

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  
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**STAFF RECOMMENDATION**

**1702 Ashwood Avenue**

**July 20, 2016**

**Application:** New construction—outbuilding; Setback determination

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 10416009800

**Applicant:** Tucker Tingle, Allard Ward Architects

**Project Lead:** Melissa Sajid, melissa.sajid@nashville.gov

**Description of Project:** Application is to construct an outbuilding that is not a detached accessory dwelling unit. The request includes a setback determination for the rear setback of five feet (5').

**Recommendation Summary:** Staff recommends approval of the project with the conditions that staff provide final review of details, dimensions and materials of the foundation, roof material and color, trim, windows, doors, and garage doors prior to purchase and installation. With this condition, staff finds that the project meets Sections II.B. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

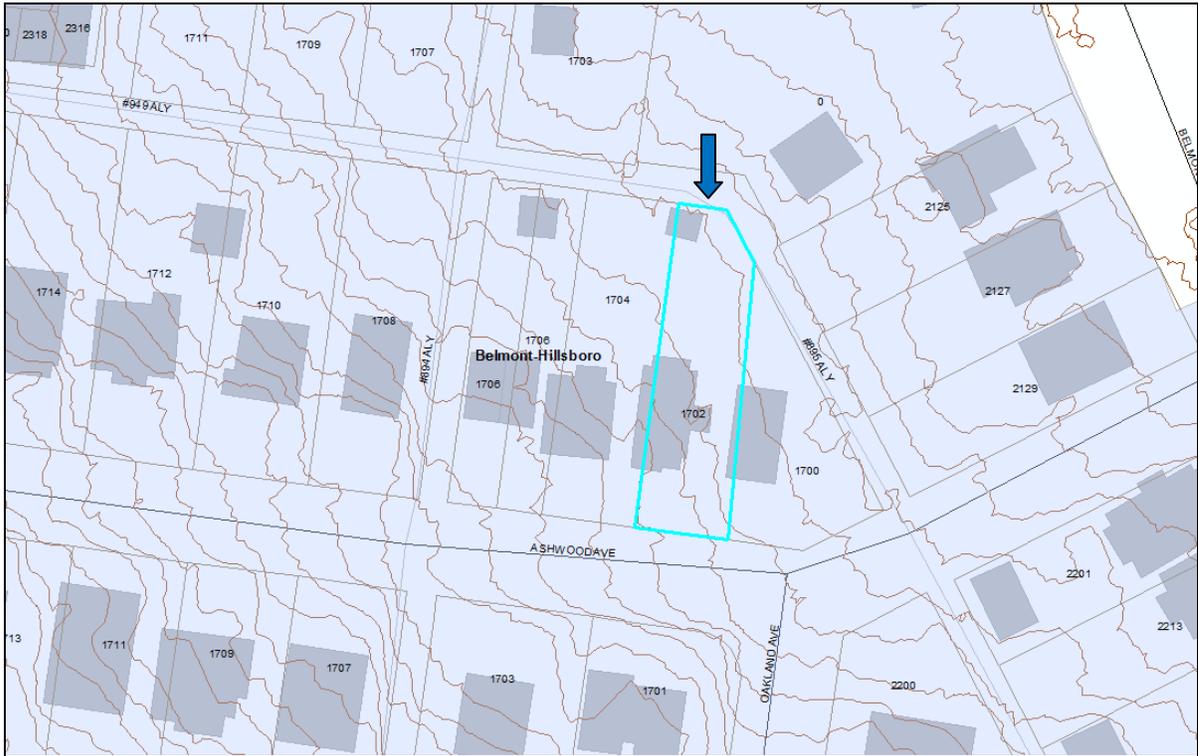
**A:** Photographs

**B:** DADU and  
Outbuilding  
Worksheet

**C:** Site Plan

**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **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.*

#### **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.*

**Background:** The house located at 1702 Ashwood Avenue is a one and a half (1.5) story bungalow that was constructed c. 1915 (Figure 1). It contributes to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1: 1702 Ashwood Ave

**Analysis and Findings:** The request is to construct a detached outbuilding that is not a detached accessory dwelling unit. The proposed outbuilding requires a change to the rear base zoning setback.

**Outbuildings:** See attached “Outbuilding and DADU Worksheet” for complete analysis of how the proposed outbuilding meets the design guidelines.

