

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1310 7th Avenue North October 19, 2016

Application: New construction – Detached accessory dwelling unit; Setback determination

District: Germantown Historic Preservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08209003100

Applicant: Martin Wieck, rootarch

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Application for a detached accessory dwelling unit (DADU) at the rear of the lot zoned R6. The building requires a setback determination from the rear property line, from twenty feet (20') to ten feet (10').

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, garage doors, roof color, and masonry prior to purchase and installation; and
2. Staff receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.

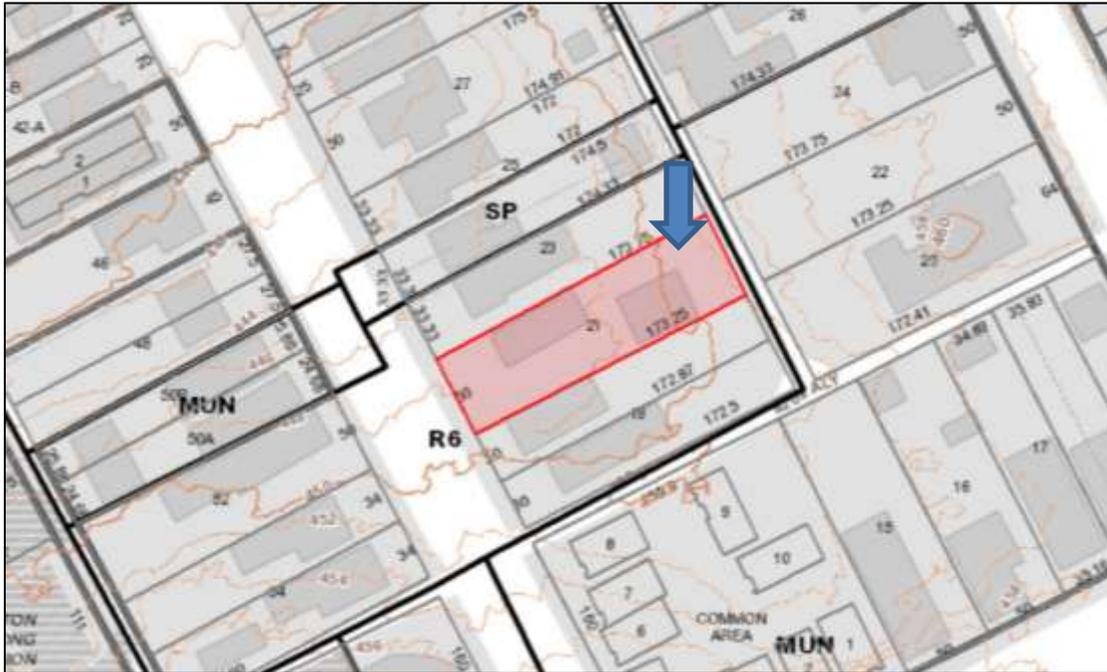
Staff finds that the proposed accessory dwelling unit meets section 2.9 of the design guidelines for the Germantown Historic Preservation Zoning Overlay, and Ordinance 17.16.030.G.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

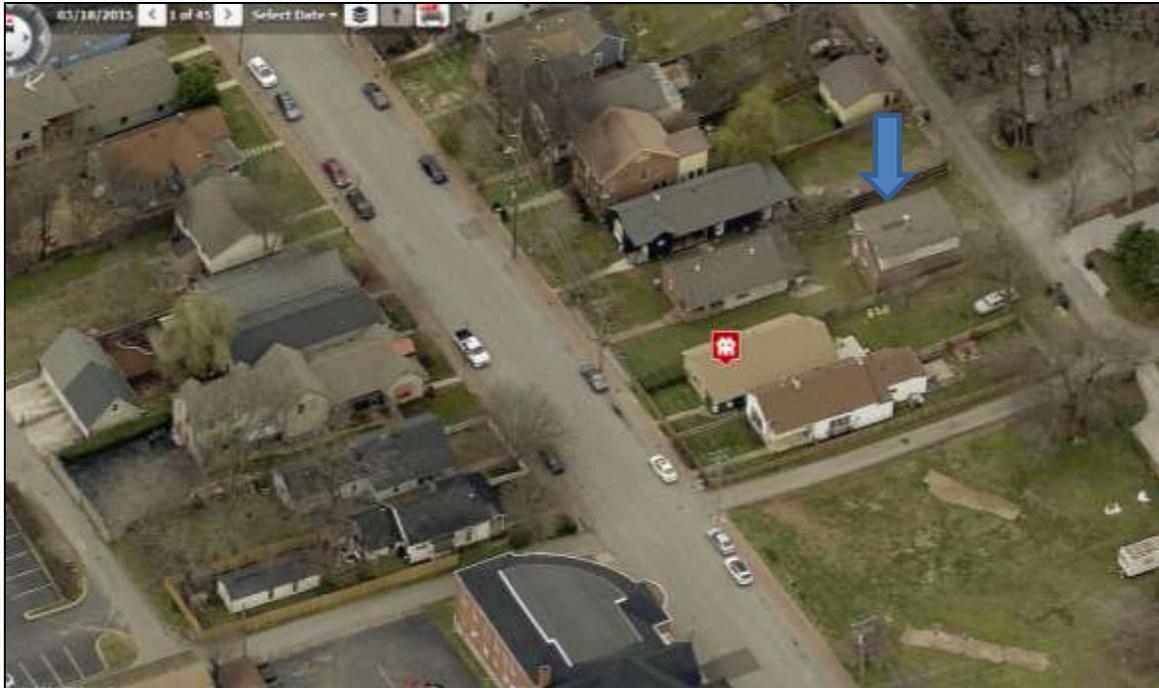
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

