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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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STAFF RECOMMENDATION

**1612 Forrest Avenue
November 18, 2015**

Application: New construction-detached accessory dwelling unit (DADU)
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310017900
Applicant: Aerial Development Group
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes to build a detached accessory dwelling unit at the rear of the lot. The outbuilding requires a rear setback determination from the required ten feet (10') to five feet (5').

Recommendation Summary: Staff recommends approval of the application with the conditions:

1. That the ridge height of the outbuilding is reduced to less than the ridge height of the primary building;
2. Staff approve the windows, doors and garage doors;
3. Staff approve the roofing color; and,
4. The applicant file a restrictive covenant, acknowledging that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed in section 17.16.030.F of the Code.

Meeting these conditions, Staff finds that the project meets Section 17.16.030.F of the Metro Code, and the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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:** Outbuilding/
DADU Worksheet
- B:** Photographs
- C:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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, 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) 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.*

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.*
- *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.

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



Figure 1. 1612 Forrest Avenue

Background: 1612 Forrest Avenue was built circa 1918 and is a contributing building in the Lockeland Springs- East End Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The applicant proposes to build a Detached Accessory Dwelling Unit (DADU) at the rear of the property.

Height/Scale: The proposed outbuilding is one-and-a-half stories and has a footprint of six hundred and forty-eight square feet (648 sq. ft.). The ridge height is proposed at twenty-four feet, six inches (24'6"), with an eave height of ten feet (10'). GIS data indicates that the ridge height of the house is twenty-two feet (22'). The eave height is appropriate, but the ridge height is taller than that of the house. Staff recommends the ridge height be reduced to no more than twenty-two feet (22') in order to meet the requirements of the Code.

Setbacks. The outbuilding is proposed to be seven feet, five inches (7'5") from the right property line, and ten feet, four inches (10'4") from the property line on the left; the side setbacks meet base zoning requirements. It is proposed to be five feet (5') from the rear property line. Base zoning requires that a structure up to seven hundred square feet (700 sq. ft.) be located ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate, as outbuildings close to the alley are common in the district. Staff therefore recommends approval of the rear setback determination.

See attachment A, Outbuilding/DADU Worksheet, for full review of the application.

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit with a rear setback of five feet (5') with the following conditions:

1. The ridge height of the outbuilding must be less than the primary building;
2. Staff approve the windows, doors and garage doors;

3. Staff approve the roofing color;
4. The applicant file a restrictive covenant.

With these conditions, the application meets the requirements of Ordinance 17.16.030.F for Detached Accessory Dwelling Units and the applicable design guidelines for outbuildings. 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.

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?	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? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	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	

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.)		NO
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		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

*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 principal building and DADU/Garage	24’	20’
Rear setback	5’	3’
L side setback**	7.5’	3’
R side setback**	10.4’	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.

