MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
2014 Cedar Lane
December 16, 2015

Application: Demolition; New construction—Infill and outbuilding; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11703004200
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish the existing multi-family structure and construct a new multifamily structure with six units and an outbuilding that contains one unit. The outbuilding requires a reduction to the rear setback.

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

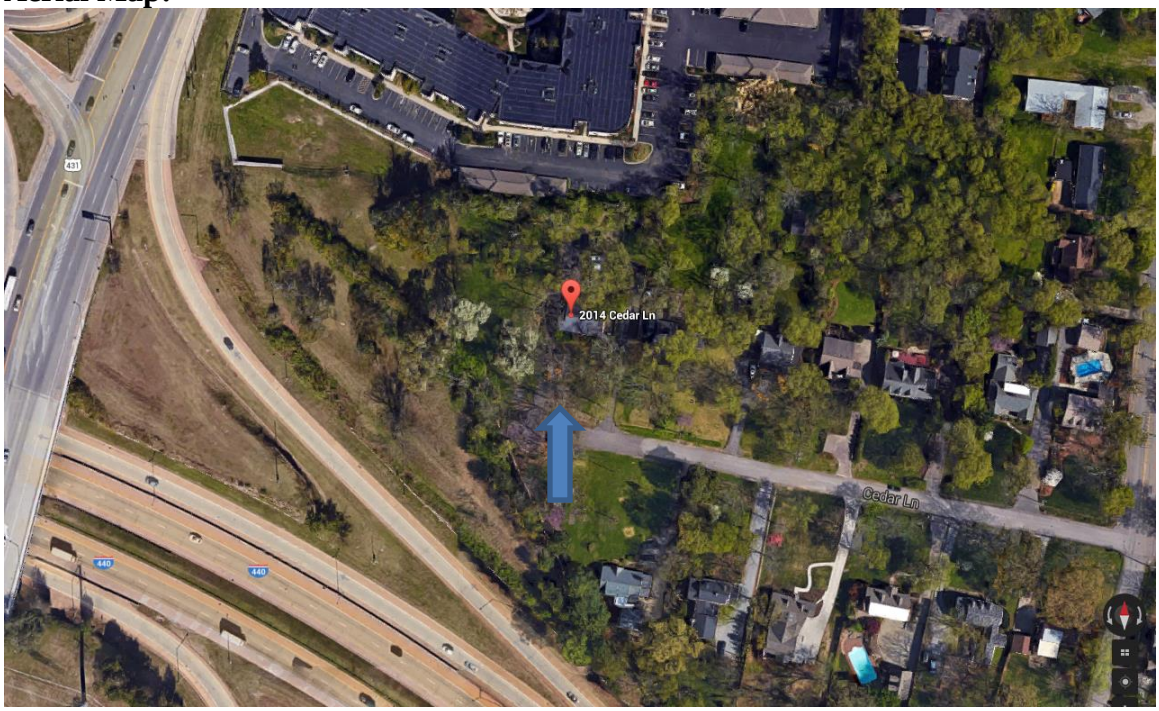
1. The applicant submit revised plans showing the reduction of the primary structure's depth by one foot (1');
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and
4. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Sections II.B. and V. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Outbuilding Worksheet
C: Site Plan
D: Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
Four inch (4") nominal corner boards are required at the face of each exposed corner.
Stud wall lumber and embossed wood grain are prohibited.
Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.
When different materials are used, it is most appropriate to have the change happen at floor lines.
Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.
Texture and tooling of mortar on new construction should be similar to historic examples.
Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.
Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.
Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
Generally, two-story residential buildings have hipped roofs.
Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. 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 buildings.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

i. Outbuildings
(*Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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.)*

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings 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 DADU's 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.

V. DEMOLITION

1 . Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2 . Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and

architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The existing structure at 2014 Cedar Lane was constructed c. 1950, and is non-contributing (Figure 1). The lot is over sixteen thousand square feet (16,000 sq. ft.), and is zoned RM20, which allows for seven residential units on the lot. The lot abuts Interstate 440, and it marks the edge of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The Commission heard this application in November 2014, but the applicant requested a deferral to allow them to investigate increasing the front setback.

Figure 1. 2014 Cedar Lane.

Analysis and Findings: Application is to demolish the existing multi-family structure and construct a new multifamily structure with six units and an outbuilding that contains one unit. The outbuilding requires a reduction to the rear setback.

Demolition: The existing structure at 2014 Cedar Lane was constructed c. 1950. Staff finds that its date of construction, materials, design, and lack of architectural details do not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. As such, staff finds that its demolition meets Section V.B.2. for appropriate demolition and does not meet Section V.B.1. for inappropriate demolition.

Height & Scale: The primary structure will be two-stories, with an eave height of twenty-three feet, six inches (23’6”) and a ridge height of thirty-two feet (32’), from

grade. The height of the foundation will be less than two feet (2'). The surrounding area has houses that are generally one and a half stories tall, ranging in height from twenty-five and thirty-one feet (25'-31'). The non-contributing structure that is to be demolished is two stories and approximately thirty feet (30') tall.