2.0 New Construction within historic context

2.9 Outbuildings / Garages / Carports / Accessory Buildings

2.9.1 Historically, outbuildings, garages and carports 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. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide corner boards and window and door casings (trim).

2.9.2 Outbuildings, garages, carports and accessory buildings shall be located to the rear of the property. When a definite rhythm along a street/alley is established by uniform lot and building width, infill construction shall maintain that rhythm.

2.9.3 The predominant vehicular access to properties within the District should continue to be through the use of alleys. Garages and carports shall be accessed from the service alley as is typical for historic buildings in the district. For most residential lots new curb cuts on public streets are generally not appropriate. The removal of unnecessary existing curb cuts on primary streets is encouraged. It is acknowledged that in some cases alley access may not be possible or practical.

In this case, curb cuts and driveways at the public street should be minimized and the width of parking access should be limited. Curb cuts and driveways shall be located so they are visually less dominant.

2.9.4 The design of outbuildings, garages, carports and accessory buildings shall not be visually disruptive to the character of surrounding buildings.

2.9.5 The size and mass of outbuildings, garages, carports and accessory buildings in relation to open spaces and its windows and openings shall be visually compatible with the primary building and surrounding buildings.

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

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

Density.

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

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- b. The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

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

Background: The Commission approved new construction of a residence at 1310 7th Avenue North in October 2015. An existing outbuilding on the site was approved for demolition in November 2015.

Analysis and Findings: This application is for construction of a detached accessory dwelling unit (DADU) at the rear of the lot, in the same location as a previous outbuilding. The property is zoned R6. The structure requires a rear setback determination from twenty feet (20') to ten feet (10'). Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side-gable	Yes
Primary roof slope	12/12	Yes
Porch form	n/a	n/a
Porch slope	n/a	n/a

Design Standards:

The accessory building will have brick and fiber-cement siding. Its decorative details are simpler versions of those of the approved primary building. Its roof form, detailing, and building form do not contrast greatly with the primary structure. In addition, the DADU is located at the rear of the lot in the same location as the previous outbuilding. The proposed DADU meets sections 2.9.4 and 2.9.5 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	CMU	Natural	Yes
Cladding	Brick, fiber-cement	Smooth with 5" reveal	Yes
Roofing	Asphalt shingle	Needs final review	Yes
Trim	Cement fiber	smooth	Yes
Porch floor	Not indicated	Inside structure	
Porch Post	Brick	Needs final review	
Windows	Ultrex clad wood	Needs final approval	
Pedestrian Door	Not indicated	Needs final approval	
Vehicular Door	Paneled garage doors	Needs final approval	

With the staff’s final approval of the masonry, roofing color, windows, doors and garage doors, staff finds that the known materials meet Section 2.9.1.

General requirements for DADUs:

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?	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?	Yes	
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	

General Requirements for DADU:

The answer to each of these questions must be “no.”

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

Is the planned conditioned living space more than 700 square feet?		No
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Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	37' 6"
Rear setback	20'	10'
L side setback	5'	5'
R side setback	10'	10'
How is the building accessed?	From the alley or existing curb cut	Alley

The DADU is proposed to be ten feet (10') from the rear property line. As the footprint is seven hundred and forty-eight square feet (748 sq. ft.), base zoning requires a setback of twenty feet (20'). Staff finds that the proposed rear setback is appropriate as a ten foot (10') setback is the standard rear setback for structures that are seven hundred square feet (700 sq. ft.) or less. Also, historically, outbuildings were located at the rear of the property, close to the rear property line. Staff recommends approval of the setback determination, finding that the location is appropriate and meets section 2.9.2 and 2.9.3.

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 left)
Ridge Height	32' 2"	25'	22' (end wall height is 23' 5")
Eave Height	22'	One story 10'	10'

One-story building:

	Lot is greater than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	1,018 sq. ft.	748 sq. ft.

