



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
1410 Woodland Street
November 19, 2014

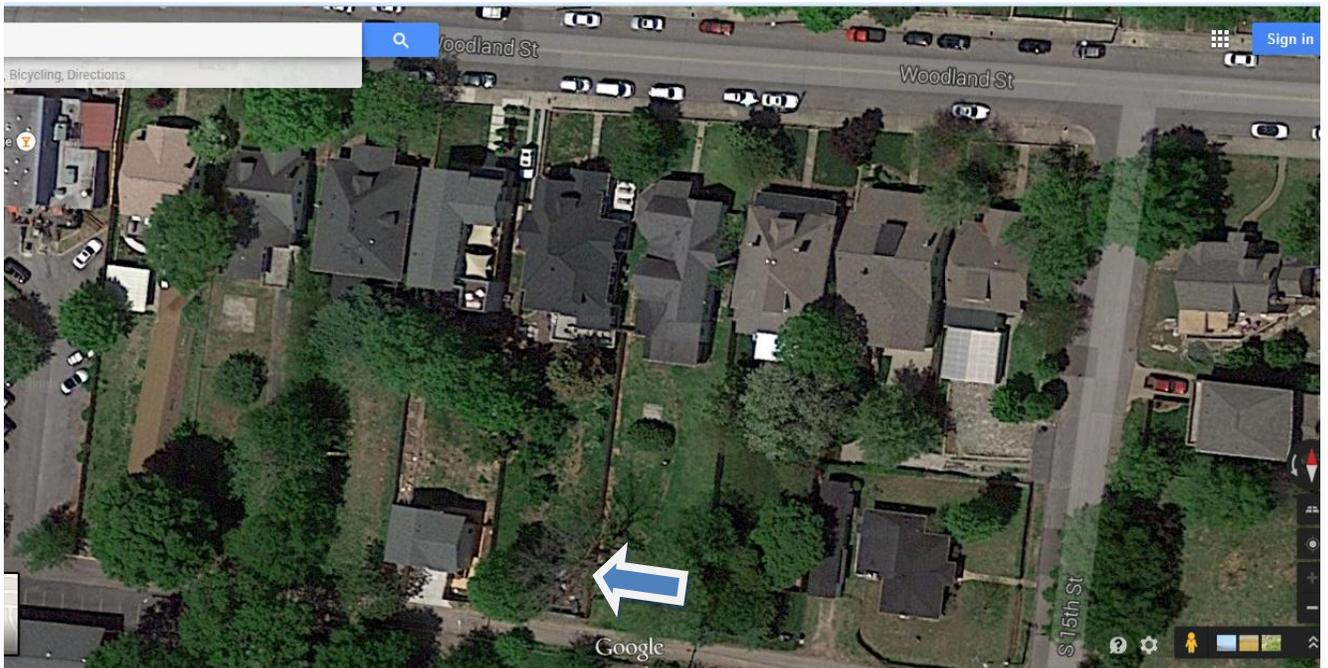
Application: New construction-detached accessory dwelling unit
District: Lockeland Springs-East End Neighborhood Conservation Overlay
Council District: 06
Map and Parcel Number: 08309042200
Applicant: Lynn Taylor
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes to build a detached accessory dwelling unit (DADU) at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the application with the conditions that:</p> <ul style="list-style-type: none"> • The applicant file a restrictive covenant; • Staff review window and door selections, and roofing color; • The dormers be reduced to meet the design guidelines so that they do not cover more than fifty percent (50%) of the roof plane. <p>Meeting these conditions, Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story 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.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *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.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

- *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*

- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- *The living space of a DADU shall not exceed seven hundred square feet.*

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

Analysis and Findings: The applicant proposes to build a one-and-a-half story detached accessory dwelling unit (DADU) at the rear of the property.

Height and Scale: 1410 Woodland Street has a lot that is approximately twelve thousand, two hundred square feet (12,200 sq. ft.). The primary structure on the lot has a footprint of approximately two thousand, three hundred square feet (2,300 sq. ft.), and the proposed accessory structure will be six hundred and ninety-six square feet (696 sq. ft.). The footprint is thirty percent (30%) of the footprint of the home, under the requirement of fifty percent (50%).

The proposed structure is one and a half stories. The ridge height is twenty-four feet, eight inches (24'8") from grade and the eave height is nine feet and eight inches (9'8"). These dimensions are both subordinate to those of the historic house, thirty-one feet (31') and ten feet (10') respectively.

Character, Materials, Details: The accessory structure has a simple and 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. The foundation will be a concrete slab.

