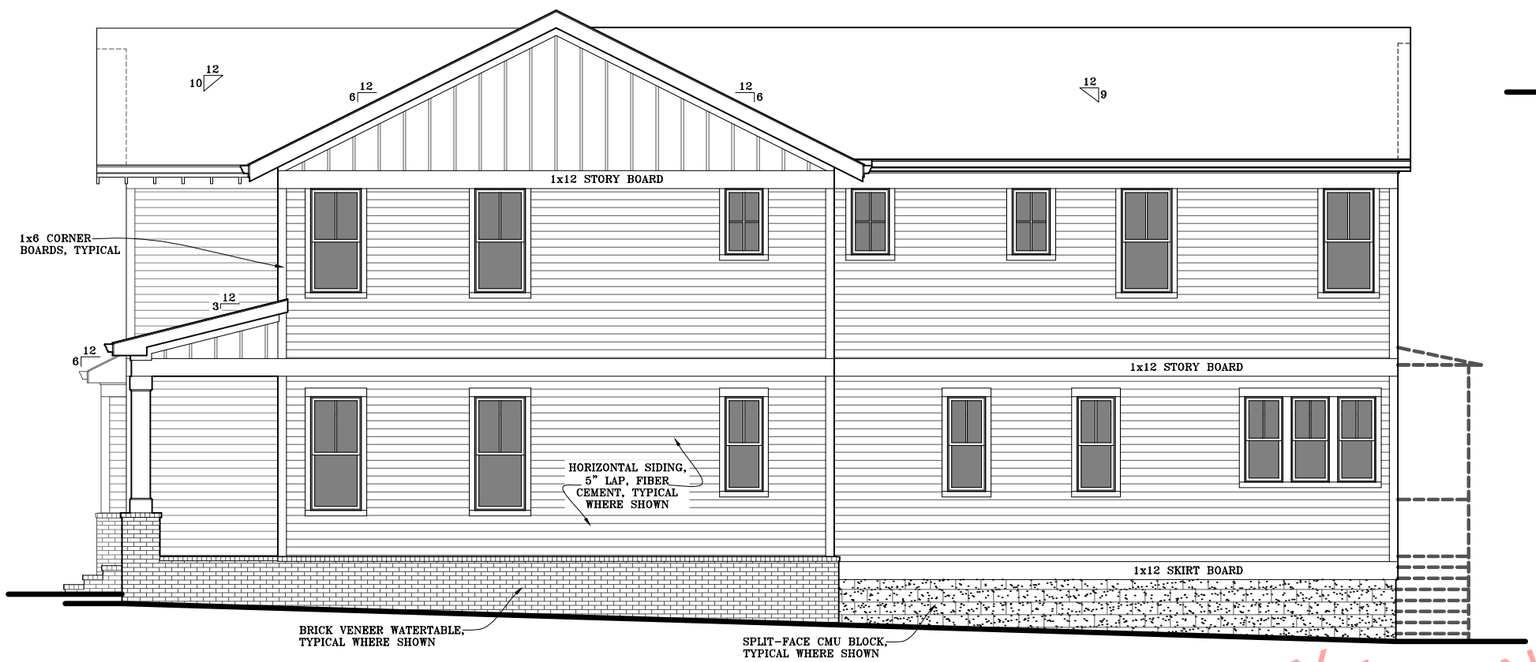
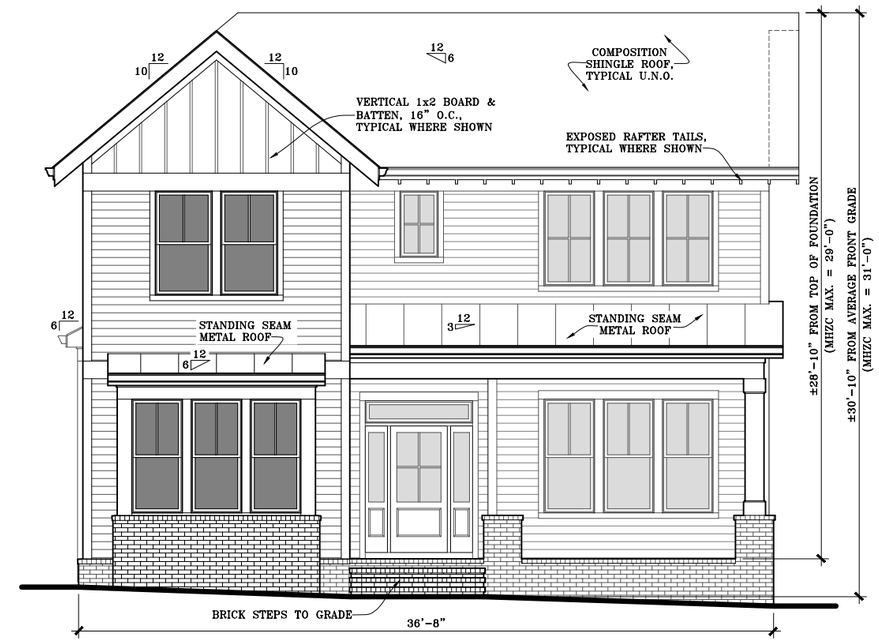
PROPOSED FLOOR PLANS
SCALE: 3/32" = 1'-0"

