



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
1423 Stratton Avenue
August 19, 2015

Application: New construction – outbuilding with detached accessory dwelling unit;
Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08305039200

Applicant: Rich McCoy, Architect

Project Lead: Melissa Baldock melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to enlarge an existing outbuilding. The new outbuilding will contain a dwelling unit (DADU) and requires a rear setback determination.</p> <p>Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit and setback determination with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff receive a restrictive covenant for the detached accessory dwelling unit use; 2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and, 3. Staff approve the roof color and masonry color, dimensions and texture. <p>With these conditions, staff finds that the Detached accessory dwelling unit meets Ordinance 17.16.030 and Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p> <p>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.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Applicable Design Guidelines:

II.B. New Construction

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: 1423 Stratton is a two-story, Victorian house constructed c. 1899 (Figure 1). In 2012, MHZC issued a permit for the construction of a one-story, two car garage on the site (Figure 2).



Figure 1 (left) shows the primary structure at 1423 Stratton and Figure 2 (right) shows the house with the existing garage.

Analysis and Findings:

The applicant proposes to enlarge an existing outbuilding. The new outbuilding will contain a dwelling unit (DADU) and requires a rear setback determination.

Detached accessory dwelling unit. See attached “Outbuilding/DADU Worksheet” for a full analysis on how the proposed DADU meets the standards set forth in Ordinance No. 17.16.030.F. for detached accessory dwelling units.

The proposed DADU will be two stories and will have a footprint of one thousand square feet (1,000 sq. ft.). Staff finds this to meet the DADU ordinance since the primary structure is two-stories, and the lot is ten thousand, two hundred square feet (10,200 sq.ft.) in area. The DADU will be twenty-five feet (25’) tall, with an eave height of

sixteen feet, ten inches (16'10"). It will be at least ten feet (10') shorter than the historic house. The materials for the DADU have all been approved by the Commission in the past, and include cement fiber board siding with a five inch (5") reveal, cement fiber board and batten, cement fiber trim, composite shingles, a metal roof, and a split face block foundation. Staff recommends approval of the shingle and the metal roof color. The window and doors will be aluminum clad, and staff recommends approval of the window and door selections prior to purchase and installation.

The new outbuilding does require a reduction to the rear setback. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. The applicant is proposing to locate the structure five feet (5') from the rear property line. Staff finds that the proposed rear setback is appropriate because historically, outbuildings were located close to or on the rear property line. In addition, the existing outbuilding, which will be added on to in order to create the DADU, is located just five feet (5') from the rear property line.

Staff recommends receipt of the restrictive covenant for the detached accessory dwelling unit use prior to issuance of the preservation permit.

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

1. Staff receive a restrictive covenant for the Detached accessory dwelling unit use;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030 and Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and 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.

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?	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 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'	24'
Rear setback	3'	5'
L side setback**	3'	8'
R side setback**	3'	7'6”
How is the building accessed?	From the alley or existing curb cut	Alley

**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	35'	25'	25'
Eave Height	22'	1 story 10' or 2 story 17'	16'10”

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.		

