



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
415 North 15th Street
July 16th, 2014

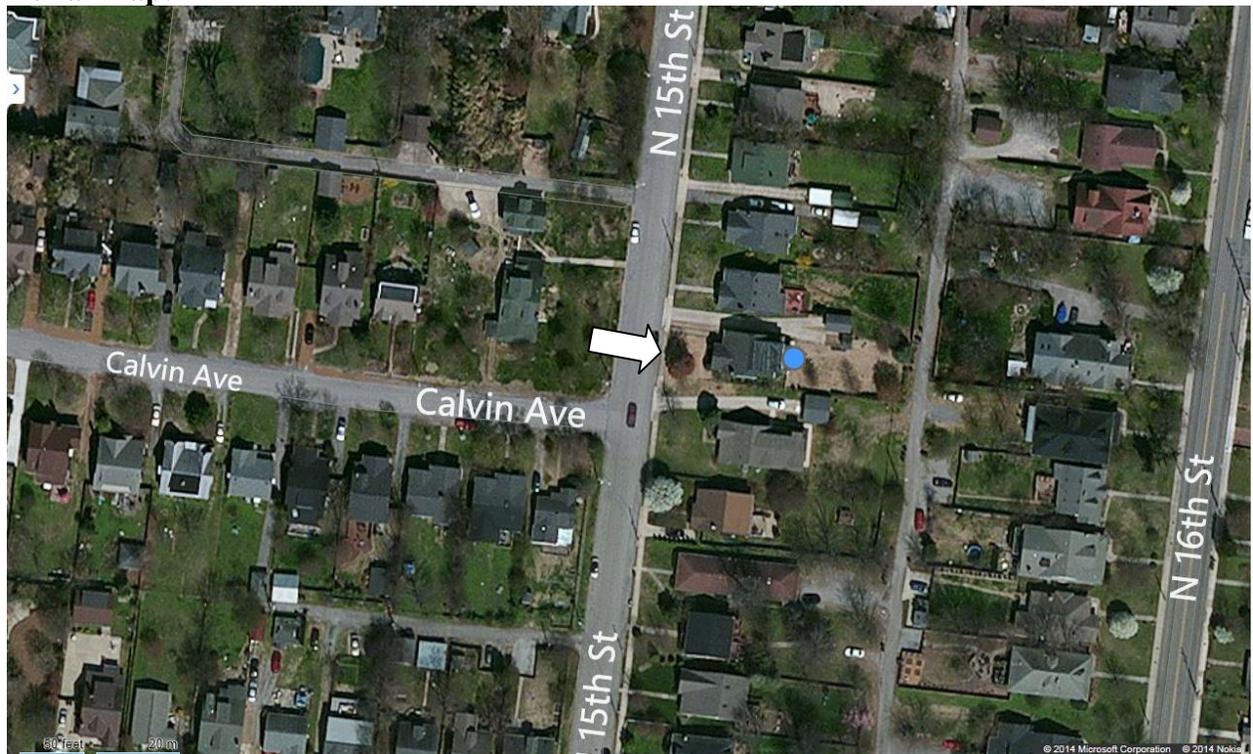
Application: New construction—Detached accessory dwelling unit
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305043700
Applicant: Lynn Taylor
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct a one-story detached accessory dwelling unit (DADU).</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The owner file a restrictive covenant for the detached accessory dwelling unit prior to issuance of permit; and, 2. Staff approve the window and door specifications and the asphalt shingle color prior to purchase and installation of these materials. <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i> and the standards for a detached accessory dwelling unit.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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 clad buildings.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

· Where they are a typical feature of the neighborhood; or

When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

17.16.030. F. Standards for Accessory Dwelling Units:

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 roof slope 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.

Background: 415 North 15th Street is a c. 1926 clipped gable bungalow that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 415 North 15th Street primary structure.

Analysis and Findings: The applicant proposes to construct a one-story detached accessory dwelling unit (DADU).

Lot Area. 415 North 15th Street is zoned R6 and has a lot that is approximately ten thousand square feet (10,000 sq. ft.). The footprint of the primary structure is approximately one thousand, seven hundred, and fifty-four square feet (1,754 sq. ft.).