REVISED SCHEMATIC
MHZC SUBMITTAL - 9/8/20

MAIN HOUSE - RIGHT SIDE





MAIN HOUSE - FRONT

NOTE:
ALL WINDOWS TO BE:

PELLA – PROLINE

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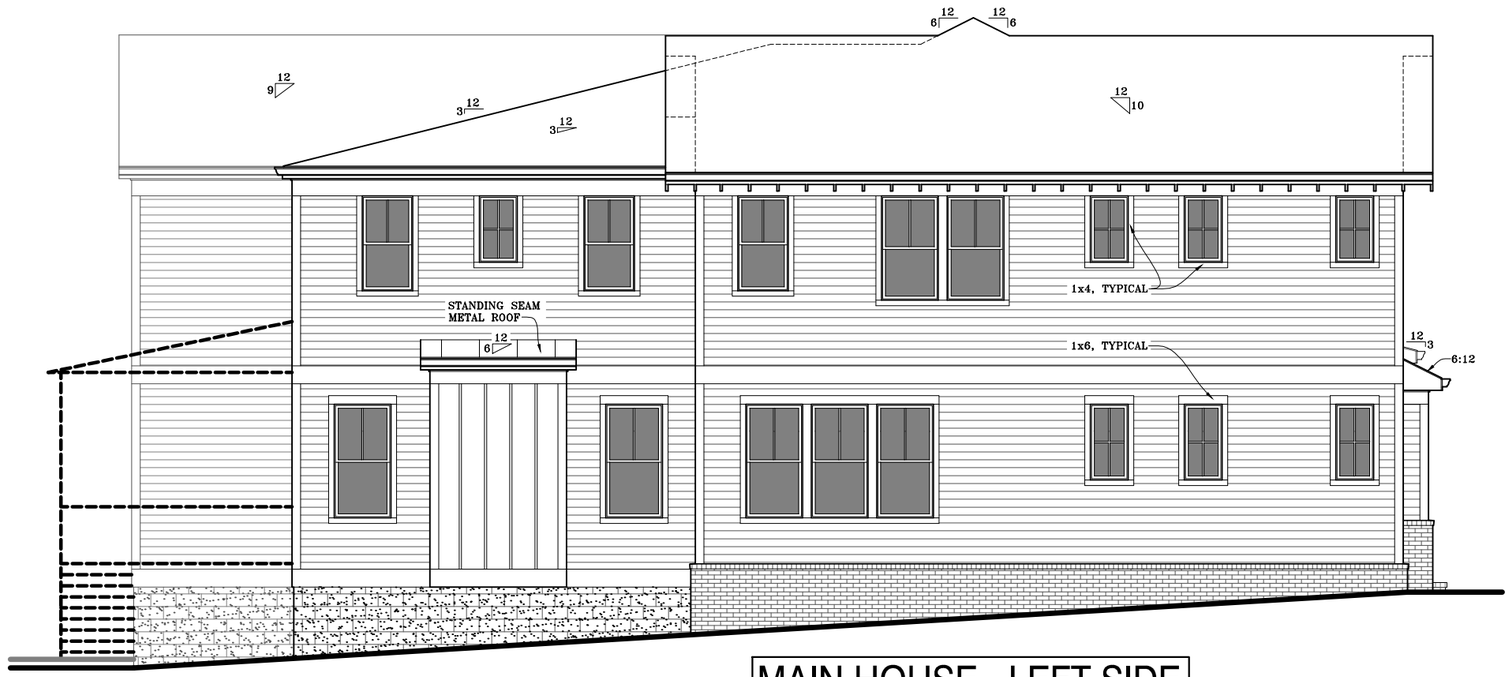
PROPOSED ELEVATIONS - MAIN HOUSE
SCALE: 1/8" = 1'-0"