Or

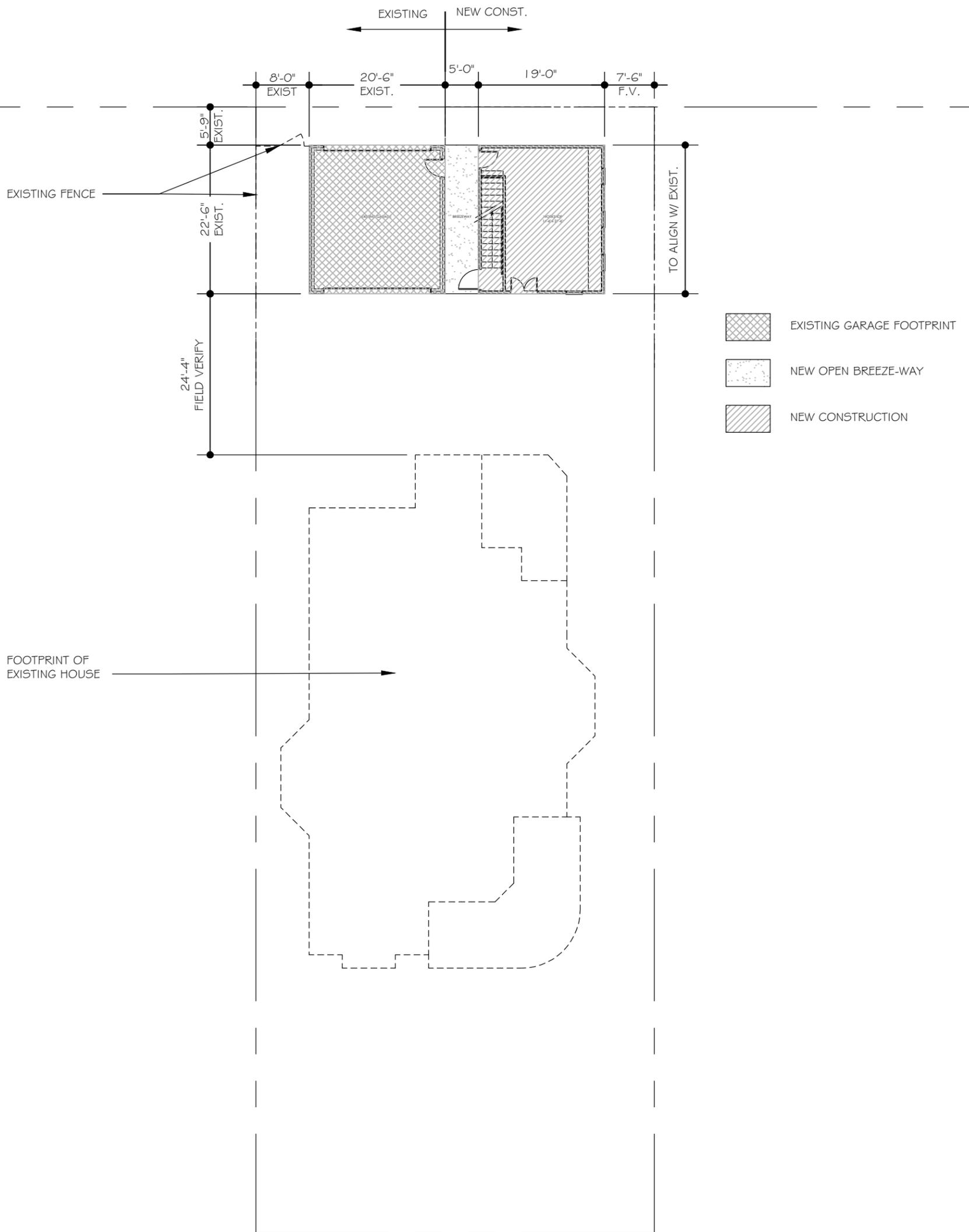
Two-story building:

	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.	1323 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.

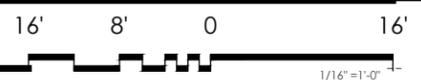
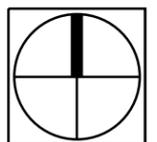
Alley #726