The proposed DADU will have a footprint of six hundred and sixty square feet (660 sq. ft.), not including a small four foot by ten foot (4' X 10') porch. Also on the site is a small shed with a footprint of seventy square feet (70 sq. ft.). The total lot coverage is approximately two thousand, four hundred and eighty-four square feet (2,484 sq. ft.), or about twenty-five percent (25%), which is less than the maximum lot coverage of fifty percent (50%). 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 outbuilding into a dwelling unit would result in two dwelling units on the site, which meets the zoning. Therefore the density of the site meets Standard 2 of the Detached Accessory Dwelling Unit regulations.

Ownership. Staff has asked the owner of the property to file a restrictive covenant stating that she lives in the principal building or plans to live in the detached accessory dwelling unit and acknowledging that she cannot separate ownership of the primary structure and the detached accessory dwelling unit. To date, staff has not received a copy of the covenant, and staff asks that a condition of approval be that the owner file a restrictive covenant for a detached accessory dwelling unit and forward a copy on to the MHZC staff prior to the issuance of the permit.

Setbacks. The proposed DADU meets all base zoning setbacks. Base zoning requires that the structure be three feet (3') from the rear and side property lines. The proposed DADU will be four feet (4') from the north side property line, five feet (5') from the rear property line, and sixteen feet (16') from south 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 415 North 15th Street. There will be approximately seventy feet (70') between the primary residence and the accessory structure. The structure therefore meets Standard 5 of the Detached Accessory Dwelling Unit regulations.

Driveway Access. The proposed detached accessory structure does not contain a garage or vehicular parking, so driveway access is not an issue. Staff finds that the proposed outbuilding meets Standard 6 of the Detached Accessory Dwelling Unit regulations.

Bulk and Massing. On the site is an existing shed that is seventy-square feet (70 sq. ft.), less than the two hundred square feet (200 sq. ft.) permitted for additional outbuildings (Figure 2). The one-story DADU is twenty-two feet by thirty feet (22' X 30'), or six hundred and sixty square feet (660 sq. ft.), not including a four foot deep by ten foot wide (4' X 10') porch.



Figure 2. The existing shed and rear yard.

The structure's footprint is less than the maximum allowable footprint of seven hundred square feet (700 sq. ft.) for one-story DADUs, and it less than fifty-percent (50%) of the primary structure's footprint, which is over seventeen hundred square feet (1,700 sq. ft.). The DADU's eave height is approximately nine feet, six inches (9'6") and the ridge height is approximately sixteen feet, six inches (16'6"). These eave and ridge heights are subordinate to the historic house, which has an eave height of approximately eleven feet (11') and a ridge height of approximately twenty-two feet (22'), and are less than the maximums set by the DADU ordinance. The structure meets Standard 7 of the Detached Accessory Dwelling Unit regulations.

Design Standards. The DADU's design is compatible with the style of the historic structure. Its roof, detailing, and overall form do not contrast greatly with the primary structure. Because the existing structure is one-story, it does not include a stairway or dormers. The fenestration pattern is appropriate for an outbuilding. The proposed DADU therefore meet Standard 8 of the Detached Accessory Dwelling Unit regulations and II.B.8. of the design guidelines.

Materials: The DADU's foundation will be a concrete slab. The primary cladding material will be smooth-face Hardi plank with a reveal to match that of the historic house. The trim and porch will be wood. The roof will be architectural shingles, and staff asks to approve the shingle color. The materials for the windows and doors were not mentioned, and staff asks to approve all window and door specifications prior to purchase and installation. With the aforementioned staff approvals, staff finds that the materials meet section II.B.8. of the design guidelines.

Roof form: The proposed DADU will have a clipped gable roof with a slope of 6/12 which is similar to the historic house's roof form. Staff finds that the DADU's roof forms meet section II.B.8. of the design guidelines.

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

1. The owner file a restrictive covenant for the detached accessory dwelling unit prior to issuance of permit; and,
2. Staff approve the window and door specifications and the asphalt shingle color prior to purchase and installation of these materials.

With these conditions, staff finds that the project meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines* and the standards for a detached accessory dwelling unit.

