



# 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 1206 Cedar Lane July 15, 2015

**Application:** New construction- outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11801009700  
**Applicant:** Tyler LeMarinel, Allard Ward Architects  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** An application for construction of an outbuilding (not a detached accessory dwelling unit) of nine hundred and seventy square feet (970 sq. ft.) at the rear of the lot. A setback determination is requested from twenty feet (20') to ten feet (10') from the rear property line, and from five feet (5') to three feet (3') on the side.

**Recommendation Summary:** Staff recommends approval with the condition that Staff has final review of the project's materials.

Staff finds the application meets the design guidelines for the Belmont-Hillsboro 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.

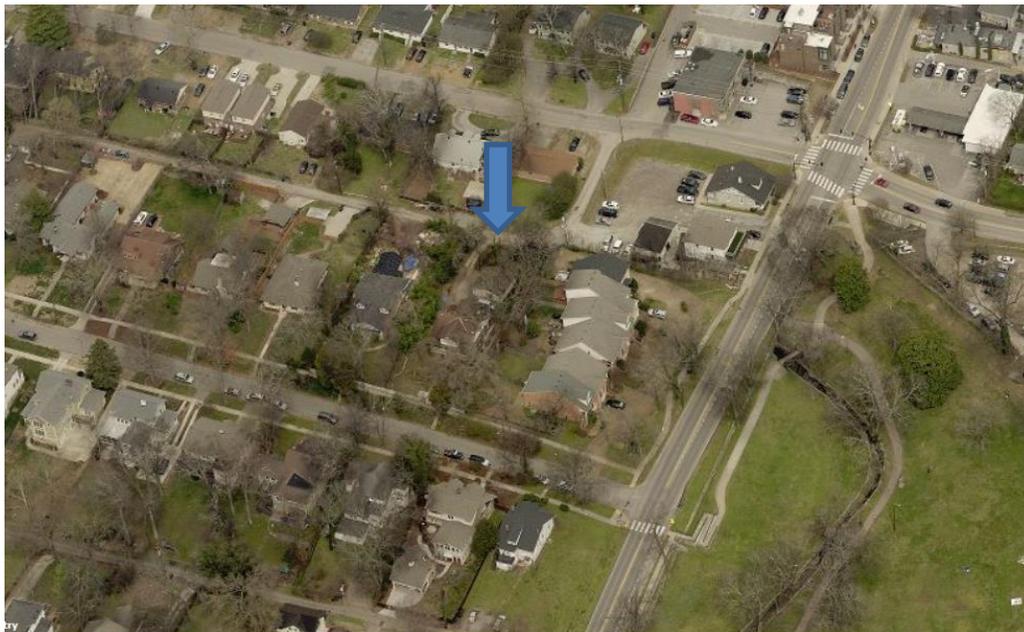
### Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations
- D:** Outbuildings worksheet

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II. B. GUIDELINES

#### 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:** 1206 Cedar Lane is a bungalow built circa 1925 and is a contributing building in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

**Analysis and Findings:** The applicant proposes a one and a half-story outbuilding with



a garage on the first floor, and habitable space on the second. It is not proposed as a detached accessory dwelling unit (DADU), as there is not a full kitchen or bath. Two existing, noncontributing outbuildings will be demolished.

Demolition: An existing garage and shed behind the house will be demolished. These outbuildings are more recently built than the house, and are not considered to be contributing. Their demolition meets section III.B.2 for appropriate demolition, and do not meet section III.B.1 for inappropriate demolition.

Outbuildings: The outbuilding has a footprint of approximately nine hundred and seventy square feet (970 sq. ft.). The lot is thirteen thousand, seven hundred ninety-five square feet (13,795 sq. ft.) so an outbuilding may have a footprint up to one thousand square feet (1,000 sq. ft.).

The proposed outbuilding requires a redetermination of the rear and side setbacks. The base zoning requires that an outbuilding larger than seven hundred square feet (700 sq. ft.) be twenty feet (20') from the rear and five feet (5') from the side property line. The outbuilding is proposed to be ten feet (10') from the rear property line and three feet (3') from the side instead. There are several outbuildings nearby that are closer than these dimensions from both rear and side property lines, and this is a normal condition in the district. Staff therefore recommends approval of the setback determination

Materials were not specified on the submitted drawings. Staff requests review of the materials for the project as a condition of approval.