SHEET NUMBER
3 of 7

REVISED SCHEMATIC
MHZC SUBMITTAL - 9/8/20



MAIN HOUSE - LEFT SIDE

MAIN HOUSE - REAR

NOTE:
ALL WINDOWS TO BE:

PELLA – PROLINE

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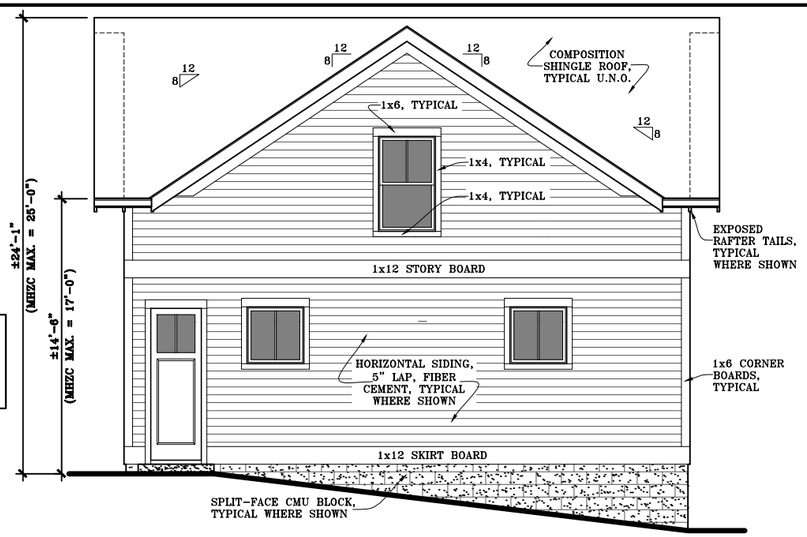
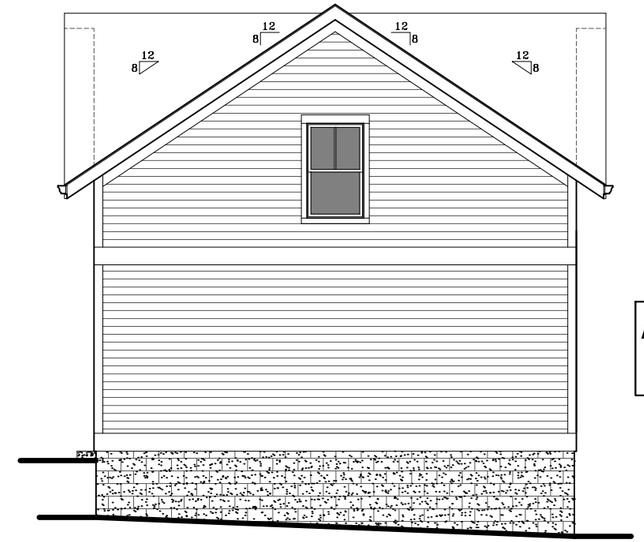
PROPOSED ELEVATIONS - MAIN HOUSE
SCALE: 1/8" = 1'-0"