The new infill will be forty feet (40') wide at the front, and will expand in width to be fifty feet (50') wide. The depth of the structure will be approximately seventy-five feet (75'). In total, the new infill will have a footprint of approximately three thousand, five hundred and seventy-five square feet (3,545 sq. ft.). By comparison, the neighboring historic houses range in width from thirty to fifty feet (30-50').

Staff notes that the elevations and floor plans that are part of this application show a depth of seventy-six (76'). Staff recommends that the applicant submit revised elevations and floor plans showing the proposed depth of seventy-five (75') before the permit is issued.

Even though the proposed structure is larger than the other historic houses on the block, staff finds that it is appropriate because the structure is located at the edge of a dead-end street, where it will not greatly impact the historic character of the neighborhood. In addition, the structure is a multi-family structure, and apartment buildings like this one were historically larger than single family houses. Staff finds that the infill's proposed height and scale meet Sections II.B.1.a.and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. (The outbuilding does not meet the rear setback, and will be discussed under the "Outbuildings" section.) The applicant is proposing to place the structure approximately seventy-eight feet (78') from the front property line. In the previous version of the application, the infill was proposed to be seventy feet (70') from the front property line, so the infill has been pushed back eight feet (8'). The new proposed front setback is still slightly forward of the neighboring historic properties, which are between eighty-three and eighty-six feet (83'-86') from the front property line. The proposed infill will be approximately six feet forward of the average front setback on the north side of the block, which is approximately eighty-four feet (84').

The Commission typically requires that the front setback for infill matches or averages the front setbacks of the adjacent historic houses. However, in this instance, staff finds that the proposed front setback that is forward of the surrounding historic houses is appropriate for several reasons. This site is the last lot before Cedar Lane dead ends into I-440, and as such, there is not a significant rhythm on the street that will be affected. In addition, the proposed front setback allows the owner to realize the seven units the lot is zoned for and to keep all associated parking in the rear yard. Staff finds that the proposed front setback meets Section II.B.1.c. of the design guidelines.

Materials: The proposed infill will be be brick on the ground floor and five inch (5") smooth face cement fiberboard siding on the second level. Staff recommends approval of

a brick sample. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be fiberglass dimensional shingles. Staff recommends approval of the shingle color. The specifications for the windows and doors were not indicated, and staff asks to approval all window and door selections prior to purchase and installation. The porch columns and railings will be wood, and the planter boxes will be cedar. The windows on the ground floor will have limestone corner blocks. With the aforementioned staff approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form will be hipped with a 4/12 pitch. The design incorporates several two-story bays which have hipped roofs that are 4/12 and 5/12. Although the design guidelines state that infill should have primary roof pitches that have a minimum slope of 6/12, staff finds that the lower pitches are acceptable because historic multi-family structures often had lower-sloped, or even flat roofs. Staff finds that the proposed roof form meets Section II.B.1.e. of the design guidelines.

Orientation: The multi-family infill is oriented towards Cedar Avenue, which is appropriate. The front façade has one, centered, recessed entrance behind a six foot (6') deep stoop. Above the stoop is an uncovered balcony. To the sides of the centered entrance are French doors. These doors do not read as primary entries to the infill because they are not covered by a porch or a stoop. On the west elevation, towards the rear is another side, secondary entry. The side entry is appropriate and does not affect the orientation towards Cedar Avenue because it is located in the back half of the infill and is recessed. It therefore likely will not be visible from the street.

Vehicular access to the site will be via a new curb cut. The curb cut will be twenty-feet (20') wide, which is wider than what the Commission typically permits. However, in this instance, the Fire Department requires a larger driveway width because this is a multi-family development. Staff therefore finds that the proposed driveway meets the design guidelines.

Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The infill's windows area all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the infill's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The HVAC units will be placed on the left façade, towards the front of the infill. The Commission typically requests that HVAC units, when located on the side façade, be located on the back half of the house. Staff finds that the proposed HVAC locations to be appropriate in this instance because the left façade abuts the I-440 right-of-way and will not be easily noticed from the dead end street. Staff finds that the known appurtenances meet Section II.B.1.h. of the design guidelines.

Outbuildings: See attached "Outbuilding Worksheet" for a full analysis of the appropriateness of the proposed outbuilding. The outbuilding will have a footprint of one thousand, one hundred, and thirty square feet (1,130 sq. ft.). This is larger than what is typically approved, but staff finds it to be appropriate for several reasons. The site is unusually large at over sixteen thousand square feet (16,000 sq. ft.) and appears even larger because of the right-of-way to the left. In addition, because the lot is zoned RM20, there are parking and fire requirements that are not typical of the single-family lots in the area.

