



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

1305 Ordway Place

June 17, 2015

Application: New construction – outbuilding; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309002300

Applicant: Jon Knight, Owner

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new Detached Accessory Dwelling Unit (DADU) at the rear of the lot. The structure will be one and one-half story tall with a footprint of six hundred, twenty-one square feet (621 sf). The structure requires a rear setback determination.

Recommendation Summary: Staff recommends approval of the proposed Detached Accessory Dwelling Unit with a five foot (5') rear setback, with the condition that specific window and door selections are approved by Staff, finding that the proposal would meet the applicable 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: Photographs

B: Outbuilding
Worksheet

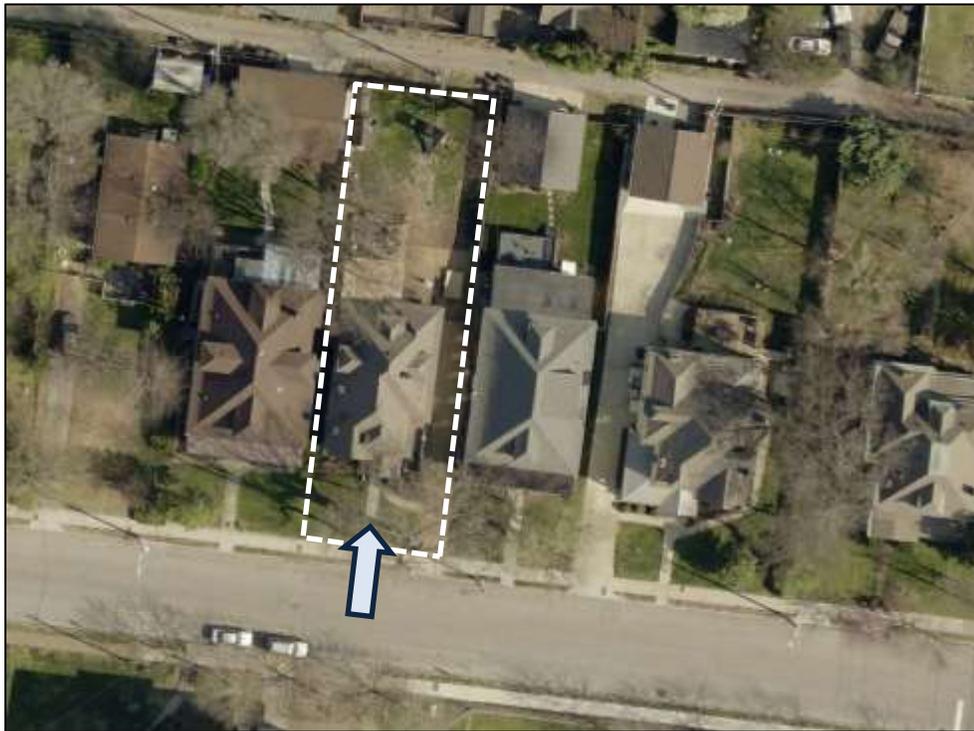
C: Site Plan

D: Plans & 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.

Background:

1305 Ordway Place is a one and one-half story Transitional Victorian house, constructed circa 1910. The original porch has been altered to have a more Craftsman-style appearance, but otherwise the historic integrity of the house is intact.



Analysis and Findings: The applicant is proposing to construct a new Detached Accessory Dwelling Unit (DADU) at the rear of the lot. The structure will be one and one-half story tall with a footprint of six hundred, twenty-one square feet (621 sf). The structure requires a rear setback determination.

Scale and Massing: Staff finds the height and scale of the proposed outbuilding to meet the applicable outbuilding standards and design guidelines (Please see attachment B for a detailed analysis). Staff finds the proposed outbuilding to meet section II.B.8.a of the design guidelines.

Materials: The materials of the outbuilding will include smooth-faced cement-fiberboard siding and an asphalt shingle roof matching the principal building. The specific window and door selections are not known, so Staff asks that their administrative review be required as a condition of approval. With that condition, Staff finds that the proposal will meet guideline II.B.8.a.