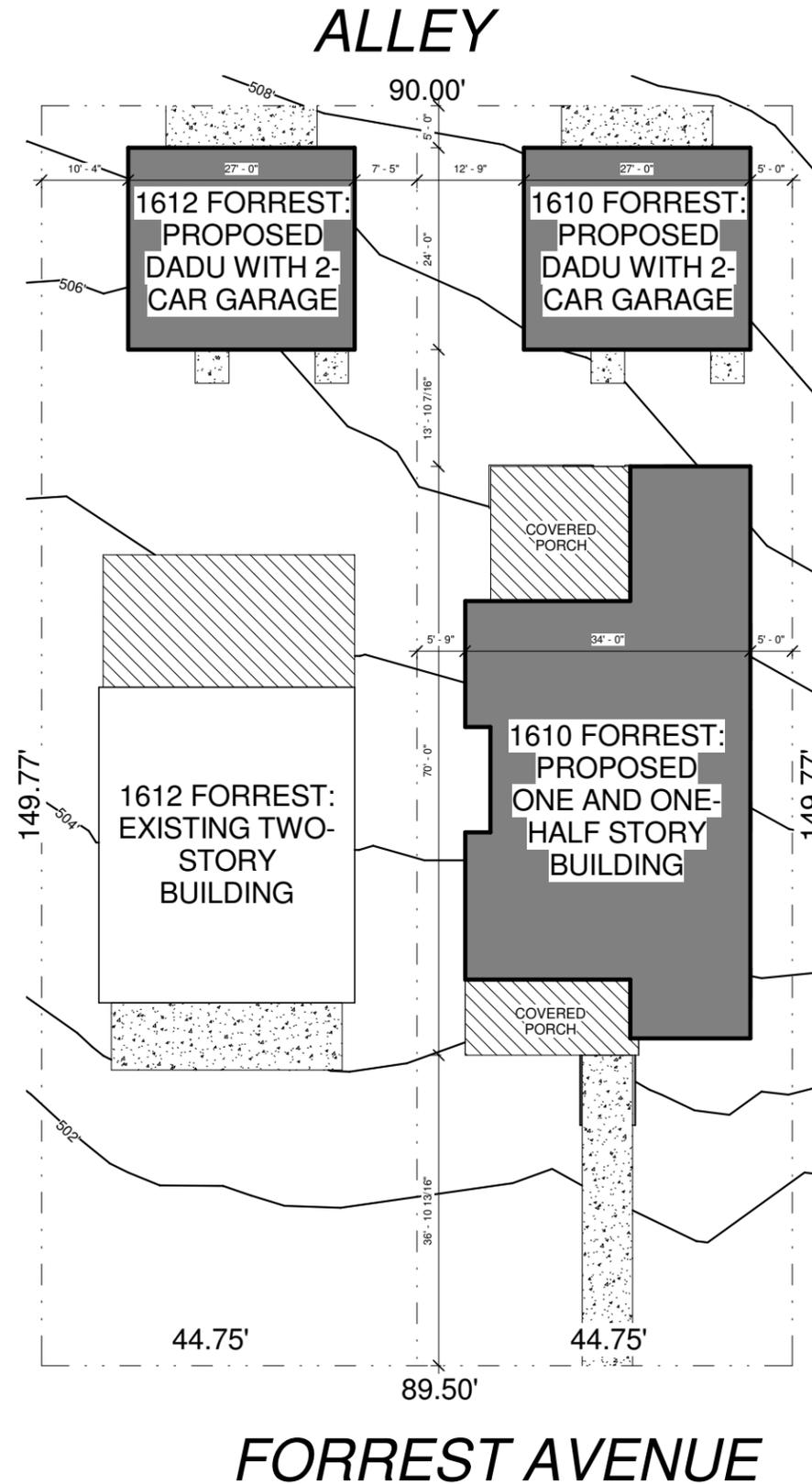
	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	22’	25’
Eave Height	10’	1 story 10’ or 2 story 17’
Width of house	30’	30’

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 principal structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage		770 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

GENERAL NOTES:

-SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING SITE CONDITIONS IN FIELD FOR REMOVAL OF EXISTING FENCES, TREES, ETC.



① SITE PLAN
1" = 10'-0"

