

Primrose Neighborhood Urban Design Overlay



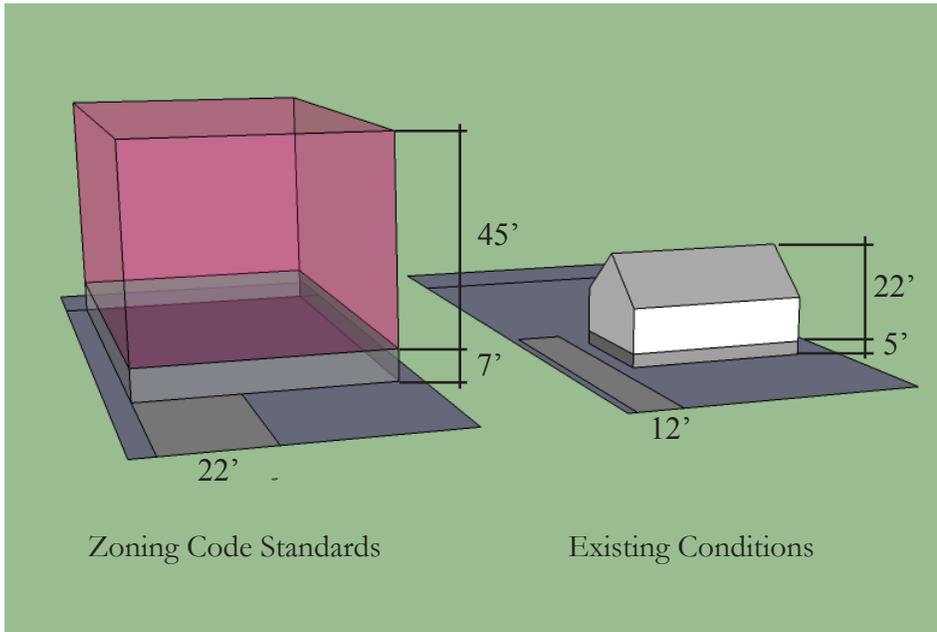
prepared by
Metropolitan Nashville Planning Department
Attachment to ordinance no. BL2011-880
effective May 26, 2011



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Existing Conditions



The Zoning Code allows a maximum building height of 3 stories and 45 feet. This 45 feet is in addition to a foundation that can be as tall as 7 feet. This standard would allow a new structure to stand twice as tall as the average existing home. Additionally, a residential driveway could be as wide as 22 feet when the current driveways are generally only 8-12 feet wide.

Existing Conditions

The Primrose neighborhood was created in 1941 as part of the plat of the Belmont Terrace Subdivision. The homes that were constructed were of similar character, generally 1 1/2 stories tall, with single width driveways leading to parking areas, carports behind the house or garages under the house. The subdivision plat established a minimum 30 foot front yard setback from the edge of the property line. The neighborhood is currently zoned R8, and many of the standards of R8 zoning permit development that is out of character with the scale of the original homes.

This Urban Design Overlay (UDO) has been created to maintain the scale of the existing homes. The UDO is not intended to dictate style or require new construction to exactly replicate the existing homes. The standards of the UDO focus primarily on the front of the house and yard - through the standards for height, setbacks and driveways/garages.



General character of existing housing.



General character of existing housing.



Compatible infill, 1 1/2 story.



Two story infill is present in the neighborhood, though not common.

Application of the Standards

Compliance Provisions

1. Full compliance with the Development Standards shall be required when:
 - Property is redeveloped or vacant property is developed
 - The building square footage is being expanded, the expansion shall be in compliance with all applicable Development Standards.
 - When a new structure is built on a lot with multiple structures, the new structure shall be in compliance with all Development Standards.
2. Notwithstanding the above, the parking and driveways standards shall apply as of the effective date of the enacting ordinance of the Primrose UDO.

Applicability

Base zoning district standards that are not varied by the provisions set forth in the Primrose Urban Design Overlay shall apply as applicable to all property within the UDO boundary.

Process

Prior to applying for a building permit, applicants shall submit to the Planning Department complete sets of final construction documents for review and approval prior to the issuance of permits.

Applicants are encouraged to work with Metro Planning Staff early in the design and development process. Where obvious physical constraints exist on a site within the UDO, Planning staff will review alternate design solutions that achieve the intent of the UDO for that subdistrict.