Setbacks: The outbuilding will be located behind the house, three feet (3') from the left side of the property and five feet (5') from the rear. Although the standard rear setback for this outbuilding would be ten feet (10') Staff finds the proposal to be appropriate because it is consistent with the typical location of historic outbuildings. Staff finds that the proposal will meet guideline II.B.8.b.

Recommendation: Staff recommends approval of the proposed Detached Accessory Dwelling Unit with a five foot (5') rear setback, with the condition that specific window and door selections are approved by Staff, finding that the proposal would meet the applicable 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.



1305 Ordway Place, front-left.

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?	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?	Yes	
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.)		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

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'	5'
L side setback**	3'	3'
R side setback**	3'	3'
How is the building accessed?	From the alley or existing curb cut	Rear

**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 existing conditions)
Ridge Height	31'	25'	19'
Eave Height	12'	1 story 10' or 2 story 17'	10'

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.	806	621

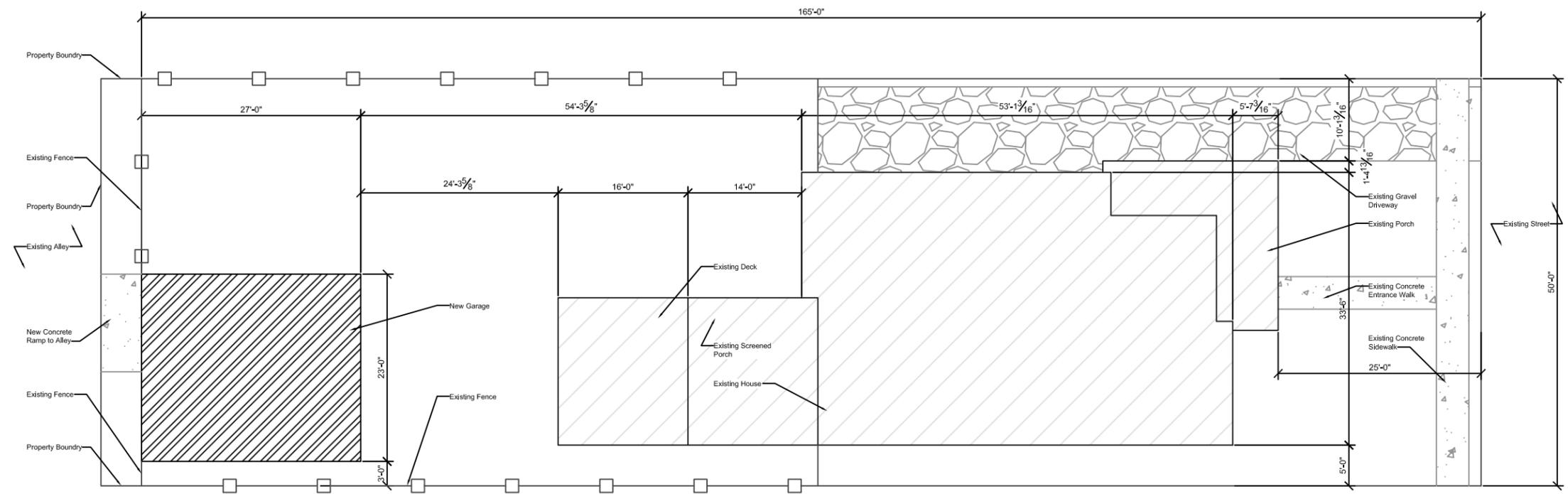
Or

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.



1 | Site Plan

Project Information

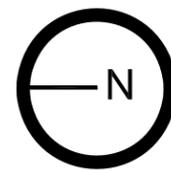
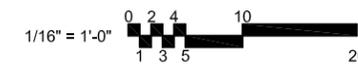
Location - 1305 Ordway Place, Nashville, TN 37206
 Zoning - R-6
 Property is in Neighborhood Conservation Overlay
 Property is in Urban Zoning Overlay
 Codes - 2006 International Residential Code

Square Footage

First Floor Shop - 583 square feet
 First Floor Dwelling - 38 square feet
 Second Floor Dwelling - 335 square feet
 Total Square Footage - 956 square feet

Drawing Index

AS-1.0 Architectural Site Plan
 A-1.0 First Floor Plan
 A-1.1 Second Floor Plan
 A-2.0 Roof Plan
 A-3.0 Exterior Elevations
 A-4.0 Building Section