Roof: The roof will be architectural shingles; Staff requests approval of the color of roofing. The roof is a side-gabled form with 12/12 pitch with a shed dormer on each roof plane. The dormers sit back two feet (2') from the wall beneath them, but they occupy approximately sixty percent (60%) of the roof plane. Staff requests the dormers be reduced to meet the design guidelines that they not cover more than fifty percent (50%) of the roof plane.

Windows & Doors: The publicly-visible windows are appropriate windows to the style of the house. They are generally twice as tall as they are wide, with single-light sashes, consistent with the proportion of windows on contributing houses in the district. Staff requests final approval of windows and doors.

Siding & Trim: The siding will be smooth-faced fiber cement siding with a five inch (5") reveal. Trim will be wood.

Location: The outbuilding's proposed location is at the rear of the lot, as is typical for outbuildings historically.

Setbacks & Site Requirements: The proposed location is twenty feet (20') from the rear property line, and six feet (6') and fifteen feet (15') from the side property lines. The proposed outbuilding meets base zoning setbacks of five feet (5') from the side property lines and ten feet (10') from the rear.

Driveway Access: Parking will be on a concrete pad off the alley. The outbuilding itself does not have garage doors.

DADU Standards: Metro Ordinance 17.16.030 has additional requirements for a detached accessory dwelling unit. The proposed outbuilding would not exceed the maximum number of units for the lot, which is zoned R6. The living space of six hundred, ninety-six square feet (696 sq. ft.) is less than the required seven hundred square feet (700 sq. ft.). The owner of the property has not yet filed a restrictive covenant stating that he lives in the primary structure and acknowledging that he cannot separate ownership of the primary structure and the detached accessory dwelling unit. Staff requests the applicant file the restrictive covenant.

Recommendation Summary:

Staff recommends approval of the application with the conditions that:

- The applicant file a restrictive covenant;
- Staff review window and door selections and roofing color;
- The dormers be reduced to meet the design guidelines so that they do not cover more than fifty percent (50%) of the roof.

Meeting these conditions, Staff finds that the project meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay, and the Standards for detached accessory dwelling unit.

11/3/2014

1410 Woodland Street
Nashville, TN 37206

*11,890 SQ.FT. ±
*PER SURVEY

OWNER: ANDREW W. & CASEY L. SLOSS
08309042100
LOT 5, BLOCK A, LINDSLEY HOME
DB: 00004612-0000088

N07°30'50"E 237.02'

S07°29'47"W 239.00'