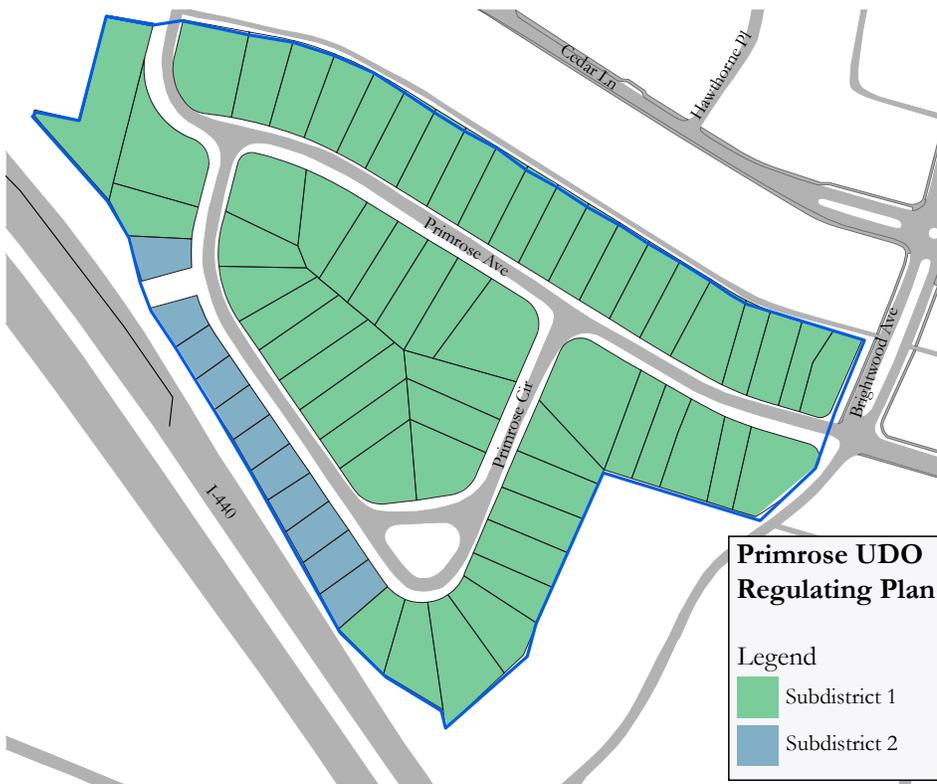
Modifications

The natural landscape and man-made environment may present difficulties in compliance with some standards of the Primrose UDO. Based on site-specific issues, modifications to the standards may be necessary. Modifications may be permitted because of the exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of a property. The condition shall be unique to the subject property and generally not prevalent to other properties in the general area, and shall not have been created by the previous actions of any person having an interest in the property after the effective date of this ordinance.

Any standard within the UDO may be modified, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Modifications shall be approved by Planning Commission or its designee. Minor modifications – deviations of 20 percent or less – may be approved by the Planning Commission's designee. Any determination made by the Planning Commission's designee may be appealed to the Planning Commission within seven business days. Major modifications – deviations of 21 percent or more – shall be approved by the Planning Commission.

Development Standards: Regulating Plan



Base Zoning R-8

- minimum lot size of 8,000 s.f.
- single or two-family homes permitted

Regulating Plan

- **Subdistrict 1** – These lots make up the majority of the Primrose UDO. The homes that were constructed were all of similar character, generally 1 ½ stories tall (20-22 ft.), with single width driveways leading to parking areas, carports behind the house or garages under the house.
- **Subdistrict 2** – These lots are of similar character to the lots of Subdistrict 1, but were impacted by the construction of I-440 and essentially do not have rear yards. These lots are also less than the minimum lot size required by the R-8 zoning district and are ineligible to construct a duplex. To allow a small increase in development rights, they have a lesser required street setback than Subdistrict 1. (Note: the recorded subdivision plat requires a 30 foot street setback. An application for a subdivision plat amendment must be approved by the Planning Commission and recorded with the Davidson County Register of Deeds before a building permit may be approved for construction at the lesser street setback.)



Driveways are typically 8-12 feet wide.



Lots abutting 440 on Primrose Circle have been constrained by the loss of their rear yards.



Most of the homes are 1 to 1 1/2 stories.



Many of the homes have been expanded by raising the roof on the back of the upper floor.