FOOTPRINT OF EXISTING HOUSE

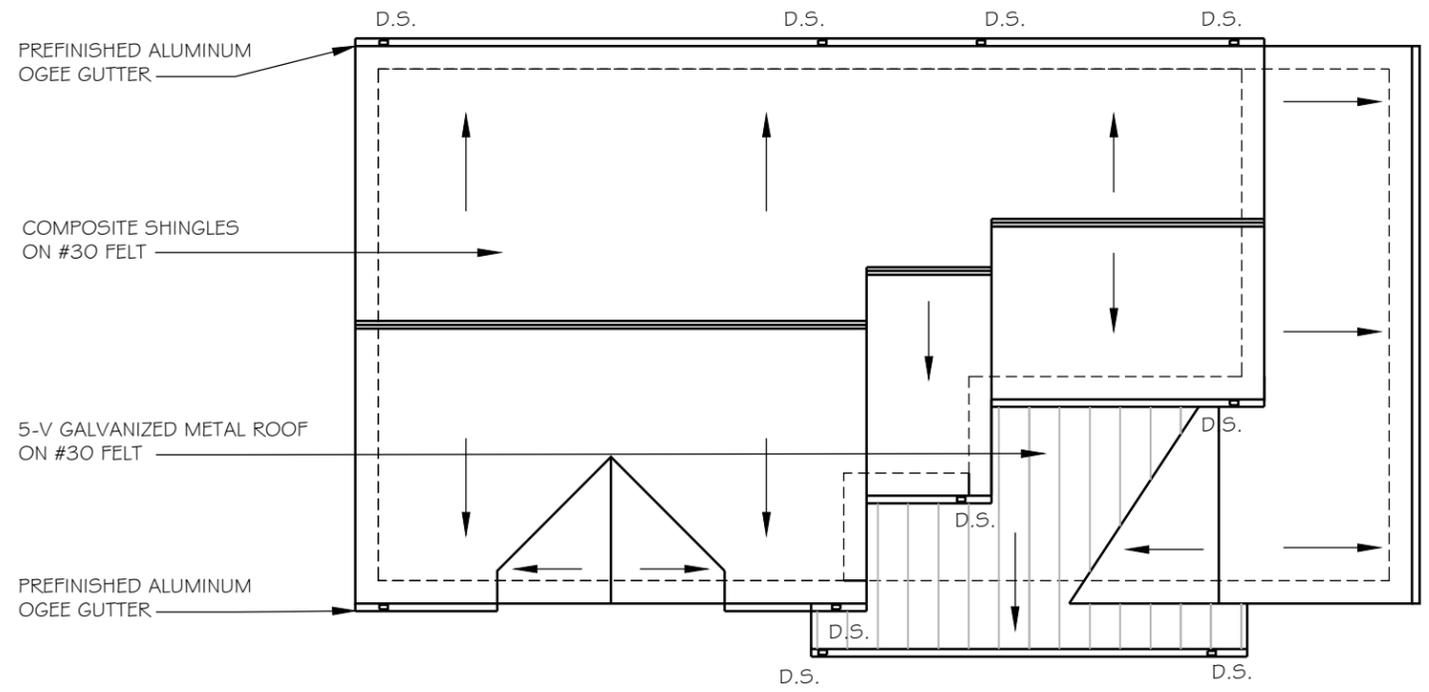
Stratton Avenue

NOTE:
THE PROPERTY EXTENTS AND BUILDING LOCATION
ARE AN ESTIMATES FROM METRO NASHVILLE GIS
MAPPING. THIS IS NOT AN ENGINEERED SURVEY.