See Attachment D (Outbuilding Worksheet) for full review of the outbuilding.

**Recommendation:** Staff finds the application meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, and recommends approval with the condition that Staff has final review of the project's materials.

## 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 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?	N/A	
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?	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 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.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	66'	20'
Rear setback	10'	3'
L side setback**	3'	3'
R side setback**	24'	3'
How is the building accessed?	alley	From the alley or existing curb cut

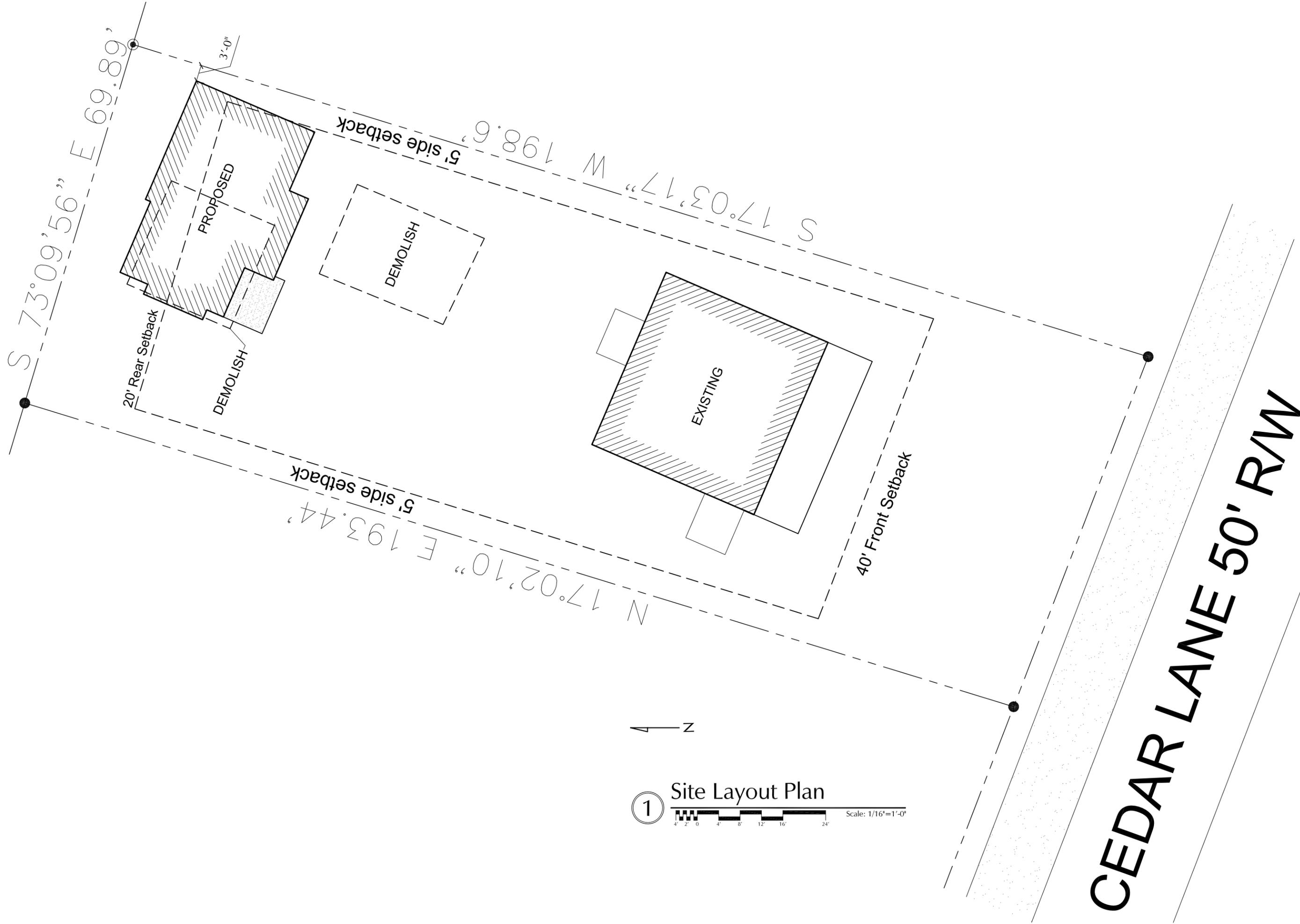
**Section IV: Massing Planning**

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)
Ridge Height	28.2'	25'
Eave Height	12'6"	1 story 10' or 2 story 17'
Width of house	44'	40'

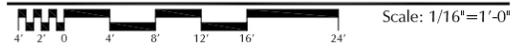
To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

	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	798 sq. ft.	750 sq. ft.	1,000 sq. ft.



