



MPC draft  
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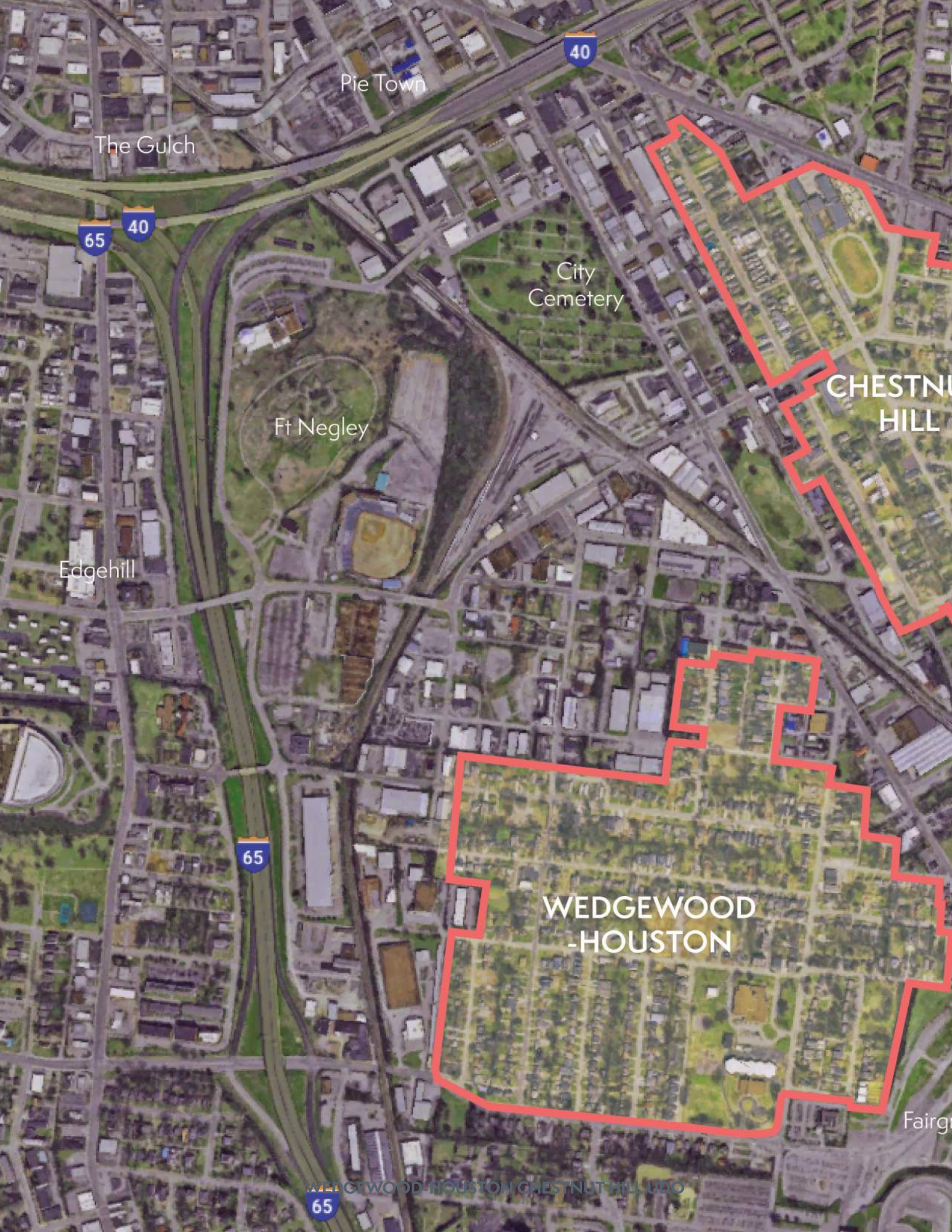
Napier

# WEDGEWOOD-HOUSTON CHESTNUT HILL

## Urban Design Overlay

An implementation tool of the 2019  
*Wedgewood-Houston  
Chestnut Hill Planning Study*