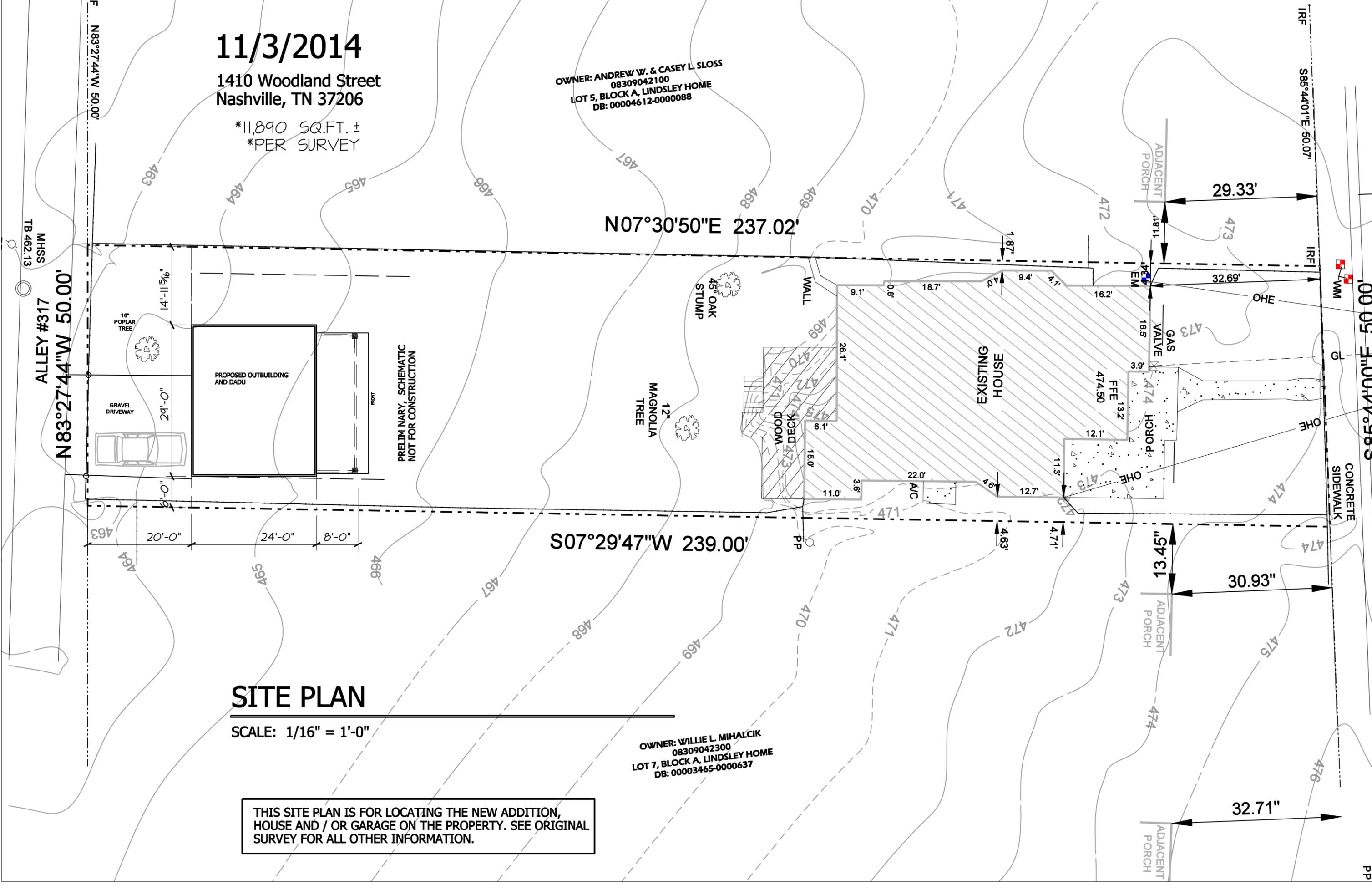
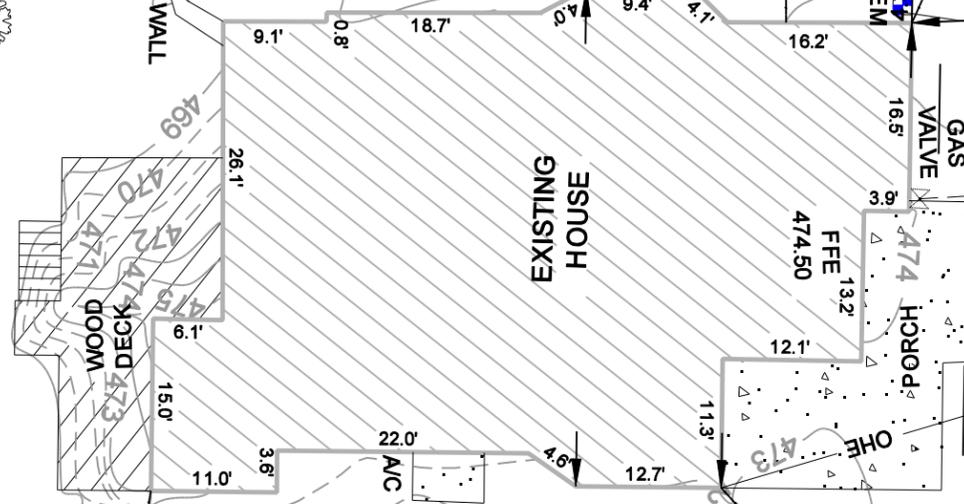
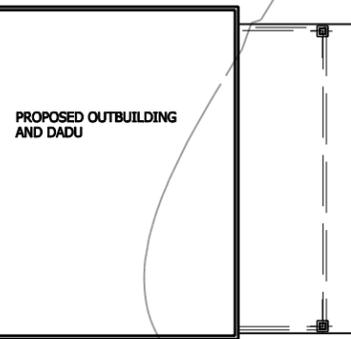
OWNER: WILLIE L. MIHALCİK
08309042300
LOT 7, BLOCK A, LINDSLEY HOME
DB: 00003465-0000637