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Site Layout Plan



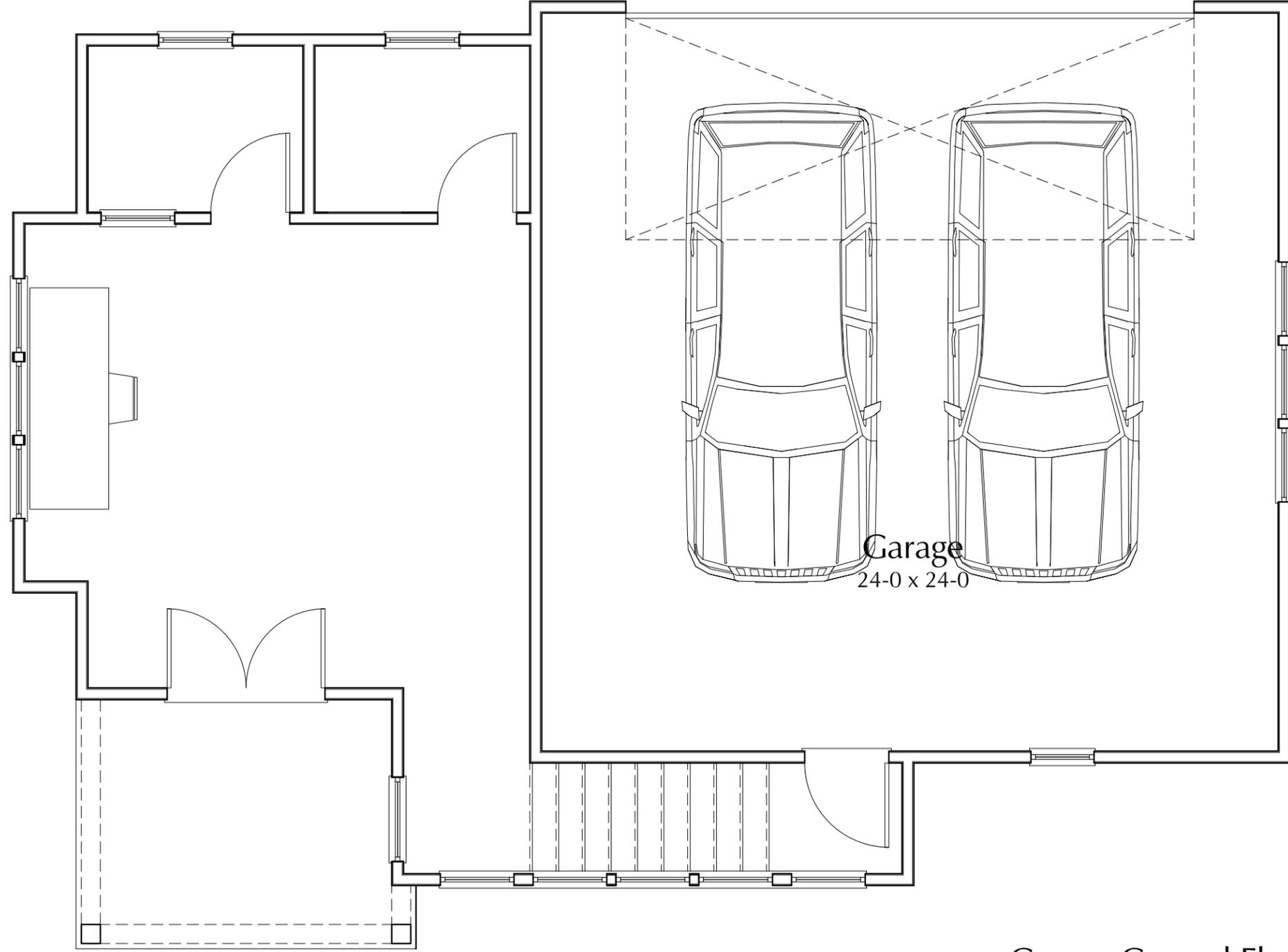
# CEDAR LANE 50' R/W

# A0.1

Drawings:  
Site Layout  
Date:  
06.29.2015

**AW**  
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A New Garage For:  
**Pool Residence**  
1206 Cedar Avenue  
Nashville, Tennessee 37212