Pie Town

The Gulch

City Cemetery

Ft Negley

CHESTNUT HILL

Edgehill

WEDGEWOOD -HOUSTON

Fairgrove



Napier

UT

Browns Creek

grounds

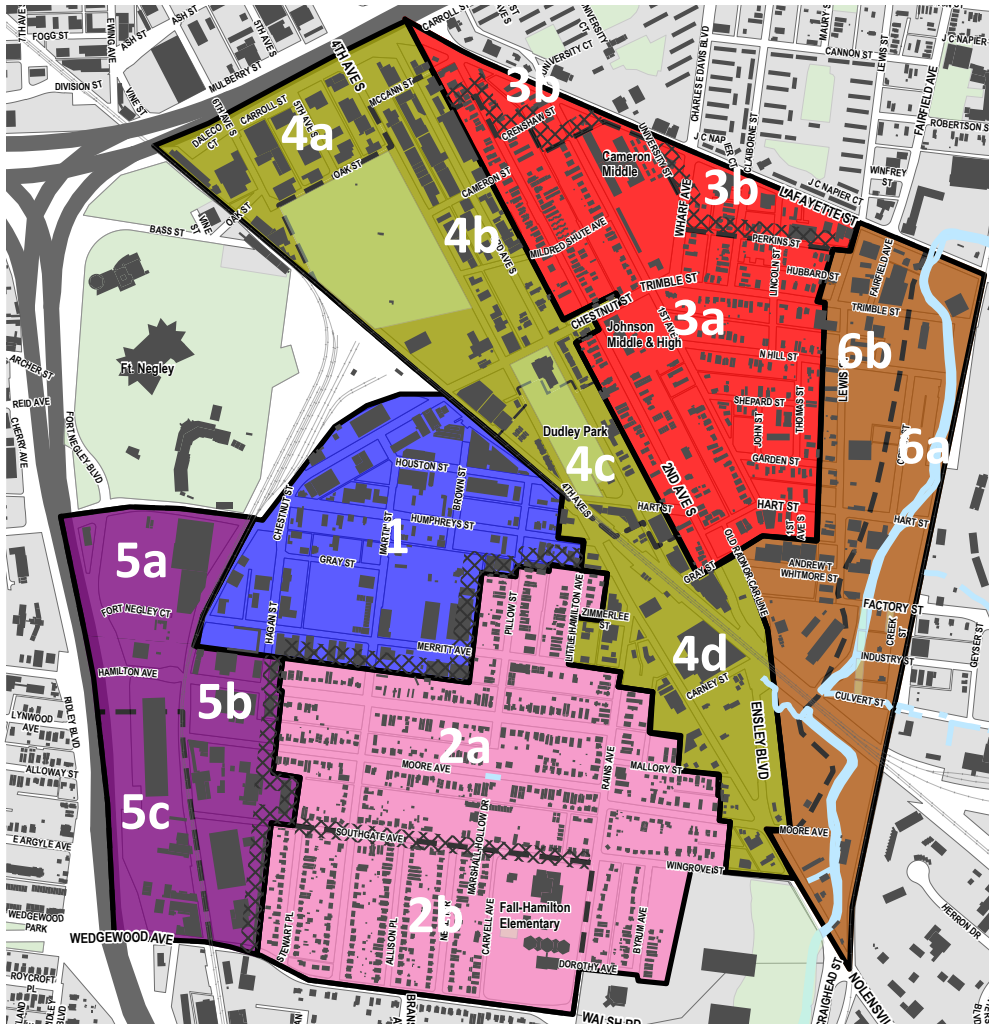
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# part 1: introduction



The 2019 Wedgewood-Houston Chestnut Hill Planning Study recommended the development of a contextual infill UDO for character areas 2 and 3a of its plan. The character areas have been slightly rearranged into three neighborhoods, one neighborhood center, and one corridor for the purpose of the UDO.

## The Wedgewood Houston Chestnut Hill Planning Study (2019)

In 2019, the Wedgewood Houston Chestnut Hill (WHCH) Planning Study was adopted by the Planning Commission. The study was developed through a participatory process that involved the collaboration of planning staff with community stakeholders to establish a clear vision and provide detailed information and solutions to guide the future physical and regulatory characteristics of these two neighborhoods.

The study established six character areas - geographic sectors with common attributes and identities - to guide redevelopment. During the planning process, it became clear that more detailed guidelines for redevelopment in Character Areas 2 and 3 (the primarily residential portions of the study area) were necessary. Therefore, a key recommendation from the study was to establish a

contextual residential infill Urban Design Overlay (UDO). The need for a UDO is rooted in two core concerns within the community:

- 1) affordability and displacement:** The rising cost of housing in these neighborhoods is displacing lower and moderate-income residents, negatively affecting diversity, and uprooting long-time neighbors.
- 2) community character:** New development is out of character with the existing built environment. Recent residential infill has often been of a greater height and density than that of the surrounding neighborhood and in a different built form to that of the existing homes. This trend is erasing the unique character and sense of place of the neighborhoods.

## Intent

The purpose of the Wedgewood-Houston Chestnut Hill UDO is to preserve the essential, defining qualities of the Wedgewood-Houston and Chestnut Hill neighborhoods while addressing increasing demand for residential capacity in the area.

The UDO outlines a carefully calibrated approach to neighborhood development, focused on contextual growth over time. In addition, it prioritizes flexibility and diversity in housing by incentivizing small multi-unit developments in specific places compatible with the existing urban fabric.