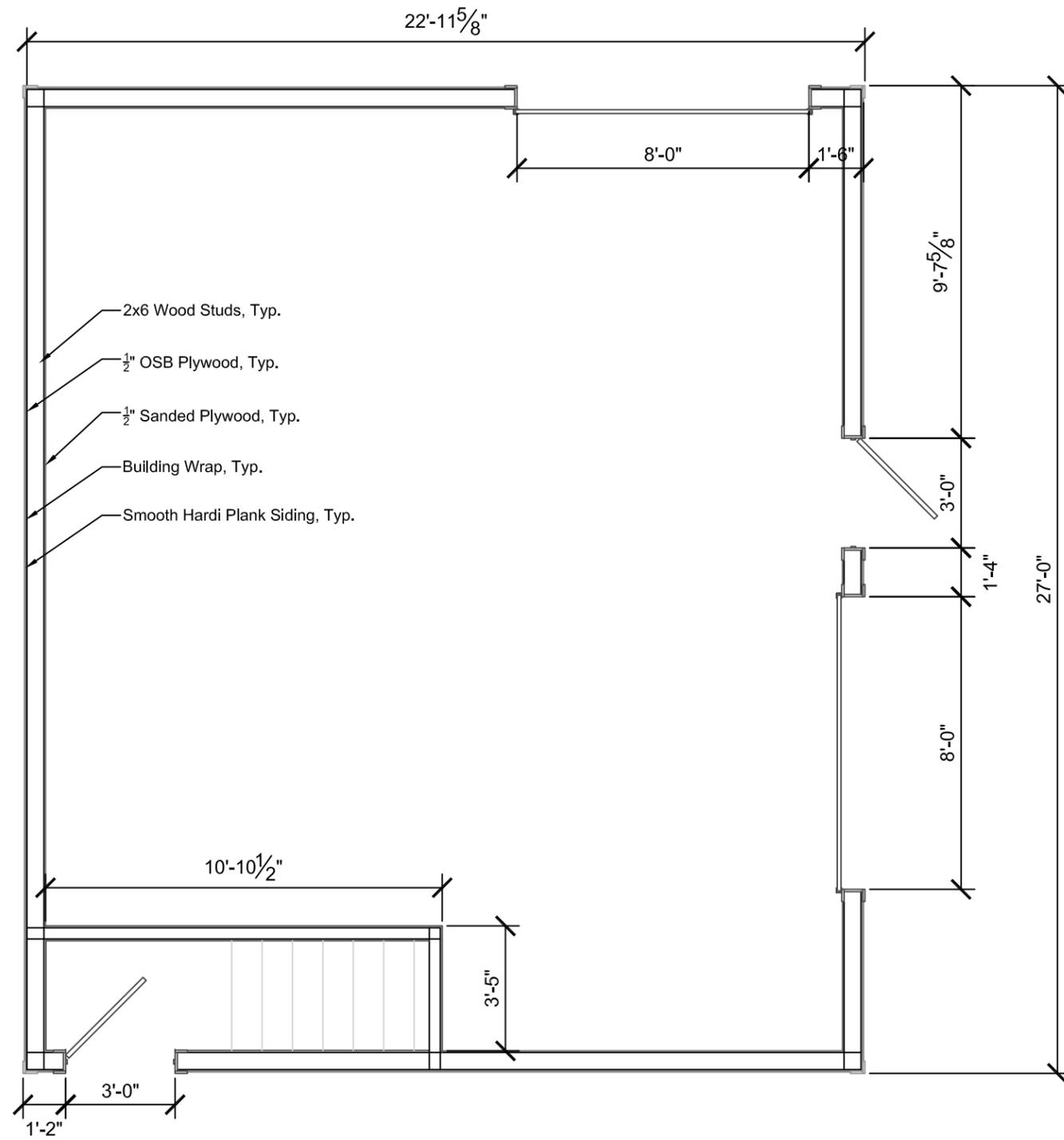


Knight Building Addition

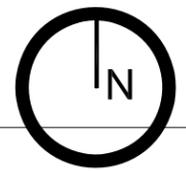
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Architectural Site Plan