Outbuildings with footprints greater than seven hundred square feet (700 sq. ft.) are required under base zoning to be twenty feet (20') from the rear property line. The applicant is proposing to place the outbuilding just three feet (3') from the rear property line. Staff finds the proposed setback determination to be appropriate because outbuildings historically were located near or on the rear property line. In addition, the three foot (3') setback allows for more space in between the infill and the outbuilding and allows for a larger front setback. Staff also finds the three foot (3') setback to be appropriate because the lot backs up to a larger multi-family development rather than a single-family lot.

The outbuilding will be two stories, with an eave height of nineteen feet (19') and a ridge height of twenty-four feet, six inches (24'6"). The second story will contain a dwelling unit. The structure is not being reviewed as a Detached Accessory Dwelling Unit because DADUs are not permitted in the RM20 zone. However, the RM20 zoning allows for seven dwelling units on this lot, and it is appropriate for one of those units to be located in the outbuilding. Allowing for one of the units to be separated helps to decrease the large massing of the principal building.

Staff finds that the proposed outbuilding and setback determination meets Section II.B.1.i of the design guidelines.

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

1. The applicant submit revised plans showing the reduction of the primary structure's depth by one foot (1');
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and
4. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the project meets Sections II.B. and V. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Context Photos:

House across the street from the site

Houses to the right of the site.

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

<u>If the accessory building does not include a dwelling unit skip this section and go to Section III</u>. 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.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*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'	40'+
Rear setback	3'	3'
L side setback**	3'	7'
R side setback**	3'	14'
How is the building accessed?	From the alley or existing curb cut	Curb cut

**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 the lesser number to the right)
Ridge Height	32'	25'	24'6"
Eave Height	23'6"	1 story 10' or 2 story 17'	19'1"

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

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.		N/A

Or

Two-story building:

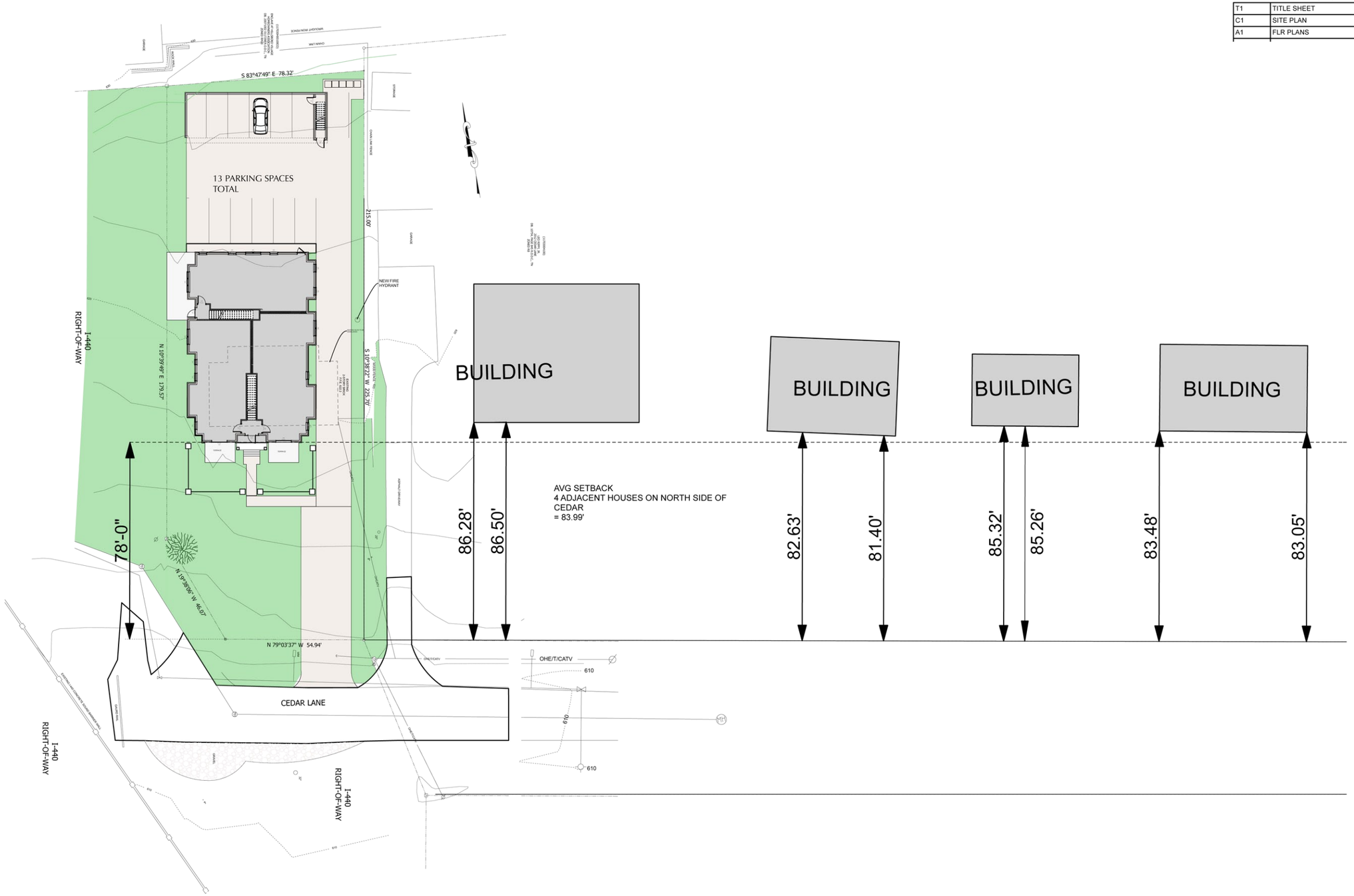
	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.	1810 sq. ft.	1,130 sq. ft.