SITE PLAN

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

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

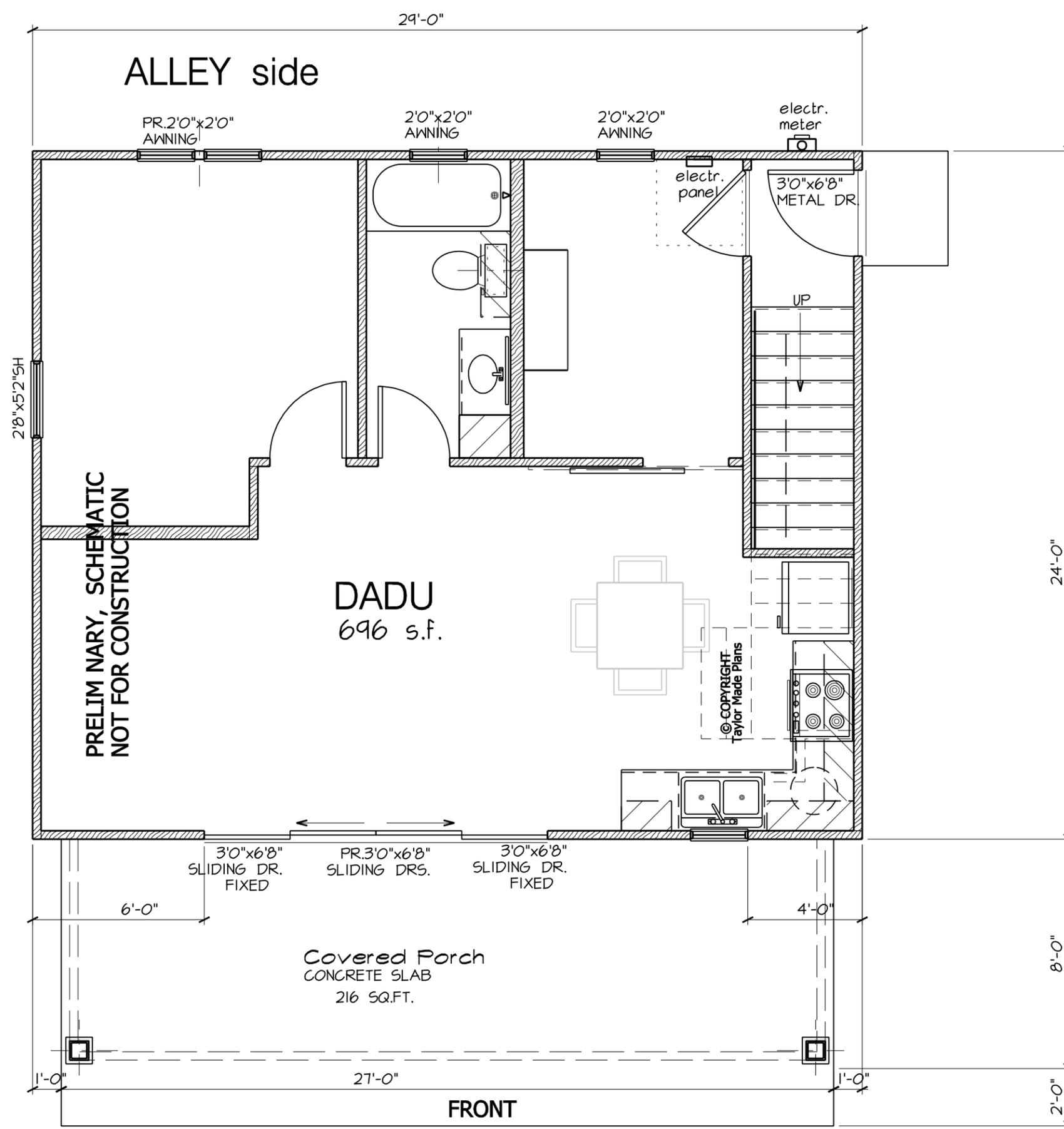
PRELIMINARY, SCHEMATIC
NOT FOR CONSTRUCTION



