



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
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## STAFF RECOMMENDATION 1408 Lillian Street June 17, 2015

**Application:** New construction-infill; Relocation; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08313032500  
**Applicant:** Cathedral Homes  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> This application is for new construction of a single-family residence. The applicant plans to relocate the existing, non-contributing primary structure to the rear of the lot to be used as an outbuilding. The outbuilding will require a rear setback determination. It will not be used as a detached accessory dwelling unit.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> <li>1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field;</li> <li>2. The applicant submit revised floor plans reflecting the window pattern of the side elevation drawings;</li> <li>3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;</li> <li>4. Staff approve the roof color and masonry color, dimensions and texture;</li> <li>5. The front dormer be set back two feet from the wall below;</li> <li>6. The existing driveway not be shortened, and it extend to at least the midpoint of the house;</li> <li>7. The HVAC be located on the rear or on the side facades, beyond the midpoint of the house; and</li> <li>8. The applicant submit a floor plan for the outbuilding;</li> </ol> <p>With these conditions, staff finds that the project meets Section II.B. and IV. of the <i>Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Photographs <b>B:</b> Outbuilding worksheet <b>C:</b> Site Plan <b>D:</b> Elevations</p>
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## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*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.*

## 6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## 7. 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.*

## 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.*

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

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

#### **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.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

#### **I.V. Relocation**

##### **A. PRINCIPLES**

1. Moving a historic building from its original site should be avoided.
2. Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.

##### **B. GUIDELINES**

1. Moving a building into the district is appropriate if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings.

2. Moving a building out of the district is not appropriate unless:
  - a. the building does not contribute to the district's historical and architectural significance, or has irretrievably lost its architectural and historical integrity; or
  - b. the building is historic, but the loss of its architectural and historical integrity in its original location is certain.
3. Moving a building from one location to another within the district is not appropriate unless:
  - a. the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings; and
  - b. if historic, the loss of its architectural and historical integrity in its original location is certain.

**Background:** 1408 Lillian Street was constructed in the mid-1950s, and is a non-contributing structure (Figure 1). It has a footprint of approximately eight hundred square feet (800 sq. ft.). In July 2014, MHZC staff issued an administrative permit to demolish the non-contributing structure at 1408 Lillian Street, but the demolition was never executed.



Figure 1. 1408 Lillian Street

**Analysis and Findings:** This application is for new construction of a single-family residence. The applicant plans to relocate the existing, non-contributing primary structure to the rear of the lot to be used as an outbuilding. The outbuilding will require a rear setback determination. It will not be used as a detached accessory dwelling unit.

**Height & Scale:** The proposed house is a one-and-a-half story Craftsman-style bungalow which will reach a maximum height of twenty-seven feet (27') from grade. This height matches the neighboring historic context where contributing structures have ridge heights

ranging from seventeen feet (17') to twenty-eight feet, six inches (28'6"). Foundation height is two feet (2') which is appropriate for the context. Staff recommends a field inspection to ensure that the finished floor height is consistent with the finished floor heights of the adjacent houses. Eave height is eleven feet (11'). The foundation, eave and ridge heights are compatible with the neighborhood context.

The house will be thirty-four feet, ten inches (34'10") wide. This matches the context where houses range in width from twenty-nine feet to thirty-six feet (29'-36').

The infill will be fifty-five feet, two inches (55'2") deep, and will have a footprint of one thousand, nine hundred and twenty-two square feet (1922 sq.ft.). Staff finds that the infill's height and scale meet Section II.B.1. and 2 of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The infill's front façade will be set back approximately forty feet (40') from the front property line. This approximates the front setback of the house currently on the lot and the front setback of the new infill under construction next door at 1410 Lillian Street. Staff finds that the proposed front setback is appropriate as it matches the majority of the structures on this block of Lillian Street. The house will be slightly off center from the lot to make use of an existing driveway on the west side of the property. The infill will be ten feet, two inches (10'2") from the west property line, five feet (5') from the east property line, and over fifty feet (50') from the rear property line. Staff finds that the infill's proposed setbacks meet section II.B.3. of the design guidelines.

Materials: The house will be clad in smooth Hardiboard fiber cement siding with a five inch (5") reveal. Trim will be wood or cement fiberboard. The foundation will be split face concrete block and the foundation of the porch will be brick. Staff asks to review a brick sample. The roof will be architectural fiberglass shingles in a color to be approved. The porch will have brick piers with wood columns and a concrete slab. Window and door manufacturer and material were not indicated. Staff asks to approve the final roofing color, brick, window and door selections prior to purchase and installation. With the staff's final approval of materials, staff finds that the proposed materials meet Section II.B.4. of the design guidelines.

Roof form: The roof is typical for a bungalow. It is a side gable with a slope of approximately 6/12. On the front, a centered dormer has a hipped roof with a slope of 7/12. The drawings show that the dormer is not set back from the front wall of the house, and staff asks that the dormer be set back two feet (2') from the front wall of the house. The front porch will have a shed roof with a 4/12 pitch. With the condition that the dormer be set back two feet (2') from the wall below, staff finds that the infill's roof forms meet Section II.B.5. of the design guidelines.

Orientation: The house will address Lillian Street, as is appropriate for the context, with a front door facing the street. The house has a full width front porch that is approximately eight feet (8') deep. The site plan shows a central concrete walkway leading from Lillian Street to the front porch. An existing driveway on the west side of the site will be retained (Figure 2). Staff recommends that existing driveway not be

shortened and that it extend to at least the mid-point of the house. Additional vehicular access to the outbuilding will be from the alley. With the condition that the driveway not be shortened, staff finds that the infill's orientation meets Section II.B.6. of the design guidelines.



Figure 2. The current driveway will remain.

**Proportion and Rhythm of Openings:** The windows on the proposed infill are 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. Double and triple windows will have a four to six inch (4"-6") mullion between them. The floor plans that were submitted do not show the window pattern that is shown on the side elevation drawings. Staff recommends that the applicant submit revised floor plans to reflect the window pattern shown on the side elevations. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

**Appurtenances & Utilities:** The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Relocation & Outbuilding:** The applicant is proposing to relocate the existing non-contributing primary structure to the rear of the lot and use it as the outbuilding (Figures 3, 4, 5).



Figures 3, 4, and 5 show the rear and side facades of the primary structure that is to be moved to the rear of the lot.

The design guidelines state that “Moving a non-historic building, or a building which has irretrievably lost its architectural and historical integrity, may be appropriate.” The guidelines further state that it is appropriate to move a building from one site within the district to another site within the same district if “the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback and rhythm of spacing, materials, texture, details, material color, roof shape, orientation, and proportion and rhythm of openings.”

The outbuilding will not contain an apartment and will therefore not be a detached accessory dwelling unit. Staff recommends that the applicant submit a floor plan for the garage. Garage doors will be added to the rear elevation. The outbuilding will be twenty-four by thirty-three feet (24' X 33'), or seven hundred and ninety-two square feet (792 sq. ft.). For lots of this size, one-story outbuildings are typically limited to seven hundred and fifty square feet (750 sq. ft.). Staff finds the additional forty-two square feet (42 sq. ft.) to be acceptable in this instance because the outbuilding is the relocated primary structure and because the outbuilding is appropriately subordinate to the historic structure.