REVISED SCHEMATIC
MHZC SUBMITTAL - 9/8/20



ACCESSORY GARAGE - FRONT (STREET SIDE)

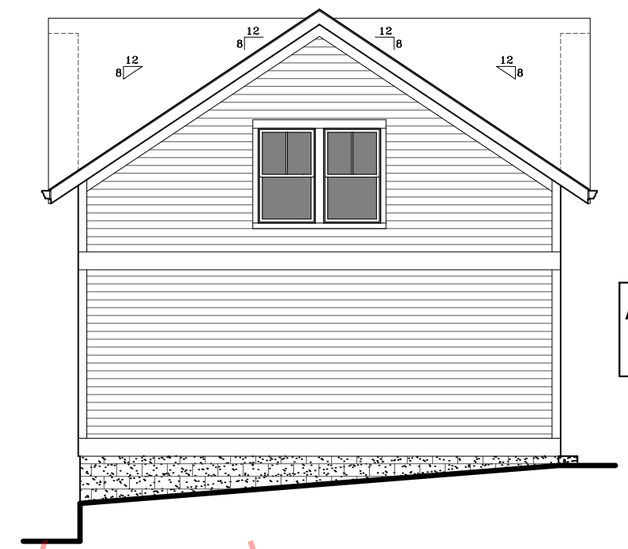


ACCESSORY GARAGE - RIGHT SIDE

NOTE:
ALL WINDOWS TO BE:

PELLA – PROLINE

ACCESSORY GARAGE - REAR (ALLEY SIDE)



ACCESSORY GARAGE - LEFT SIDE

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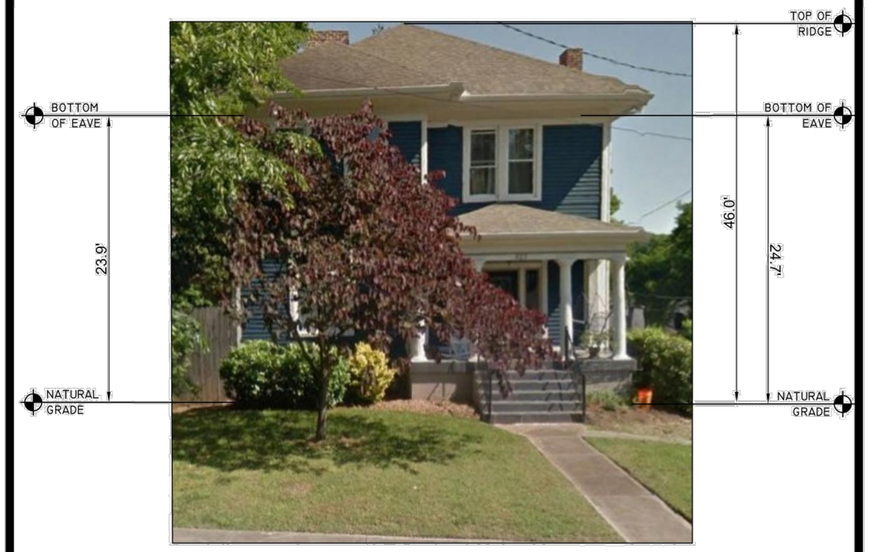
PROPOSED ELEVATIONS - ACCESSORY GARAGE
SCALE: 1/8" = 1'-0"

