

MEGAN BARRY
MAYOR



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
Fax: (615) 862-7974

STAFF RECOMMENDATION

1101 Shelby Avenue

January 20, 2016

Application: New construction—detached accessory dwelling unit

District: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay

Council District: 6

Map and Parcel Number: 08313022000

Applicant: Amy Gill, Gill Design & Construction

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to convert an existing outbuilding to a DADU and to add dormers to the DADU. The Commission does not have the authority to approve the use of the detached accessory dwelling unit. This recommendation is for the design of the building based on the proposed use.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Dormers shall be inset at least two feet (2') from the wall below to comply with the DADU standards in Section 17.16.030 of the Zoning Code and the design guidelines.

With this condition, staff finds that the project meets Sections II.B. and ordinance 17.16.030 of the *Lockeland Springs – East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

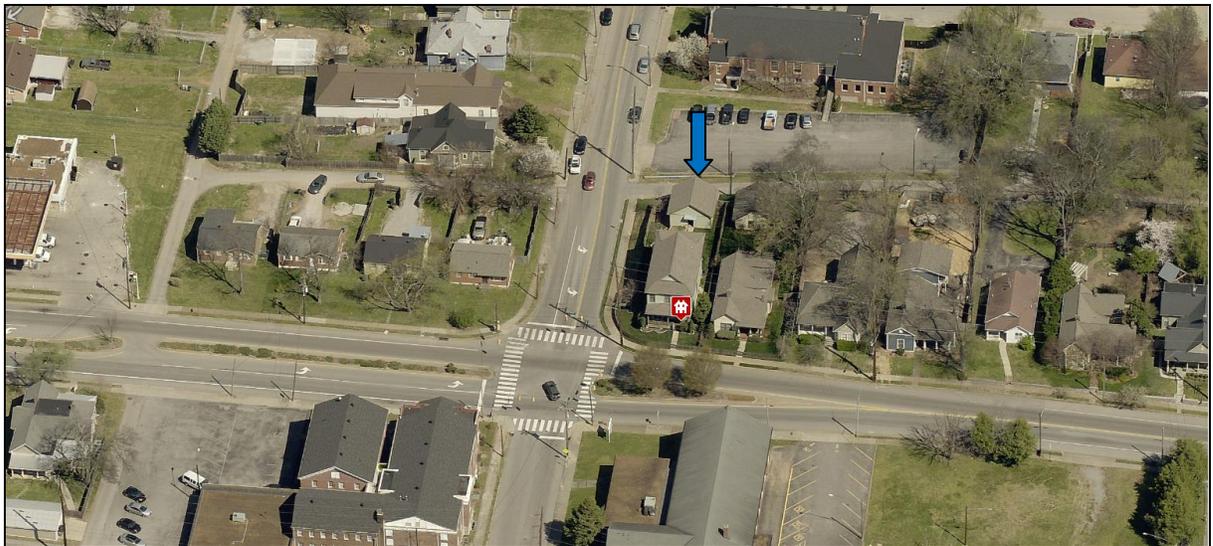
Attachments

- A: Photographs
- B: DADU and Outbuilding Worksheet
- C: Site Plan
- D: Elevations

Vicinity Map:



Aerial Map:



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: The two-story house located at 1101 Shelby Avenue is contributing and was built c. 1914. The existing outbuilding was constructed in 2007. Figure 1 shows the outbuilding in relation to the historic house.



Figure 1: 1101 Shelby Avenue

Analysis and Findings: The request is to convert an existing two-story outbuilding to a detached accessory dwelling unit. The plan also proposes to add dormers to the side façades of the outbuilding. The Commission does not have the authority to approve the use of the detached accessory dwelling unit. This recommendation is for the design of the building based on the proposed use.

Outbuildings: See attached “Outbuilding and DADU Worksheet” for complete analysis of how the proposed outbuilding meets the design guidelines.

The proposed outbuilding will include a residential use, and so in addition to meeting the design guidelines for outbuildings, the outbuilding must also meet the standards of Section 17.16.030 of the Zoning Code for a detached accessory dwelling unit. The outbuilding is accessed via the alley and has a footprint of six hundred and twenty-four square feet (624 sq. ft.). The existing outbuilding meets all standards and design guidelines for size, height, location, setbacks, and access, but it does not meet the standards for dormers. The Zoning Code and design guidelines require that dormers sit back from the wall below by at least two feet (2’), and the proposed dormers do not meet this requirement. Staff recommends including a condition of approval that the proposed dormers be inset to meet the standards of the guideline and the Zoning Code.

Staff finds that, with the condition proposed, the proposed outbuilding meets Section II.B.1.h of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Dormers shall be inset at least two feet (2') from the wall below to comply with the DADU standards in Section 17.16.030 of the Zoning Code and the design guidelines.