1610 FORREST AVE SITE PLAN

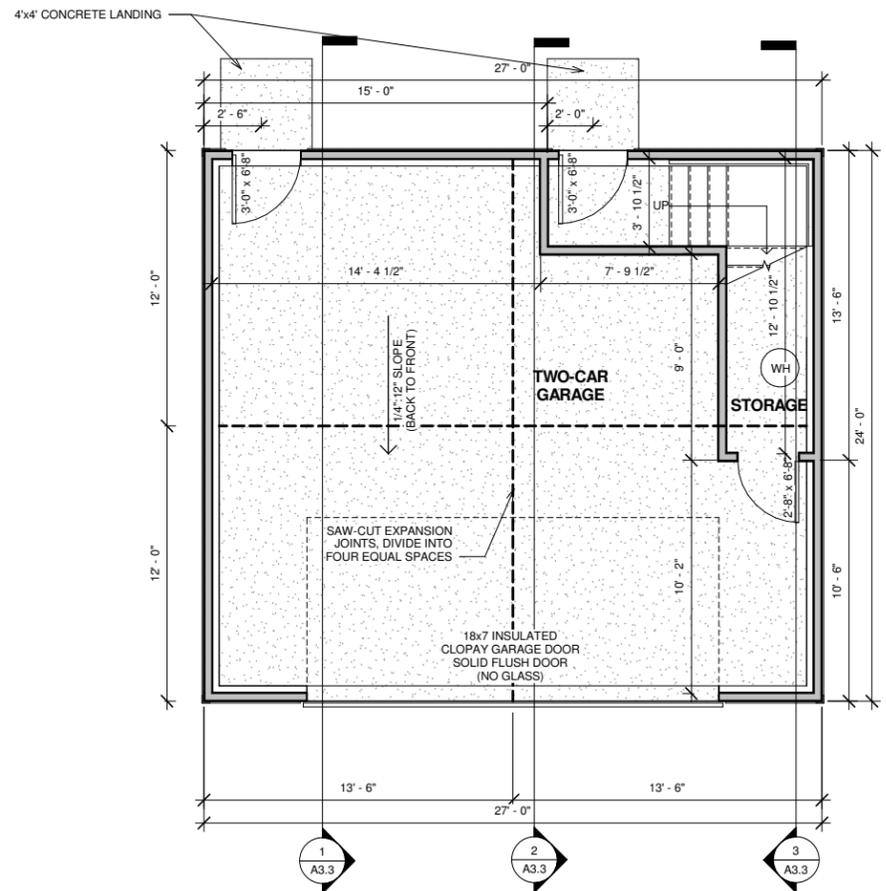
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Date 08/28/15
Drawn by ML
Checked by

A1.1

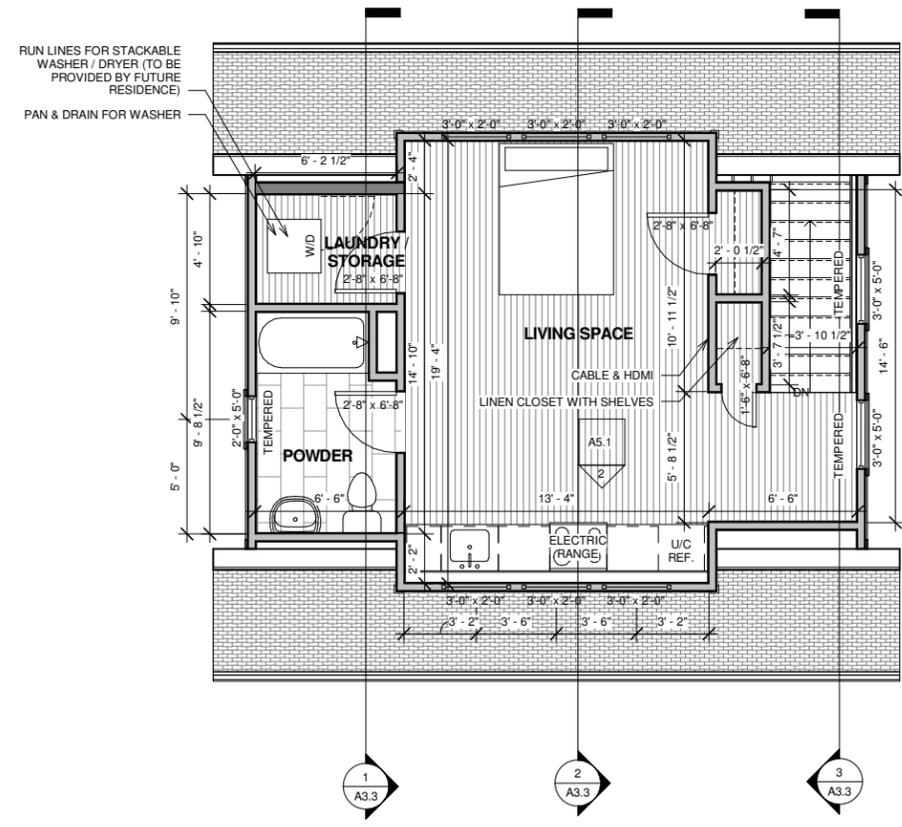
Scale 1" = 10'-0"

Floor Finish Schedule	
Room Name	Finish
LIVING SPACE	HARDWOOD
STORAGE	CONCRETE
TWO-CAR GARAGE	CONCRETE
LAUNDRY / STORAGE	HARDWOOD
POWDER	TILE