1

Garage Ground Floor Plan



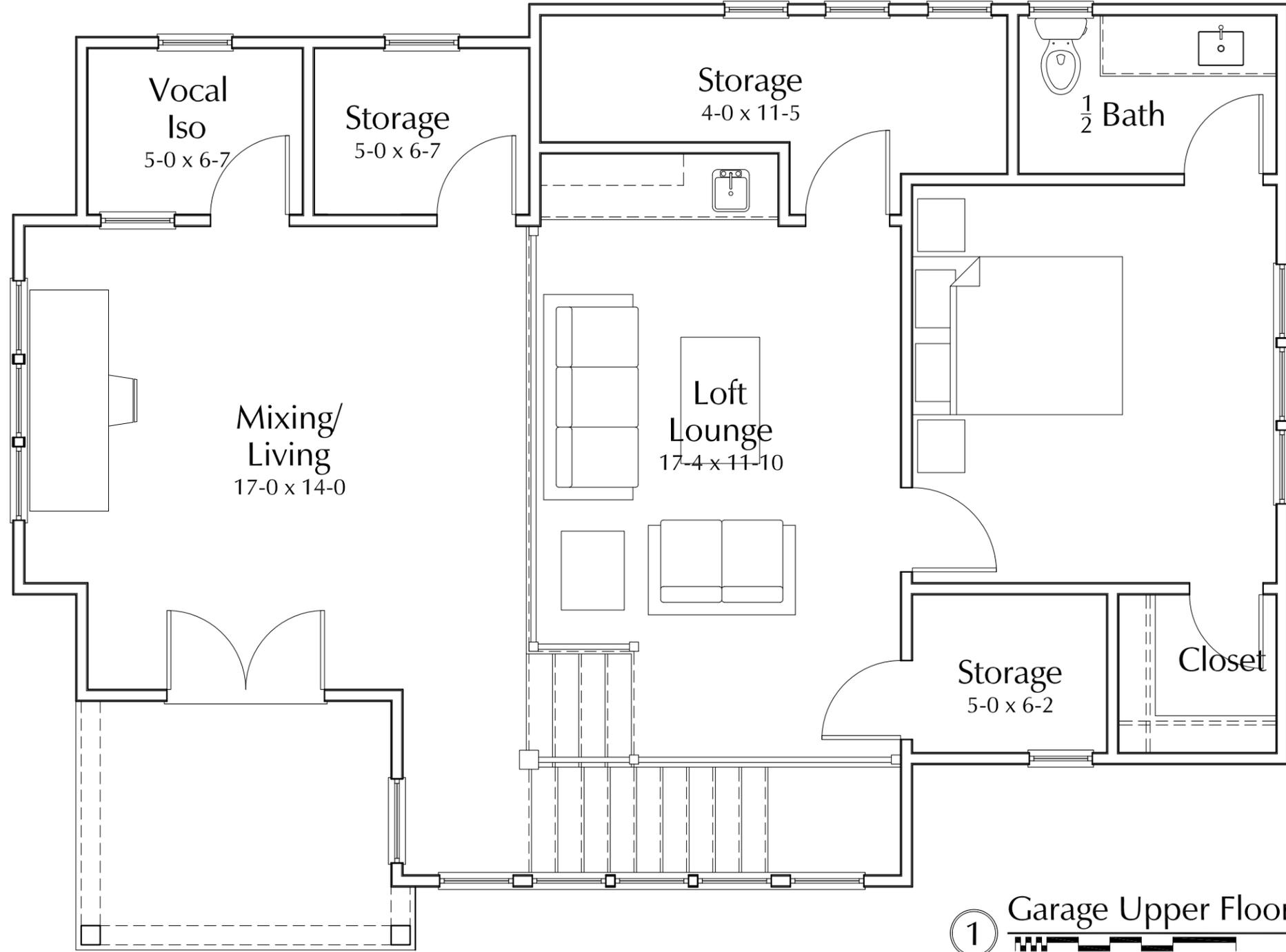
Scale: 1/4" = 1'-0"

A New Garage For:  
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 1206 Cedar Avenue  
 Nashville, Tennessee 37212

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 Plan  
 Date:  
 06.29.2015