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.

THE BACON GROUP
2014 CEDAR LANE
NASHVILLE, , TN 37212

SHEET INDEX	
ID	Name
T1	TITLE SHEET
C1	SITE PLAN
A1	FLR PLANS



2 SITE PLAN
SCALE: 1" = 20'

Scale 1"= 40'

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

2014 CEDAR LANE
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NASHVILLE, , TN 37212

DATE 12/2/15
REVISION

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QUIRK DESIGNS

SITE PLAN

C1
SHEET 2

/CADD FILES/Work 2015/BACON CEDAR 2015/cedar d smaller.pln

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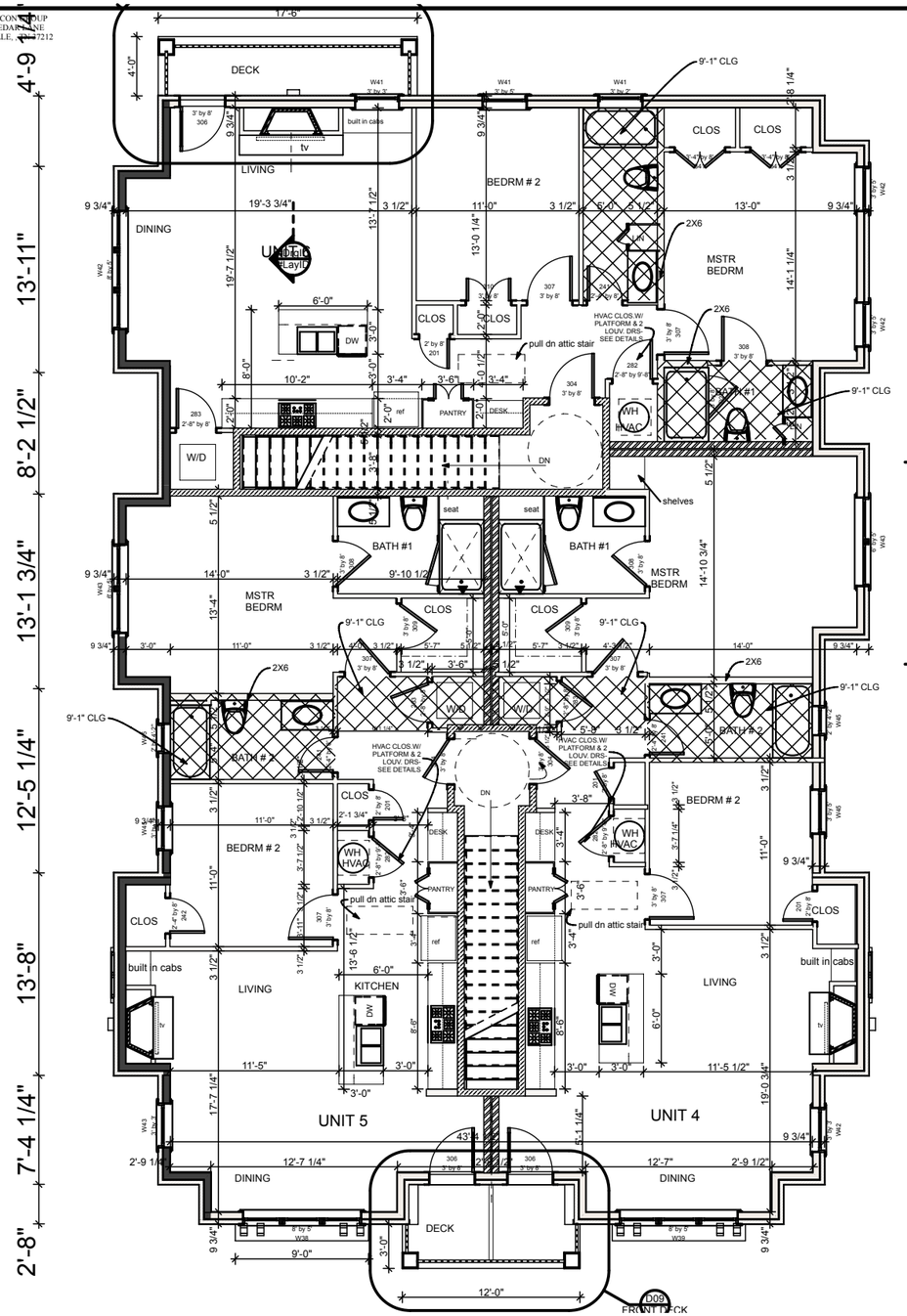
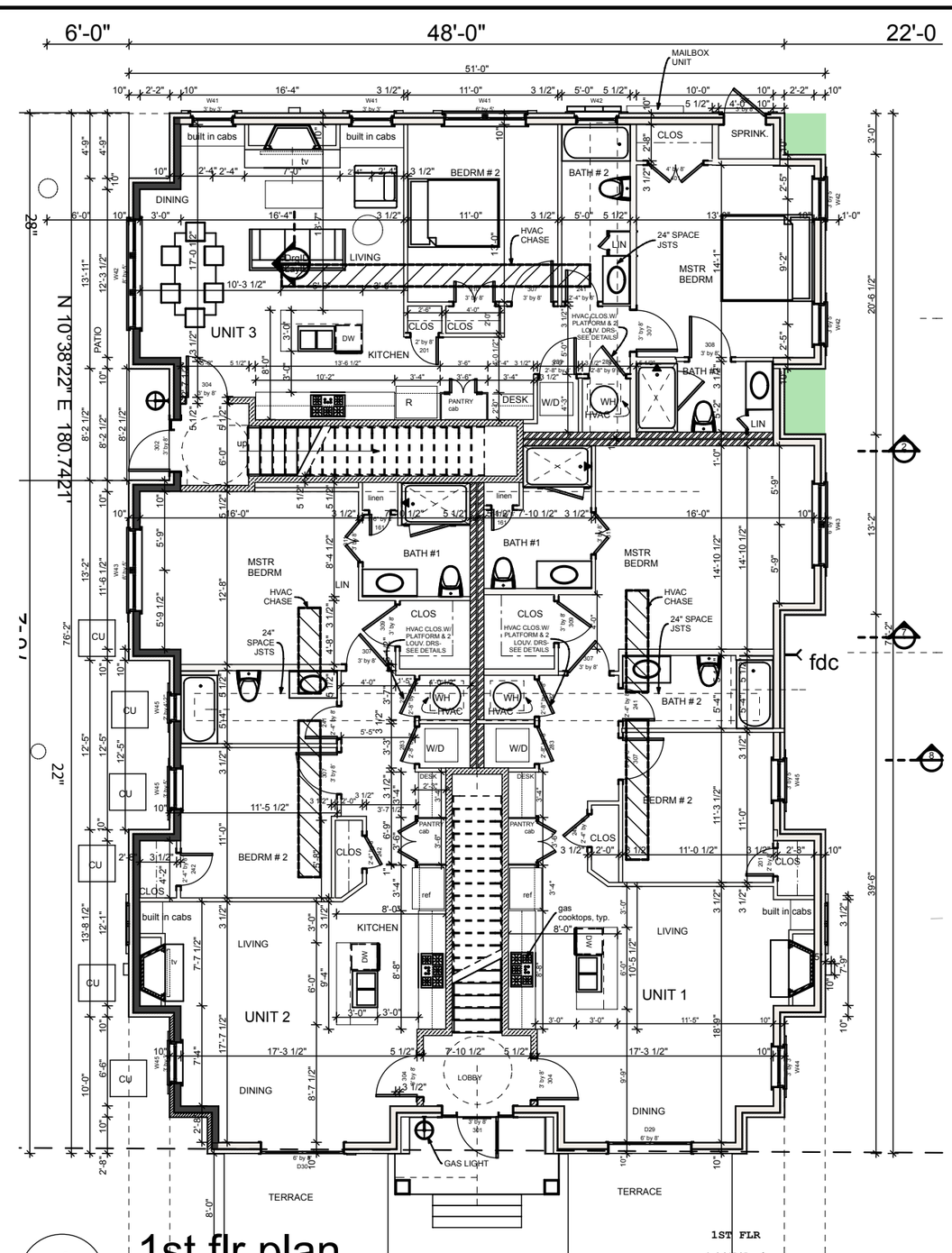


2 2nd flr plan

SCALE: 1" = 10'



1 1st flr plan

SCALE: 1" = 10'

2931 BERRY HILL DRIVE
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NASHVILLE, TN 37204
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FLR PLANS