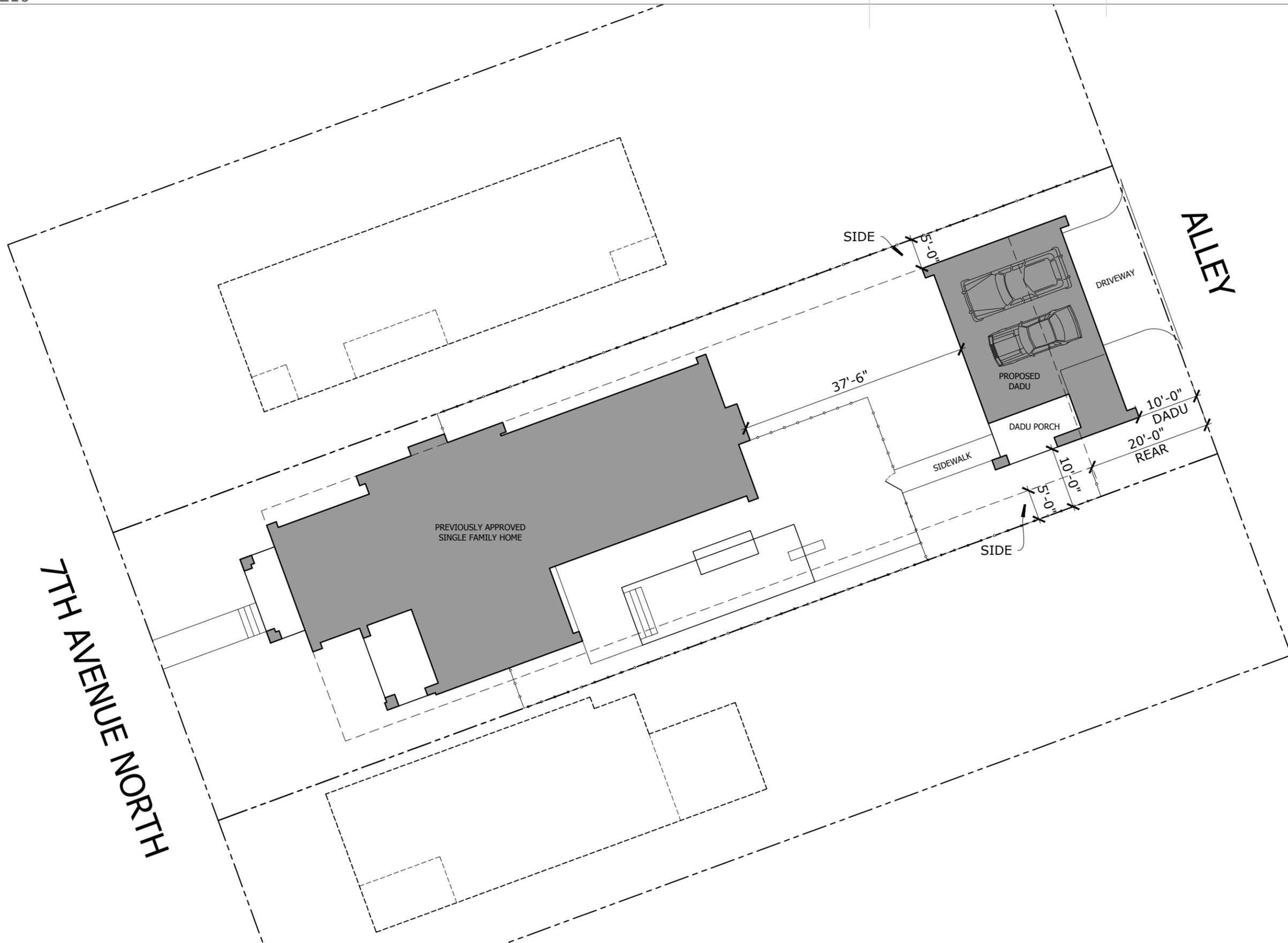
The project meets section 2.9 of the design guidelines and 17.16.30.G. 7 of the ordinance.