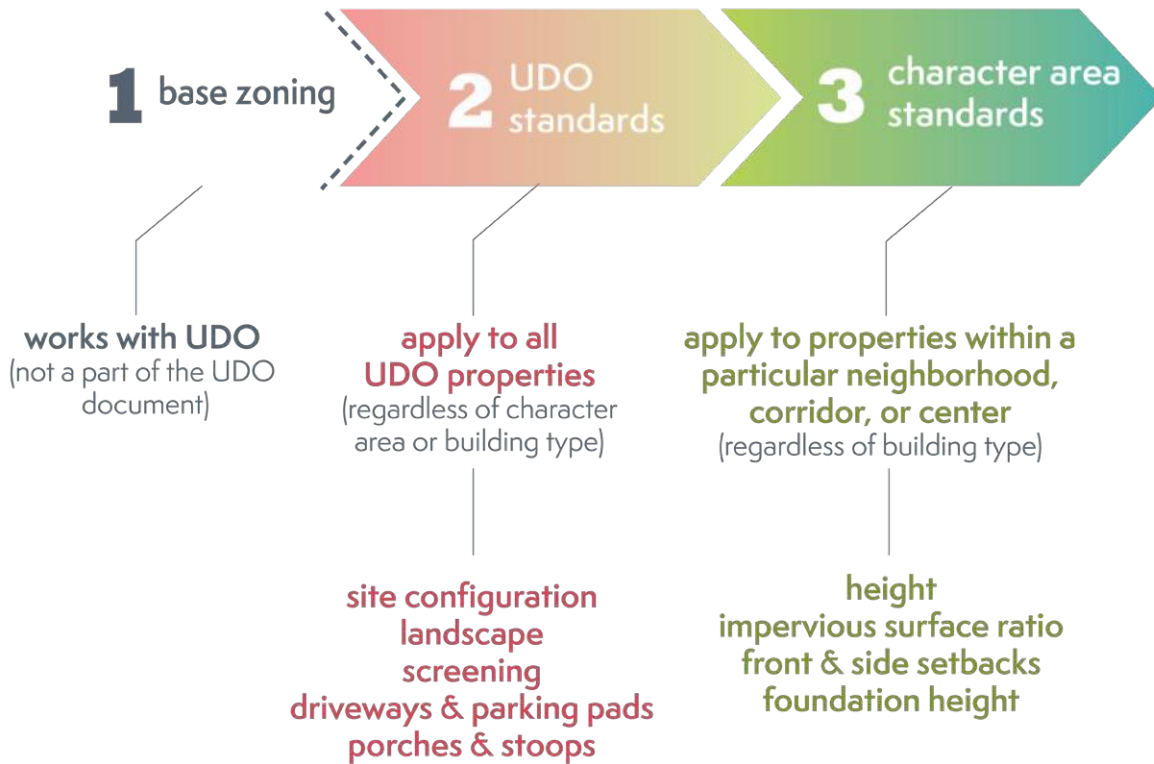
Recent residential development trends focus on maximizing entitlements, resulting in a built form incompatible with the characteristic scale of the Chestnut Hill and Fall Hamilton neighborhoods.

These large, single-family homes can exacerbate the systemic housing issues - such as lack of diverse and affordable housing options - that plague Nashville's urban neighborhoods.

## Goals

- » Provide a framework for a contextual urban neighborhood change in Nashville that prioritizes housing affordability & diversity & sustainable growth.
- » Guide flexibility in housing in Merritt-Southgate to address housing demand and affordability.
- » Preserve the character of the Chestnut Hill and Fall-Hamilton neighborhoods (Southgate to Wedgewood Ave) while allowing for some compatible infill.
- » Encourage 2nd Ave South to continue to develop as a vital corridor.
- » Support the development of mixed-use neighborhood centers at the intersections of 2nd Ave South with Hart St and Chestnut St.

## how to use this document



1. **Find relevant zoning** by address, parcel #, or owner on Metro's Parcel Viewer: <https://maps.nashville.gov/ParcelViewer/>
2. **Refer to the UDO standards** in this document (p.10-12). All parcels within the UDO boundary are subject to these general standards.
3. **Find the applicable character area standards** (p.14-19). Utilize the UDO framework map on p. 8 to determine the appropriate character area. Every parcel within the UDO will fit into one of the five character areas.
4. **Ensure the proposed design & use fit the site.-**

## part 2: **application & compliance**

### **COMPLIANCE PROVISIONS**

1. Full compliance with the standards of the UDO shall be required when any property within the UDO boundary is redeveloped or vacant property is developed.
2. When a building's occupiable square footage is being expanded, the expansion shall be in compliance with all applicable UDO development standards.
3. When a new structure is built on a lot with multiple structures, the new structure shall be in compliance with all applicable UDO development standards.

### **RESIDENTIAL ENTITLEMENTS**

All residential properties within the UDO boundary and the RM20-A-NS zoning district are entitled to two dwelling units that comply with UDO standards. Properties 5445 sq. ft. and larger shall be entitled to more than two units that comply with UDO standards at a rate of twenty dwelling units per acres.

Projects proposed on lots less than 30 ft wide or 100 ft deep shall be considered through the modification process.

### **OVERLAPPING CODE & PLANS**

Base zoning district standards, including those within the Urban Zoning Overlay (UZO), that are not varied by the provisions set forth in the Wedgewood-Houston Chestnut Hill Urban Design Overlay shall apply as appropriate to all property within the UDO boundary.