SHEET NUMBER
5 of 7

REVISED SCHEMATIC
MHZC SUBMITTAL - 9/8/20



EXISTING HOUSE
922 ACKLEN AVENUE

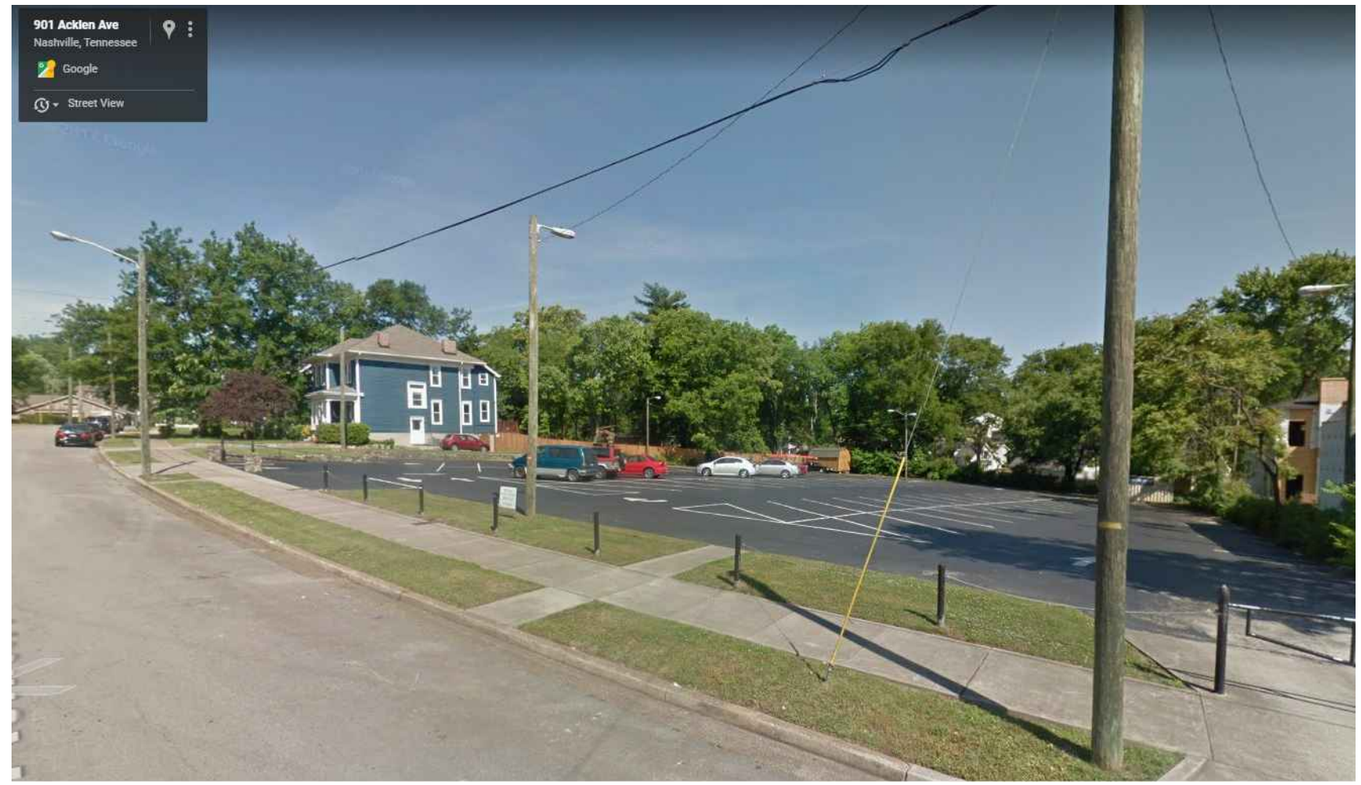
Q. SCOTT PULLIAM
REGISTERED LAND SURVEYOR XV
AGRICULTURE
COMMERCE
TENNESSEE NO. 2346
08/14/20

NOTES

1. DEED REFERENCE: BEING THE PROPERTY CONVEYED TO ERIN LEHNER & JEFFREY JOSEPH MELLO AS OF RECORD IN INSTRUMENT NO. 20131003 0103868 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
2. PROPERTY IS SHOWN AS BEING PARCEL NO. 10509038600 ON METRO GIS MAPS.
3. PROPERTY IS SHOWN AS LOT NO. 1 ON THE FINAL PLAT OF LYNDAL ROBERTS SUBDIVISION, OF RECORD IN PLAT BOOK 6200, PAGE 320, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
4. PROPERTY IS ZONED AS R8.