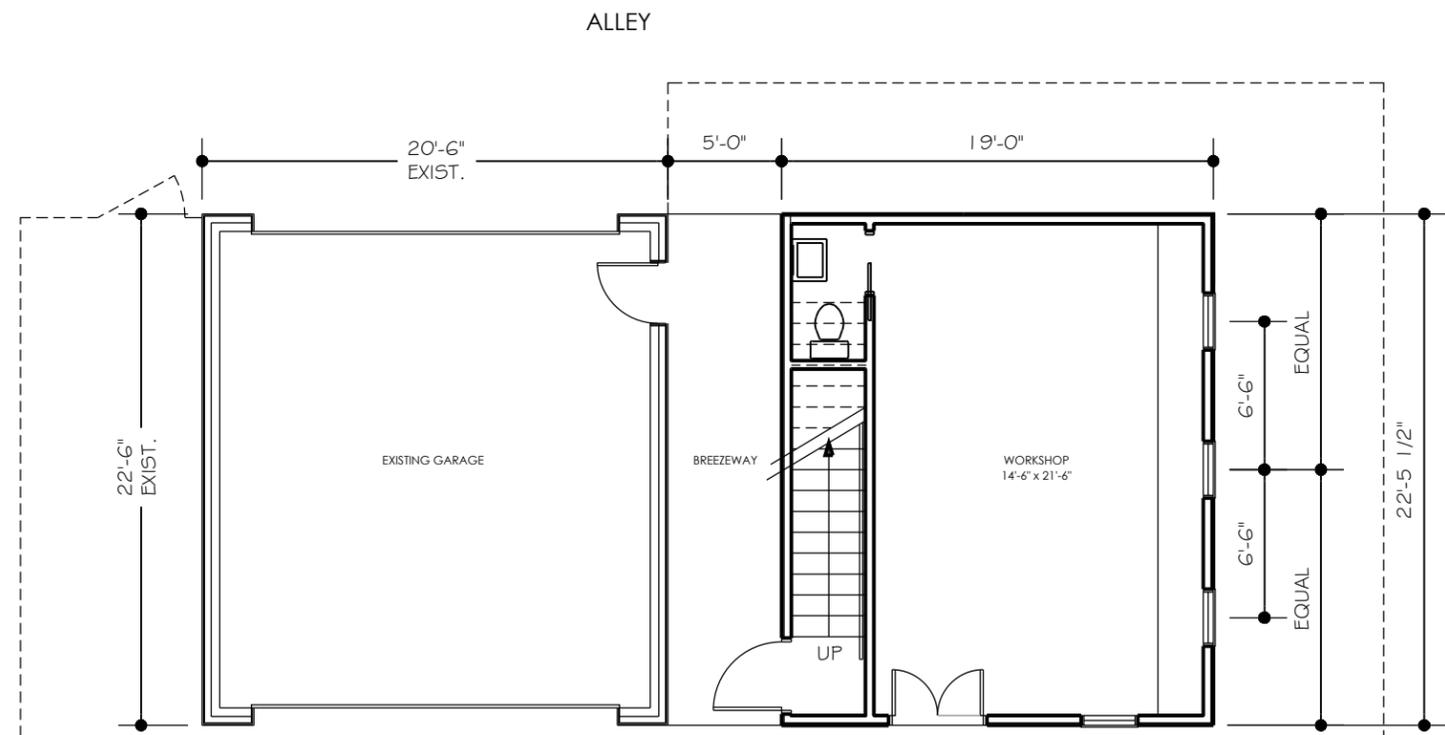


1423 STRATTON AVENUE
DETACHED ACCESSORY DWELLING

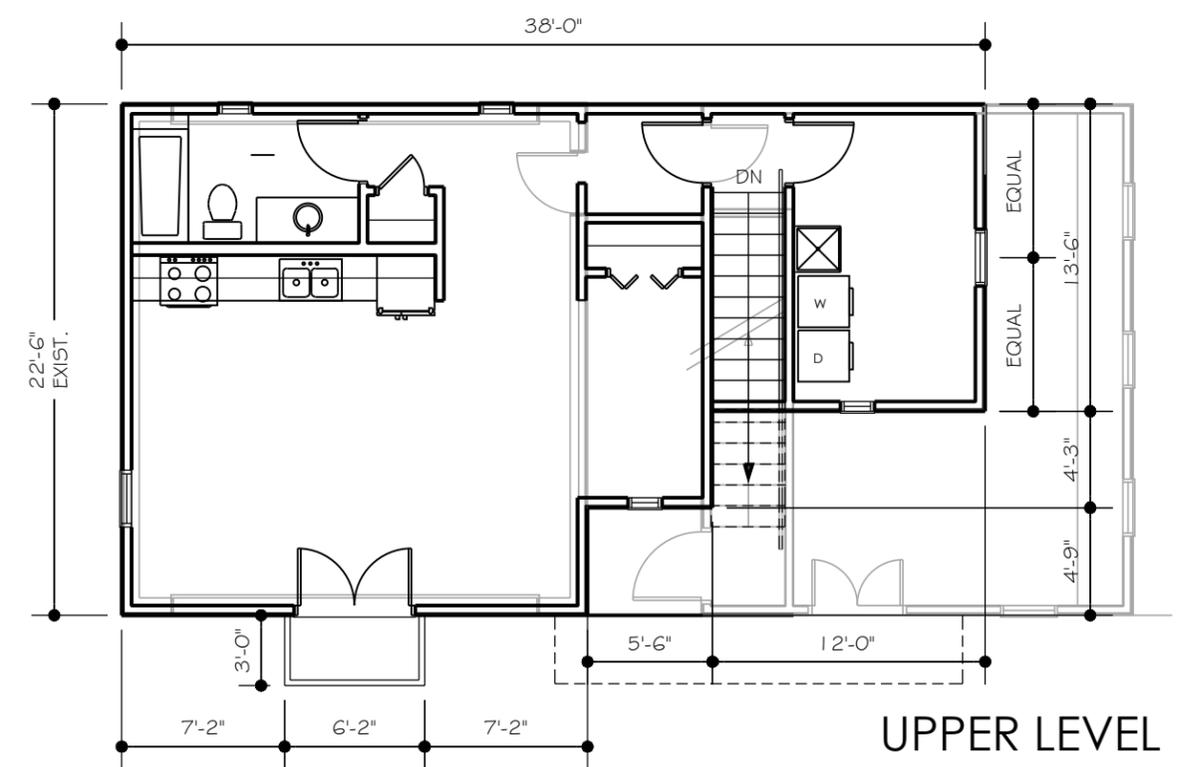
SITE PLAN



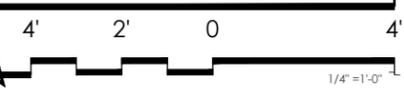
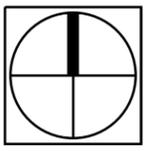
ROOF PLAN