If a property is zoned Specific Plan (SP) or Planned Unit Development (PUD) then all standards contained within the SP or PUD shall apply. The UDO standards shall apply for any standards not addressed in the SP or PUD.

### **PROCESS**

Prior to applying for a building permit, applicants shall apply for a UDO "Final Site Plan" application with the Planning Department. The "Final Site Plan" shall be reviewed and approved by all departments prior to the issuance of the building permit.

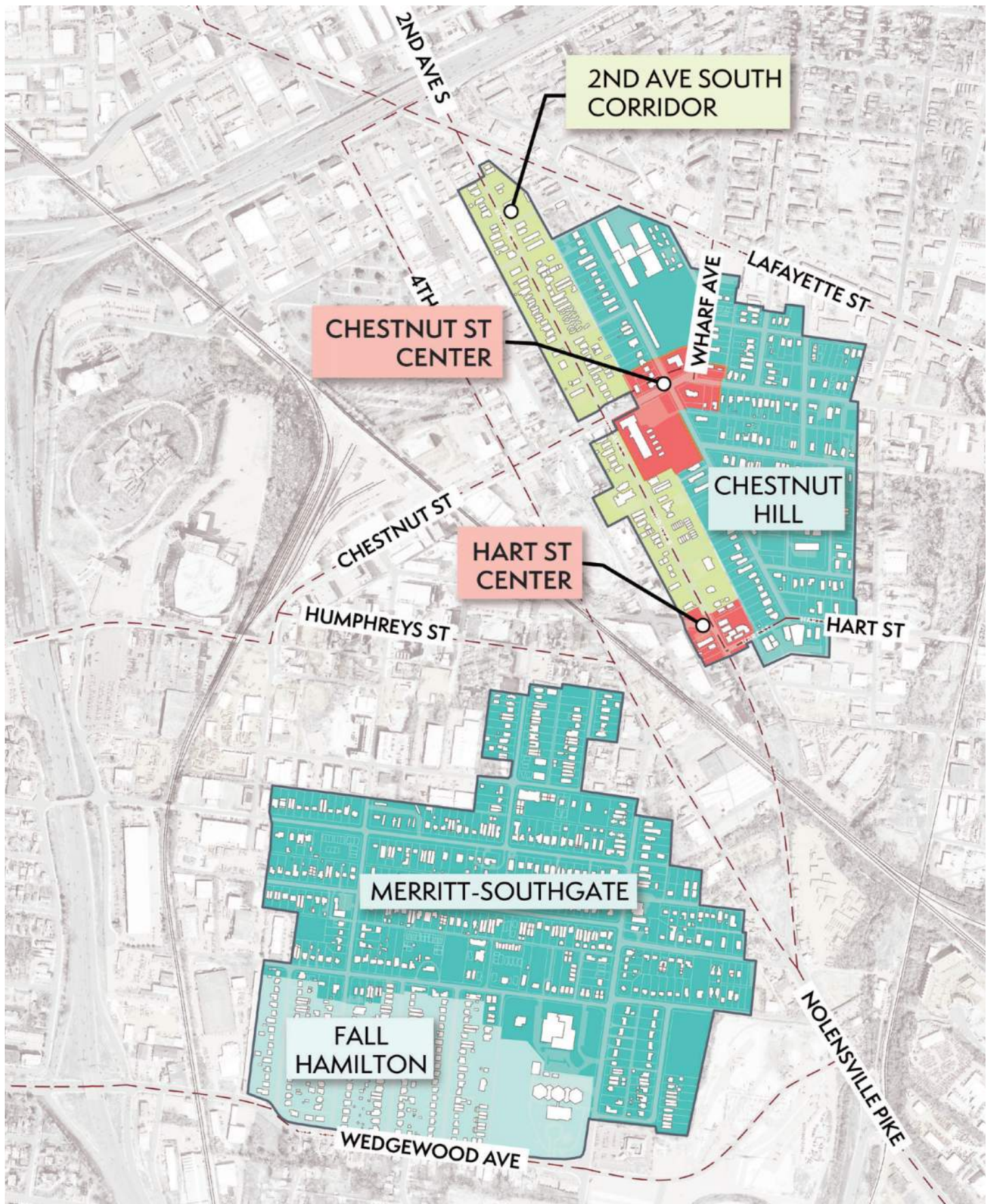
Applicants are encouraged to contact Metro planning staff early in the design process for a pre-application meeting. Where physical constraints exist on a site within the UDO, the planning staff may review alternate design solutions that achieve the intent of the UDO.

Existing nonconforming structures can be modified or remodeled as long as the new construction does not allow the structure to become more noncompliant with the UDO standards contained herein.

Following the approval of the Final Site Plan, a Final Plat may be required to establish lots, rights-of-way and easements.



# UDO framework map





## MODIFICATIONS

Based on site-specific issues, modifications to the standards of the UDO may be necessary. 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.