LIVING SPACE	HARDWOOD
STORAGE	CONCRETE
TWO-CAR GARAGE	CONCRETE
LAUNDRY / STORAGE	HARDWOOD
POWDER	TILE



1 FIRST FLOOR PLAN
1/4" = 1'-0"



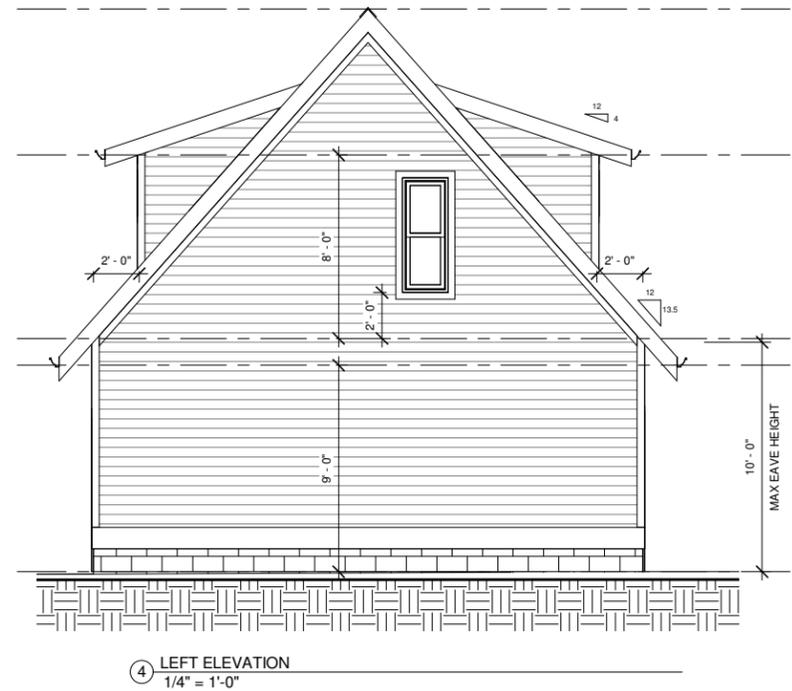
