



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
1416 Gartland Avenue
November 20, 2013

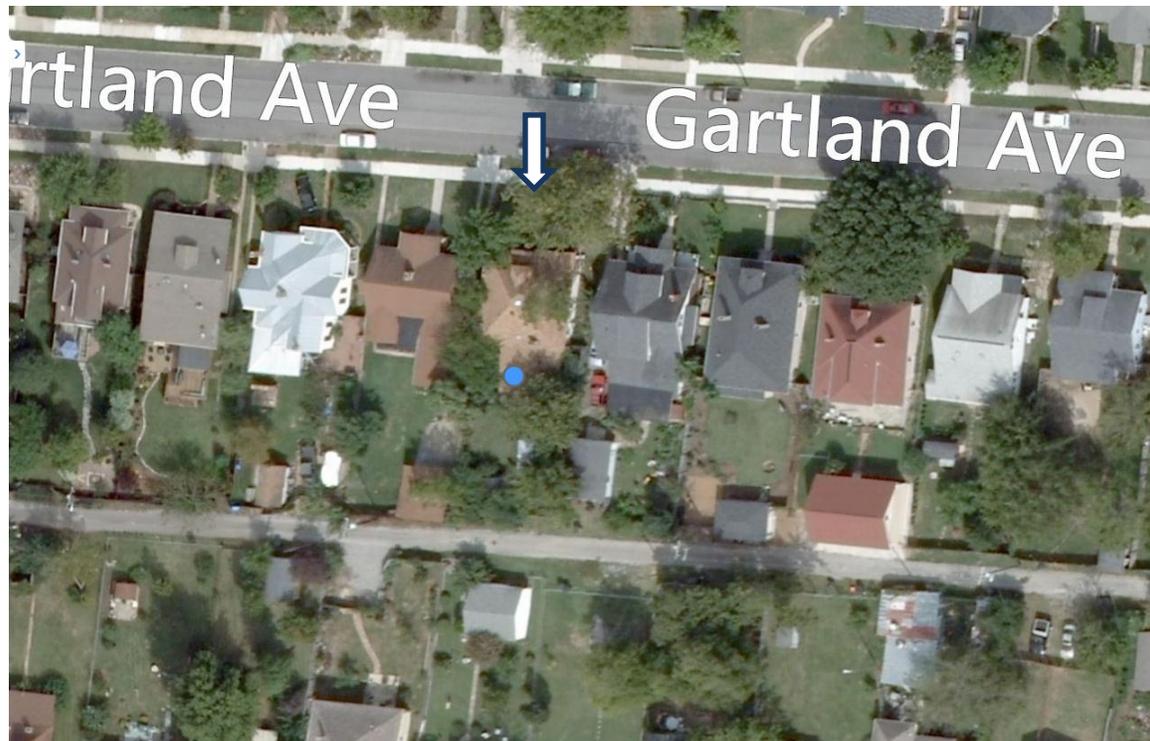
Application: Detached Accessory Dwelling Unit
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309034100
Applicant: Greg Watlington, Watlington Brothers
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to convert an existing garage into a detached accessory dwelling unit.</p> <p>Recommendation Summary: Staff recommends approval of the project, finding that the existing accessory structure meets the regulations set forth in Ordinance No. BL2011-900 for Detached Accessory Dwelling Units.</p>	<p>Attachments A: Photographs B: Restrictive Covenant</p>
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Vicinity Map:



Aerial Map:



**Applicable Regulations:
Applicability**

Properties that are zoned R80-R6, RM2-RM20-A, RM40-RM100A, OR20-OR40A and ORI and ORI-A AND in an historic overlay are eligible. To find out how your property is zoned, enter your address here: www.nashville.gov/mpc/maps/property.asp

Standards

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
2. Density. A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.
3. Ownership.

No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.

5. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

6. Driveway Access.

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

7. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the

principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

8. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roofslope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

These Standards are provided for informational purposes and do not take the place of the requirements of Ordinance No. BL2011-900.

Background: 1416 Gartland Avenue is a c. 1910 Victorian structure (Figure 1). In July 2012, MHZC staff administratively approved an accessory structure at the rear of the site. (Figure 2). In January, 2013, MHZC inspections confirmed that the accessory structure was completed as permitted. The applicant now requests that the accessory building be converted into a Detached Accessory Dwelling Unit.



Figures 1 & 2. The primary and accessory structures at 1416 Gartland Avenue.