Planning Commission or Planning Department staff may approve modifications as follows:

- » The Planning Department staff may approve minor modifications, those containing deviations of 20 percent or less of a numerical standard.
- » Major modifications, deviations of more than 20 percent, will be considered by the Planning Commission.

The UDO framework map establishes the geographic boundaries of the five unique character areas comprising the WHCH UDO - The neighborhoods of Fall-Hamilton, Merritt-Southgate, & Chestnut Hill; the Chestnut St & Hart St centers; & the 2nd Ave South corridor. Each property within the UDO fits into one of these character areas.



## part 3: UDO standards

UDO standards are applicable to all properties within the WHCH UDO boundary, regardless of character area or building type. They shall be used in conjunction with the guidelines outlined in *part 4: character area standards*.

SITE CONFIGURATION	
<b>lot frontage</b>	<ul style="list-style-type: none"> <li>» A lot, once aggregated, shall have a frontage of no more than 120 ft in width.</li> <li>» No subdivision shall result in lot(s) with a frontage less than 40 ft in width.</li> <li>» For infill lots with a street frontage of less than 50 feet in width and where no improved alley exists, these lots shall be accessed via a shared drive. Where the subdivision results in an odd number of lots, one lot may have its own access. (Refer to Metro regulations for infill subdivisions)</li> </ul>
<b>building orientation</b>	<ul style="list-style-type: none"> <li>» Primary structures shall front onto a public street (excludes alleys)</li> <li>» When a property fronts more than one street, such as corner lots, primary structures should prioritize fronting MCSP designated streets over local streets.</li> <li>» Primary entrances to units shall only face side property lines where the established side setback is 10 ft or greater.</li> <li>» Primary entrances shall not face rear property lines.</li> </ul>
<b>garage orientation</b>	<ul style="list-style-type: none"> <li>» For lots with alley access, garage doors, whether attached or detached, shall face the side or rear property line.</li> <li>» For lots without alley access and where a primary structure directly blocks the view of a rear garage from the street, the doors of that rear garage may face the front.</li> </ul>
<b>setback</b>	<ul style="list-style-type: none"> <li>» Front setback shall be measured from the front property line to the primary building façade (not porch or stoop).</li> <li>» Porches and stoops are allowed within the front setback.</li> </ul>
<b>building spacing</b>	<ul style="list-style-type: none"> <li>» 20 ft spacing is required between front-to-back detached structures, 6 ft spacing is required between side-by-side structures that do not share a common wall.</li> </ul>



## ACCESS AND PARKING

<b>pedestrian access</b>	Pedestrian access shall be provided from any primary entrance to the primary street frontage. This may be included within the driveway.
<b>visitability</b>	<p>Properties with four or more units must have at least one unit that is visitable. A unit is visitable when it meets the following requirements:</p> <ul style="list-style-type: none"> <li>» one zero step (ADA accessible) entrance</li> <li>» one door with 32" minimum clear passage space</li> <li>» one wheelchair accessible bathroom on the main floor</li> </ul>
<b>vehicular access from alleys</b>	<ul style="list-style-type: none"> <li>» Vehicular access is relegated to alleys for all properties adjacent to alleys.</li> <li>» Vehicular access is relegated to alleys for all multi-family properties with 4 or more units. <ul style="list-style-type: none"> <li>» In cases where a multi-family project is being pursued by combining multiple adjacent lots without alley access, internal drives may be considered via major modification (refer to p.9). In such cases, the modifications will be considered based upon the following factors: <ol style="list-style-type: none"> <li>1. Consolidation of vehicular circulation and parking</li> <li>2. Building orientation, spacing, and configuration</li> <li>3. Provision of private outdoor or green space</li> </ol> </li> </ul> </li> </ul>
<b>vehicular access without alleys</b>	<ul style="list-style-type: none"> <li>» For properties without alley access, driveways are limited to one per lot per public street frontage.</li> <li>» For properties without alley access, all reasonable efforts shall be made to consolidate circulation and minimize curb cuts. This may include shared access or alley improvements, if the project is proximate to an improved alley.</li> </ul>





## ACCESS AND PARKING (CONT.)

<b>driveways &amp; parking</b>	<ul style="list-style-type: none"> <li>» Parking pads shall be contained within the side or rear setback or between structures in a front-to-back lot configuration.</li> <li>» For single family properties, driveways loading from the primary street shall be no more than 12 ft wide.</li> <li>» For duplex and triplex properties, driveways shall be between 16-18 ft for the first 20-40 ft in depth (refer to Metro Code 13.12.110).</li> <li>» No driveways or parking pads, pervious or impervious, are permitted in front of the primary facade of a structure in the street setback.</li> <li>» Driveways shall be setback a minimum of 2 feet from the side property line.</li> <li>» Shared access drives shall be allowed to build to the lot line.</li> </ul>
<b>bicycle parking</b>	<ul style="list-style-type: none"> <li>» Multi-family residential development shall provide covered bicycle parking per Metro Code.</li> <li>» Non-residential development shall provide publicly visible and accessible bicycle parking per Metro code.</li> </ul>