Base zoning does require that outbuildings that are more than seven hundred square feet (700 sq. ft.) be twenty feet (20') from the rear property line. The applicant is proposing to locate the accessory structure just ten feet (10') from the rear property line. Staff finds the proposed rear setback determination to be appropriate because historically, outbuildings were often located on or close to the rear property lines. A ten foot (10') rear setback is typical for outbuildings with garage doors facing the alley, and staff finds such a setback to be appropriate for the outbuilding at 1408 Lillian Street.

The applicant did not indicate on the drawings any plans to change the existing materials on the house. See attached Outbuilding and DADU Worksheet for a complete analysis of the outbuilding's appropriateness. Staff finds that the non-contributing structure's height, scale, setback, roof shape, orientation, and rhythm of openings is appropriate for an outbuilding located at the rear of the lot, and therefore it meets the guidelines for relocation and for outbuildings. Staff therefore finds that the proposed outbuilding meets Sections II.B.8. and IV. of the design guidelines.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field;
2. The applicant submit revised floor plans reflecting the window pattern of the side elevation drawings;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the roof color and masonry color, dimensions and texture;
5. The front dormer be set back two feet from the wall below;

6. The existing driveway not be shortened, and it extend to at least the midpoint of the house;
7. The HVAC be located on the rear or on the side facades, beyond the midpoint of the house; and
8. The applicant submit a floor plan for the outbuilding;

With these conditions, staff finds that the project meets Section II.B. and IV. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Context Photos:**



New construction to the left of the site



Example of new construction on the block



Example of new construction on the block



1410 Lillian Street, new infill approved by MHZC in February 2015

# 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.)		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'	25'
Rear setback	3'	10'
L side setback**	3'	10'
R side setback**	3'	5'4"
How is the building accessed?	From the alley or existing curb cut	Rear/Alley

\*\*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	27'	25'	17'2"
Eave Height	11'	1 story 10' or 2 story 17'	10'6"

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.	961 sq. ft.	792 sq. ft.

Or

Two-story building:

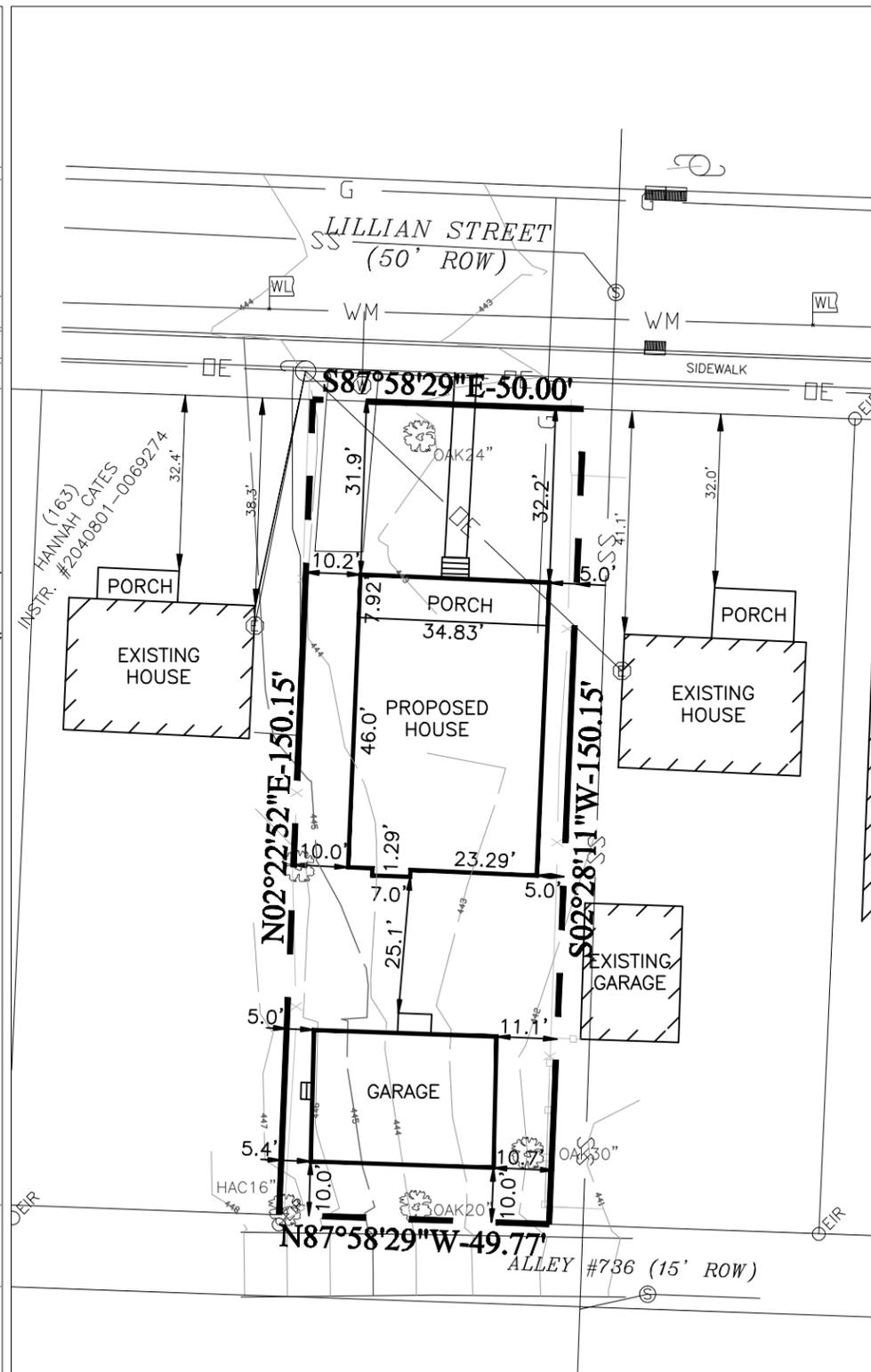
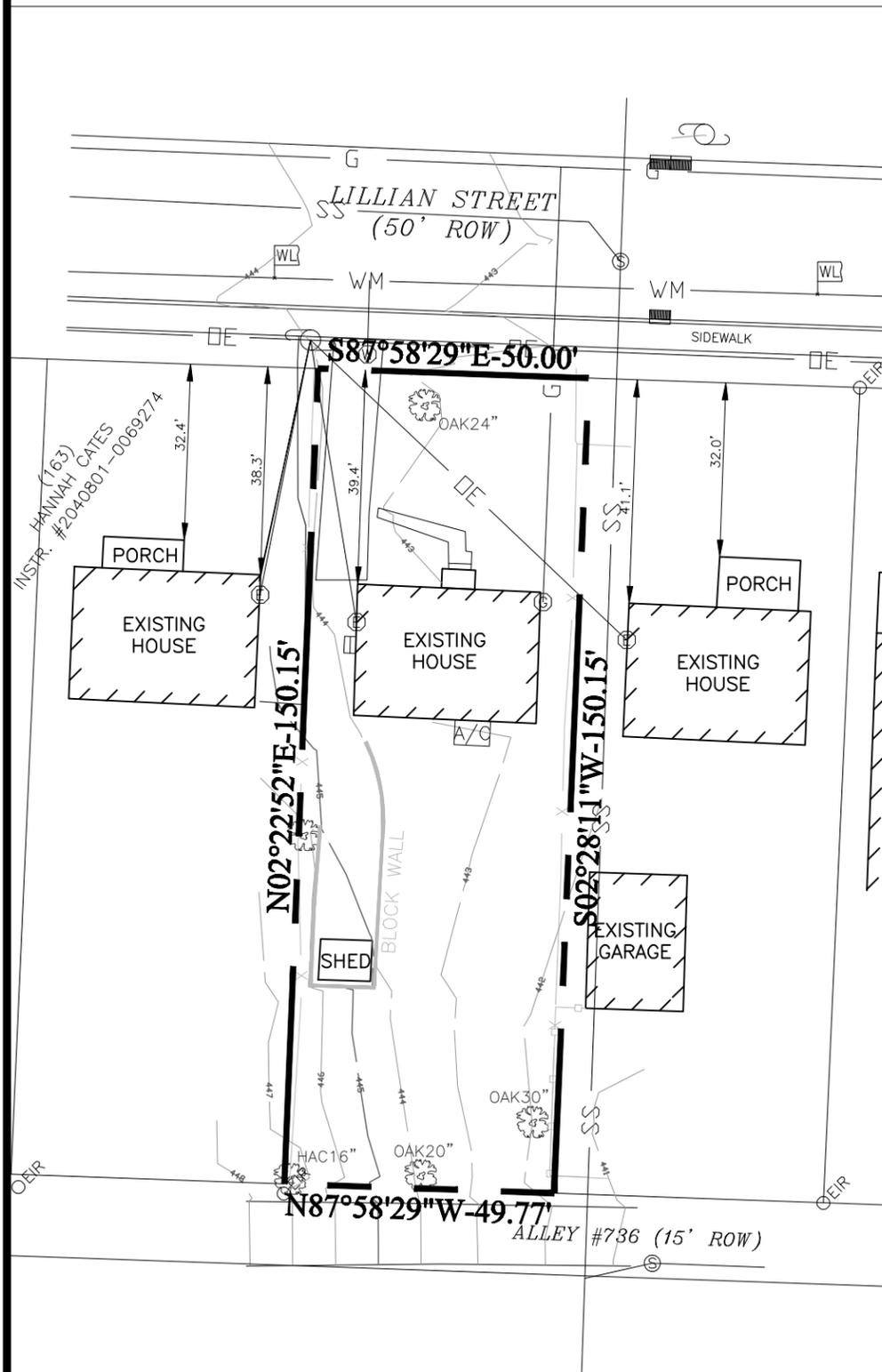
	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.		