GROUND LEVEL FLOOR PLAN



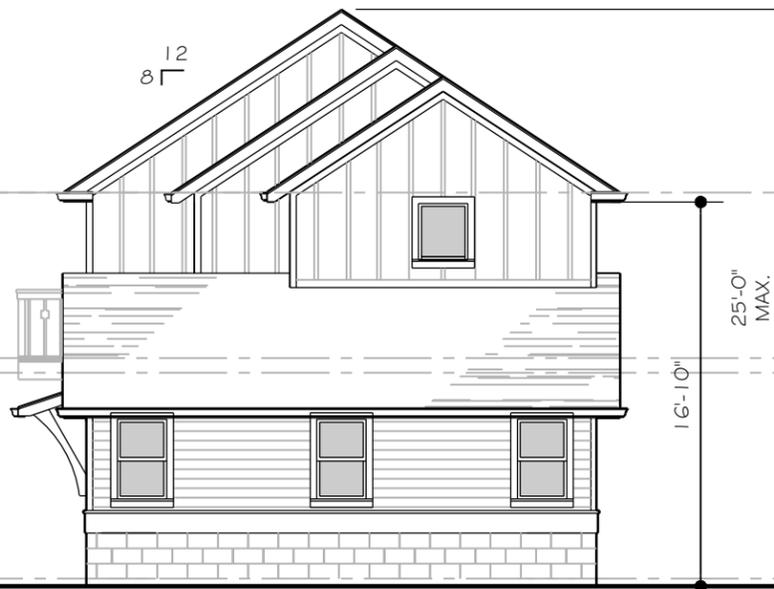
UPPER LEVEL FLOOR PLAN



1423 STRATTON AVENUE
DETACHED ACCESSORY DWELLING

NOT FOR CONSTRUCTION

FLOOR PLANS

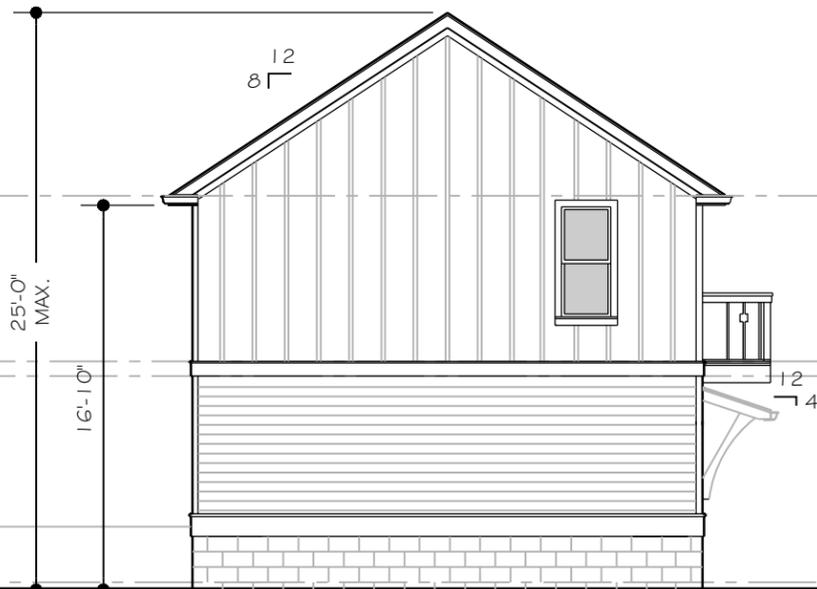


EAST ELEVATION



SOUTH ELEVATION

- EXTERIOR FINISH NOTES:
- VISIBLE FOUNDATION WALLS TO BE SPLIT-FACED CMU
 - TRIM BOARDS TO BE 1X4 CEMENT FIBER
 - LOWER LEVEL SIDING TO BE CEMENT FIBER LAP SIDING WITH MAXIMUM 5" EXPOSURE
 - UPPER LEVEL SIDING TO BE CEMENT FIBER BOARD & BATTEN WITH 2" BATTEN STRIPS @ 16" O.C.
 - SOFFIT MATERIAL TO BE CEMENT FIBER TRIM
 - WINDOWS TO BE SINGLE-HUNG & CASEMENT PREFINISHED WOOD CLAD
 - 8:12 SLOPE ROOF TO BE COMPOSITE SHINGLES
 - 4:12 SLOPE ROOF TO BE 5-V GALVANIZED METAL ROOF
 - GUTTERS & DOWNSPOUTS TO BE OGEE PREFINISHED ALUMINUM
 - EXPOSED WOOD TO BE PAINTED

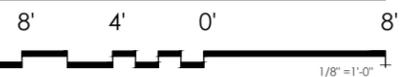


WEST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION



DADU 1423 STRATTON AVENUE

ELEVATIONS