## LANDSCAPE

<b>design standards</b>	<ul style="list-style-type: none"> <li>» Tree and shrub species shall be chosen from the Urban Forestry Recommended and Prohibited Tree and Shrub List.</li> <li>» No invasive plant species shall be used.</li> <li>» Low Impact Development strategies shall be used for hardscaped areas, to maximize on-site infiltration of stormwater per <i>Metro Low Impact Development Manual</i>.</li> </ul>
<b>street trees</b>	<ul style="list-style-type: none"> <li>» When sidewalks are required as part of right-of-way improvements, street trees shall be planted within the furnishing zone of the sidewalk. These trees will count towards a project's TDU requirements.</li> <li>» When overhead utilities are present, understory trees shall be planted, spaced every 20 ft.</li> <li>» When overhead utilities are not present, canopy trees shall be planted, spaced every 30 ft.</li> </ul>
<b>screening</b>	Service and utility elements including, but not limited to, waste, recycling, loading, and maintenance facilities, as well as HVAC, meters, transformers, panels, and other mechanical equipment, shall be located out of view and/or screened from public streets
<b>bioretention</b>	<ul style="list-style-type: none"> <li>» Planted bioretention facilities (raingardens, bioswales, etc) shall not be located in the frontage zone or front yard.</li> <li>» Planting plans for bioretention facilities must address 100% of the surface area and result in 90% surface coverage in the first two-years.</li> <li>» Planted bioretention facilities may be planted in the furnishing zone within the right-of-way at the discretion of Public Works and the Urban Forester.</li> </ul>





<b>ALL STRUCTURES</b>	
<b>height</b>	<ul style="list-style-type: none"> <li>» Height shall be measured from the average natural grade at the front property line to the roof ridge or parapet.</li> <li>» Basements are not considered stories for the purpose of determining building height in stories.</li> </ul>
<b>horizontal to vertical ratio</b>	No structure shall exceed a vertical to horizontal ratio of 1.5 to 1.
<b>massing</b>	<ul style="list-style-type: none"> <li>» A building shall avoid long, monotonous, uninterrupted walls or roof planes facing streets.</li> <li>» Wall planes for primary (front) facades shall not exceed 25 ft in length without a change in plane by means such as a porch, stoop, vertical recess or projection.</li> <li>» Changes in plane shall be related to the structure of the building (vs. merely for cosmetic effect)—such as to designate entrances, organization of interior spaces or differentiation of units.</li> <li>» False fronts, insubstantial parapets, or other changes in plane merely for visual effect are prohibited.</li> <li>» Multi-family structures with facades 40 ft wide or greater must have porches or stoops that differentiate ground floor units. (This does not apply to mixed-use buildings with ground-floor commercial or office space)</li> </ul>
<b>mezzanines</b>	<ul style="list-style-type: none"> <li>» A mezzanine, regardless of the percentage of floor area it encompasses, shall be considered a full story.</li> </ul>

## MATERIALS AND FINISHES

<b>materials</b>	<ul style="list-style-type: none"> <li>» On all public streets, structures must be built or clad with a durable and high finish material that does not terminate at the building corner.</li> <li>» For corner buildings, material must wrap around the building corner a minimum of 10 feet.</li> <li>» Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes.</li> <li>» EIFS cladding systems are not permitted within the UDO.</li> </ul>
<b>glazing</b>	<ul style="list-style-type: none"> <li>» For residential projects, glazing (window openings) shall be a minimum of 15% along the street facing facade.</li> <li>» For mixed use projects, glazing shall be a minimum of 40% on the ground floor, along the street facing facade and a minimum of 25% on upper floors.</li> <li>» For purposes of measuring glazing, minimum glazing shall be measured from the top of foundation to the roof line.</li> </ul>
<b>porches &amp; stoops</b>	<ul style="list-style-type: none"> <li>» Porches and stoops are allowed in the front setback. (Refer to p.10)</li> <li>» Front porches shall be between 6 and 8 feet in depth.</li> <li>» Front stoops shall be a minimum 36" in depth.</li> </ul>
<b>shutters</b>	<p>Shutters shall be sized appropriately to fit the corresponding window opening.</p>
<b>fences &amp; walls</b>	<ul style="list-style-type: none"> <li>» Fences and walls shall be constructed of durable, high quality materials such as wood, stone, masonry, or metal.</li> <li>» Fences shall be installed so that the finished side faces outward and all bracing shall be on the inside of the fence.</li> <li>» Chain link and razor wire are not permitted.</li> <li>» Fences and walls within the front setback shall not exceed 4 ft in height.</li> <li>» Fences and walls along rear lot lines and along side property lines not fronting a public street shall not exceed 7 ft.</li> </ul>