*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.*

# EXISTING LAYOUT

# PROPOSED LAYOUT



GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

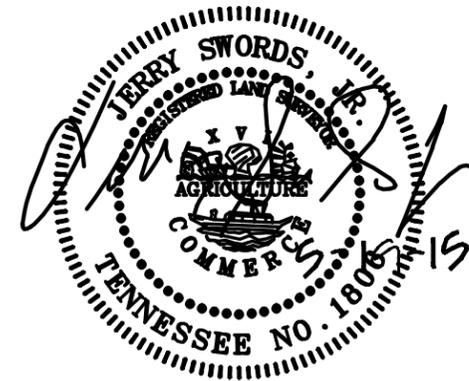
EXISTING IMPERVIOUS SUMMARY:

ROOFTOP:	909 SF
DRIVEWAY:	351 SF
MISC. CONCRETE:	57 SF
TOTAL:	1,317 SF

PROPOSED IMPERVIOUS SUMMARY:

ROOFTOP:	1,887 SF
DRIVEWAY:	250 SF
MISC. CONCRETE:	126 SF
TOTAL:	2,263 SF

NET IMPERVIOUS AREA:  
1,317 SF - 2,263 SF = 946 SF



## SITE PLAN

**1408 LILLIAN STREET**

Map 83-13, Parcel 325

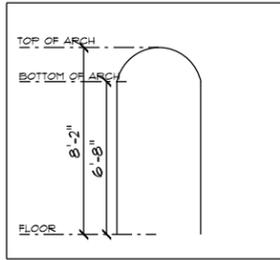
SIXTH COUNCILMANIC DISTRICT

NASHVILLE-DAVIDSON COUNTY-TENNESSEE

**S & A Surveying, Inc.**

306 Bluegrass Circle  
Lebanon, TN 37090  
Phone: (615) 394-7564  
JOB#: 14-07D5

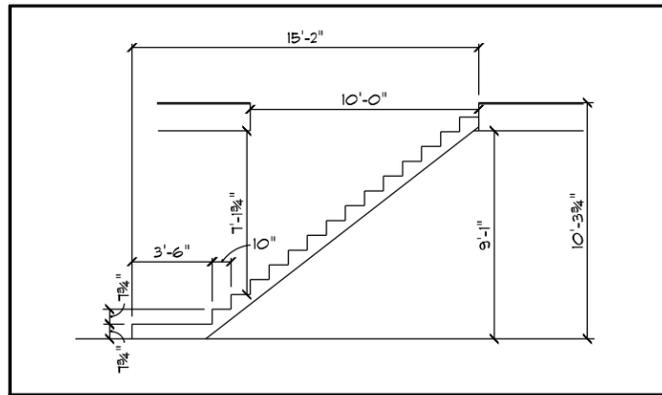
SCALE: 1"=30'  
DATE: 5/19/2015



**BARREL VAULT OPENING**

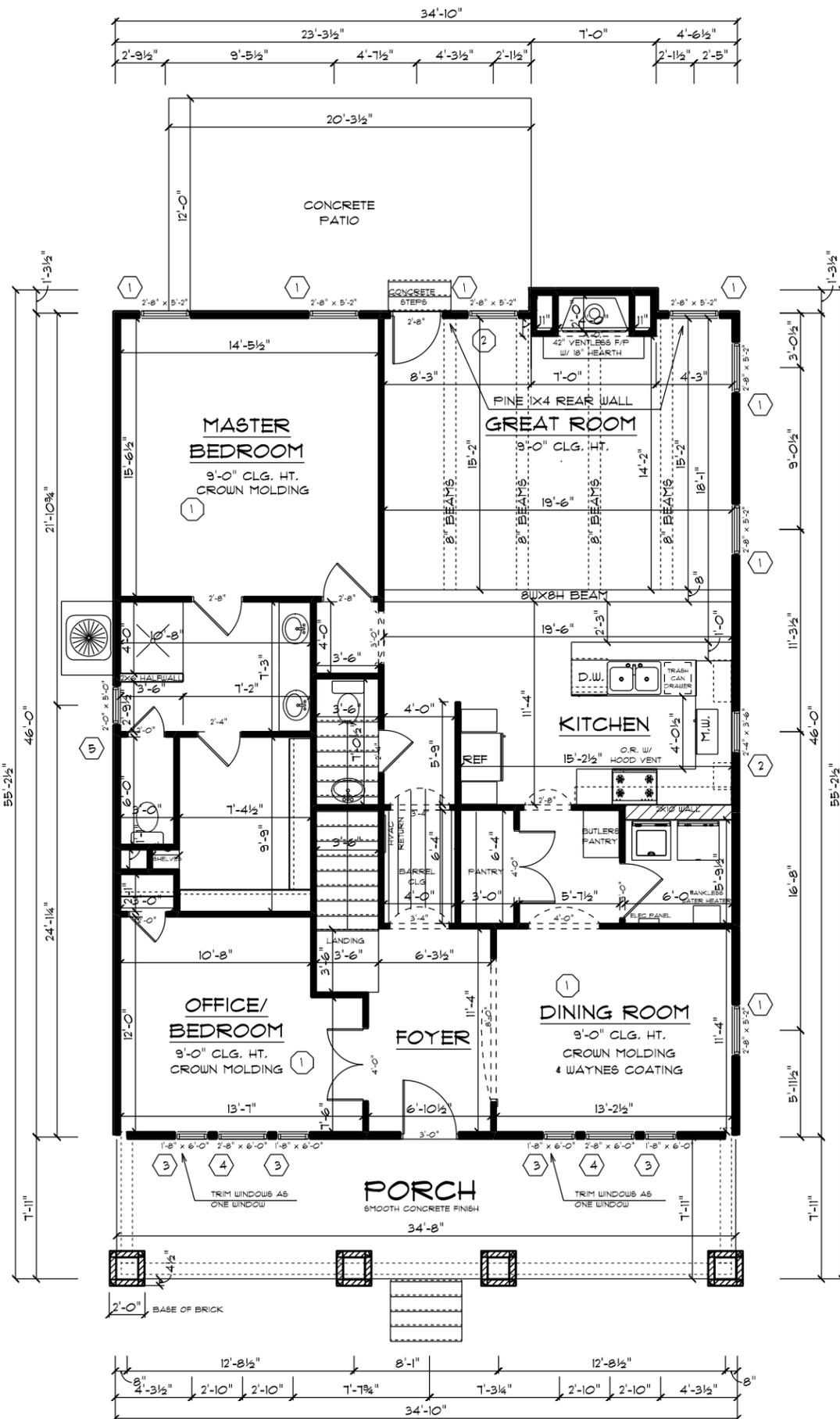
WINDOW SCHEDULE			
CALL OUT	QUANTITY	DESCRIPTION	GRILLE
1	7	2'-8" X 5'-2" DOUBLE HUNG FLYGEM 200 SERIES	NONE
2	1	2'-4" X 3'-6" DOUBLE HUNG FLYGEM 200 SERIES	NONE
