

MEGAN BARRY
MAYOR



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
1207 Holly Street
November 18, 2015

Application: Use existing outbuilding as Detached Accessory Dwelling Unit
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313012500
Applicant: Rich McCoy, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to use the existing outbuilding as a Detached Accessory Dwelling Unit.

Recommendation Summary: Staff recommends disapproval of the request to convert the existing outbuilding to a Detached Accessory Dwelling Unit, finding that the building does not meet the applicable design guidelines and the requirements for eave heights on DADUs specified in section 17.16.030 of the Metro Code.

Attachments

- A:** Photographs
- B:** DADU Worksheet
- C:** Letter from Applicant
- D:** Existing Site Plan
- E:** Existing Floorplan

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

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, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.

Background:

The existing two-story outbuilding at 1207 Holly Street was constructed in 2006. The zoning in 2006 did not permit detached accessory dwellings. Although the base zoning has not changed, the passage of Metro Ordinance BL2011-900 in 2011 allowed detached accessory dwelling units in certain areas, including this one.

Analysis and Findings:

The applicant is proposing to use the existing outbuilding as a Detached Accessory Dwelling Unit. DADUs are allowed inside and outside overlays. For existing outbuildings outside an historic overlay, the Codes Department has not allowed for a DADU use if the building does not meet the standards of the ordinance. The Metro Historical Commission has taken the same stance for properties inside overlays. For properties inside an overlay it is the jurisdiction of the Commission to review the design of a DADU.

Please see attached worksheet for a detailed analysis of the outbuilding.

Height:

The existing two-story outbuilding has a ridge height of twenty-three feet (23'), and although the principal building is twenty-seven feet (27') tall, it is only a one and one-half story building. When the outbuilding was reviewed in April, 2006, Staff expressed concern about the eave height being proposed at the time: a sixteen foot (16') eave height on the outbuilding, whereas the eave height of the house is fourteen feet (14'). However, with a condition that a beltcourse was added around the entire building, the outbuilding was approved.

The DADU section of the design guidelines did not exist when the outbuilding was approved by the MHZC in 2006, but a law passed in 2011 allows Detached Accessory Dwelling Units in areas zoned for two dwellings per lot when certain conditions are met (see Metro Code section 17.16.030). The language of the DADU requirements have been incorporated into the design guidelines as italicized text.

The newer language is more specific than the original design guidelines for outbuildings. The design guidelines say that outbuildings “should be compatible in terms of height” with the principal building, and Section 7.d of the applicable DADU code ensures any DADU will be subordinate to principle dwelling with the requirement that it “shall not exceed the height of the principal structure as measured to the eave line.”

Despite being approved by the MHZC in 2006 as an outbuilding, Staff finds that the existing outbuilding does not meet the specifications of the current ordinance and design guidelines to be a DADU.

Materials:

The exterior cladding on the outbuilding is cement-fiberboard siding and trim, with an asphalt shingle roof. The windows and doors are wood. These materials were approved by the MHZC in April 2006 and meet section II.B.8.a of the current design guidelines.

Recommendation Summary:

Staff recommends disapproval of the request to convert the existing outbuilding to a Detached Accessory Dwelling Unit, finding that the building does not meet the applicable design guidelines and the requirements for eave heights on DADUs specified in section 17.16.030 of the Metro Code.



1207 Holly Street, front.



Existing outbuilding, viewed from the house.



Existing outbuilding, viewed from the alley at the rear of the property.

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	36'-8"
Rear setback	3'	10'
L side setback**	3'	5'
R side setback**	3'	5'
How is the building accessed?	From the alley or existing curb cut	Alley at rear

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than maximum and existing condition)
Ridge Height	27'	25'	23'
Eave Height	14'	1 story 10' or 2 story 17'	16'

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the applicable number.

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	720

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

October 31, 2015

Re: **1207 Holly Street**

Application for Detached Accessory Dwelling for an Existing Structure

Attn Metro Nashville Historic Zoning Commission & Staff

Commissioners and Staff

This application for Detached Accessory Dwelling Unit is a unique request because it is for an existing structure located at 1207 Holly Street within the Lockeland Springs / East End Neighborhood Conservation Overlay. Normally the MHZC would not provide guidance for building use but because there are specific design requirements attached to this use per the current legislation we are submitting this application for your review and recommendation at the request of Metro Zoning Review Department.

This existing garage/studio was designed and built in 2006. It was reviewed and approved "with conditions" by MHZC April, 2006. Eave height was a concern at that time and was to be monitored during construction. The option of a DADU did not exist at the time and the only permitted legal use was to create an accessory studio space to the primary dwelling above the garage. The only guidance regulating the form of the structure was working with the staff of the MHZC and Commission approval.

Since the existing structure is two-story those are the guidelines with which we are basing our assessment. The existing structure meets every guideline for a two-story DADU except for the maximum allowable footprint, the enclosed area of the existing building is 628 sf. There is a covered porch at the ground level that is an additional 92 sf. The eave heights are likely higher than would be approved under the current DADU regulations and MHZC review but are below the stated maximum of 17'-0" and were deemed acceptable by the MHZC in 2006.