The proposed outbuilding meets the design guidelines for height and scale, materials, and design. However, the outbuilding does not meet the rear setback required by bulk zoning, which requires that the outbuildings have garages doors facing an alley be ten feet (10’) from the rear property line. The applicant is proposing to situate the outbuilding five feet (5’) from the rear property line. Historically, outbuildings were located close to, or on the rear property line. An analysis of the immediate area shows that there are several outbuildings that sit less than ten feet (10’) from the rear property line. Staff, therefore, finds that the setback determination meets the design guidelines.

The outbuilding will be accessed via the alley and will have a footprint of seven hundred square feet (700 sq. ft.). The overall height proposed is twenty-five feet (25’) and the proposed average eave height is sixteen feet, eight inches (16’ 8”), both of which are subordinate to the primary structure. The historic house has a tall foundation, and the lot slopes down significantly from the front to the back, which accounts for the tall average eave height on the existing house.

The proposed materials are Hardie siding with a reveal of five inches (5”) and Hardie panels. Materials for the foundation, roof material and color, trim, windows, doors, and garage doors are unknown. Staff asks to approve the final selection of the unknown materials prior to purchase and installation.

Staff finds that, with the conditions proposed, the proposed outbuilding meets Section II.B.1.h of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

**Recommendation Summary:** Staff recommends approval of the project with the conditions that staff provide final review of details, dimensions and materials of the foundation, roof material and color, trim, windows, doors, and garage doors prior to purchase and installation. With this condition, staff finds that the project meets Sections II.B. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

# 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 or N/A	NO
If there are stairs, are they enclosed?	X	
If a corner lot, are the design and materials similar to the principle building?	X	
If dormers are used, do they cover less than 50% of the roof plane? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	X	
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?	X	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	X	
Is the building located towards the rear of the lot?	X	

## Section II: General Requirements for DADU only

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.)		
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		
Are there other accessory buildings on the lot that exceed 200 square feet?		
Is the property zoned single-family?		
Are there already two units on the property?		
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		

\*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 for Outbuildings or DADUs**

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

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	48'	20'
Rear setback	5'	10'
L side setback**	3'	3'
R side setback**	3'	3'
How is the building accessed?	Alley	From the alley or existing 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 for Outbuildings or DADUs**

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)
Ridge Height	29'	25'
Eave Height	20' 6"	1 story 10' or 2 story 17'
Width of house	29'	