3	4	1'-8" X 6'-0" DOUBLE HUNG FLYGEM 200 SERIES	1 VERTICAL (TOP)
4	2	2'-8" X 6'-0" DOUBLE HUNG FLYGEM 200 SERIES	2 VERTICAL (TOP)
5	1	2'-0" X 5'-0" DOUBLE HUNG FLYGEM 200 SERIES	NONE

TRIM SCHEDULE		
CALL OUT	ENTIRE ROOM	DESCRIPTION
1	YES - OFFICE, BEDROOM, DINING & MASTER BEDROOM	CROWN MOLD
2	NO - GREAT ROOM REAR WALL ONLY	PINE WALL PANEL
3	YES - DINING ROOM ONLY	WAYNES COAT PANELING



**STAIR SECTION**

**MAIN FLOOR LAYOUT**  
SCALE: 1/8" = 1'-0"



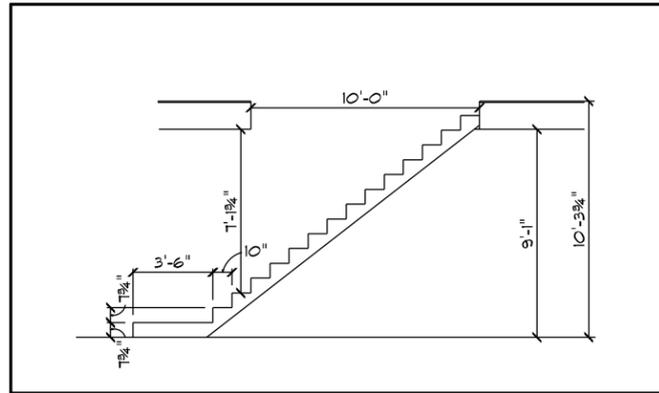
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH THE BEST QUALITY PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES AND TO OBTAIN PERMITS AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Ext. Footage	
Main	1630 SF
Second	926 SF
Total	2556 SF
Front Porch	276 SF
Patio	245 SF
Int. Footage	
Main	1577 SF
Second	879 SF
Total	2456 SF

**Project Name:**  
1408 Lillian Ave.  
Nashville, TN 37206

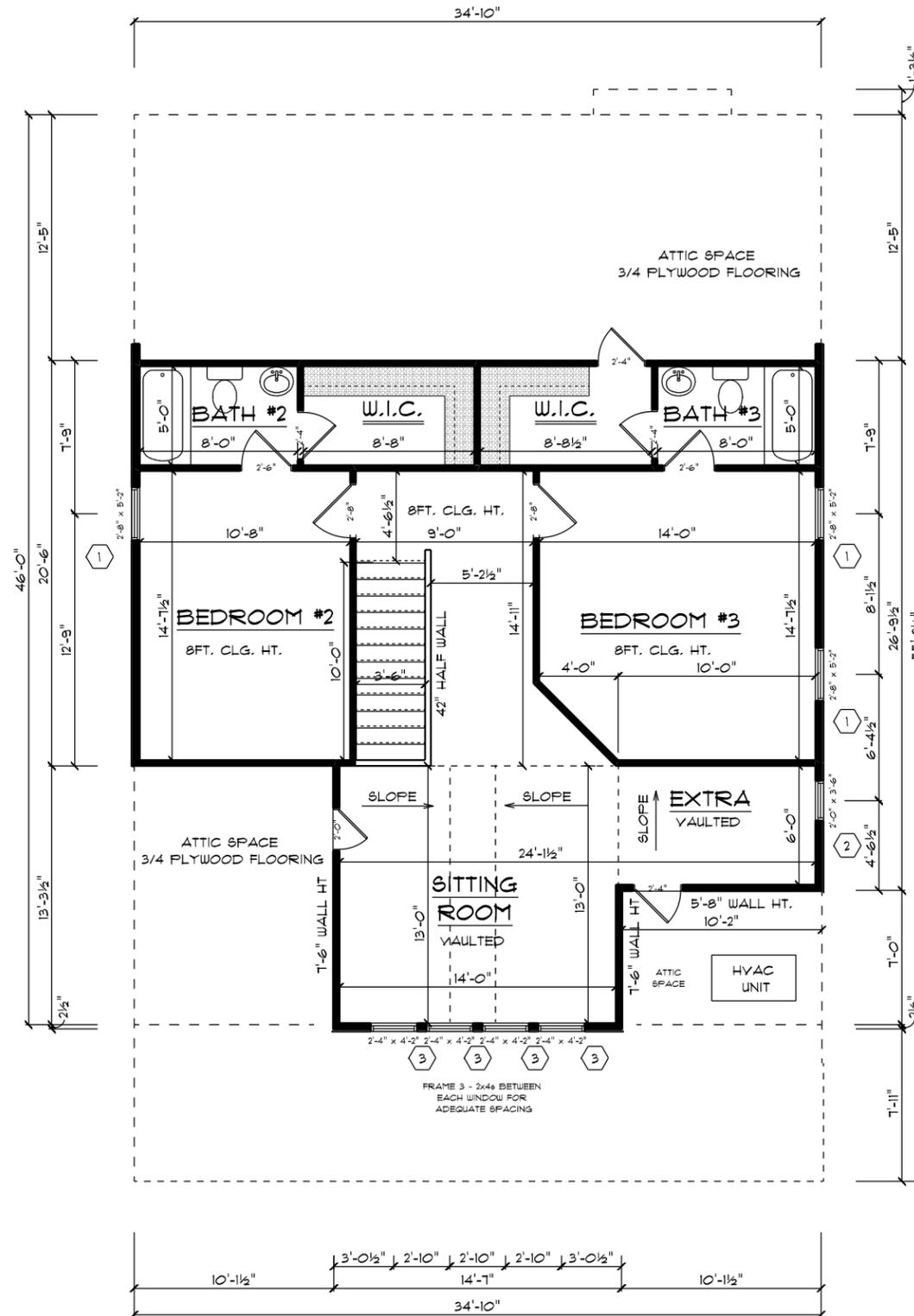
**CATHEDRAL HOMES LLC**  
Main Floor  
Scale 1/8" = 1'