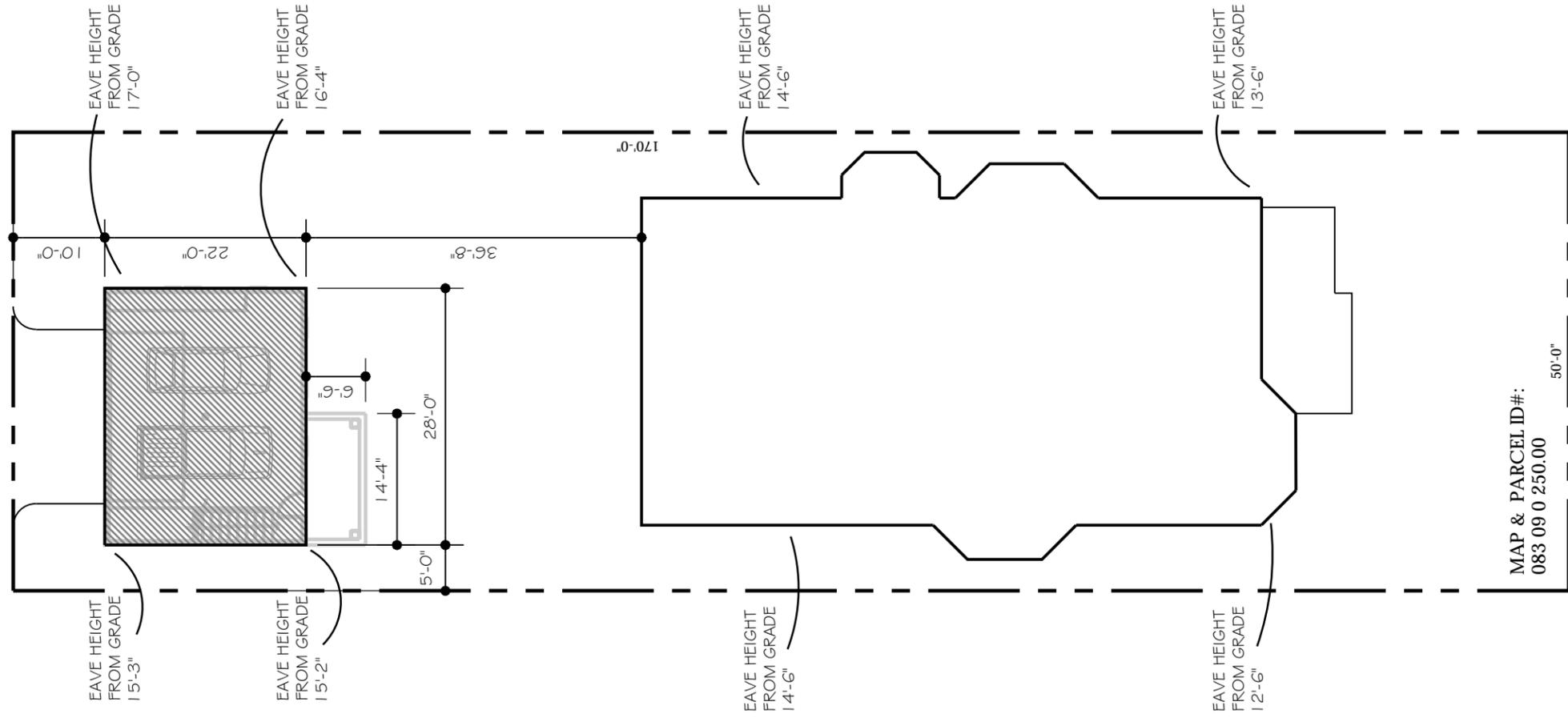
What is being requested is some leniency in the review of the current regulations based on the fact that this structure was previously approved by the MHZC and had the option of a DADU been available when it was originally designed and built it would have met all of the current criteria.

Rich McCoy, AIA LEED-AP

125 south 11th street,
nashville, tennessee 37206

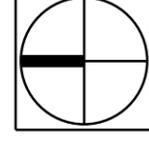
615. 403. 6502
rem3studio@att.