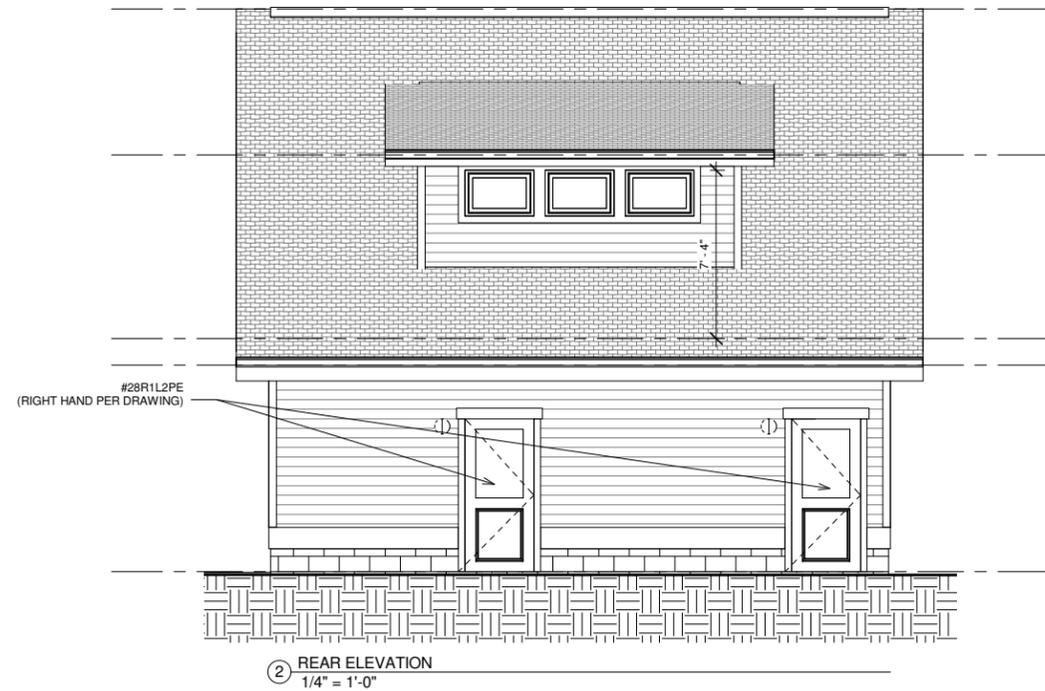
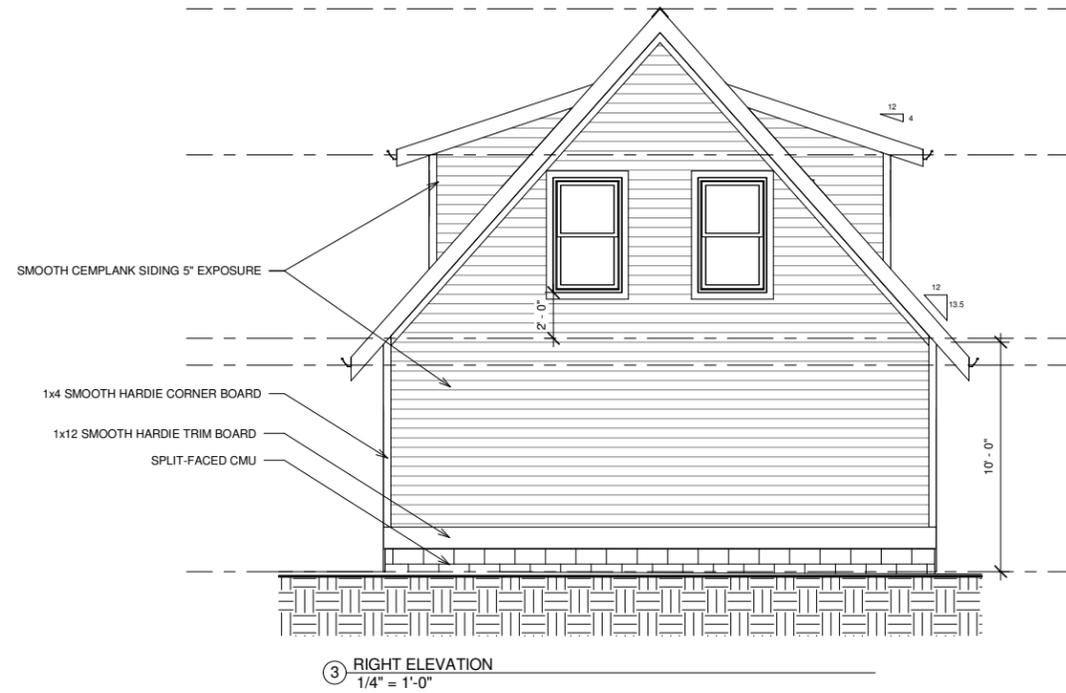
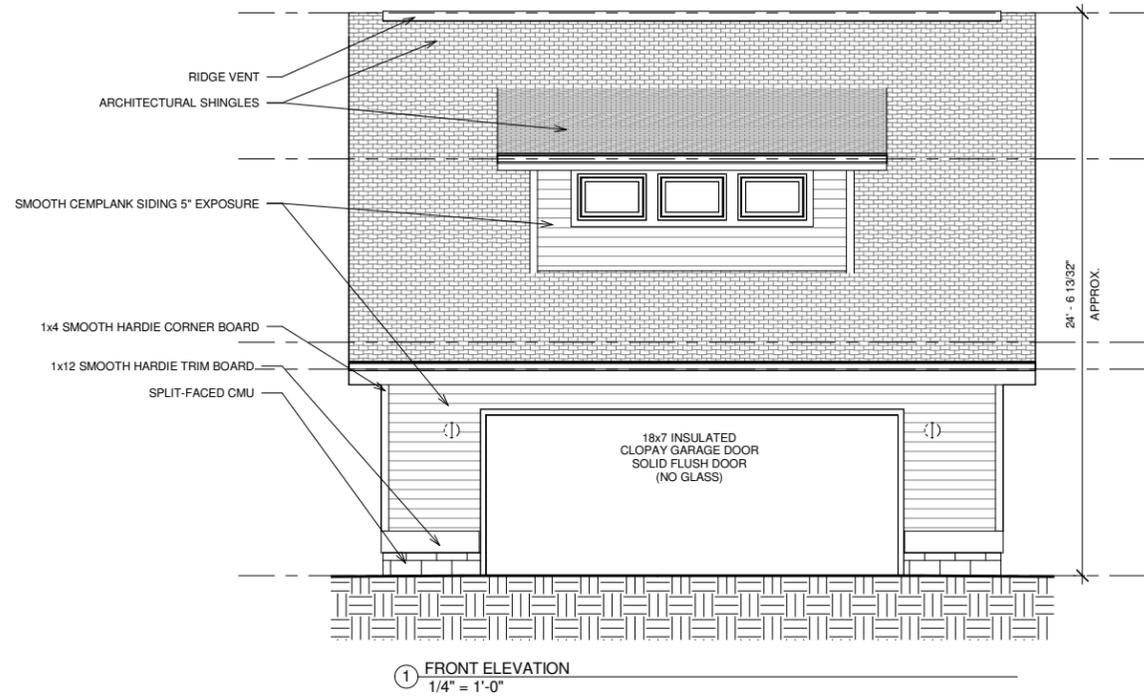
2 SECOND FLOOR PLAN
1/4" = 1'-0"