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, garage doors, roof color, and masonry prior to purchase and installation; and
2. Staff receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. G. and Section 2.9 of the Germantown Historic Preservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



7TH AVENUE NORTH

ALLEY

PREVIOUSLY APPROVED SINGLE FAMILY HOME

PROPOSED DADU

DADU PORCH

SIDEWALK

DRIVEWAY

SIDE

SIDE

10'-0" DADU

20'-0" REAR

10'-0"

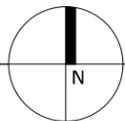
5'-0"

37'-6"

5'-0"

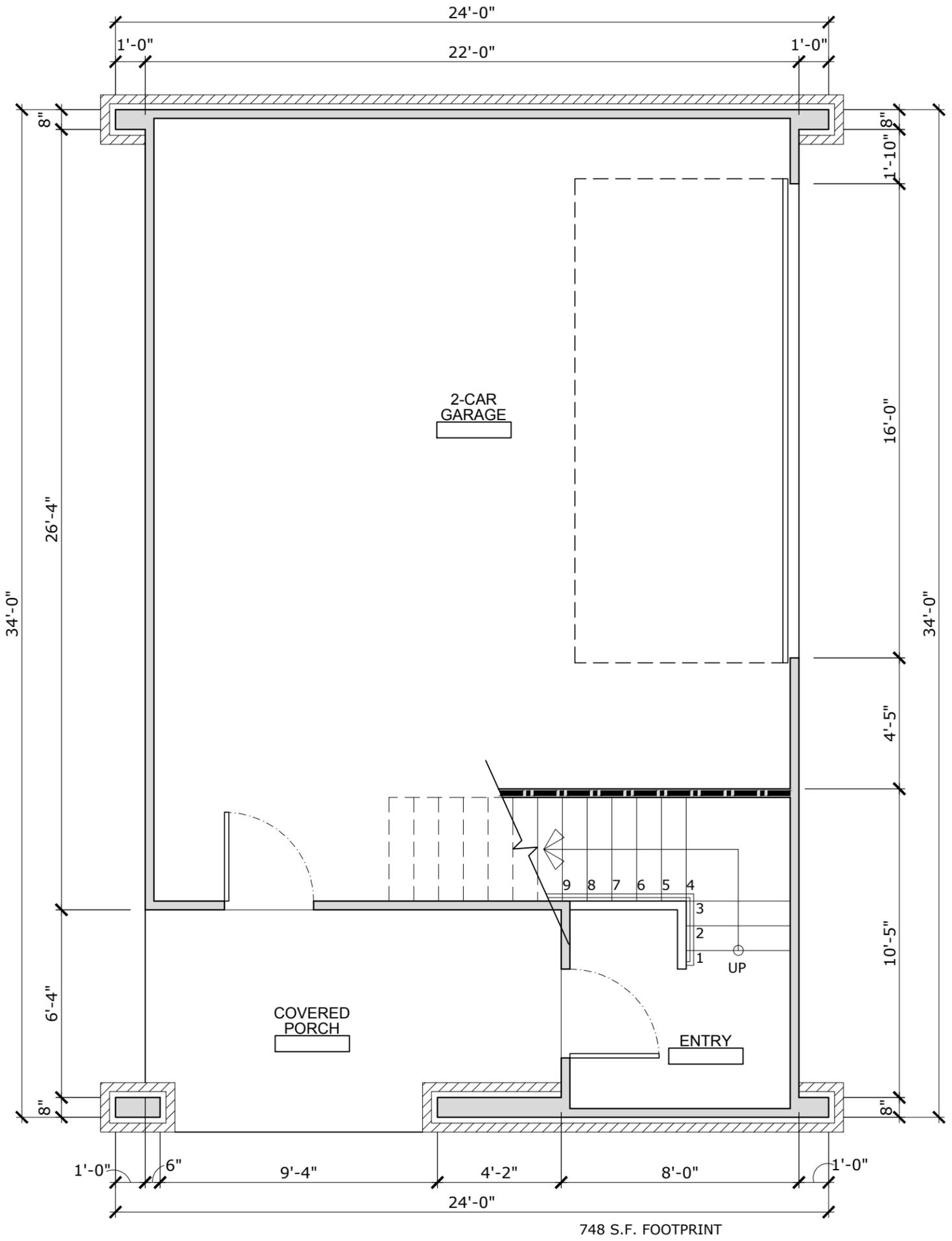
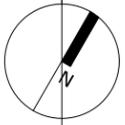
SITE PLAN

1/16" = 1'-0"



