

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
1407 Eastland Avenue
April 20, 2016

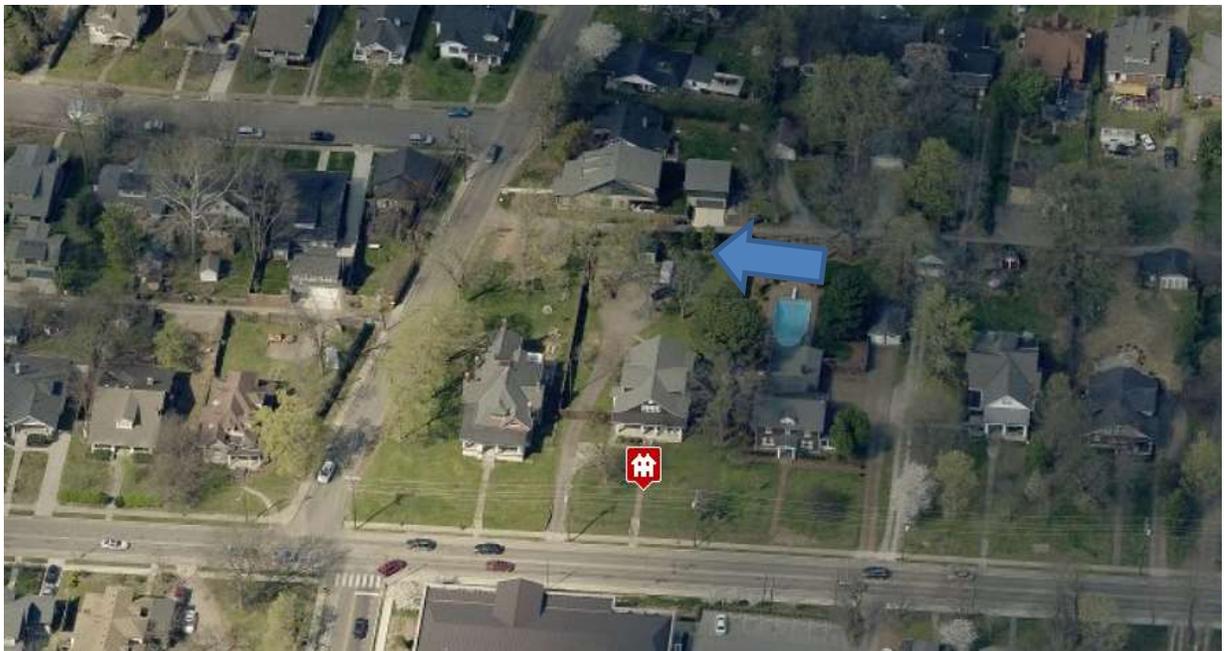
Application: Setback determination for detached accessory dwelling unit (DADU)
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305037500
Applicant: Matt Hudson
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The Commission approved the detached accessory dwelling unit (DADU) here in January. The applicant proposes a rear setback determination for the outbuilding from twenty feet (20') to ten feet (10').</p> <p>Recommendation Summary: Staff recommends approval of the reduced rear setback from twenty feet (20') to ten feet (10') finding that the location meets section II.8.a. and b. for outbuilding locations.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.)

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.

Setbacks & Site Requirements.

· 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.