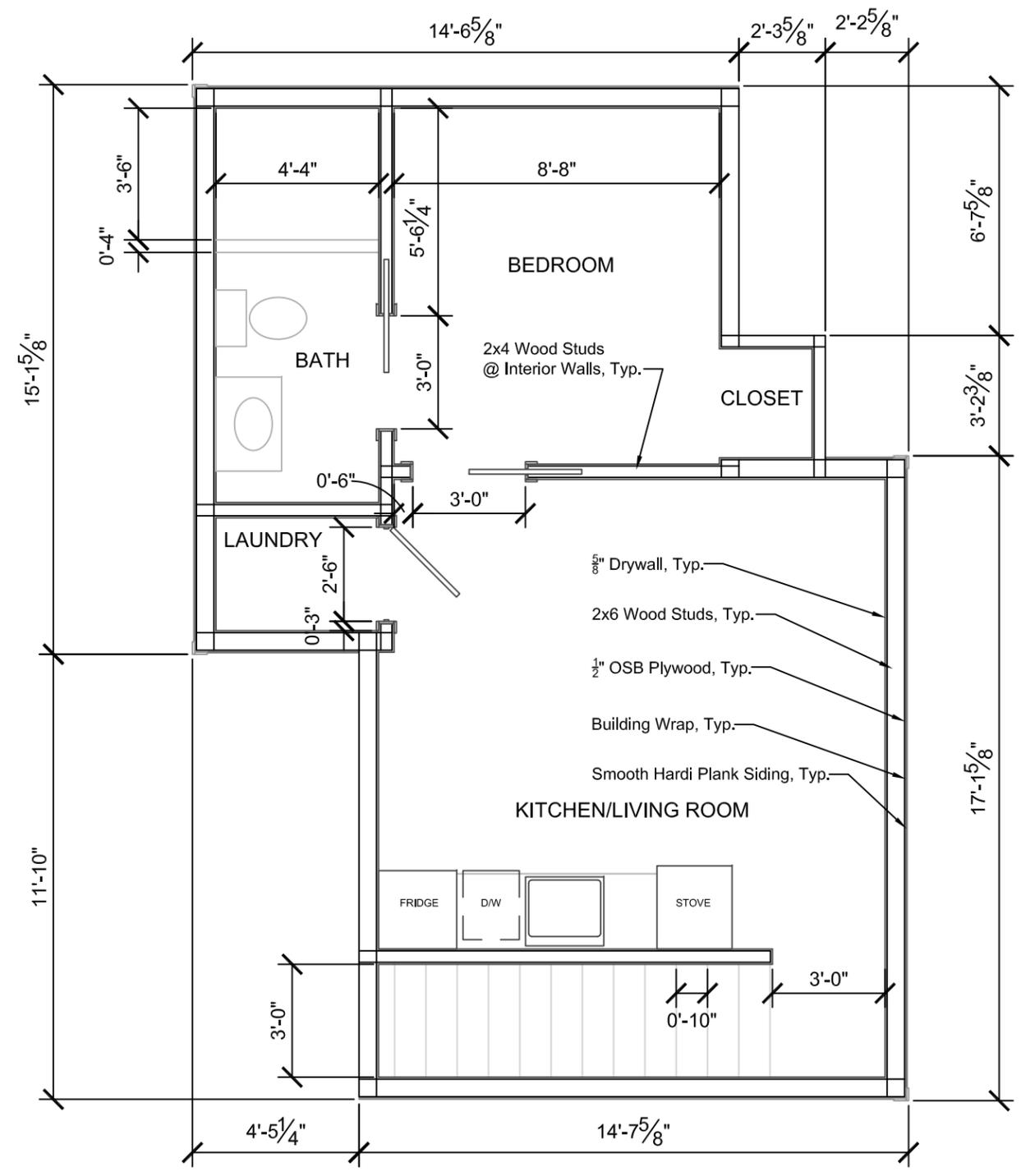
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1 First Floor Plan