BUILDING HEIGHT EXHIBIT
922 ACKLEN AVENUE
PARCEL I.D.: 10509038600
SEVENTEENTH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086
Land Surveying Land Use Consulting Spatial Data Mgmnt.
qspulliamrls@yahoo.com
QSP



EXISTING SITE

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1201 4th Avenue South
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Nashville, TN 37210
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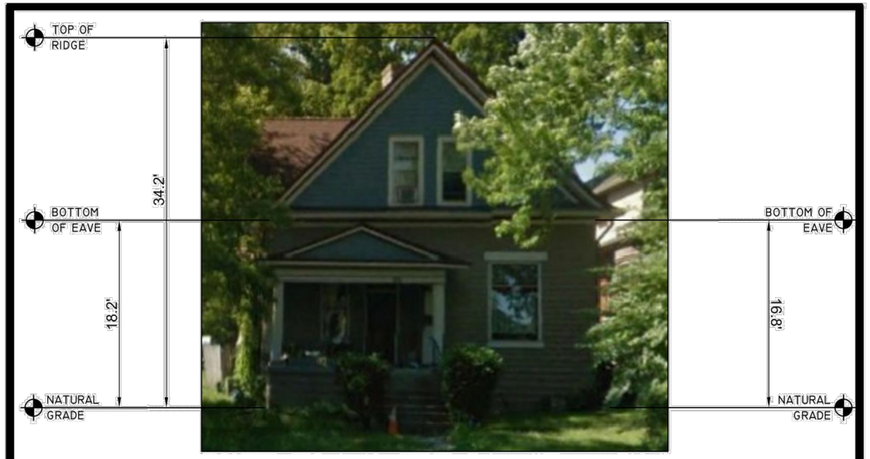
PARAGON
NASHVILLE TENNESSEE

A NEW SPECULATIVE RESIDENCE FOR
PARAGON GROUP
916 ACKLEN AVENUE
NASHVILLE, TN 37203

MISC. CONTEXTUAL INFORMATION

REVISED SCHEMATIC
MHZC SUBMITTAL - 9/8/20



EXISTING HOUSE
925 ACKLEN AVENUE

NOTES

1. DEED REFERENCE: BEING THE PROPERTY CONVEYED TO JOHN & APRIL REED AS OF RECORD IN DEED BOOK 10917, PAGE 836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
2. PROPERTY IS SHOWN AS BEING PARCEL NO. 10509039400 ON METRO GIS MAPS.
3. PROPERTY IS SHOWN AS A PORTION OF LOT 43 ON THE MAP OF WAVERLY PLACE, OF RECORD IN PLAT BOOK 57, PAGE 95, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
4. PROPERTY IS ZONED AS R8.

Q. SCOTT PULLIAM REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2346 08/14/20

BUILDING HEIGHT EXHIBIT
925 ACKLEN AVENUE
PARCEL I.D.: 10509039400
SEVENTEENTH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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qspulliamrls@yahoo.com
QSP

EXISTING HOUSE
929 ACKLEN AVENUE

NOTES

1. DEED REFERENCE: BEING THE PROPERTY CONVEYED TO ELIZABETH RANDALL & PETER C. WINKLE AS OF RECORD IN INSTRUMENT NUMBER 20170111 0003081, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
2. PROPERTY IS SHOWN AS BEING PARCEL NO. 10509039200 ON METRO GIS MAPS.
3. PROPERTY IS SHOWN AS A PORTION OF LOT 41 ON THE MAP OF WAVERLY PLACE, OF RECORD IN PLAT BOOK 57, PAGE 95, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
4. PROPERTY IS ZONED AS R8.

Q. SCOTT PULLIAM REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2346 08/14/20

BUILDING HEIGHT EXHIBIT
929 ACKLEN AVENUE
PARCEL I.D.: 10509039200
SEVENTEENTH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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