## CARRIAGE HOUSE STANDARDS

<b>carriage houses</b>	<ul style="list-style-type: none"> <li>» Metro Zoning Code has a use called Detached Accessory Dwelling Units (DADUs). The building type commonly associated with this use is referred to as "Carriage House" within the UDO.</li> <li>» The standards of this UDO supercede the requirements of 17.16.030.G.</li> <li>» A carriage house can be an independent structure or it can be a dwelling unit above a garage, or it can be attached to a workshop or other accessory structure on the same lot as the principal structure.</li> </ul>
<b>carriage house height</b>	<ul style="list-style-type: none"> <li>» The top elevation of the carriage house shall not exceed the top elevation of the principal dwelling.</li> </ul>
<b>carriage house massing</b>	<ul style="list-style-type: none"> <li>» A carriage house shall maintain a proportional mass, size, and height to ensure it is not larger than or extends into the side setback of the principal structure on the lot.</li> </ul>
<b>carriage house design guidelines</b>	<ul style="list-style-type: none"> <li>» The carriage house shall be of similar or complementary style, design and material as used for the principal structure and shall use similar or complementary architectural characteristics, including roof form and pitch, to the existing principal structure.</li> <li>» Carriage houses with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.</li> </ul>

## REAR STRUCTURE STANDARDS

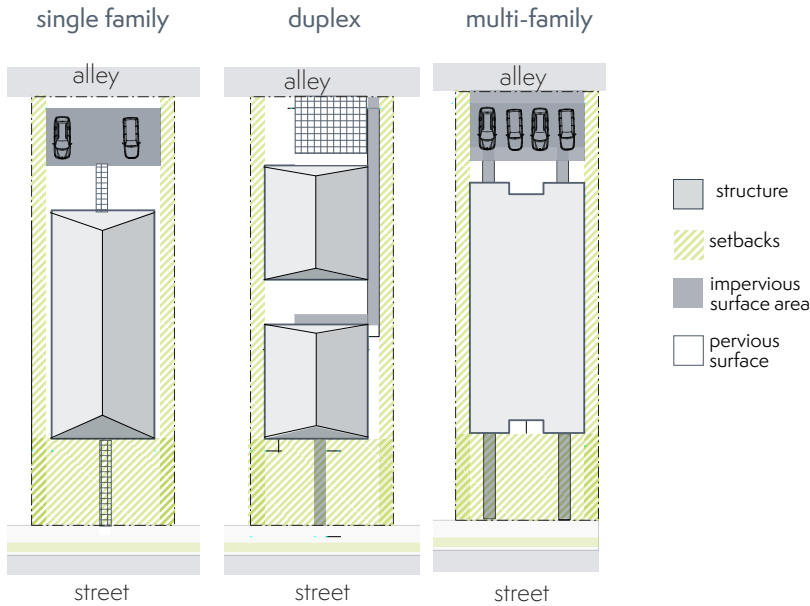
<b>rear structure height</b>	<ul style="list-style-type: none"> <li>» The top elevation of rear structure in a front-to-back lot configuration shall not exceed the top elevation of the principal dwelling.</li> </ul>
<b>rear structure massing</b>	<ul style="list-style-type: none"> <li>» A rear structure shall maintain a proportional mass, size, and height to ensure it is not larger than the principal structure on the lot.</li> </ul>
<b>rear structure design guidelines</b>	<ul style="list-style-type: none"> <li>» Rear structures shall be of similar or complementary style, design and material as used for the principal structure and shall use similar or complementary architectural characteristics, including roof form and pitch, to the existing principal structure.</li> </ul>





## part 4: character area standards

Character area standards are applicable to all properties within a specific neighborhood, neighborhood center, or corridor, as defined in the UDO. They shall be used in conjunction with the guidelines outlined in *part 3: general area standards*.



Character area standards organize guidelines for impervious surface area, height, and setback by residence type to create a pattern that allows for contextual and character-sensitive residential development within a neighborhood, corridor, or neighborhood center.

	single family	duplex	3+ unit multi-family
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Fall Hamilton neighborhood			
max ISR	0.50	0.55	0.65
maximum height	The average height of adjacent residential structures plus 6 ft* to a maximum of 2 stories in 30 ft;		The average height of adjacent residential structures plus 8 ft* to a maximum of 2.5 stories in 35 ft.
foundation height	18-36" above average street grade at property		
min. front setback*	average setback of adjacent residential properties		
min. side setback	5 ft	5 ft	5 ft min.
min. rear setback	5 ft	5 ft	5 ft
parking requirements**	1 per unit	1 per unit	1 per unit for less than 5 units 1 per unit + 1 for more than 5 units

\*For corner properties, a reduction in front setback may be pursued through the modification process.