DADU FIRST FLOOR PLAN

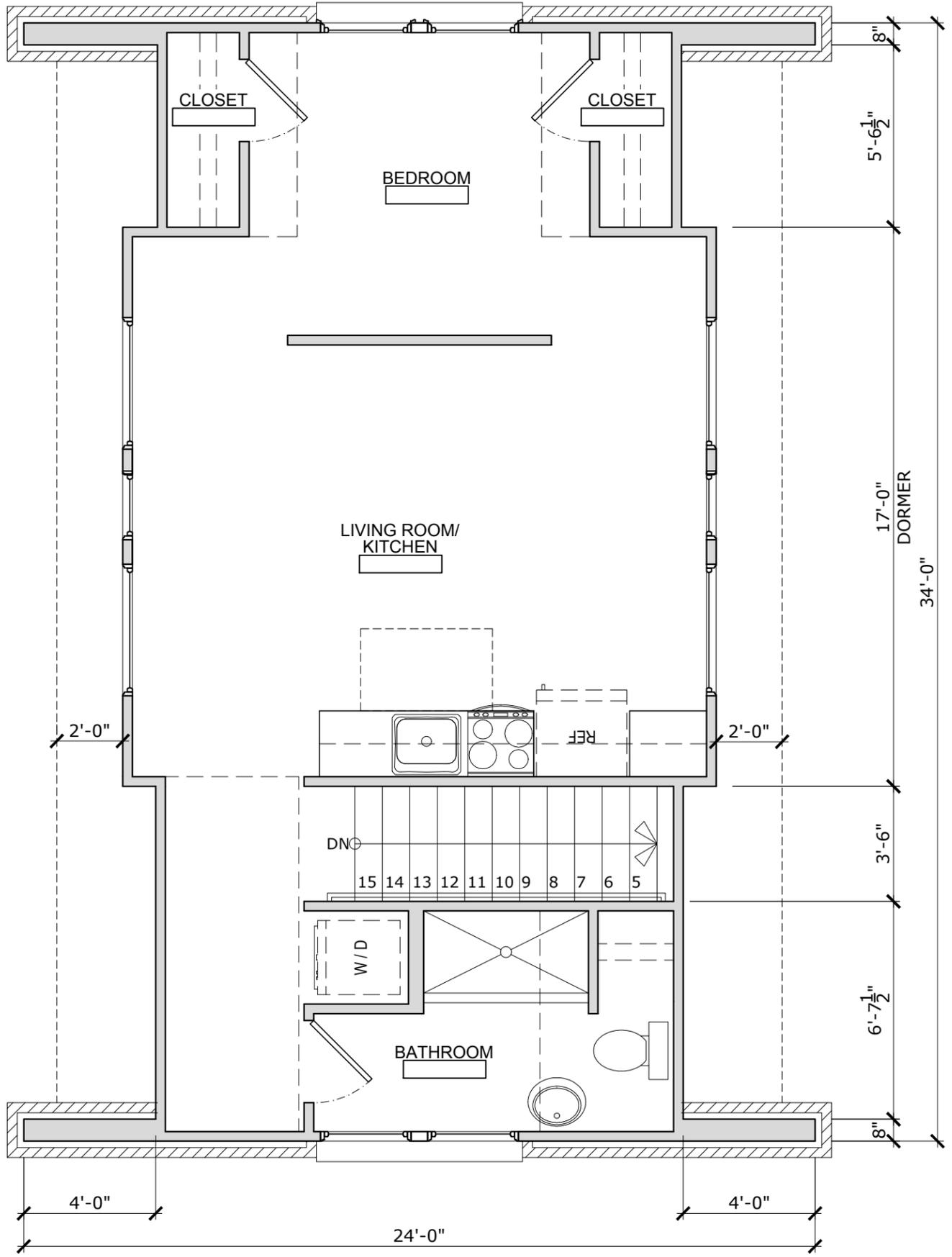
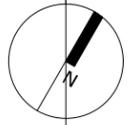
1/4" = 1'-0"



DADU SECOND FLOOR PLAN

1/4" = 1'-0"