WINDOW SCHEDULE			
CALL OUT	QUANTITY	DESCRIPTION	GRILLE
1	3	2'-8" X 5'-2" DOUBLE HUNG FLYGEM 200 SERIES	NONE
2	1	2'-0" X 3'-6" DOUBLE HUNG FLYGEM 200 SERIES	NONE
3	4	2'-4" X 4'-2" DOUBLE HUNG FLYGEM 200 SERIES	1 VERTICAL (TOP)



STAIR SECTION

2ND FLOOR LAYOUT  
SCALE: 1/8" = 1'-0"



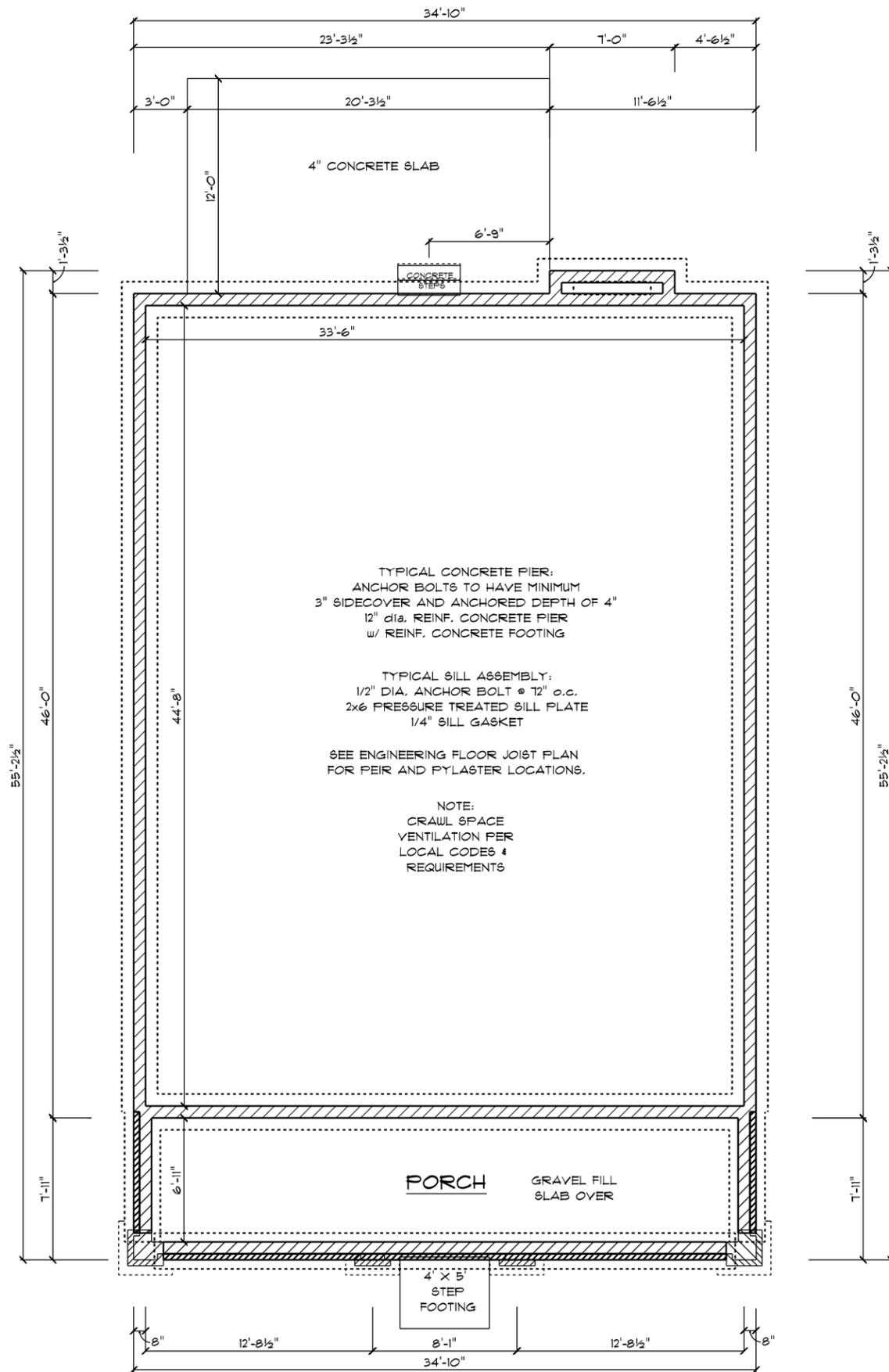
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE CONTRACTOR AND CLIENT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL LOCAL AGENCY REQUIREMENTS PRIOR TO CONSTRUCTION AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Ext. Footage	Main.....1630 SF	Second.....926 SF	Total.....2556 SF
Front Porch.....276 SF	Patio.....245 SF	Int. Footage	Main.....1577 SF
		Second.....879 SF	Total.....2456 SF

Project Name:  
1408 Lillian Ave.  
Nashville, TN 37206

CATHEDRAL HOMES LLC  
Second Floor  
Scale 1/8" = 1'

Sheet **A2**



**FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS OR SUITABILITY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH THE NECESSARY INFORMATION TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS. THE CLIENT MUST OBTAIN AND VERIFY ALL NECESSARY PERMITS AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