ALLEY #317



MAP & PARCEL ID#:
083 09 0 250.00

HOLLY STREET

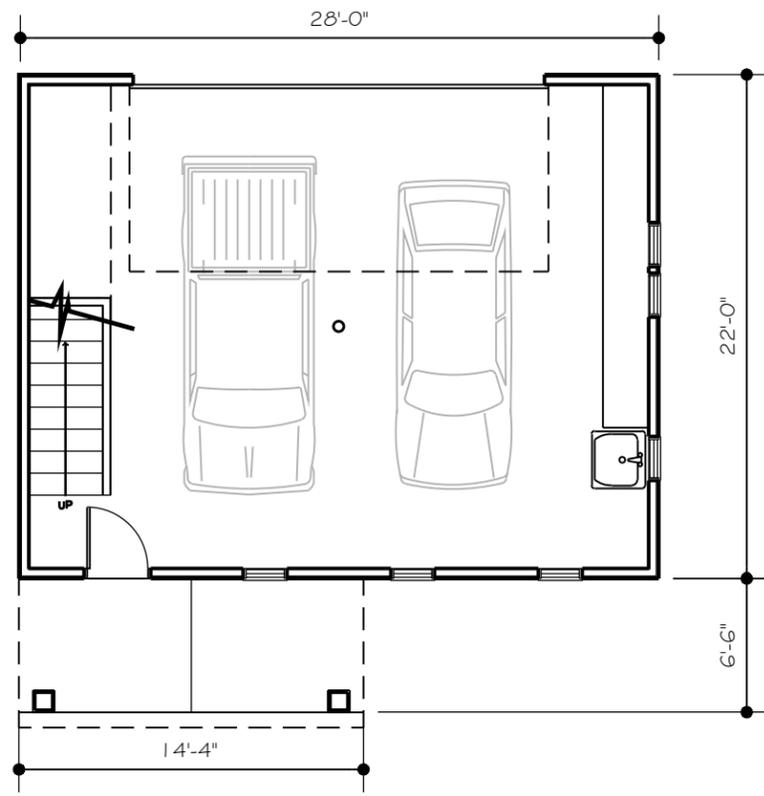


NOTE:
THE PROPERTY EXTENTS AND BUILDING LOCATION ARE
AN ESTIMATES FROM METRO NASHVILLE GIS MAPPING.
THIS IS NOT AN ENGINEERED SURVEY.

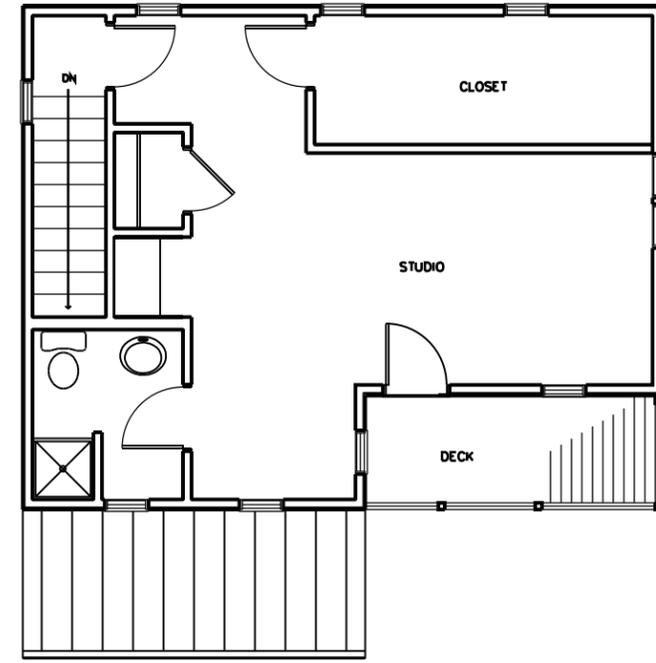


1207 HOLLY STREET

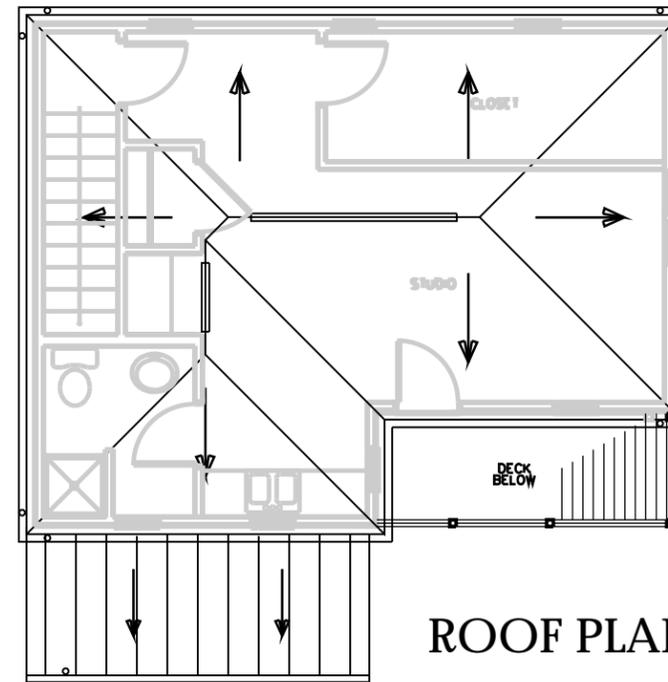
EXISTING SITE PLAN



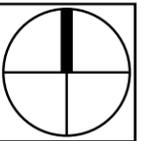
GROUND LEVEL PLAN



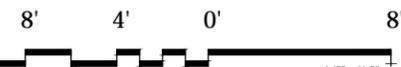
SECOND LEVEL PLAN



ROOF PLAN



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1207 HOLLY STREET

EXISTING FLOOR PLANS