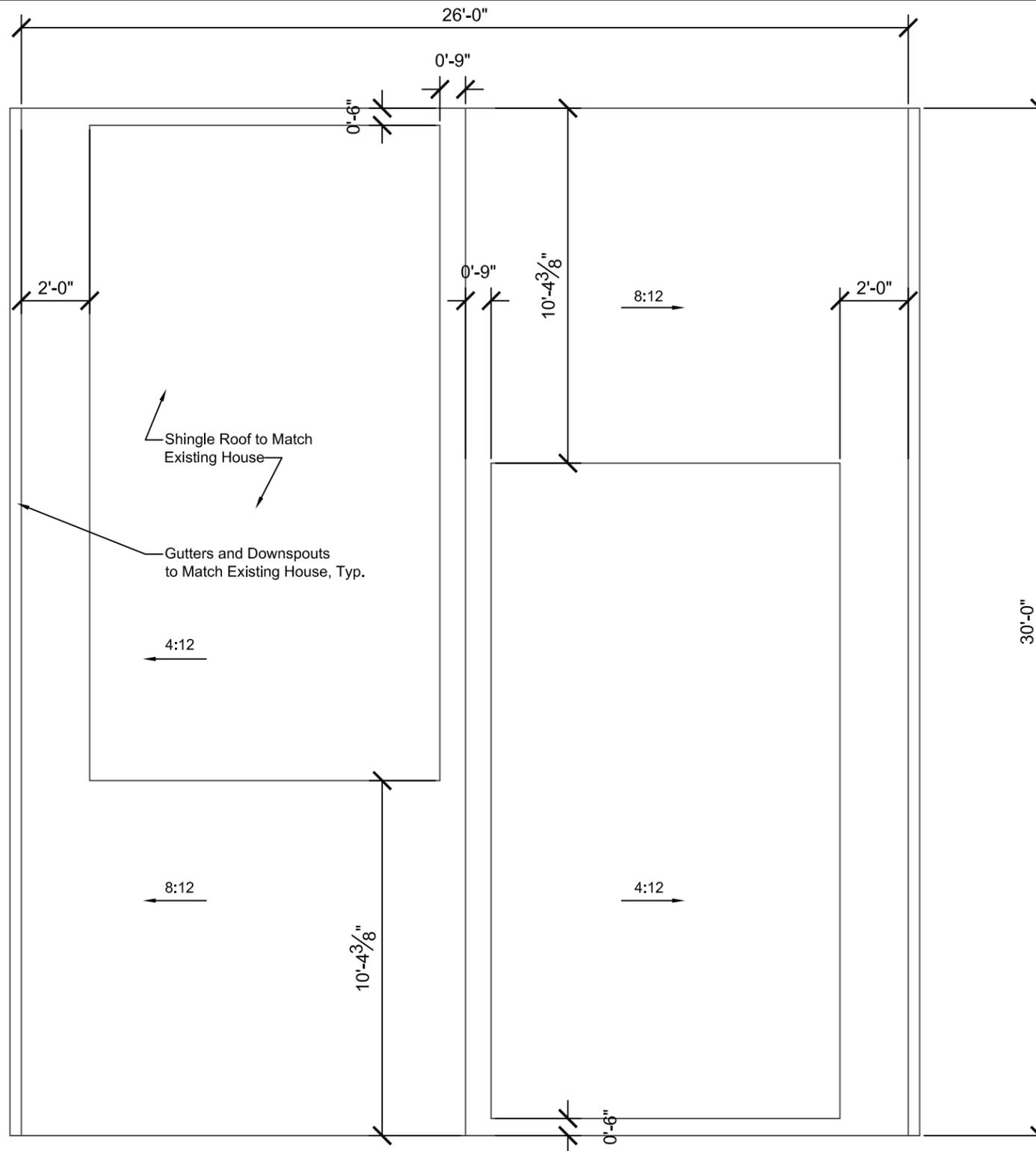
Knight Building Addition
Issue Date: 5/11/2015
First Floor Plan
A - 1.0