<b>Ext. Footage</b>	
Main.....	1630 SF
Second.....	.926 SF
<b>Total.....</b>	<b>.2556 SF</b>
<b>Front Porch.....</b>	
Patio.....	.276 SF
	.245 SF
<b>Int. Footage</b>	
Main.....	1577 SF
Second.....	.879 SF
<b>Total.....</b>	<b>.2456 SF</b>

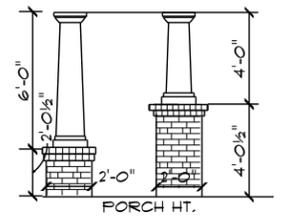
**Project Name:**  
 1408 Lillian Ave.  
 Nashville, TN 37206

**CATHEDRAL HOMES LLC**

Foundation Plan  
 Scale 1/8" = 1'

Sheet **A3**

Date: April 22, 2015

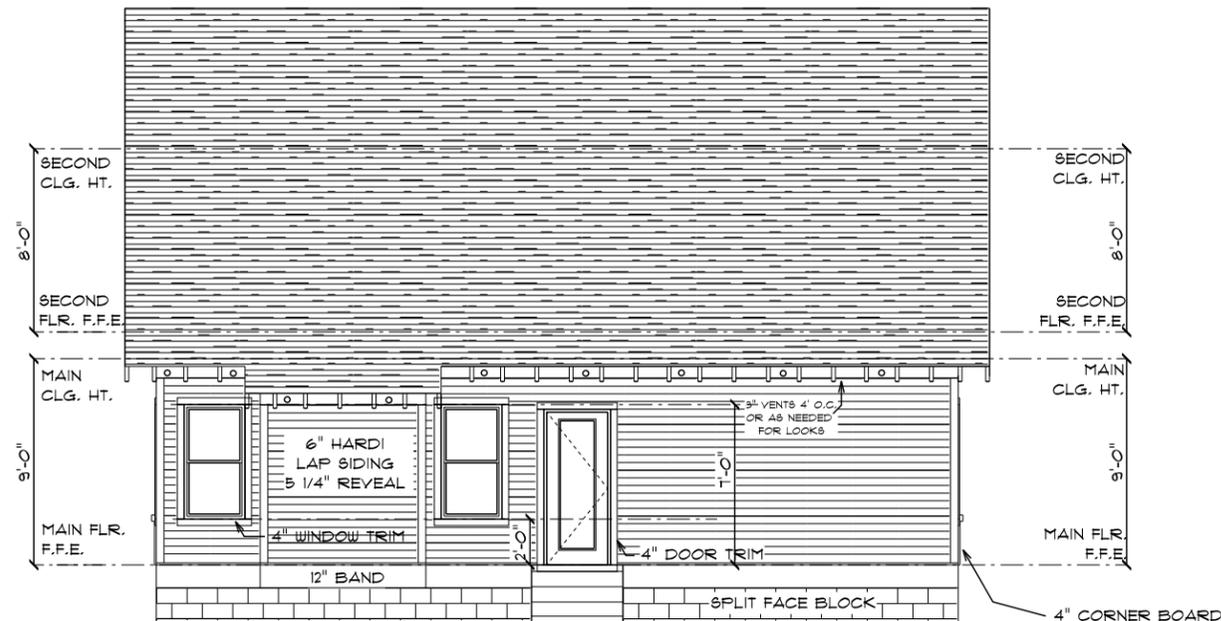


COLUMN ELEVATION



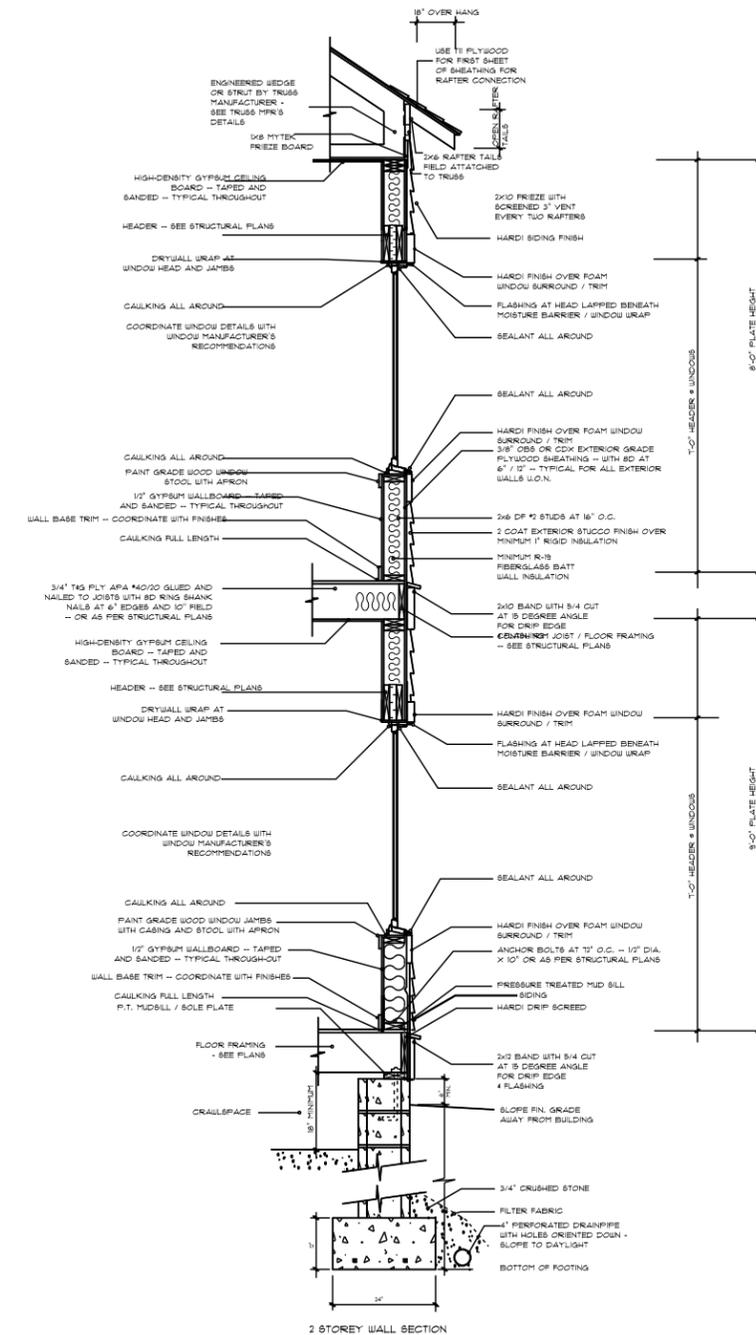
FRONT ELEVATION

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



REAR ELEVATION

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



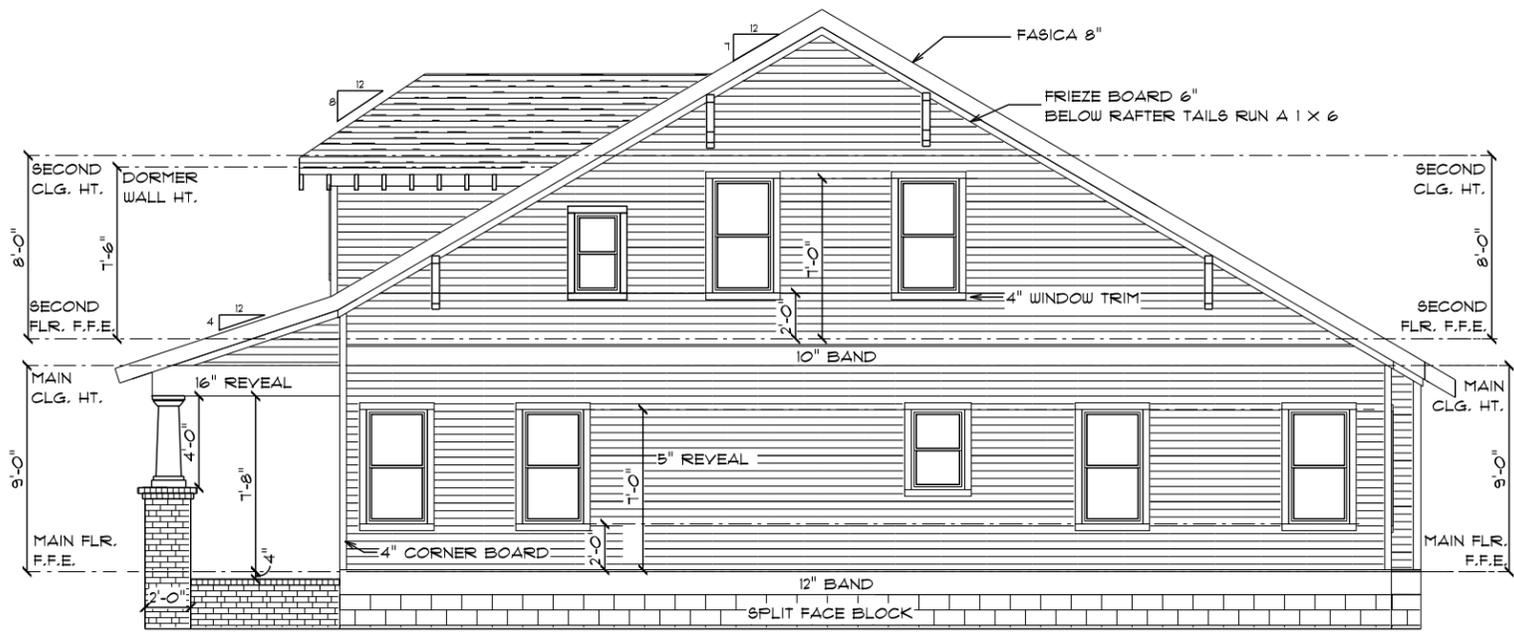
WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE CONTRACTOR AND CLIENT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ARE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT. IT IS THEREFORE THE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Ext. Footage	
