



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION 1700 Eastland Avenue December 19, 2012

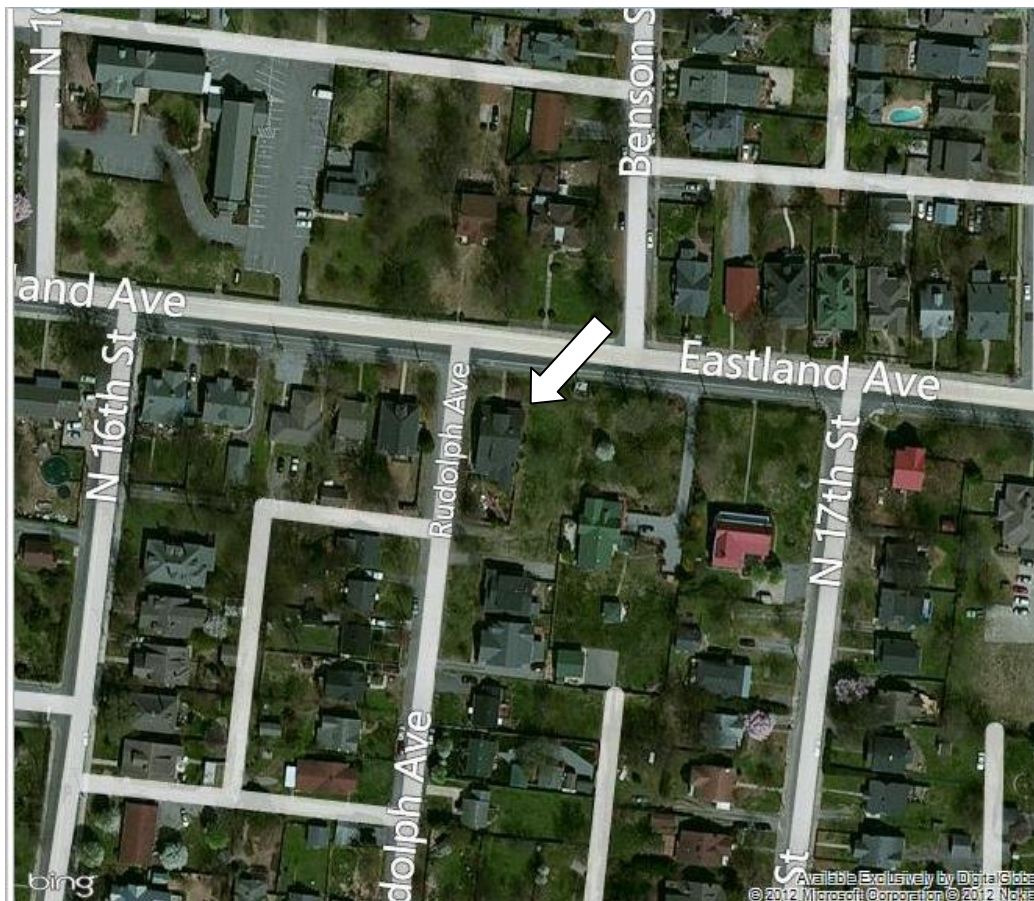
Application: New construction – Detached Accessory Dwelling Unit
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306034800
Applicant: Tim Walker
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

<p>Description of Project: The application is to construct a detached accessory dwelling unit toward the rear of the property.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
<p>Recommendation Summary:</p> <p>Staff finds that the project meets II.3.B of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i> and the regulations stipulated in Ordinance No. BL2011-900.</p>	

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

8. Outbuildings

- 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.

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

Siding and Trim

- *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. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

- 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:

- 1. where they are a typical feature of the neighborhood*
- 2. 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.*

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

Detached Accessory Dwelling Unit Regulations:

1. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
2. Density. A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.
3. Ownership.

No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.

5. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

6. Driveway Access.

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

7. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

8. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

These Standards are provided for informational purposes and do not take the place of the requirements of Ordinance No. BL2011-900.