50' R.O.W.

N. 15TH STREET

N 07°45'00" E

50.00'

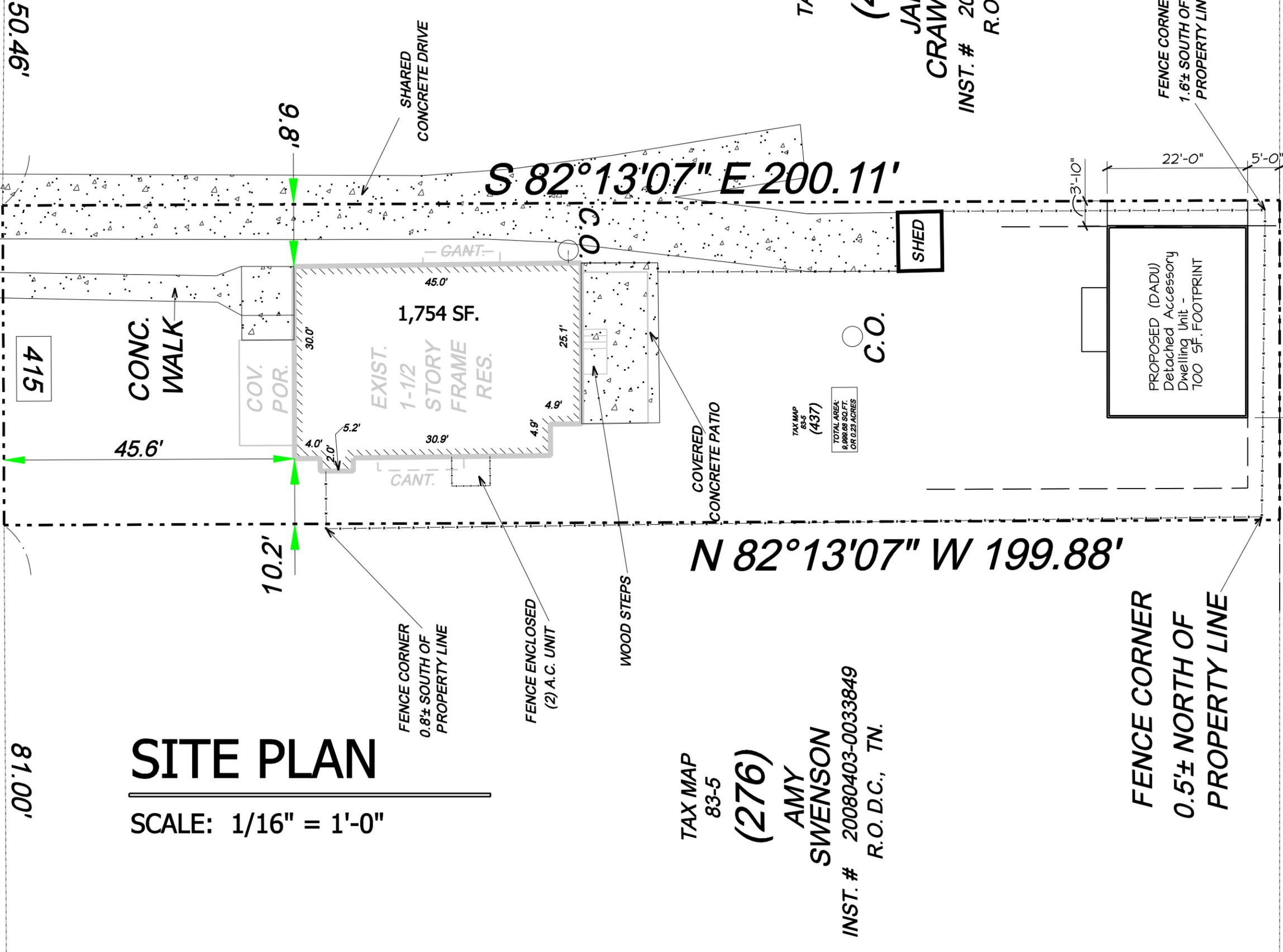
81.00'

50.46'

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.