**A1.0**



1 Garage Upper Floor Plan  
 Scale: 1/4" = 1'-0"

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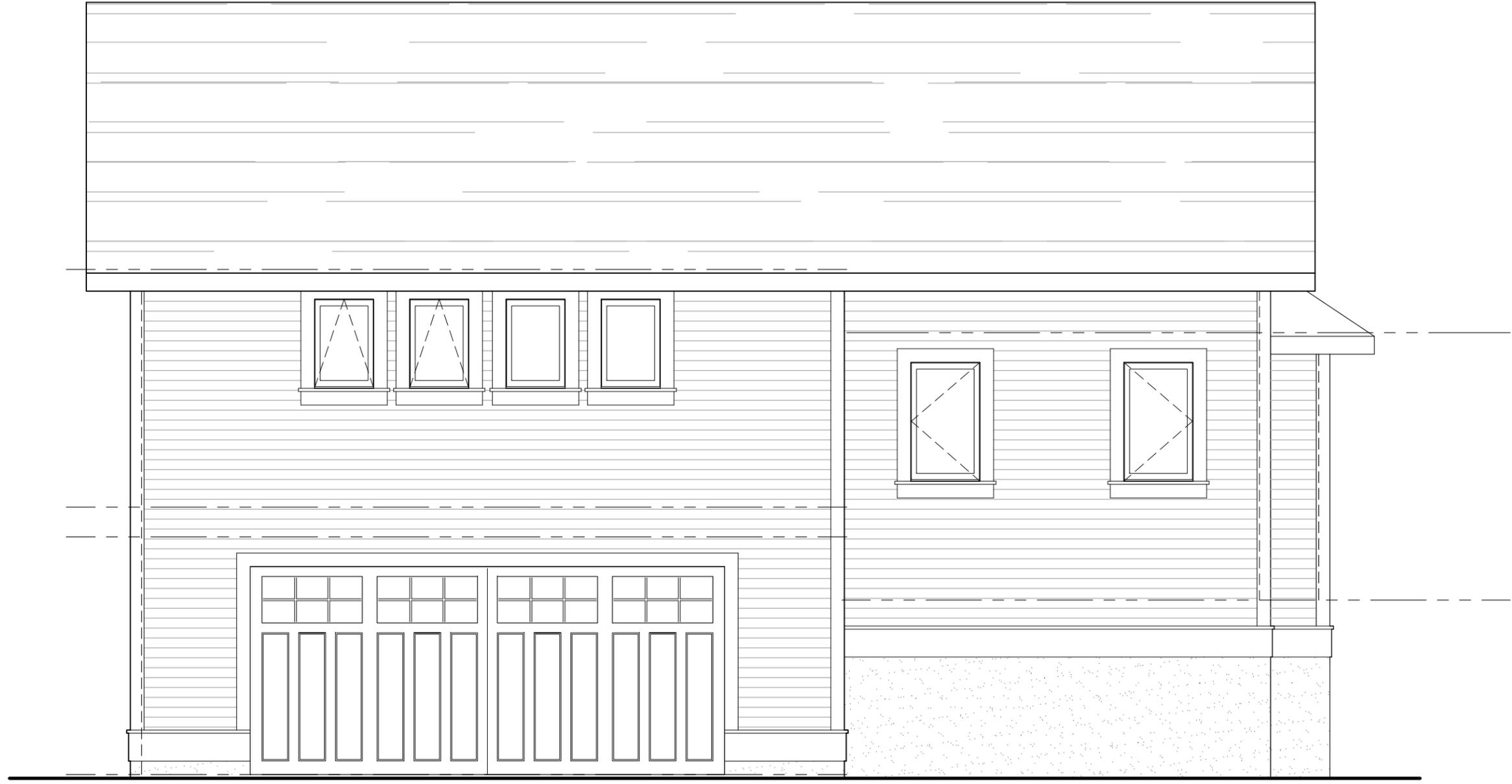
1 South Elevation  
 Scale: 1/4"=1'-0"

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Drawings:  
 Elevations  
 Date:  
 06.29.2015

**A2.1**



1

North Elevation



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**A2.2**



1

West Elevation



Scale: 1/4"=1'-0"

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Drawings:  
 Elevations  
 Date:  
 06.29.2015

**A2.3**



1

East Elevation



Scale: 1/4"=1'-0"

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**A2.4**