Background: 1700 Eastland Avenue is a one and a half story house constructed c.1920 and is considered contributing to the *Lockeland Springs-East End Neighborhood Conservation District*. There are no accessory buildings currently located on the property.



Analysis and Findings:

The application is to construct a detached accessory dwelling unit in the rear of the property with vehicular access leading from Rudolph Avenue via an existing drive. Staff has received the required restrictive covenant for the structure, registered with Davidson County.

Setback and Orientation. According to base zoning requirements, the detached accessory dwelling unit should be setback a minimum of five feet (5') from the side property line and three feet (3') from the rear property line. The application shows the detached accessory dwelling setback seven feet, six inches (7'6") from the left property line and three feet (3') from the rear property line.

The structure is located in the rear yard, as required and more than meets the ten foot (10') separation from the primary building requirement by being more than thirty feet (30') from the rear wall of the house.

The ground floor will be a garage with doors facing west toward Rudolph Avenue.

Staff finds the location and setbacks of the proposed detached accessory dwelling unit to meet Sections II.B.3 and II.B.6 of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and the regulations stipulated in Ordinance No. BL2011-900.

Height and Scale The proposed accessory dwelling will have an eave height of ten feet (10') and a ridge height of twenty two feet (22'). This proposed height meets the regulations for the detached accessory dwelling units and is subordinate to the existing house which has a ridge height of approximately twenty five feet (25') and an eave height of nine feet (9'). The structure will be approximately twenty-five feet by twenty-eight feet (25' x 28'), or seven hundred square feet (700 sq. ft.), thereby meeting the footprint regulations for the detached accessory dwelling unit. Three exterior steps and two pedestrian entries are proposed. Although the detached accessory dwelling regulations state that stairs must be interior, staff finds that one to three stairs on the outside is equivalent to a stoop and so it is appropriate to have this minimal amount on the outside of the building. This scenario has been approved by the Commission on a previous request for a Detached Accessory Dwelling Unit. Staff finds that the overhang above the entrances and the three exterior steps meet both the design guidelines and the regulations for detached accessory dwelling units.

Staff finds that the structure's height and scale are subordinate to the existing house and meets Sections II.B.1. and II.B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and the regulations stipulated in Ordinance No. BL2011-900.

Roof Form and Dormers The proposed accessory dwelling unit will have a cross-gable roof form with a pitch of 10/12. A dormer is proposed on the rear of the structure which

will face east toward the side property line. The front wall of the dormer is set back five feet (5') from the walls of the structure and two feet (2') below the ridge of the structure. Wall to wall, the dormer is twenty-one feet (21') in width.

Staff finds that the structure's roof form and dormer meet Sections II.B.1, II.B.2. and II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and the regulations stipulated in Ordinance No. BL2011-900.

Proportion and Rhythm of Openings: Staff finds that the proportion and rhythm of openings for the detached accessory dwelling unit are similar to that of the principal structure and are typical of historic accessory structures. Staff finds the detached accessory dwelling unit to meet Section II.B.7. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and the regulations stipulated in Ordinance No. BL2011-900.

Materials: The detached accessory dwelling unit will have smooth-faced hardi-plank siding with a five inch (5") reveal. The foundation will be split-faced concrete block. The roof will be black-gray asphalt shingles. The three steps and stoop landing will be concrete. The garage pedestrian door will metal and the accessory unit door will be wood with glass lites. The garage doors will be metal with an upper row of glass lites.

Staff finds that the structure's materials meet Section II.B.4. of the *Lockeland Spring-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and the regulations stipulated in Ordinance No. BL2011-900.

Recommendation:

Staff finds the proposal to meet Section II.B. of the *Lockeland Springs-East End Conservation Zoning Overlay: Handbook and Design Guidelines* and the regulations stipulated in Ordinance No. BL2011-900 (for detached accessory dwelling units).



Proposed detached accessory dwelling unit location



View from detached accessory dwelling unit location toward house