SITE PLAN

SCALE: 1/16" = 1'-0"



TAX MAP 83-5 (436)
 JAMES A. CRAWFORD, JR.
 INST. # 20060817-010148
 R.O.D.C., TN.

TAX MAP 83-5 (276)
 AMY SWENSON
 INST. # 20080403-0033849
 R.O.D.C., TN.

15' ALLEY # 745

S 08°01'09" W

50.00'

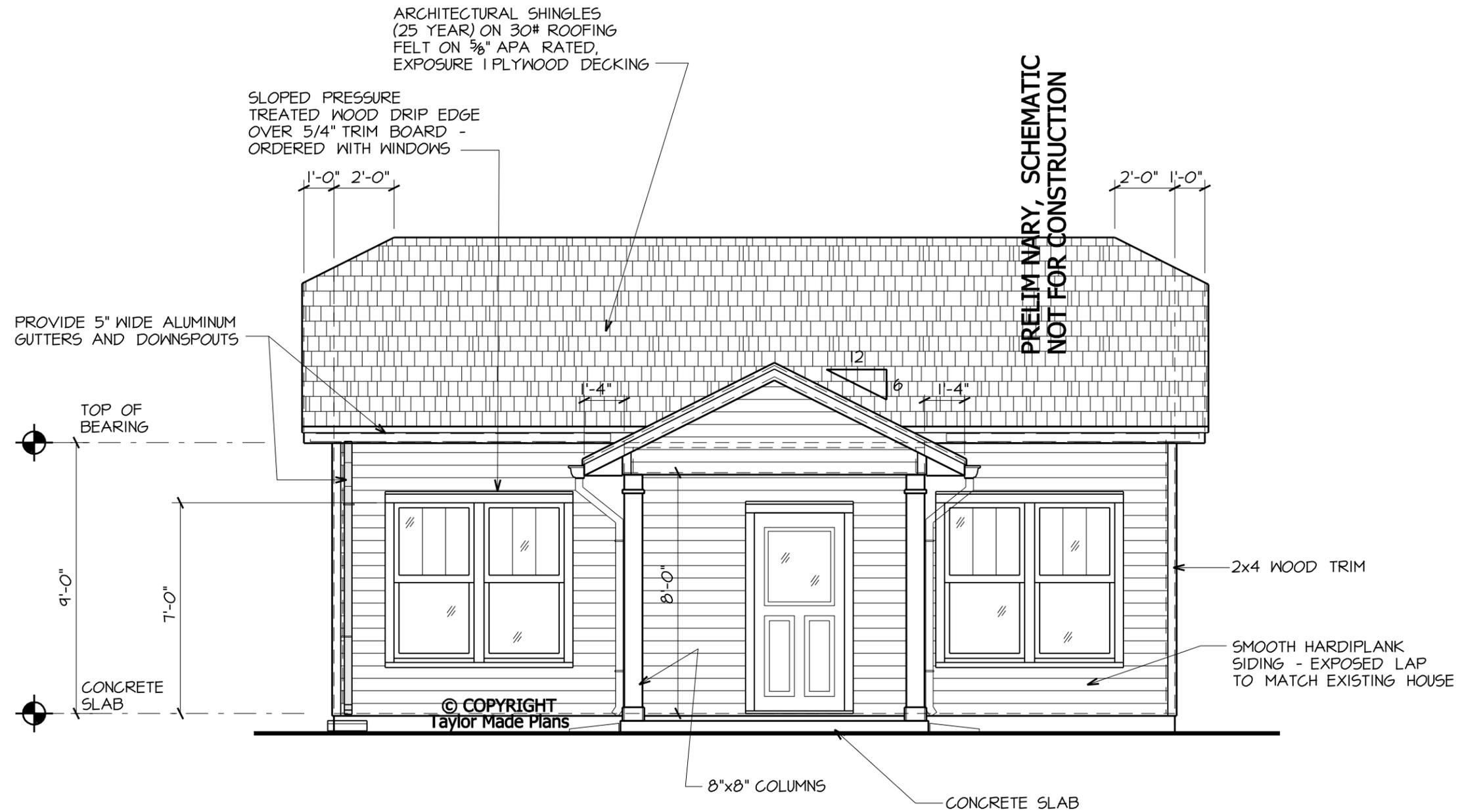
FENCE CORNER 0.5± NORTH OF PROPERTY LINE