11/3/2014

1410 Woodland Street
Nashville, TN 37206

TAYLOR
Made Plans



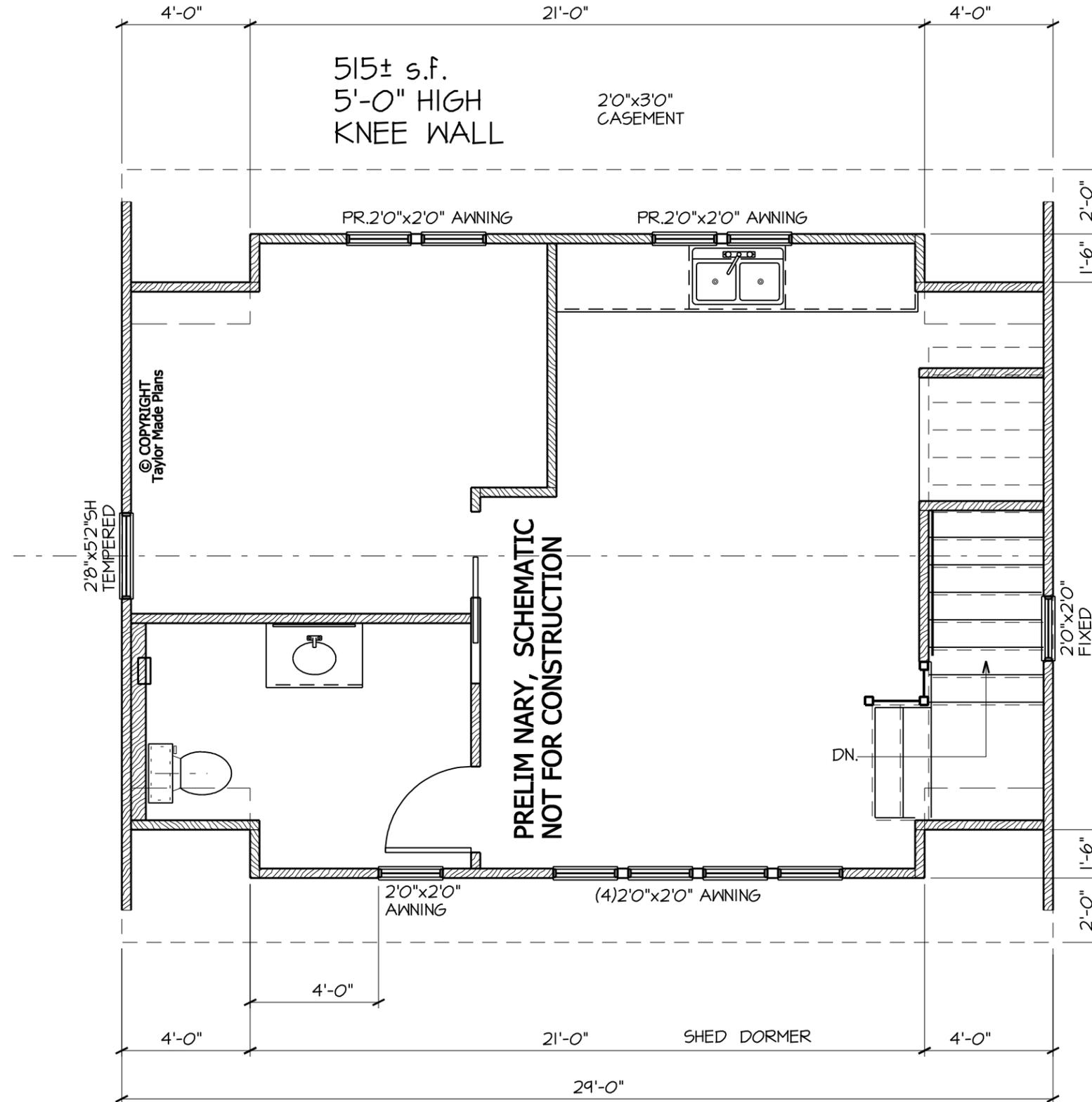
FIRST FLOOR PLAN

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

11/3/2014

1410 Woodland Street
Nashville, TN 37206