1 | Second Floor Plan



Knight Building Addition
Issue Date: 5/11/2015
Second Floor Plan
A - 1.1



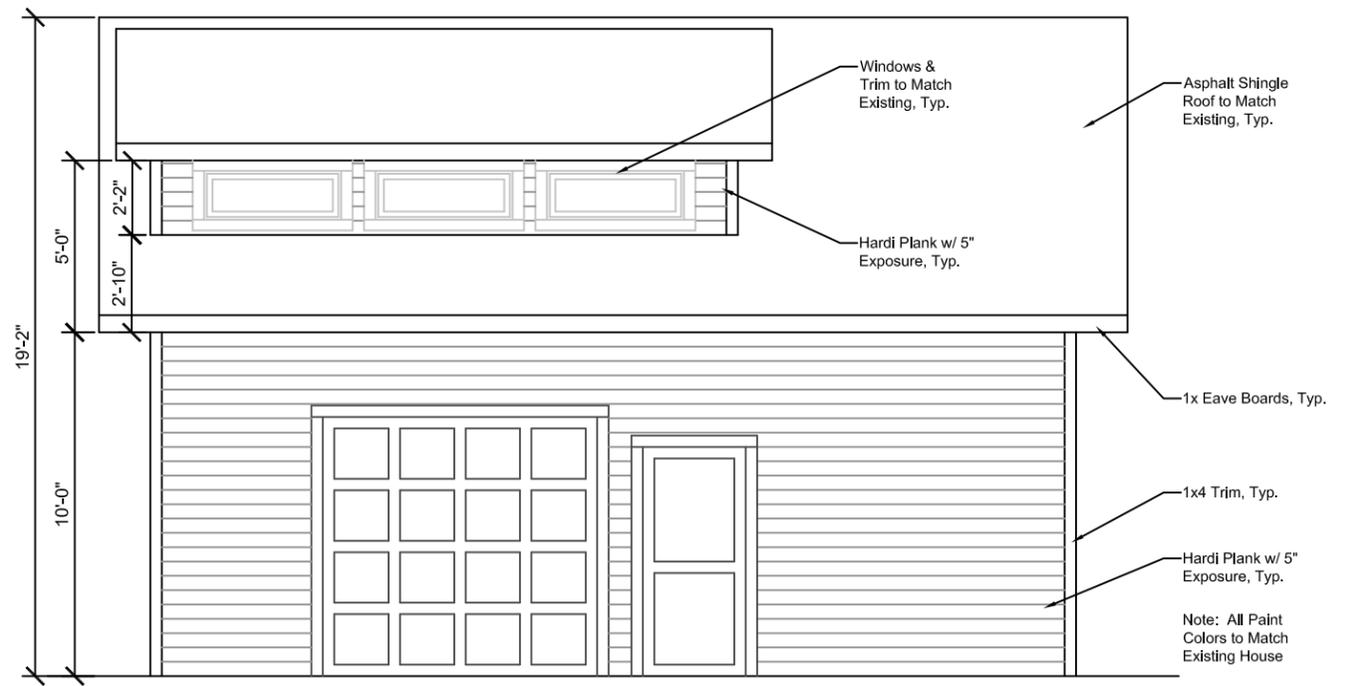
1 | Roof Plan



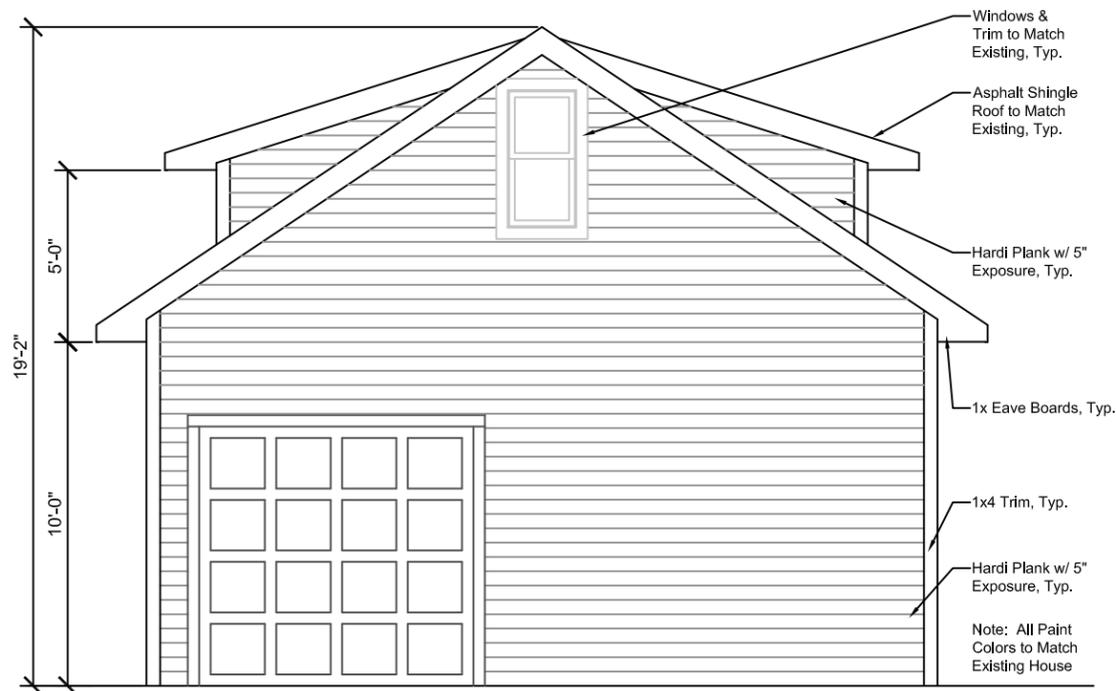
Knight Building Addition
Issue Date: 5/11/2015
Roof Plan
A - 2.0