FENCE CORNER 1.6± SOUTH OF PROPERTY LINE



6/6/2013

415 N. 15th Street
Nashville, TN 37206



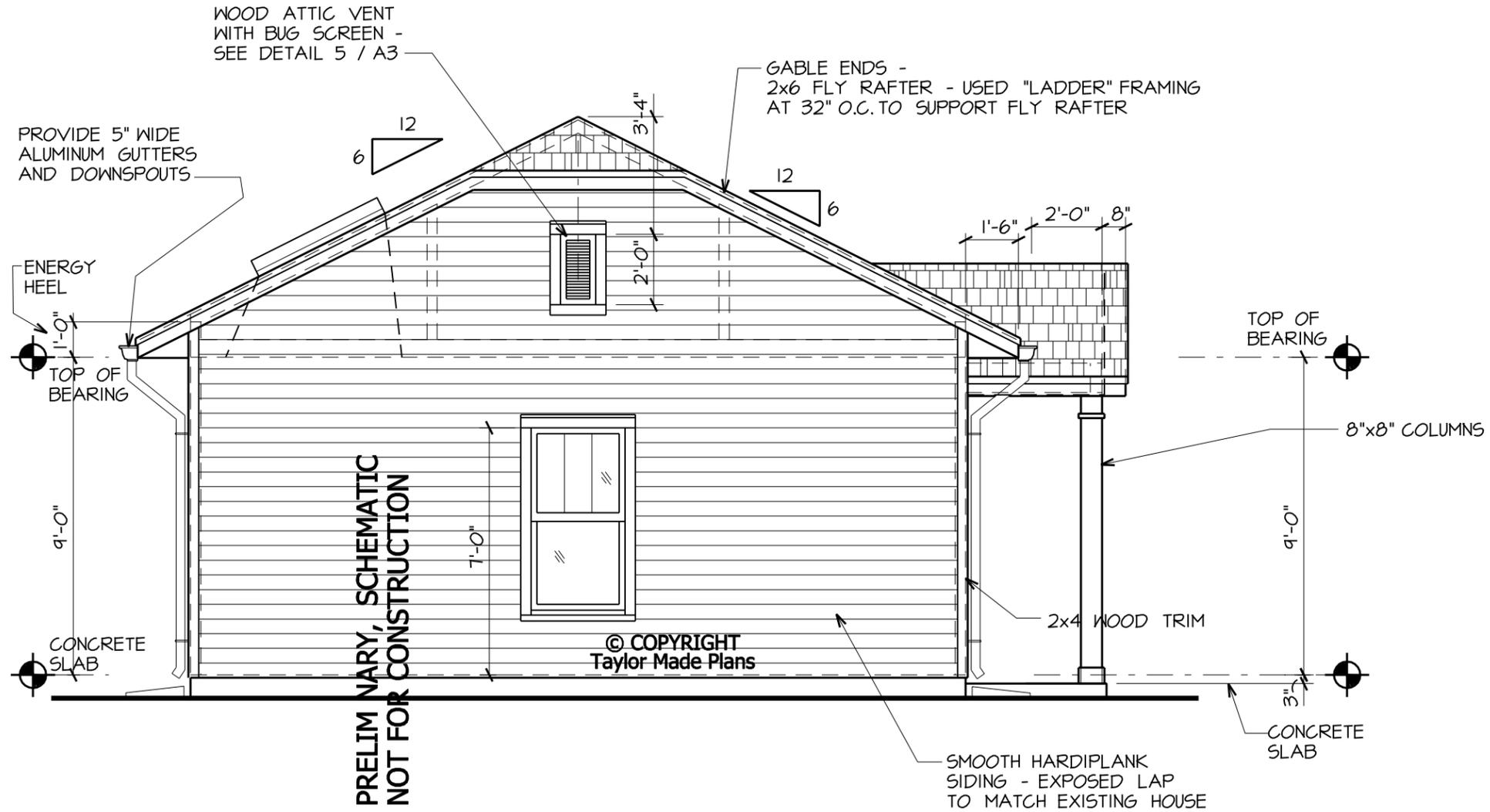
1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