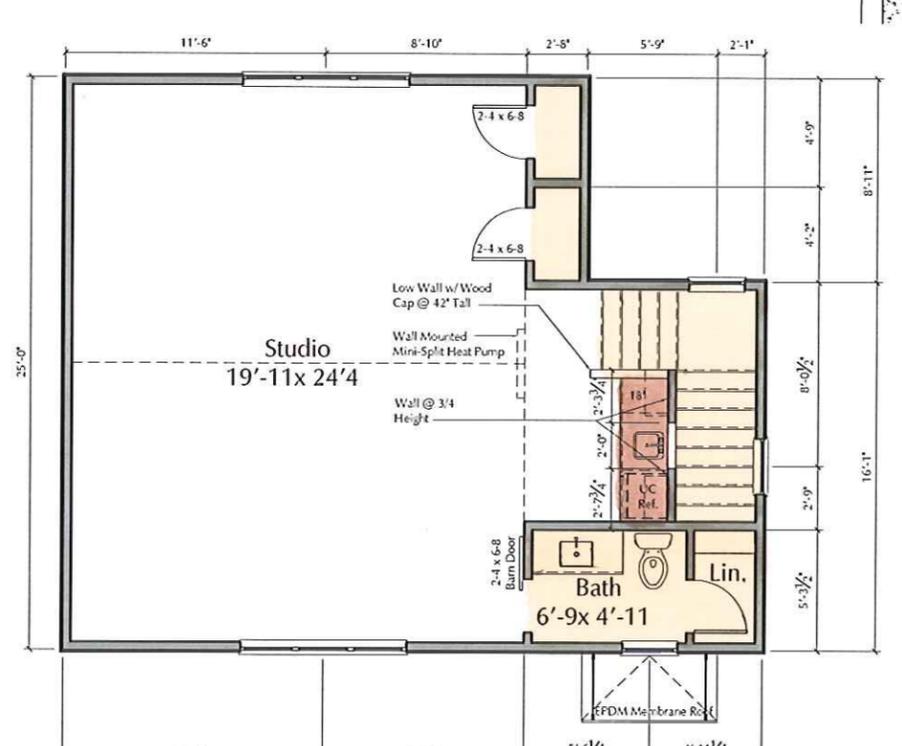
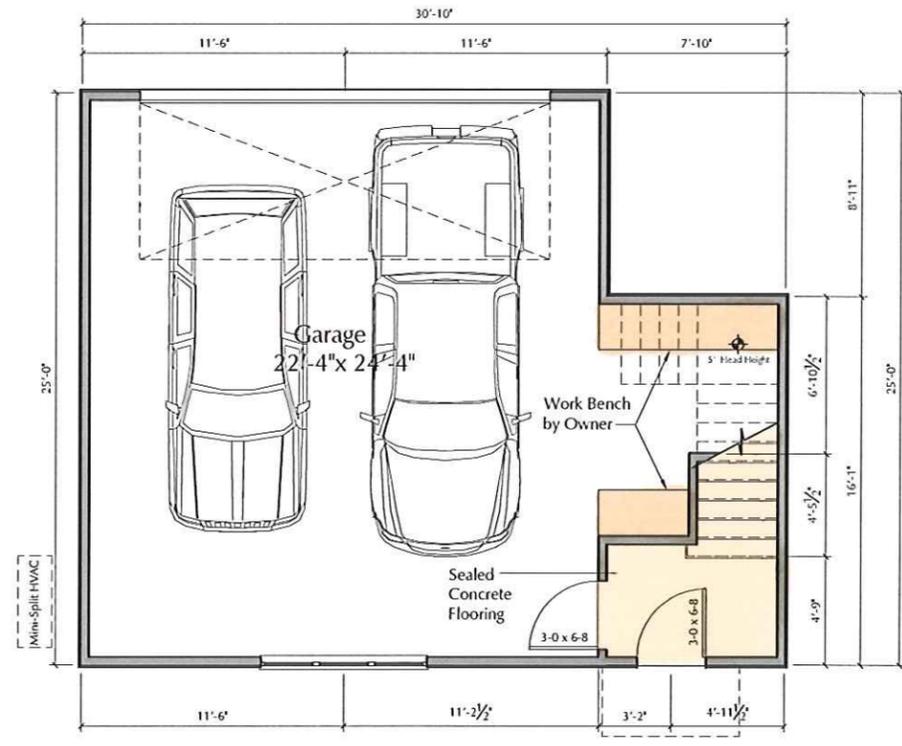
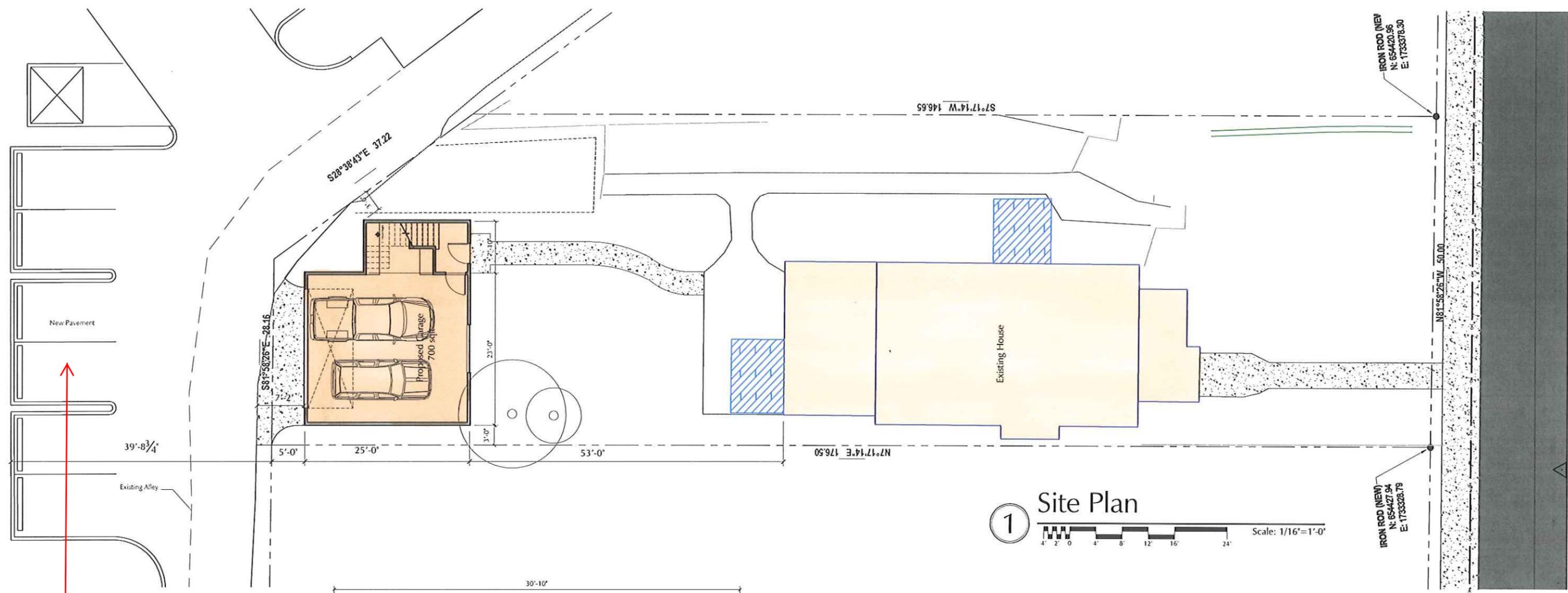
To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number in the blue boxes.