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

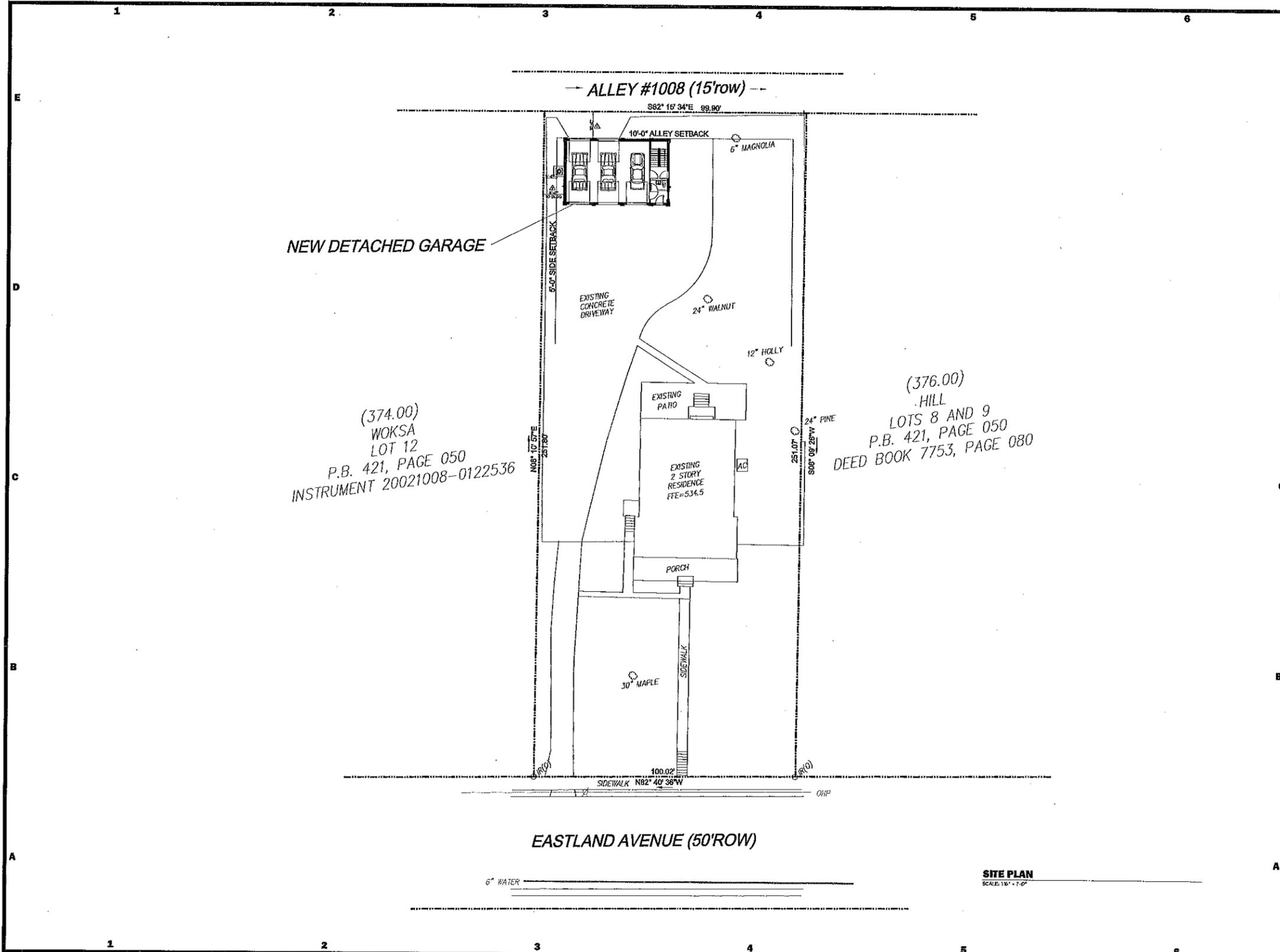


Background: 1407 Eastland Avenue was built circa 1925 and is a contributing building in the Lockeland Springs- East End Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The applicant proposes a setback from twenty feet (20') to ten feet (10') for the detached accessory dwelling unit (DADU) approved in January.

Location, Setbacks: The location is at the rear of the lot, accessed from the alley. There are several outbuildings on this block located within ten feet (10') or less of this alley. Staff finds the proposed rear setback of ten feet (10') to be appropriate. The project meets section II. 8 a. and b.

Recommendation Summary: Staff recommends approval of the reduced rear setback from twenty feet (20') to ten feet (10') finding that the location meets section II.8.a. and b. for outbuilding locations.



NEW DETACHED GARAGE

(374.00)
WOKSA
LOT 12
P.B. 421, PAGE 050
INSTRUMENT 20021008-0122536

(376.00)
HILL
LOTS 8 AND 9
P.B. 421, PAGE 050
DEED BOOK 7753, PAGE 080

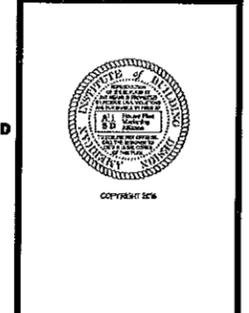
EASTLAND AVENUE (50'ROW)

SITE PLAN
SCALE: 1/8" = 1'-0"

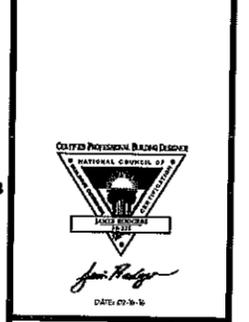
JDR DESIGN GROUP INC.
SOLUTIONS FOR TOMORROW'S LIVES
7601 HOLENILLE ROAD
NOLLENSVILLE, TN 37056
TN P. 615-435-5075
FL P. 407-961-0940
EMAIL: JDR@JDRGROUP.COM
WEB: JDRDESIGNGROUP.COM

FORM SPACE ORDER

NO.	DATE	DESCRIPTION



A NEW DETACHED GARAGE ADDITION FOR
HUDSON RESIDENCE
1407 EASTLAND AVENUE
NASHVILLE, TN 37206
DAVIDSON COUNTY, TENNESSEE



SHEET TITLE

SITE PLAN

NO.	DATE	DESCRIPTION

MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGNERS

SHEET NUMBER
A 1

PERMIT SET