GARAGE / CARPORT NOTES:

- DOOR PANS TO BE INSTALLED UNDER ALL EXTERIOR DOORS
- ELECTRICAL, PLUMBING AND HVAC TO BE FIELD VERIFIED BY SUBCONTRACTORS AND PROJECT MANAGERS PRIOR TO INSTALLATION
- SEE LIGHTING PLAN FOR ELECTRICAL PANEL LOCATION
- USE 5/4" THICK TRIM
- FLASHING ABOVE ALL WINDOW & DOOR TRIM
- ALL EXTERIOR SIDING TO BE SMOOTH CEMPLANK
- ALL EXTERIOR TRIM TO BE SMOOTH HARDIE

**1612 FOREST AVE
GARAGE
FLOOR PLANS**

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Scale	1/4" = 1'-0"

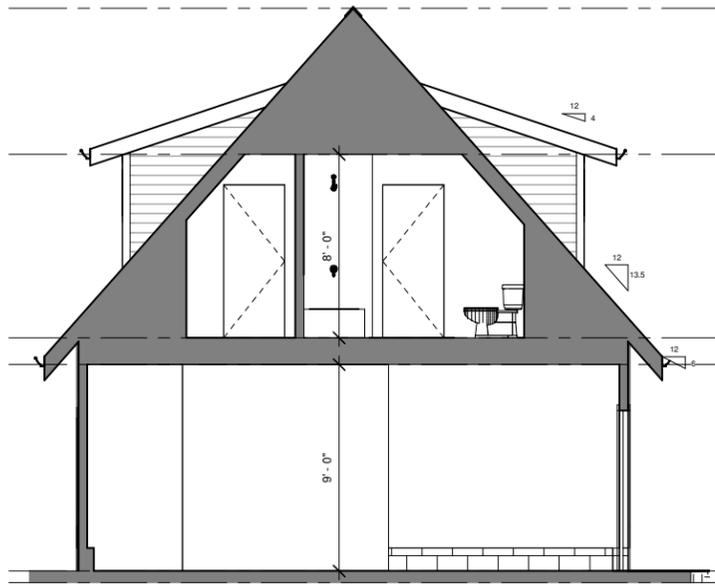


GARAGE / CARPORT NOTES:

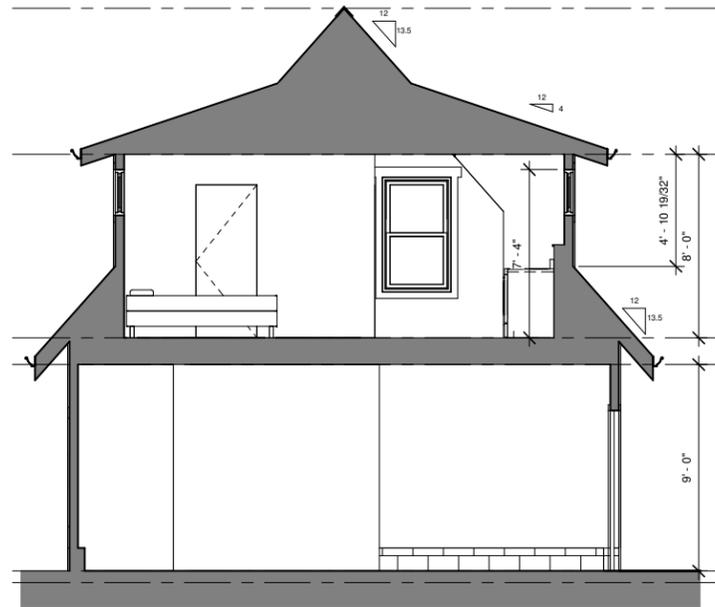
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- SEE LIGHTING PLAN FOR ELECTRICAL PANEL LOCATION
- USE 5/4" THICK TRIM
- FLASHING ABOVE ALL WINDOW & DOOR TRIM
- ALL EXTERIOR SIDING TO BE SMOOTH CEMPLANK
- ALL EXTERIOR TRIM TO BE SMOOTH HARDIE

**1612 FOREST AVE
GARAGE
ELEVATIONS**

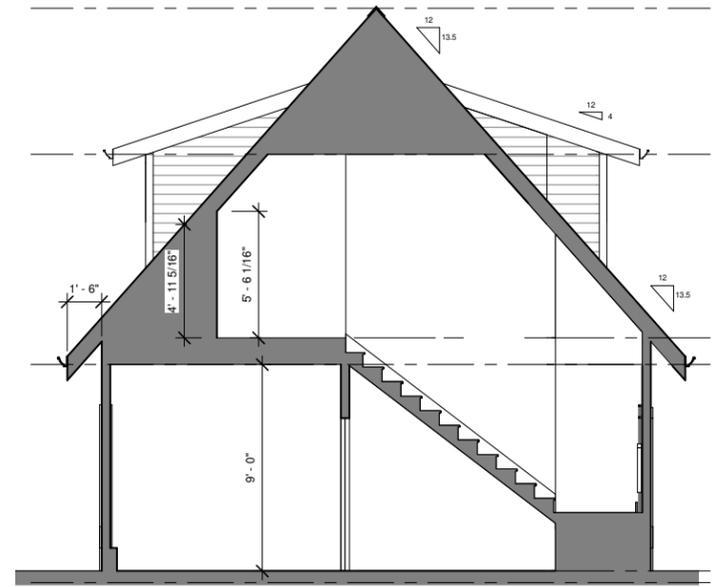
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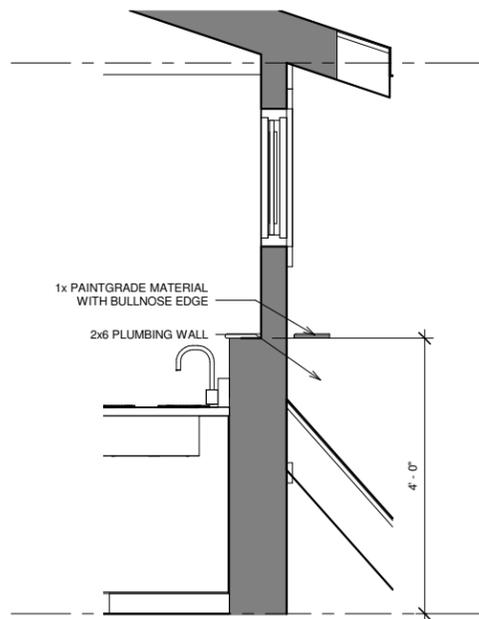
① SECTION A
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② SECTION B
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③ SECTION C
1/4" = 1'-0"



④ SECTION D
3/4" = 1'-0"

1612 FOREST AVE
GARAGE
SECTIONS

PLAN NAME:	
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Drawn by	Author
Checked by	Checker

A3.3

Scale As indicated