0 2 4 8

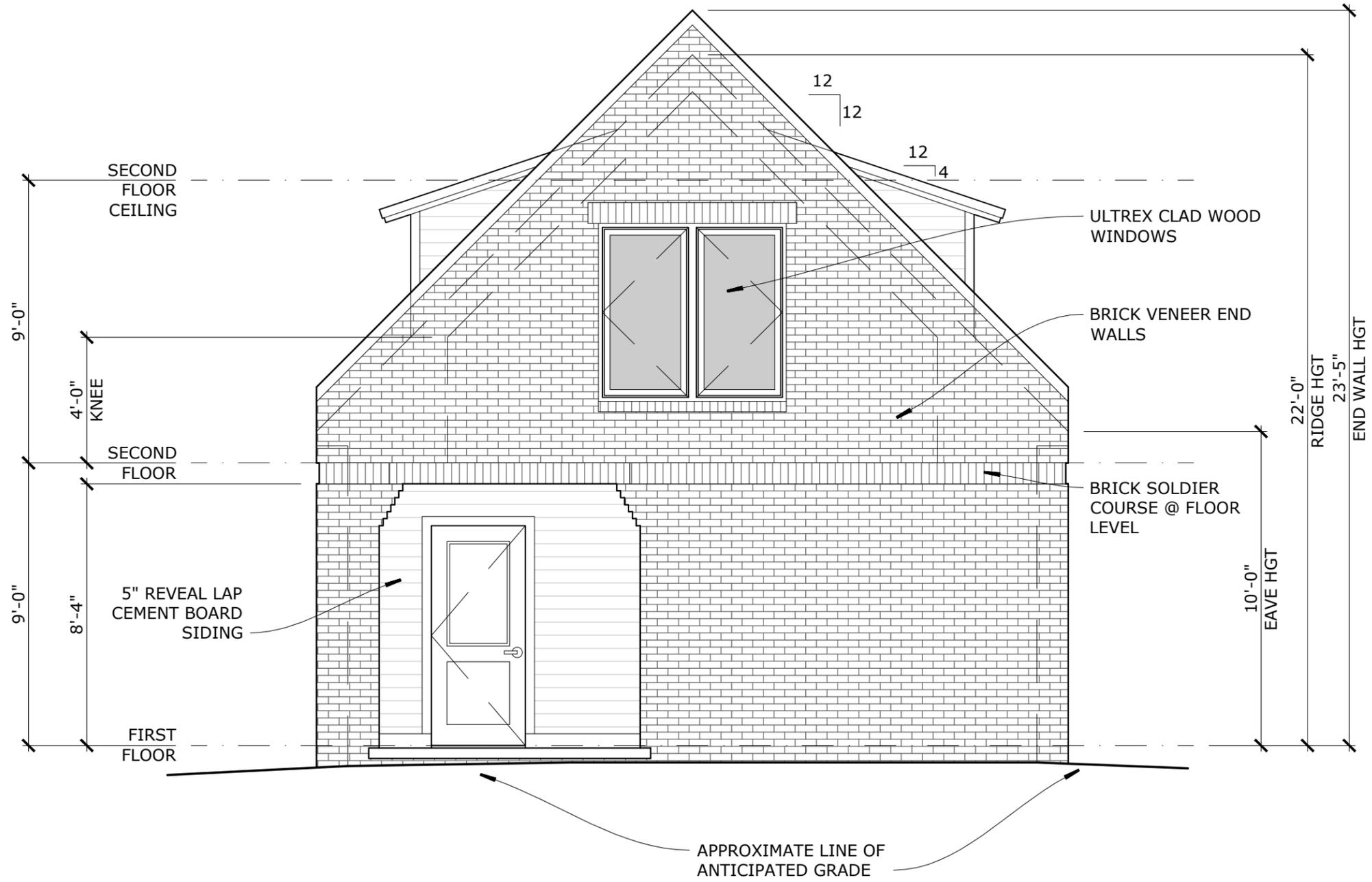


539 S.F. SECOND FLOOR

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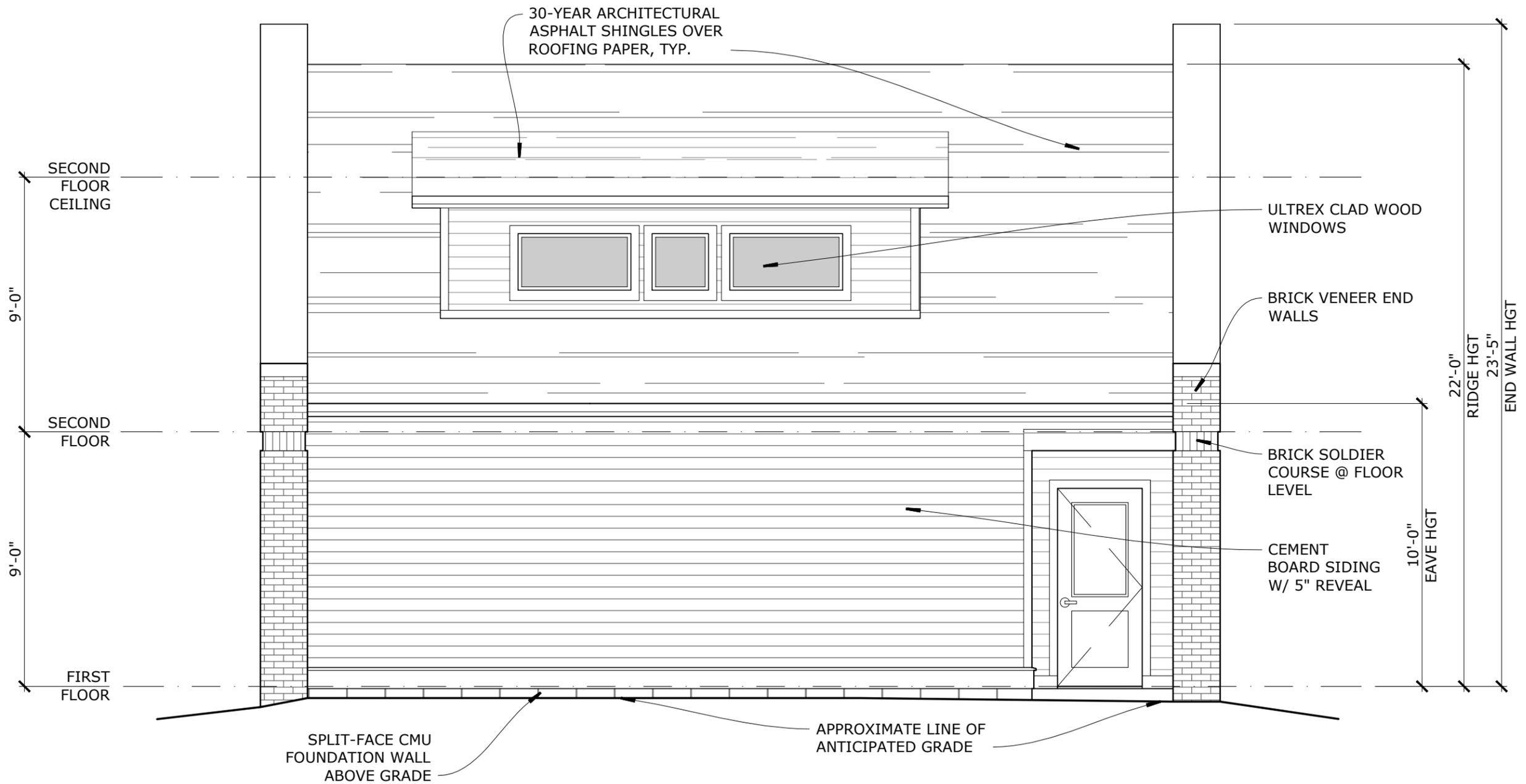
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SOUTH ELEVATION