With these conditions, staff finds that the project meets Sections II.B. and ordinance 17.16.030 of the *Lockeland Springs – East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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?	X	
If a corner lot, are the design and materials similar to the principle building?	X	
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.)	X	
If dormers are used, do they sit back from the wall below by at least 2’?		X
Is the roof pitch at least 4/12?	X	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	X	
Is the building located towards the rear of the lot?	X	

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.)		X
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		X
Are there other accessory buildings on the lot that exceed 200 square feet?		X
Is the property zoned single-family?		X
Are there already two units on the property?		X
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		X
Is the planned conditioned living space more than 700 square feet?		X

*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 principle building and DADU/Garage	33’	20’
Rear setback	15’	3’
L side setback**	11’ 6”	3’
R side setback**	9’ 6”	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	39’	25’ (Existing 21’ 1”)
Eave Height	30’	2 story 17’ (Existing 10’ 8”)
Width of house	26’	24’

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 principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	624 SF footprint 420 SF living space		750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

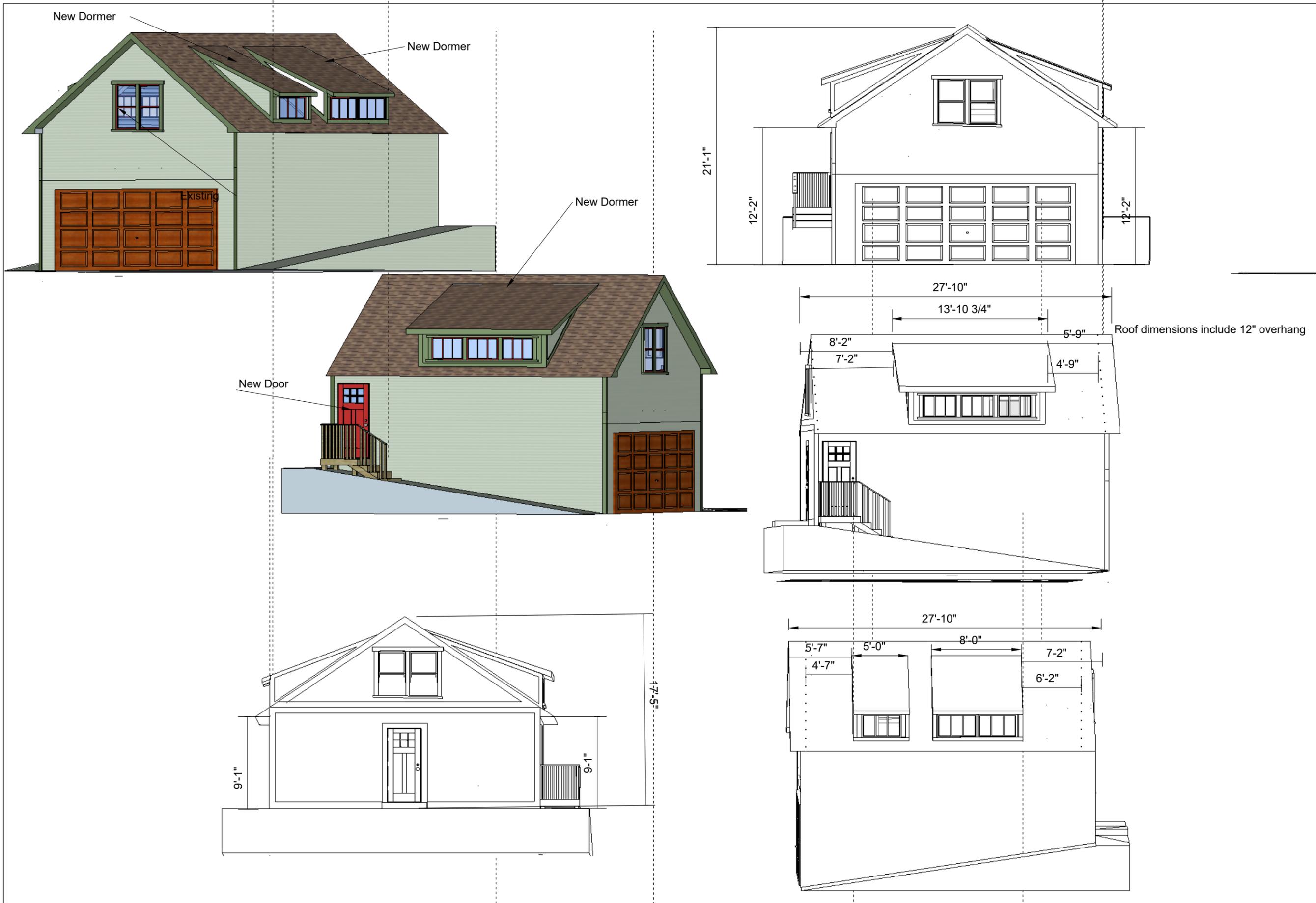
Please see design guidelines for information about materials and detailing.



Primary Residence



Garage with unfinished second floor



GILL DESIGN & CONSTRUCTION
 631 4th Ave S
 Nashville, TN 37210
 615 953 7266

CLIENT
 Hinton & Jhaveri
 1101 Shelby Ave
 Nashville, TN 37206

PROJECT
 Garage Apartment
PROJECT NO.
 245.170

ISSUE
 12.31.2015
DRAWN BY
 Amy Gill