Main.....	1630 SF
Second.....	926 SF
Total.....	2556 SF
Front Porch.....	276 SF
Patio.....	245 SF
Int. Footage	
Main.....	1577 SF
Second.....	879 SF
Total.....	2456 SF

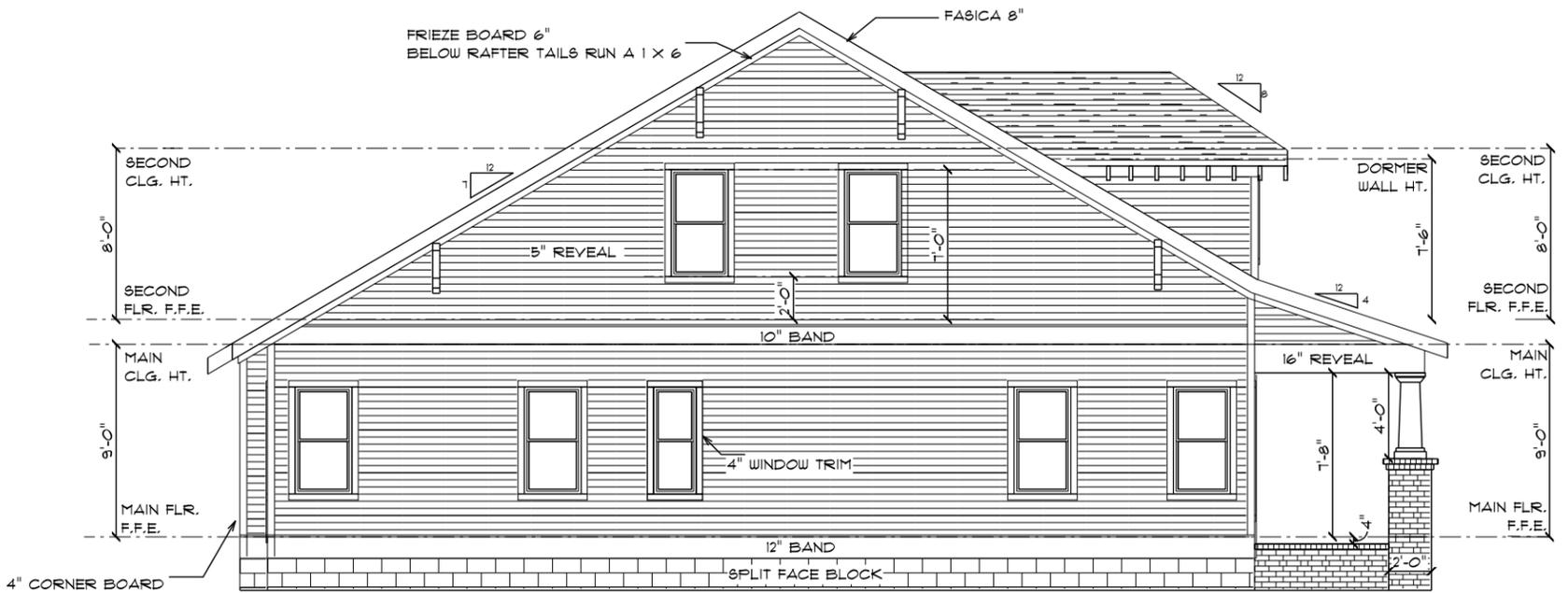
Project Name:  
1408 Lillian Ave.  
Nashville, TN 37206

CATHEDRAL HOMES LLC

Front and Rear Elevation  
Scale 1/8" = 1'



**RIGHT ELEVATION**



**LEFT ELEVATION**

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

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE CONTRACTOR AND CLIENT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL LOCAL AGENCIES PRIOR TO CONSTRUCTION AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

<b>Ext. Footage</b>	
Main.....	1630 SF
Second.....	926 SF
Total.....	2556 SF
<b>Front Porch.....</b>	
Patio.....	276 SF
Total.....	245 SF
<b>Int. Footage</b>	
Main.....	1577 SF
Second.....	879 SF
Total.....	2456 SF