6/6/2013

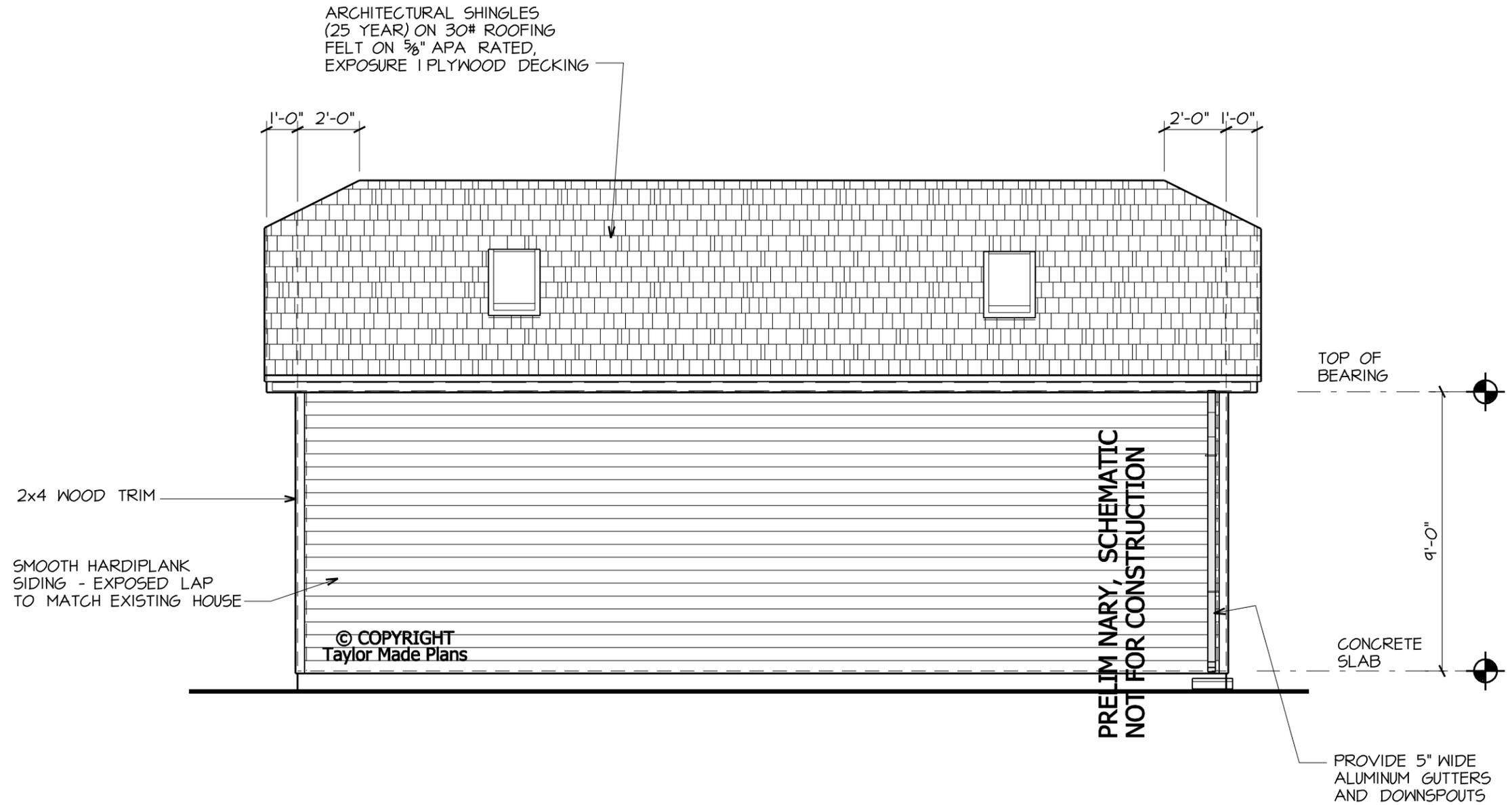
415 N. 15th Street
Nashville, TN 37206



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

6/6/2013

415 N. 15th Street
Nashville, TN 37206