\*\*Reductions in parking requirements may be pursued through the modification process.

	single family	duplex	3+ unit multi-family
<b>Merritt-Southgate neighborhood</b>			
<b>max ISR</b>	0.60	0.65	0.75
<b>max height</b>	3 stories and 45 ft. Primary structure(s): 3 stories and 45 ft.		3 stories and 45 ft. A 4th story may be granted for flats or other multi-family projects through the modification process.
<b>foundation height</b>	18-36" above average street grade at property		1-36" above sidewalk grade
<b>min. front setback*</b>	average setback of adjacent single family homes		average setback of adjacent properties
<b>min. side setback</b>	5 ft		5 ft min.
<b>min. rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements**</b>	1 per unit	1 per unit	1 per unit for less than 5 units 1 per unit + 1 for more than 5 units

	single family	duplex	3+ unit multi-family
<b>Chestnut Hill neighborhood</b>			
<b>max ISR</b>	0.50	0.55	0.65
<b>max height</b>	The average height of adjacent residential structures plus 6 ft* to a maximum of 2.5 stories in 35 ft.		The average height of adjacent residential structures plus 8 ft to a maximum of 2.5 stories in 35 ft.
<b>foundation height</b>	18-36" above average street grade at property		1-36" above sidewalk grade
<b>min. front setback*</b>	average setback of adjacent single family homes		average setback of adjacent properties
<b>min. side setback</b>	5 ft	5 ft	5 ft min.
<b>min. rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements**</b>	1 per unit	1 per unit	1 per unit for less than 5 units 1 per unit + 1 for more than 5 units

	single family	duplex	multi-family	mixed-use
<b>Chestnut Street neighborhood center</b>				
<b>max ISR</b>	0.60	0.65	0.8	0.8
<b>max height</b>	The average height of adjacent structures plus 6 ft to a maximum of 2.5 stories in 35 ft.		3 stories in 45 feet. A 4th story may be granted for multi-family projects through the modification process.	
<b>foundation height</b>	18-36" above average street grade at property		1-36" above sidewalk grade	
<b>min. first floor height</b>	none			14 ft
<b>min. front setback*</b>	average setback of adjacent properties			
<b>min. side setback</b>	5 ft		none required	
<b>min. rear setback</b>	5 ft	5 ft	5 ft for detached; 20 ft if attached	20 ft
<b>parking requirements**</b>	1 per unit	1 per unit	1 per unit for less than 5 units 1 per unit + 1 for more than 5 units	

	single family	duplex	multi-family	mixed-use
<b>Hart Street neighborhood center</b>				
<b>max ISR</b>	0.60	0.65	0.8	0.8
<b>max height</b>	The average height of adjacent structures plus 6 ft to a maximum of 2.5 stories in 35 ft.		3 stories in 45 feet. A 4th story may be granted for multi-family projects through the modification process.	
<b>foundation height</b>	18-36" above average street grade at property		1-36" above sidewalk grade	
<b>min. first floor height</b>	none			14 ft. min.
<b>min. front setback*</b>	average setback of adjacent properties			
<b>min. side setback</b>	5 ft		none required	
<b>min. rear setback</b>	5 ft	5 ft	5 ft. for detached; 20 ft if attached	20 ft





	single family	duplex	3+ unit multi-family
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**2nd Ave South corridor**

<b>max ISR</b>	0.60	0.65	0.8
<b>max height</b>	The average height of adjacent structures plus 6 ft to a maximum of 2.5 stories in 35 ft.		3 stories. A 4th story may be granted for multi-family projects through the modification process.
<b>foundation height</b>	18-36" above average street grade at property		1-36" above sidewalk grade
<b>min. front setback*</b>	average setback of adjacent properties		
<b>min. side setback</b>	5 ft min.		5 ft min.
<b>min. rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements**</b>	1 per unit	1 per unit	1 per unit for less than 5 units 1 per unit + 1 for more than 5 units

\*For corner properties, a reduction in front setback may be pursued through the modification process.  
 \*\*Reductions in parking requirements may be pursued through the modification process.

## Notes on Character Area Standards

1. **Adjacent residential structures** are the most immediate residences on either side of a property.
2. **Height** shall be measured from the average natural grade of the front property line to the roof ridge or parapet. The average natural grade of the front property line shall be determined by calculating the mean elevation of the two front corners of a property boundary prior to grading.
3. **Natural grade** is the base ground elevation prior to grading.
4. Height of Accessory Structures and DADUs: The top elevation of an accessory structure shall not exceed the top elevation of the principal dwelling.
5. **A mezzanine**, no matter the percentage of floor area it encompasses, shall be counted as an individual story.
6. **ISR** or impervious surface ratio is calculated by taking the total square footage of all impervious surfaces. (roof area & pavement) and dividing that by the area of the property.

## Notes on Mixed-Use Districts and Neighborhood Centers

1. In mixed-use zoning districts, multi-family residential square footage within mixed-use buildings shall not count toward FAR limitations.
2. In mixed-use zoning districts, there shall be no step-back requirements.
3. The UDO does not preclude the future development of neighborhood centers in Merritt-Southgate (Character Area 2a of the 2019 Planning Study). However, a rezoning would be required for the implementation of neighborhood retail on property in a residential zoning district.
4. Any proposed neighborhood center shall be subject to the criteria outlined in the 2019 Planning Study: "While neighborhood centers may be appropriate at certain intersections within subdistrict 2a, they should be sensitive to characteristics found in the immediate surroundings such as scale, setback, roof form, proximity, and height" (p.35).