**Project Name:**  
1408 Lillian Ave.  
Nashville, TN 37206

**CATHEDRAL HOMES LLC**

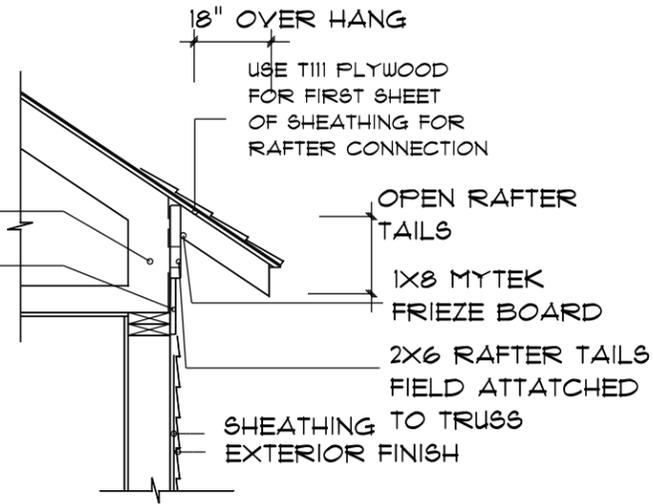
Right and Left Elevation  
Scale 1/8" = 1'

Sheet **A5**

Date: April 22, 2015

ENGINEERED WEDGE  
OR STRUT BY TRUSS  
MANUFACTURER -  
SEE TRUSS MFR'S  
DETAILS

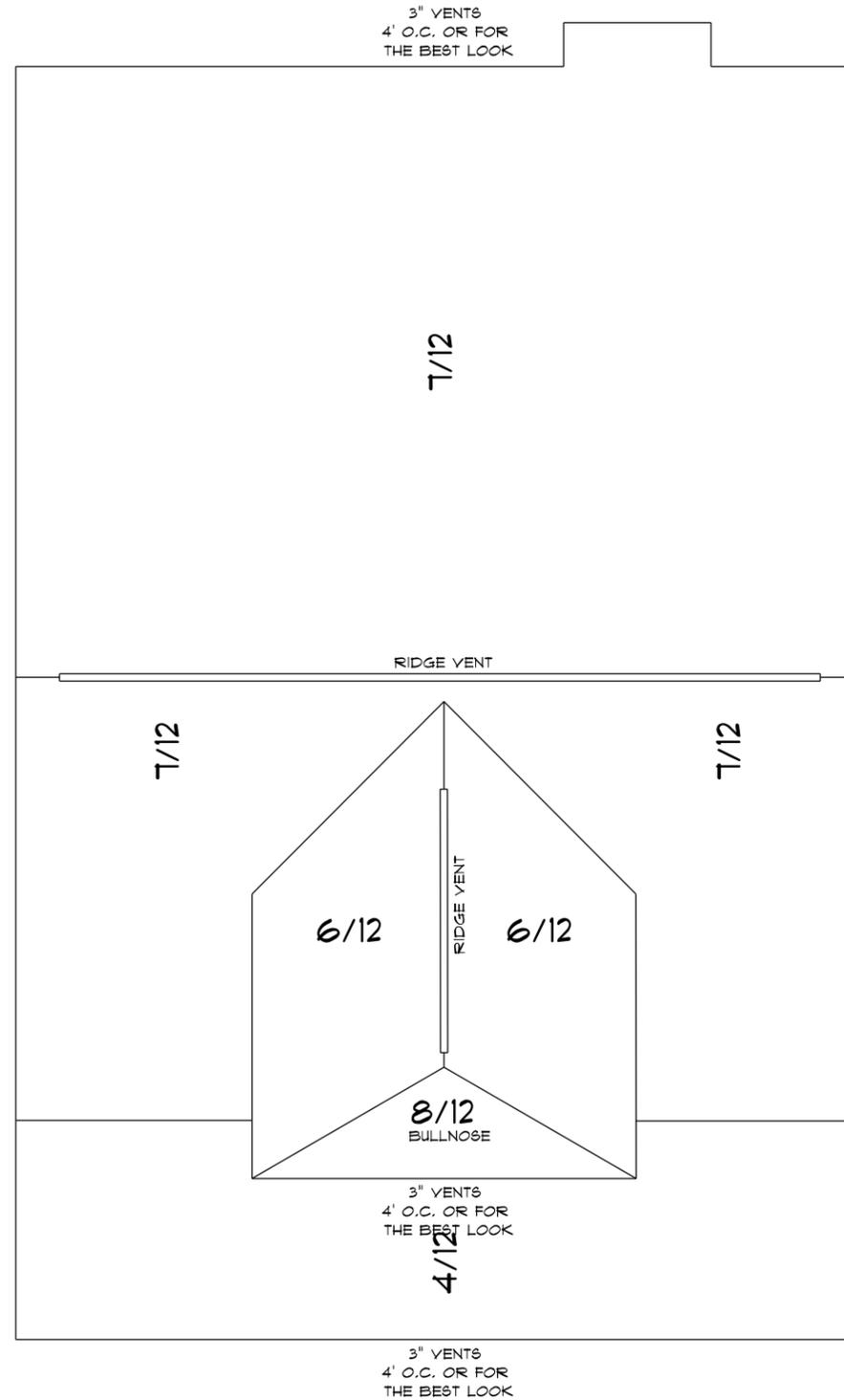
2X10 FRIEZE WITH  
SCREENED 3" VENT  
EVERY TWO RAFTERS



TRUSS ROOF WITH STICK FRAME RAFTER TAILS

ROOF DETAIL

BIRD'S EYE PLAN



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE CONTRACTOR AND CLIENT SHALL VERIFY ALL OPERATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL ULTIMATE REQUIREMENTS PRIOR TO CONSTRUCTION AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Ext. Footage	
Main.....	1630 SF
Second.....	926 SF
Total.....	2556 SF
Front Porch.....	276 SF
Patio.....	245 SF
Int. Footage	
Main.....	1577 SF
Second.....	879 SF
Total.....	2456 SF

Project Name:  
1408 Lillian Ave.  
Nashville, TN 37206

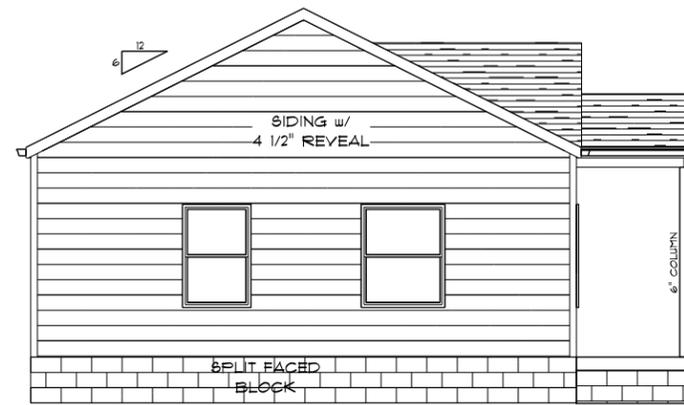
**CATHEDRAL HOMES LLC**

Roof Plan  
Scale 1/8" = 1'

Sheet **A6**



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER AND ARCHITECT ASSUME NO LIABILITY FOR THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CLIENT WITH THE INFORMATION NECESSARY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES AND TO OCCUPANCY AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Project Name:  
1408 Lillian Ave.  
Nashville, TN 37206

**CATHEDRAL HOMES LLC**

Elevations  
Scale 1/8" = 1'

Sheet **A7**

Date: May 22, 2015