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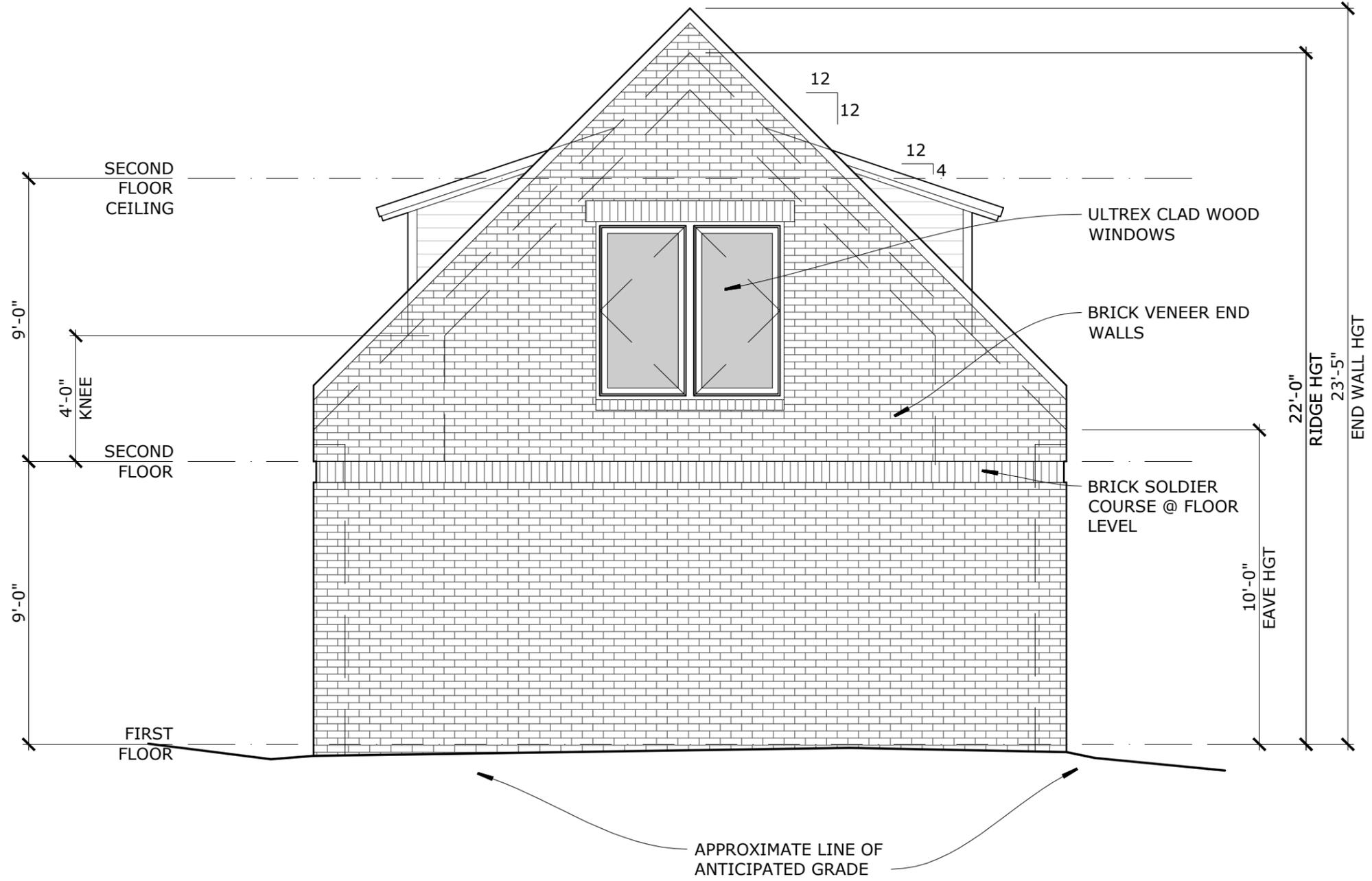
WEST ELEVATION