Proposed	Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	700 SF footprint		750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

*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.*

Parking spaces across the alley are not part of this project.



A New Garage For:  
**The Zweip-Hicks Residence**  
 1707 Ashwood Ave Nashville Tennessee 37212

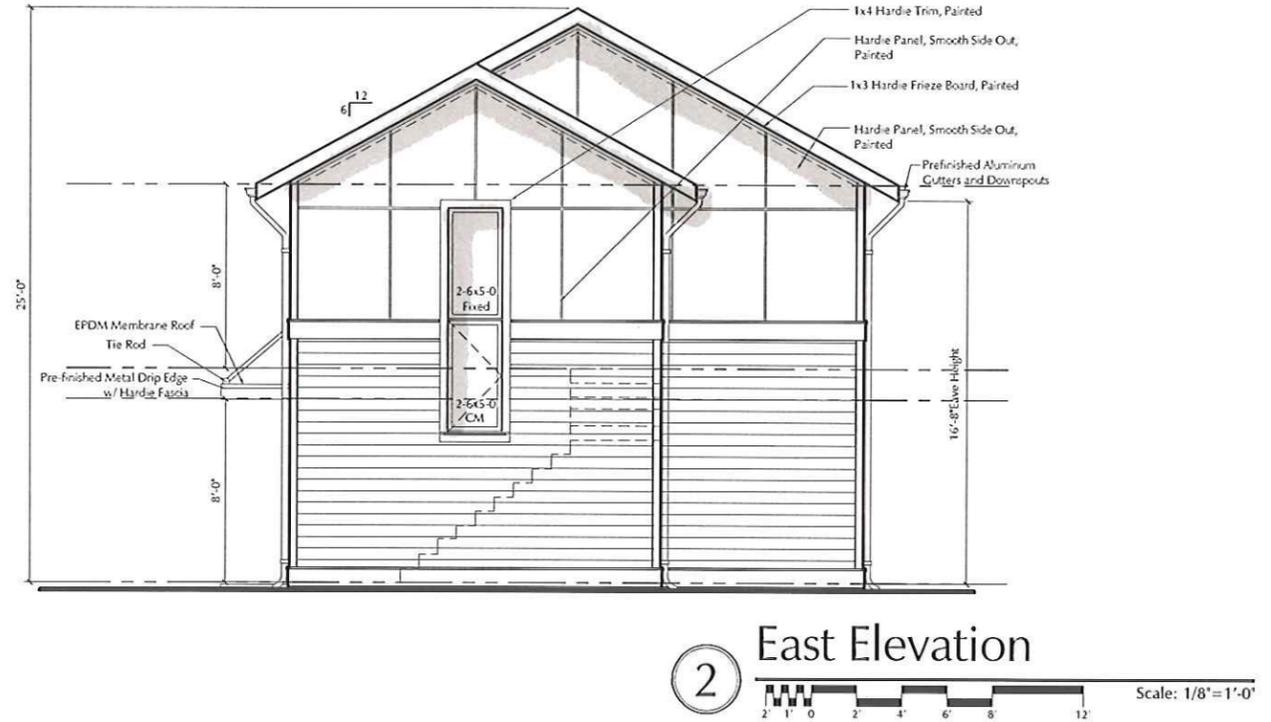


Drawings:  
 Site Plan @ 1/16  
 Date:

**A1.0**



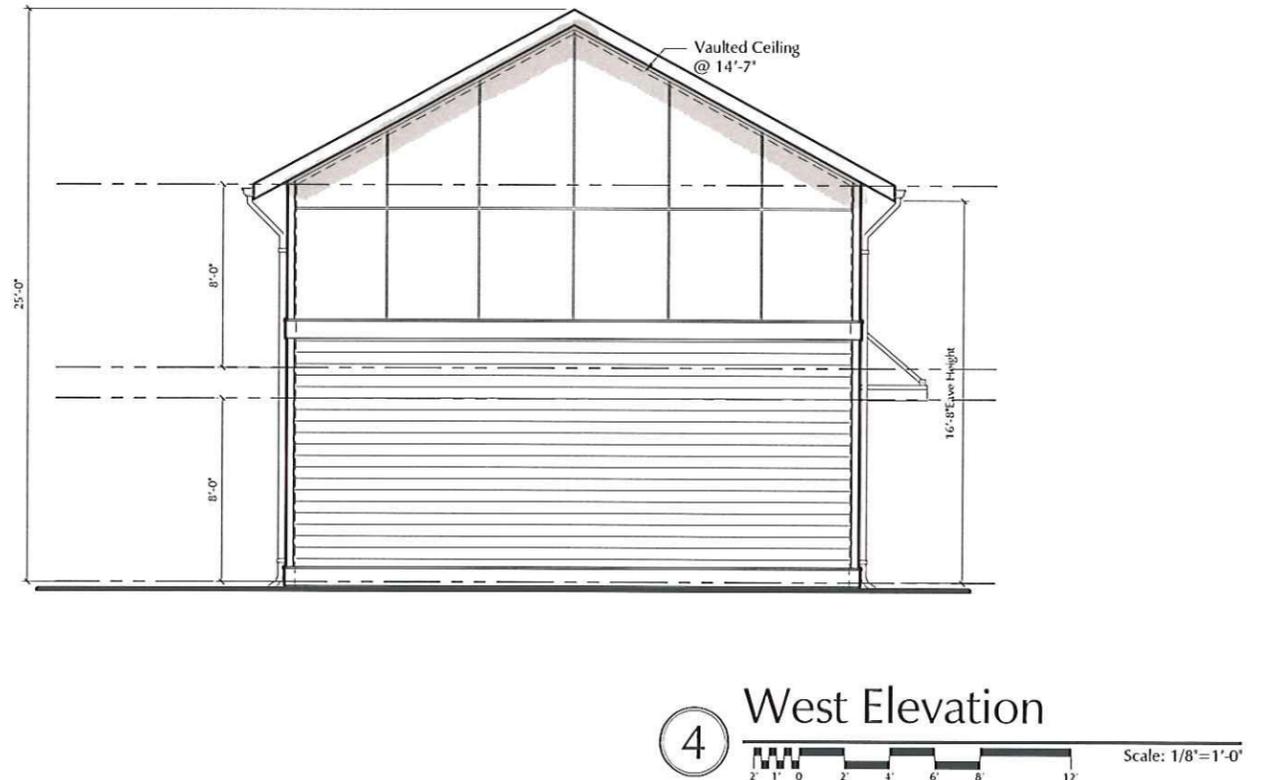
1 North Elevation  
Scale: 1/8"=1'-0"  
2' 1' 0" 2' 4' 6' 8' 12'



2 East Elevation  
Scale: 1/8"=1'-0"  
2' 1' 0" 2' 4' 6' 8' 12'



3 South Elevation  
Scale: 1/8"=1'-0"  
2' 1' 0" 2' 4' 6' 8' 12'



4 West Elevation  
Scale: 1/8"=1'-0"  
2' 1' 0" 2' 4' 6' 8' 12'