



METROPOLITAN HISTORIC ZONING COMMISSION
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PROPOSAL TO REVISE
THE LOCKELAND SPRINGS-EAST END NEIGHBORHOOD CONSERVATION DESIGN GUIDELINES
FOR THE AREA AT S 10TH STREET & SHELBY AVENUE
WORKING DRAFT

ATTACHMENT A: PROPOSED LANGUAGE FOR PART II, LOCKELAND SPRINGS-EAST END
CHAPTER WITH REVISIONS

LS: DESIGN GUIDELINES

A. NEW CONSTRUCTION-INFILL

Note: The design guidelines already have a part 1 and 2, hence this draft starts with #3.

3. S 10th Street Edge (zoned MUL-A, RM20-A, and SP)

These design guidelines apply to the east side of S 10th Street, between Shelby Avenue and Russell Street and 1000 Shelby Street (08216040700) and to non-contributing properties. Due to lack of historic context, the commission recognizes that a different type of development may be possible at these locations.



- a. Height maximum: For most lots, the maximum height is three stories with a maximum wall height of 35' as measured from front-center of existing grade. If a pitched roof is used, the maximum height to ridge is 40'.
(Location of overhead lines may mean the maximum cannot be realized. Please check with Nashville Electric Service.)
Exception 1: Forty-five feet might be possible for the corner at 1001 Shelby, with the height tapering down on S 10th Street and Shelby Avenue.
Exception 2: If the height maximum is used at 1000 Shelby Avenue, the height should taper down to one story, next to the one-story historic building at 1006 Shelby Ave.
- b. Roof Forms: Pitched or Flat (parapet) (If the proposal is for a gabled, 3-story building, the roof pitch should be low so as not to add another half story.)

- c. Minimum Front Setback: 10' from interior side of sidewalk.
- d. Front Additions: Generally, the design guidelines do not allow for front additions; however, since almost all existing buildings are non-contributing, front additions for non-contributing buildings that meet all other design guidelines are possible here, so that existing buildings can meet the lesser front setback, if desired.
- e. Rear outbuildings may be attached or detached.
- f. When attached structured parking is included, a minimum of the first 30' of the building must be conditioned space and should not be garage space, to ensure that the project meets the design guidelines for "orientation," in terms of actual front windows and doors.
- g. When an outbuilding that does not meet the 20' rear setback, it should follow the design guidelines for outbuildings in Part I, no matter its use, so that the project tapers down to the smaller scale development on S. 11th Street.

4. 1014 Shelby (08313022400) (zoned RM20-A)

This lot includes a historic church; however, it also includes a sizeable parking lot. These design guidelines are for potential infill on the parking lot to the west of the church that respects the historic one-story building on one side and the historic church on the opposite side.



- 1. Height maximum: Two stories or 28' feet as measured from front-center of existing grade to ridge.
- 2. Roof Forms: Pitched (If two-stories, the roof pitch should be low so as not to add another half story.)
- 3. Minimum Front Setback: 10' from front interior of sidewalk.

5. 1100 Block of Shelby, Southside (zoned RM20-A and all one owner)

This block does not include any historic buildings, but the historic context across the street and further east on Shelby Avenue is primarily one and one-half stories. The block is bookended on one side by a three-story historic church and on the other by S 12th Street.



- a. Height maximum: Three stories with a maximum wall height of 35', as measured from front-center of existing grade. If a pitched roof is used, the maximum height to ridge is 40'. The third story should step back 15' from the front wall. (*Location of overhead lines may mean the maximum cannot be realized. Please check with Nashville Electric Service.*)

Exception 1: The section 50' west of the intersection of S 12th should be treated as a transitional area from the three-story maximum to the primarily one and one-half story historic context. New construction in this area should not exceed two stories, or 28' as measured from the front-center of existing grade to ridge/parapet.

- b. Roof Forms: Pitched or Flat (parapet) (If the proposal is for a pitched three-story building, the roof pitch should be low so as not to add another half story.)
- c. Minimum Front Setback: The front setback should be in keeping with the historic church on the south-west corner of Shelby and S 11th Street (08313022400).
- d. Rear outbuildings may be attached or detached.
- e. When attached structured parking is included, a minimum of the first 30' of the building must be conditioned space and should not be garage or other non-conditioned space to ensure that the project meets the design guidelines for "orientation," in terms of actual front windows and doors.