A1

SHEET 19

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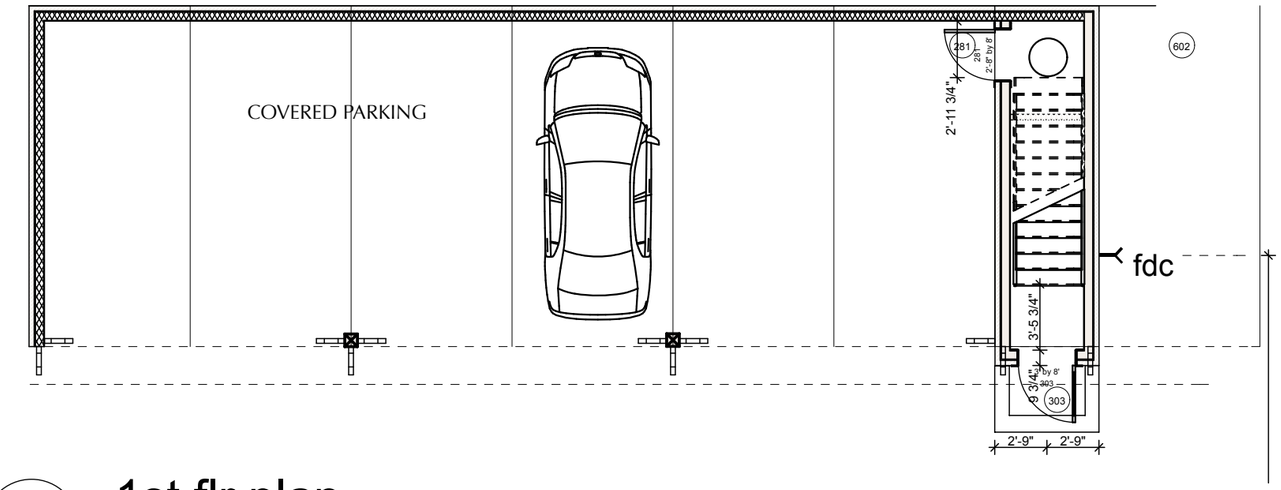
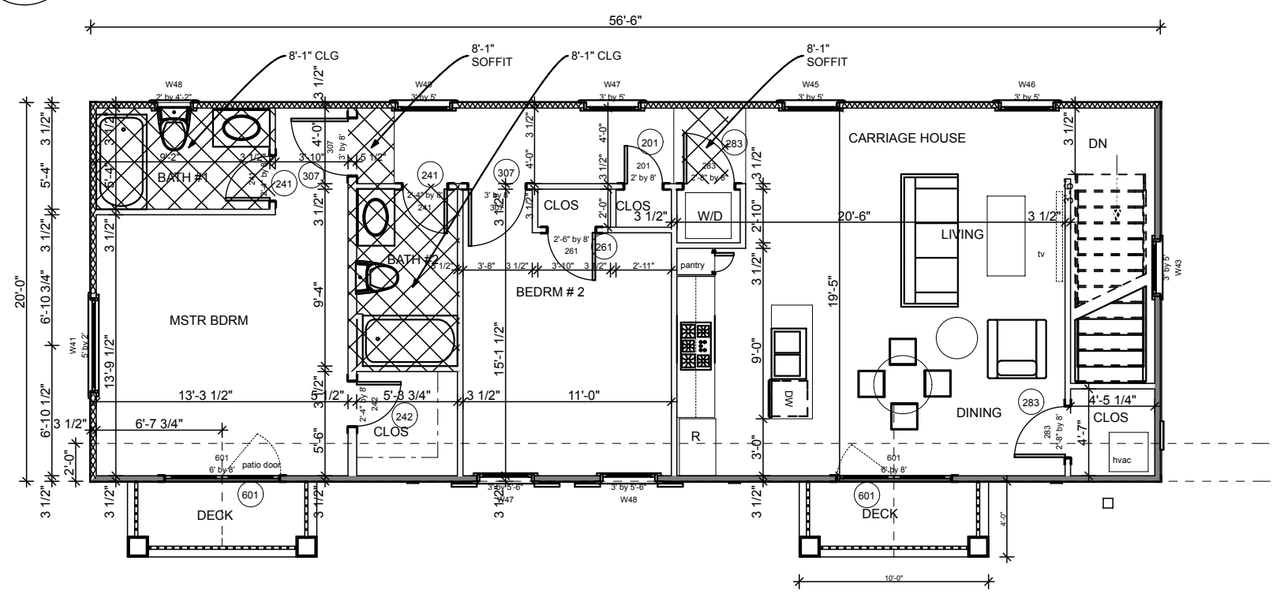


1 1st flr plan

SCALE: 1/8" = 1'-0"



2 2nd flr plan

SCALE: 1/8" = 1'-0"

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CARRIAGE HOUSE PLANS

A2

SHEET 20

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2 REAR ELEVATION

SCALE: 1/8" = 1'-0"

1 SOUTH ELEV

SCALE: 1/8" = 1'-0"

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ELEVATIONS

A3

SHEET 21

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4 EAST ELEV

SCALE: 1/8" = 1'-0"

2 WEST ELEV

SCALE: 1/8" = 1'-0"