Development Standards

Bulk Standards Table

	Subdistrict 1	Subdistrict 2
Maximum Building Height¹ (A)	27' from top of foundation	27' from top of foundation
Maximum Lower Eave Height of Main Roof Structure on Front Facade (B)	12' from the top of foundation	12' from the top of foundation
Foundation on front facade (C)	18" minimum raised foundation	18" minimum raised foundation
	5' maximum	5' maximum
Street Setback	The requirement of Section 17.12.030 C. 3. of the Metro Zoning Code which establishes the street setback to be the average of the street setback of the lots immediately adjacent on either side of the lot, or 30' from front property line per the recorded subdivision plat, whichever is greater. Corner lots may reduce the required setback along the street running parallel with the side of the residential structure to 30' from the property line.	25' from front property line
Garage Location/Setback	Garages are to either be detached and located behind the principal structure, or attached and accessed from the side or rear.	5' behind front façade
Corner Lots Frontages	Corner lots shall incorporate architectural details that address both streets	N/A
Number of Driveways	1 per street frontage	1 per street frontage
Driveway width	8' minimum – 12' maximum within the street setback ³	8' minimum – 12' maximum within the street setback ²
Driveway Setback	2' from side and rear property lines ⁴	2' from side and rear property lines ³
Parking	(Zoning Code Section 17.20.060 D) No-off street parking is permitted within any required street setback area, unless located in a driveway	(Zoning Code 17.20.060 D) No-off street parking within any required street setback area, unless located in a driveway

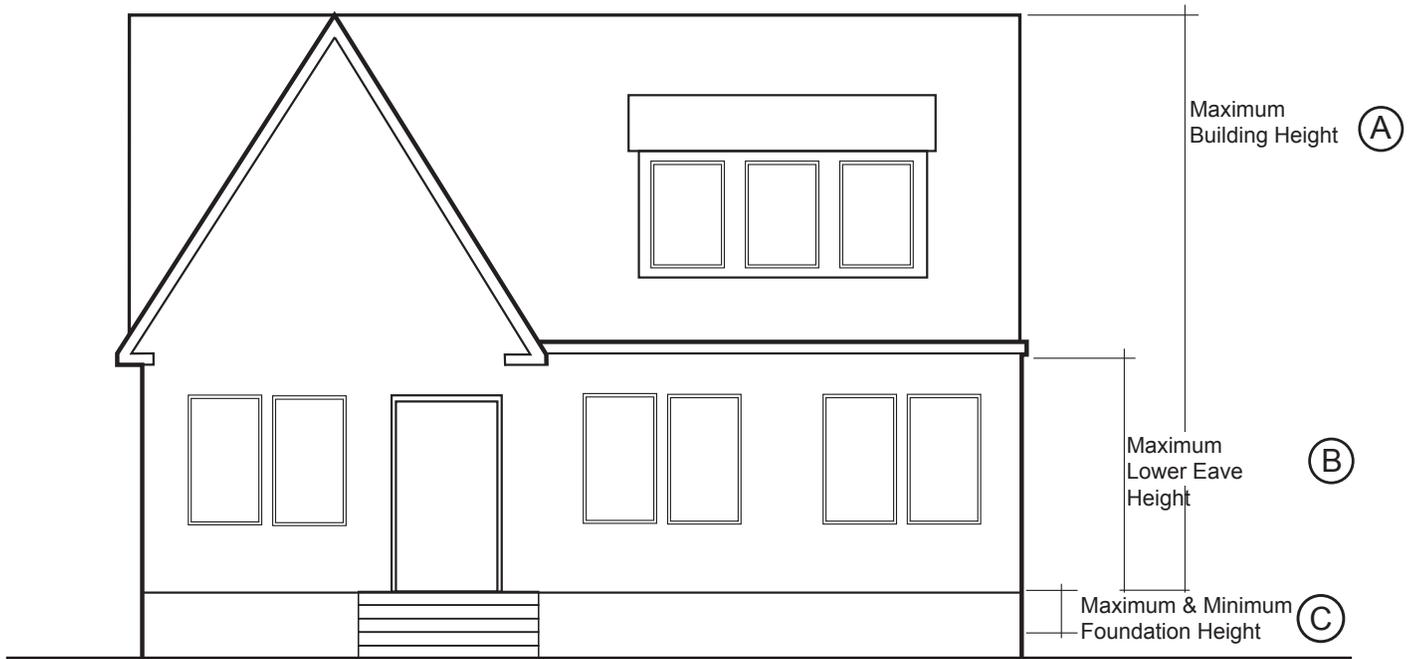
¹Existing houses exceeding the maximum building height specified in the Bulk Standards Table may use their existing height as the maximum building height for future expansions or construction.

²The lower eave element is required.

³The driveway must be 12' through the right-of-way (approximately 10'-15' from the street edge).

⁴Driveway setback from side property line is 4 feet within the public right of way, per Metro Code 13.12.110.

Development Standards



Example of a newly constructed 1 1/2 story home with a single width driveway.



Other roof forms such as a gambrel roof are possible as long as they meet the lower eave and maximum overall height requirements.



This example has a complicated roof line, but still meet the standards for height. Additionally, the garage is located to the rear.



In addition to being too tall, additional parking pads are not permitted in the front yard and driveways are to be 12' maximum.



This house meets the lower eave height standard (B) but is too tall for the maximum height standard (A).



This 2 story house does not maintain the height and scale of the Primrose neighborhood.