TAYLOR *Made Plans*



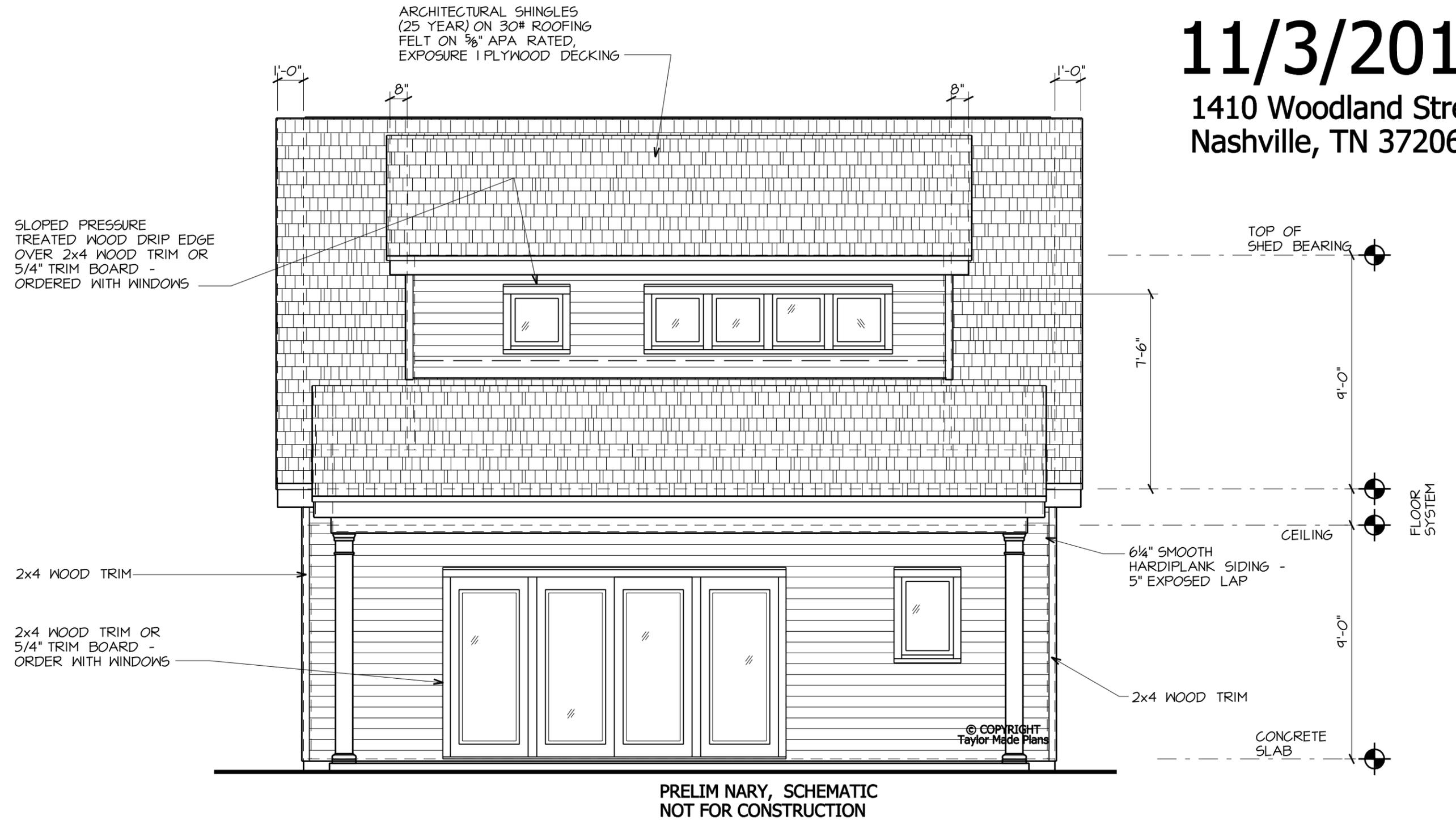
FRONT

SECOND FLOOR PLAN

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

11/3/2014

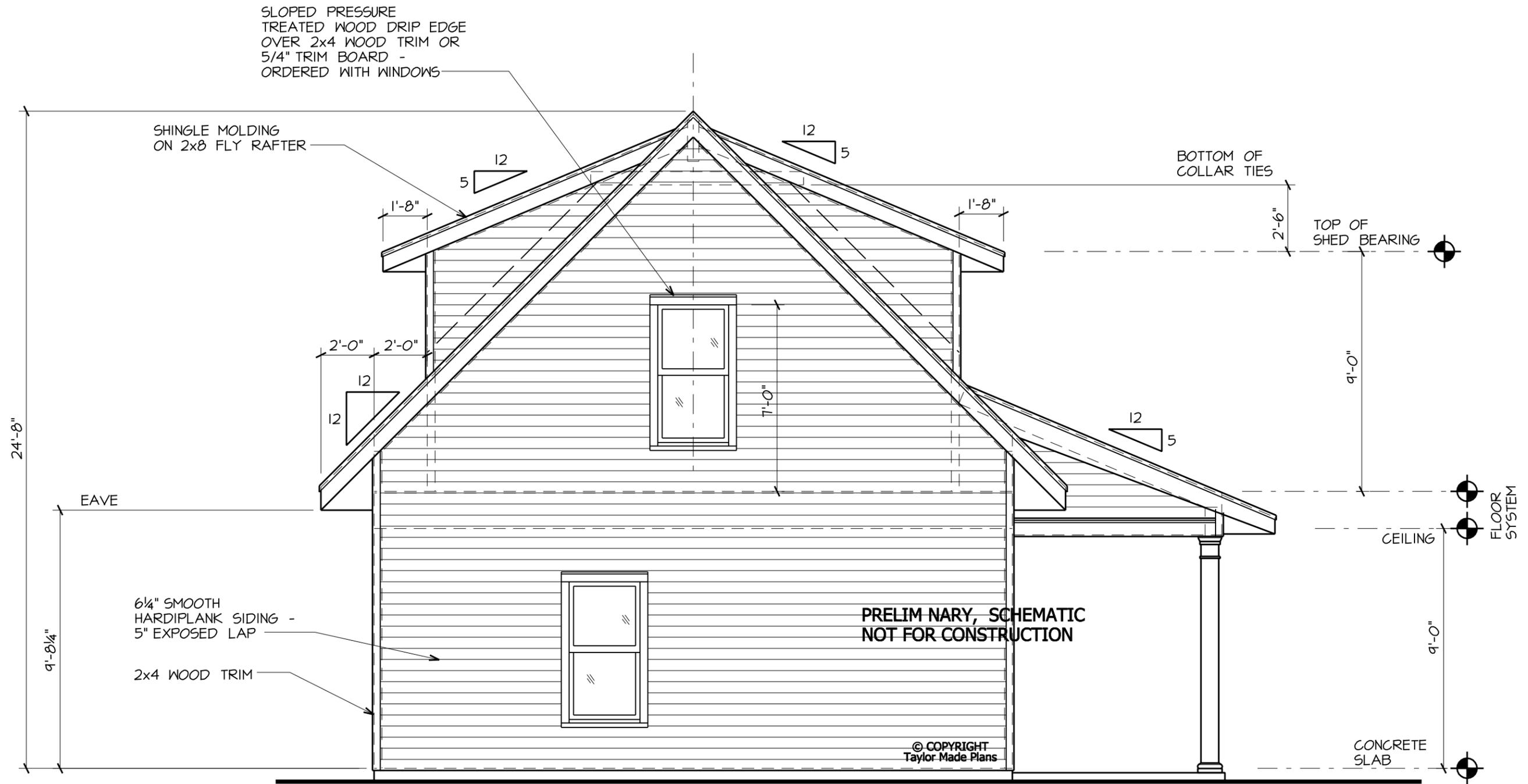
1410 Woodland Street
Nashville, TN 37206