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ELEV SIDES

A4

SHEET 22

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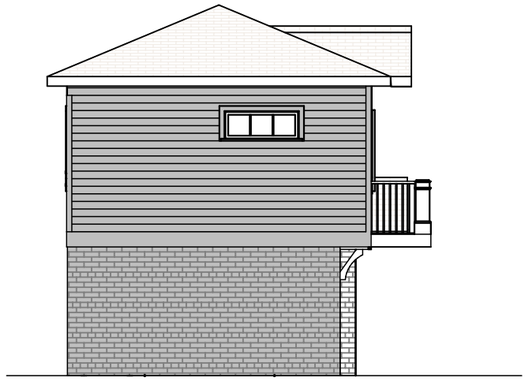
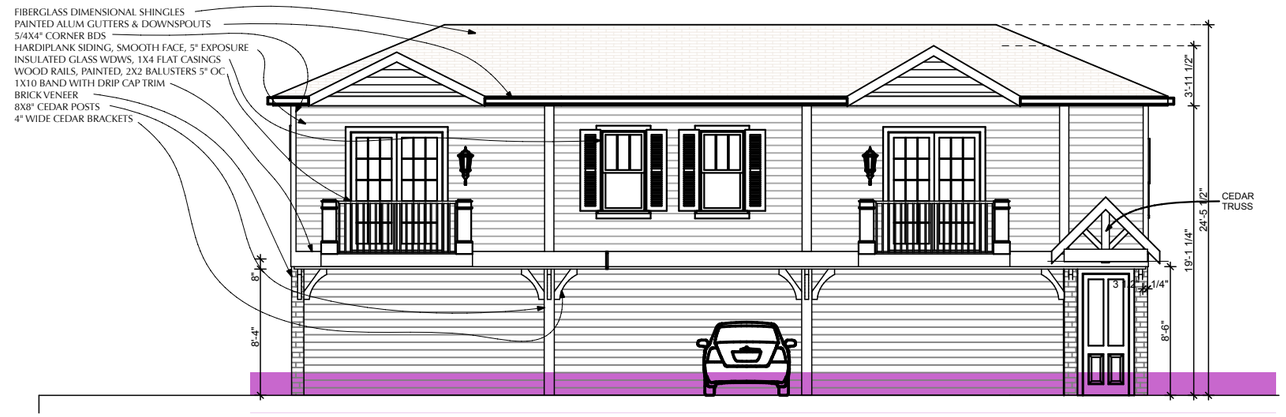
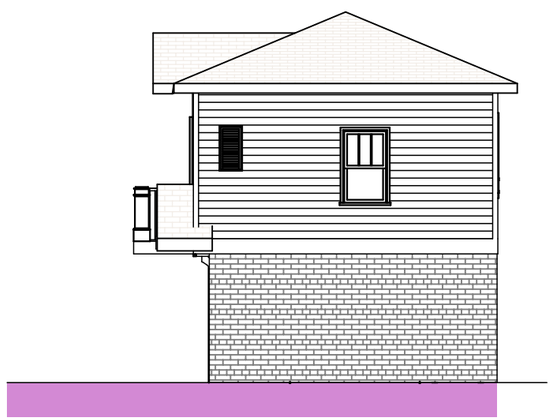


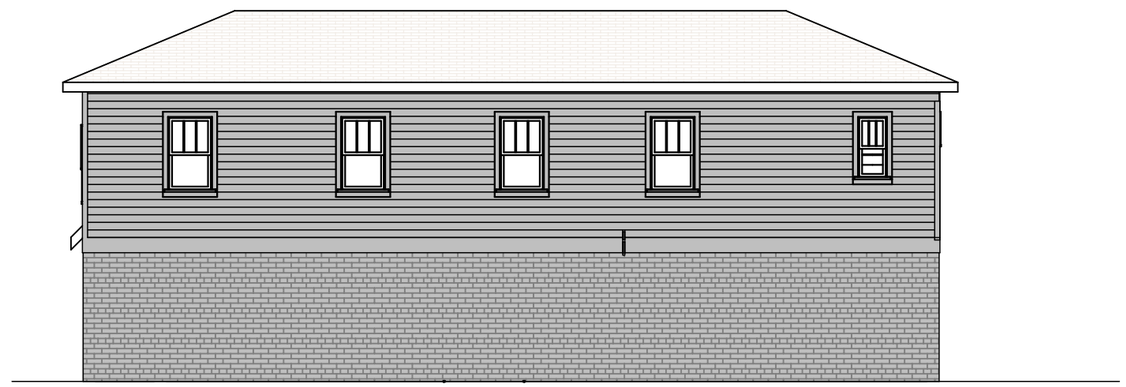
6 WEST ELEV
SCALE: 1" = 10'