Analysis and Findings:

Lot Area. 1416 Gartland is zoned R6, and has a lot that is approximately seven thousand, five hundred square feet (7,500 sq. ft.) The primary structure on the lot has a footprint of approximately two thousand, one hundred, and thirty-five square feet (2,135 sq. ft.), and the accessory structure on the lot has a footprint of six hundred and ninety-eight (698 sq.

ft.). The total lot coverage is approximately two thousand, eight hundred and thirty-three square feet (2,833 sq. ft.), or about 38%. The lot area therefore meets Standard 1 of the Detached Accessory Dwelling Unit regulations.

Density. The R6 zone allows for two dwelling units. Currently, there is one dwelling unit on the site in the primary structure. Converting the existing accessory structure to a detached accessory dwelling unit would result in two dwelling units, which meets the zoning. Therefore the density of the site meets Standard 2 of the Detached Accessory Dwelling Unit regulations.

Ownership. The owner of the property filed a restrictive covenant stating the he lives in primary structure and acknowledging that he cannot separate ownership of the primary structure and the detached accessory dwelling unit. The project therefore meets Standard 3 of the Detached Accessory Dwelling Unit regulations.

Setbacks. The existing garage meets all base zoning setbacks. It is over fourteen feet (14') from the rear property line, over thirteen feet (13') from the west side property line, and over five feet (5') from the east side property line. The structure therefore meets Standard 4 of the Detached Accessory Dwelling Unit regulations.

Site Requirements. The detached accessory dwelling unit is located in the rear yard of the primary structure at 1416 Gartland Avenue. There is approximately eighteen feet (18') between the primary residence and the accessory structure. The structure therefore meets Standard 5 of the Detached Accessory Dwelling Unit regulations.

Driveway Access. The existing garage structure is accessed via the alley, thereby meeting Standard 6 of the Detached Accessory Dwelling Unit regulations.

Bulk and Massing. The accessory structure is one-and-a-half stories tall. Its footprint is six hundred and ninety-eight square feet (698 sq. ft.), less than the maximum footprint of seven hundred square feet (700 sq. ft.) for one-story structures. The ridge height is approximately twenty feet (20') from grade and the eave height is ten feet (10'). These are both subordinate to the historic house. The structure meets Standard 7 of the Detached Accessory Dwelling Unit regulations.

Design Standards. The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The structure's stairs are located on the interior of the structure. The structure's clipped gable roof form includes two shed dormers, one on the north and one on the south slopes of the roof. The dormers are set back two feet (2') from the wall below them, and they occupy no more than fifty percent (50%) of the roof. The structure therefore meets Standard 8 of the Detached Accessory Dwelling Unit regulations.

Recommendation Summary: Staff recommends approval of the project, finding that the existing accessory structure meets the regulations set forth in Ordinance No. BL2011-900 for Detached Accessory Dwelling Units.

Additional Photos:



From alley



Street-facing façade of garage

RESTRICTIVE COVENANT FOR ACCESSORY DWELLING, DETACHED

IN CONSIDERATION of the issuance of a building/use and occupancy by the Metropolitan Government of Nashville and Davidson County, for a single-family accessory dwelling, detached residence on certain property herein described,

I/We, the undersigned owner(s) of the property located at

1416 GARTLAND AVE NASHVILLE TN. 37206

Lot Number 80 Subdivision 29 AC. Further identified

as Map/Parcel Number 08309034100, being the same property

conveyed in Book/Page/Instrument Number 201304090035111, R. O. D. C.,

Tennessee, hereby agree, covenant and bind myself/ourselves, our heirs, and assigns that this unit shall be used in compliance with Section 17.16.030 F of the Metropolitan Zoning Code and in all other laws of the Metropolitan Government.

This 30 day of OCTOBER, ~~2012~~ 2013

MATTHEW PAYNE
NAME (PRINT)

1416 GARTLAND AVE.
ADDRESS (STREET and NUMBER)

NASHVILLE TN.
CITY and STATE

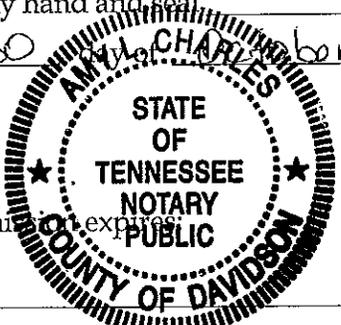
[Signature]
SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Amy L Charles, a Notary Public in and for the said State and County, personally appeared Matthew Payne, who upon oath, acknowledge he, to be the owner(s) of the property therein described, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, Nashville, Tennessee, this 30 day of OCTOBER, ~~2012~~ 2013.



Amy L Charles
Notary Public

My Commission Expires

**MY COMMISSION EXPIRES:
09/11/2017**