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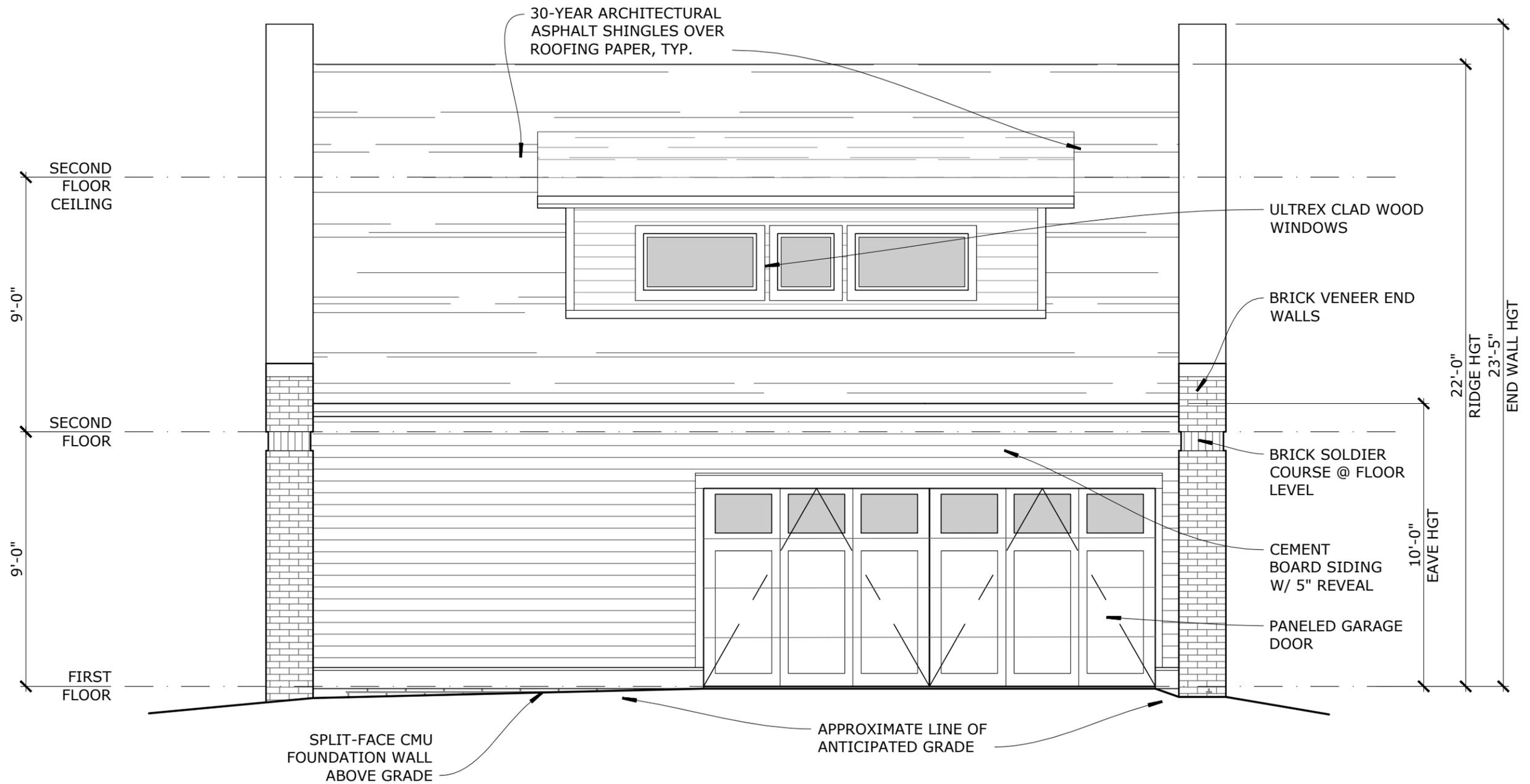
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NORTH ELEVATION





EAST ELEVATION



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