3 CARRIAGE HOUSE FRONT
SCALE: 1" = 10'



5 EAST ELEV
SCALE: 1" = 10'



4 CARRIAGE HOUSE REAR
SCALE: 1" = 10'

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ELEV - CARR. HOUSE

A5
SHEET 23

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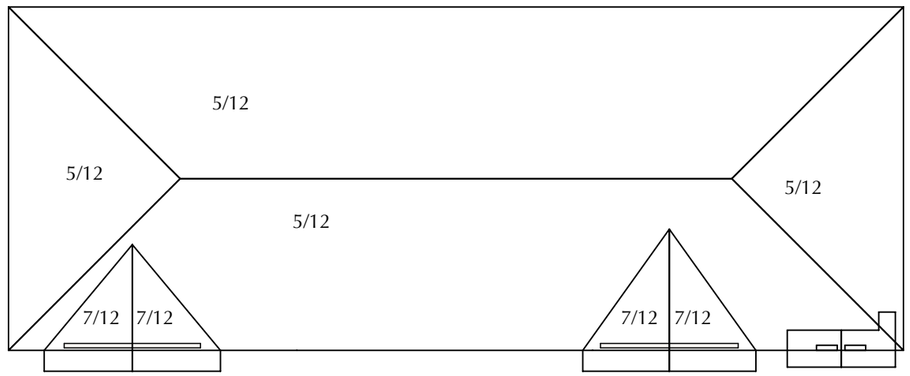
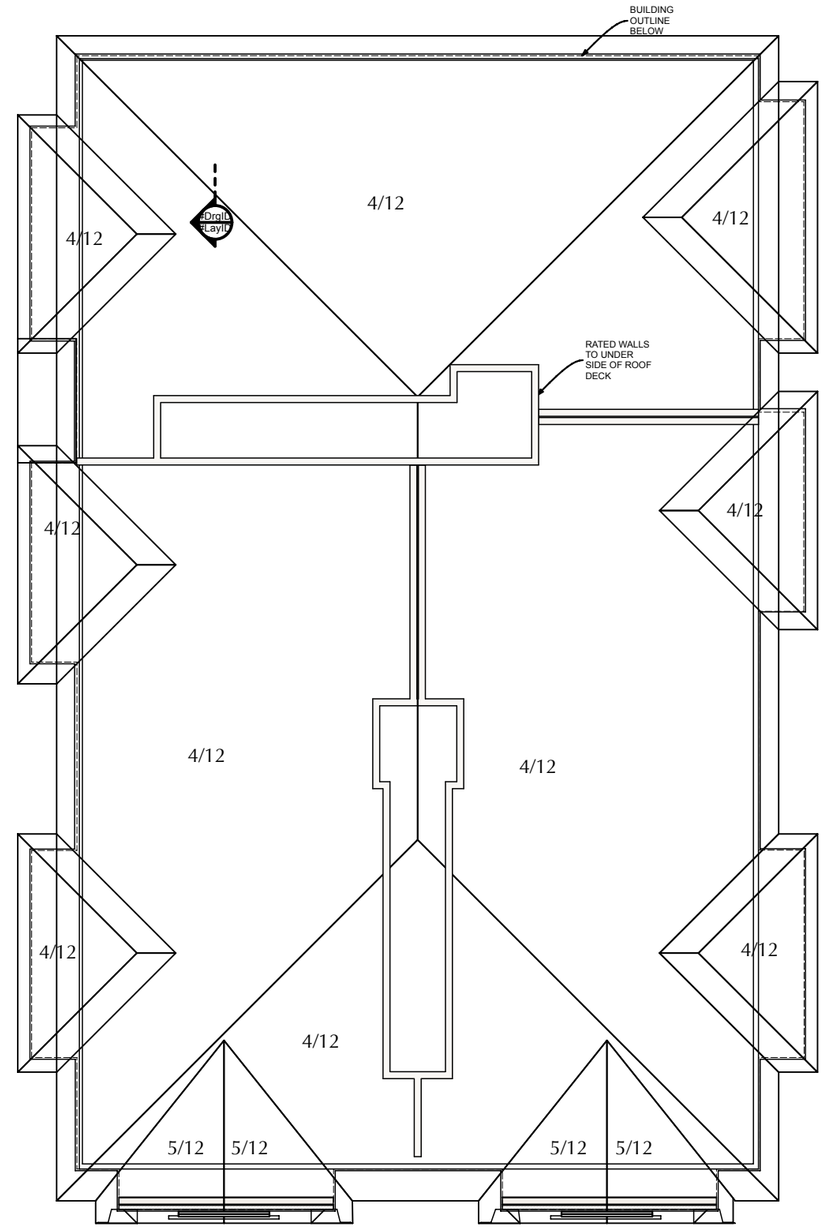


2 ROOF PLAN CARRIAGE HOUSE

SCALE: 1" = 10'



1 ROOF PLAN MAIN BLDG

SCALE: 1" = 10'

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ROOF PLANS

A6

SHEET 24

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