1

FRONT ELEVATION

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



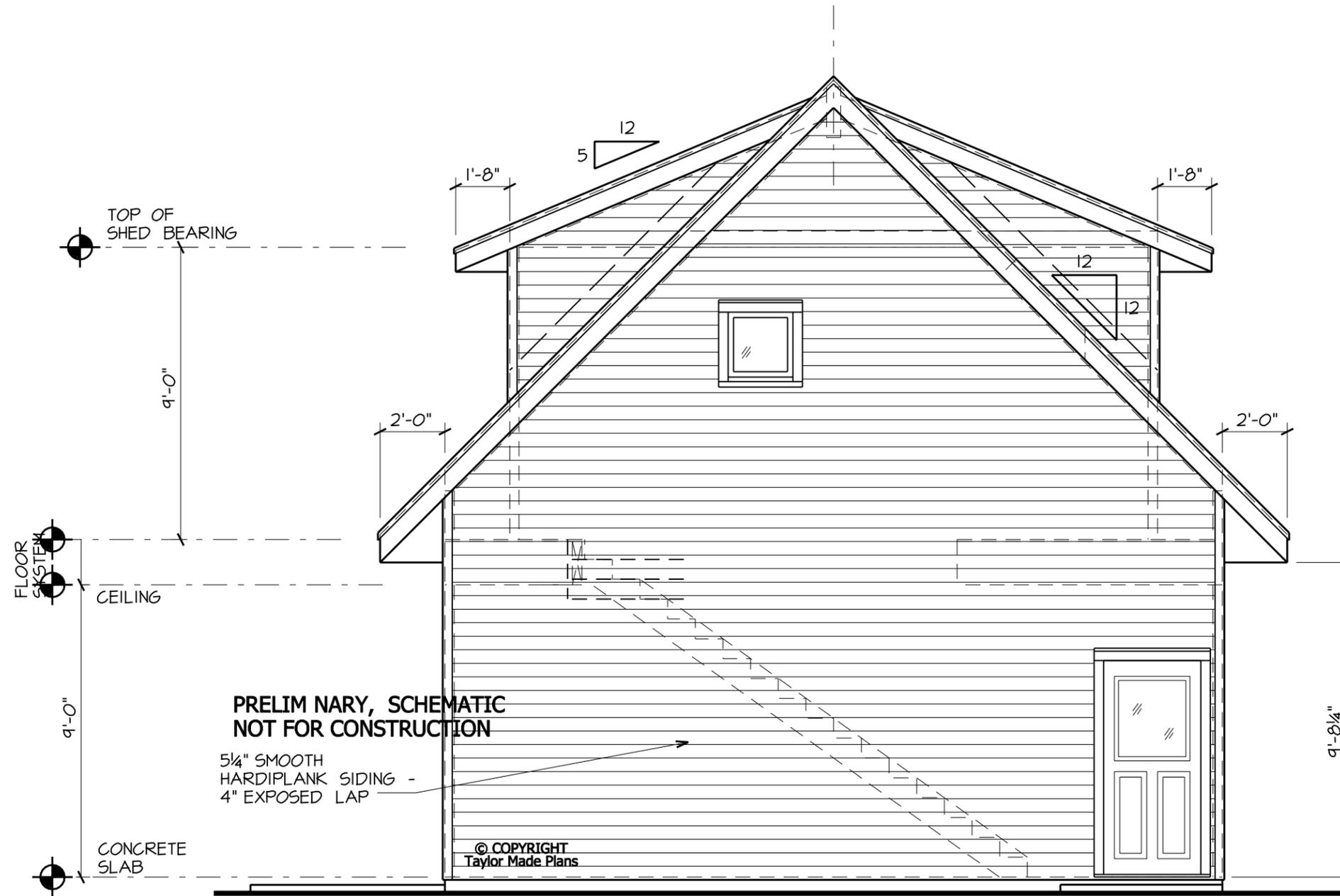
2

LEFT SIDE ELEVATION

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

11/3/2014

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Nashville, TN 37206