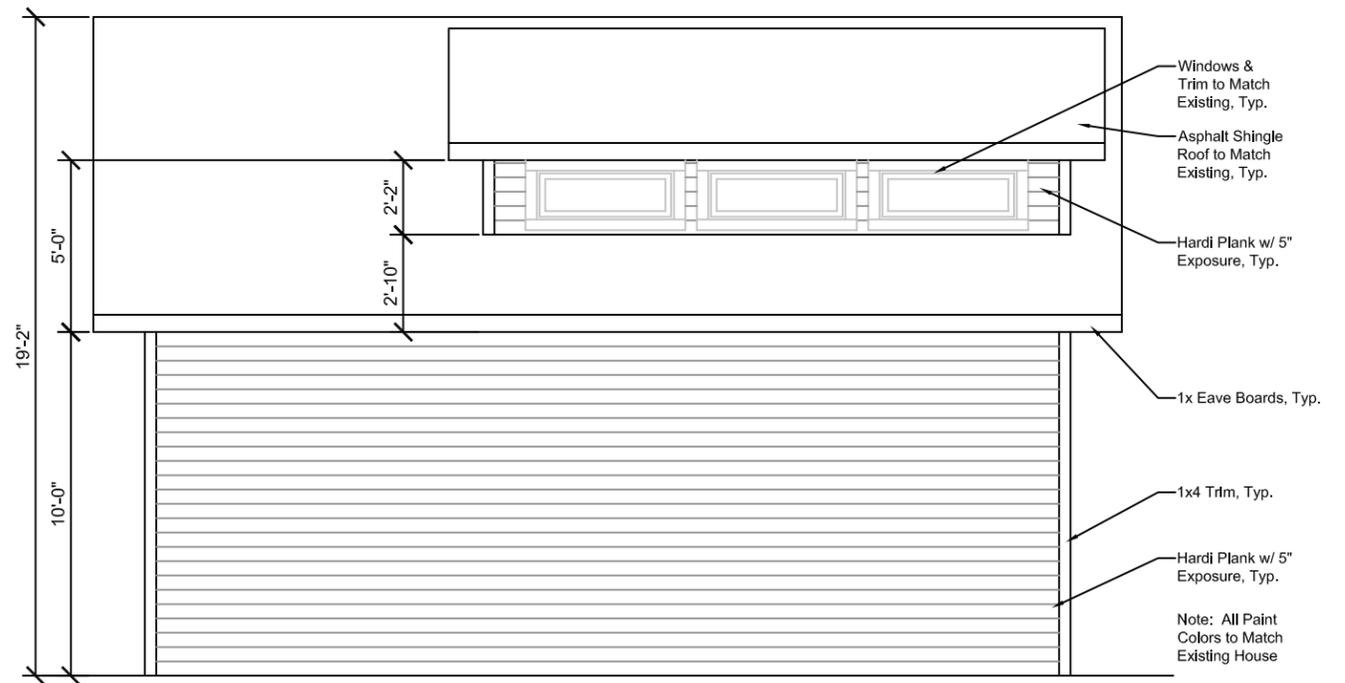
1 | South Elevation



2 | East Elevation



3 | North Elevation



4 | West Elevation

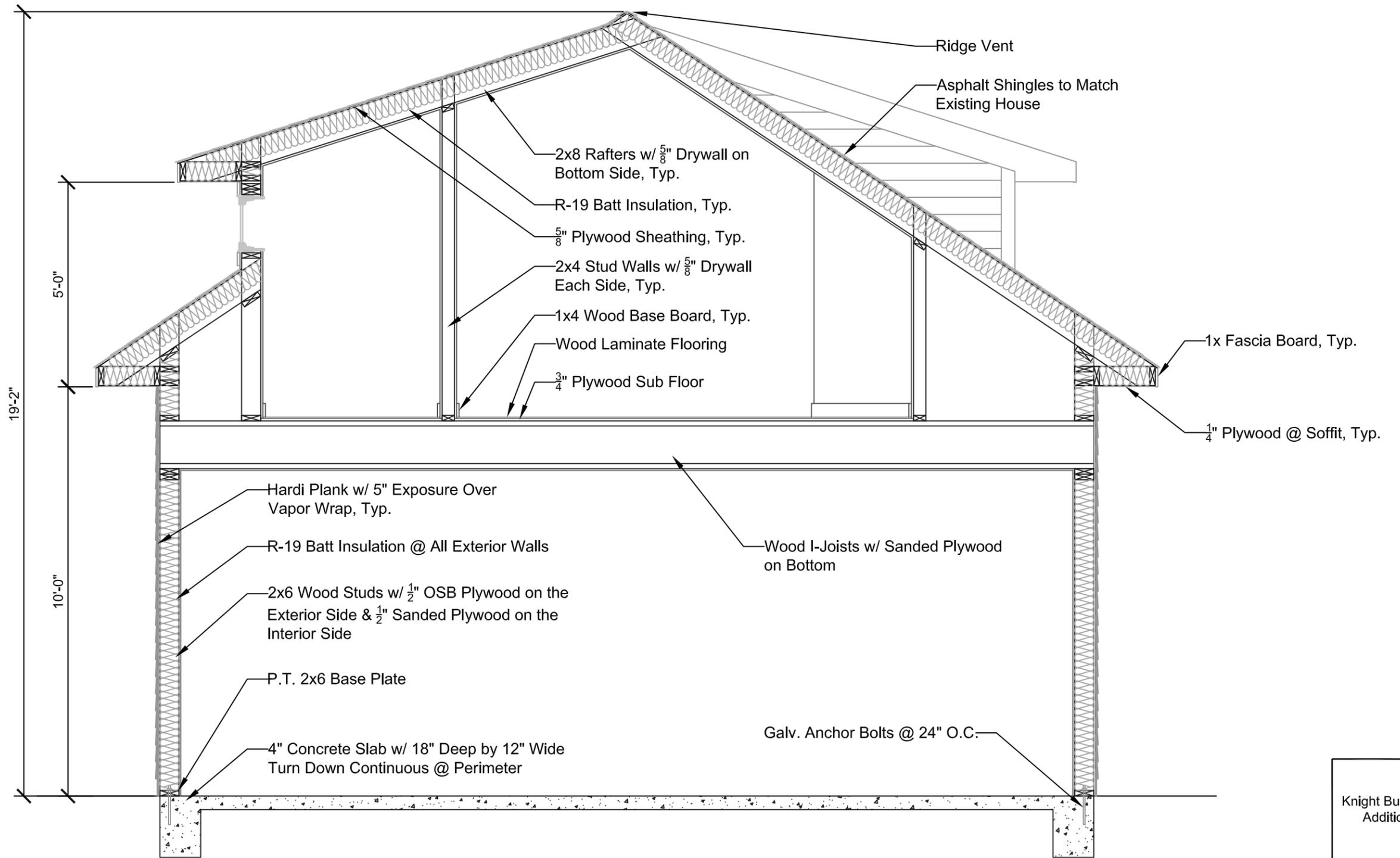


Knight Building
Addition

Issue Date:
5/11/2015

Exterior
Elevations

A - 3.0



1 Building Section



Knight Building Addition

Issue Date:
5/11/2015

Building Section

A - 4.0