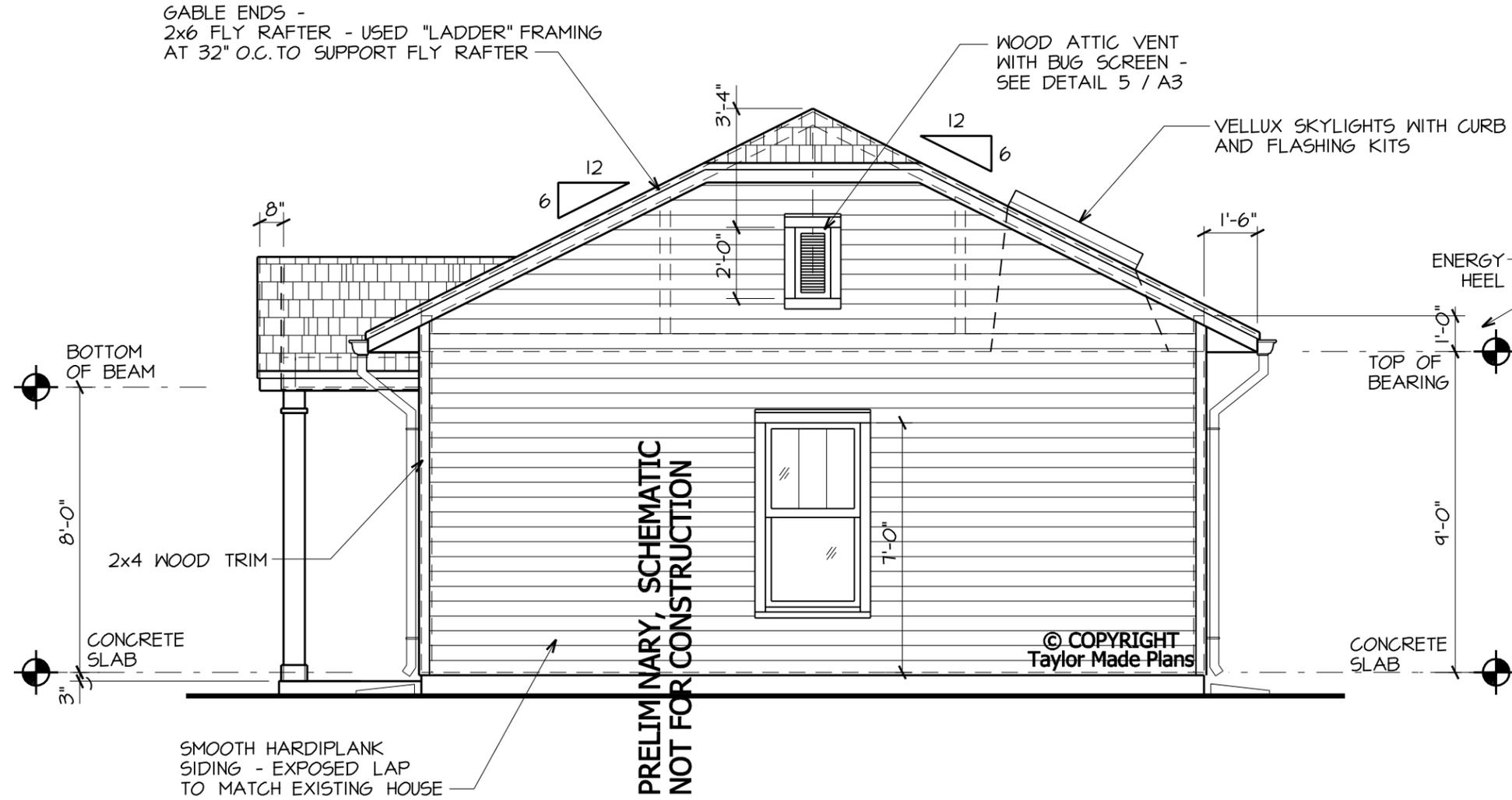
4

REAR ELEVATION

SCALE: 1/4" = 1'-0"

6/6/2013

415 N. 15th Street
Nashville, TN 37206



3

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"