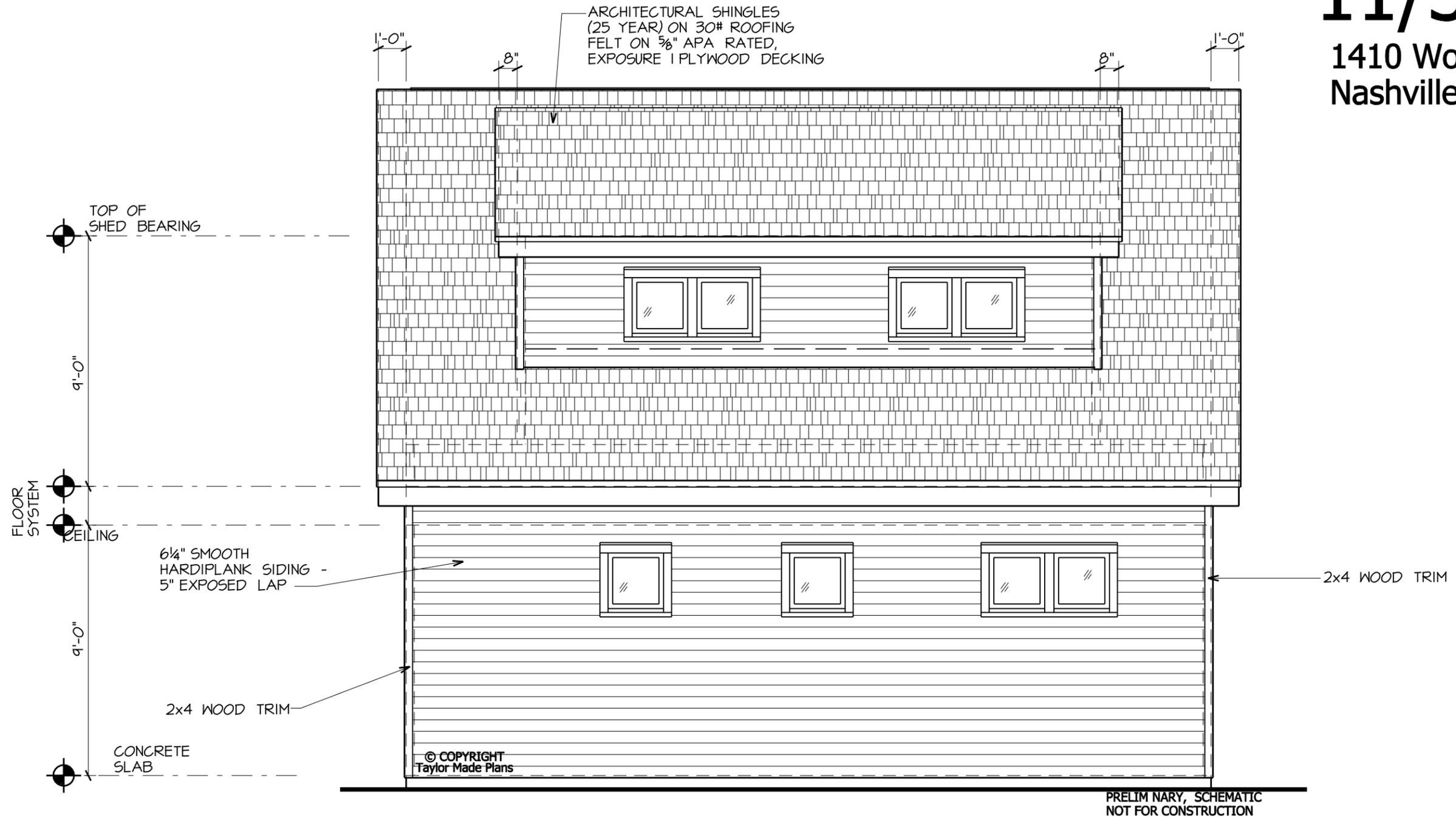
3

RIGHT SIDE ELEVATION

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

11/3/2014

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Nashville, TN 37206



4

REAR ELEVATION

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