

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
1418 Franklin Avenue
April 20, 2016

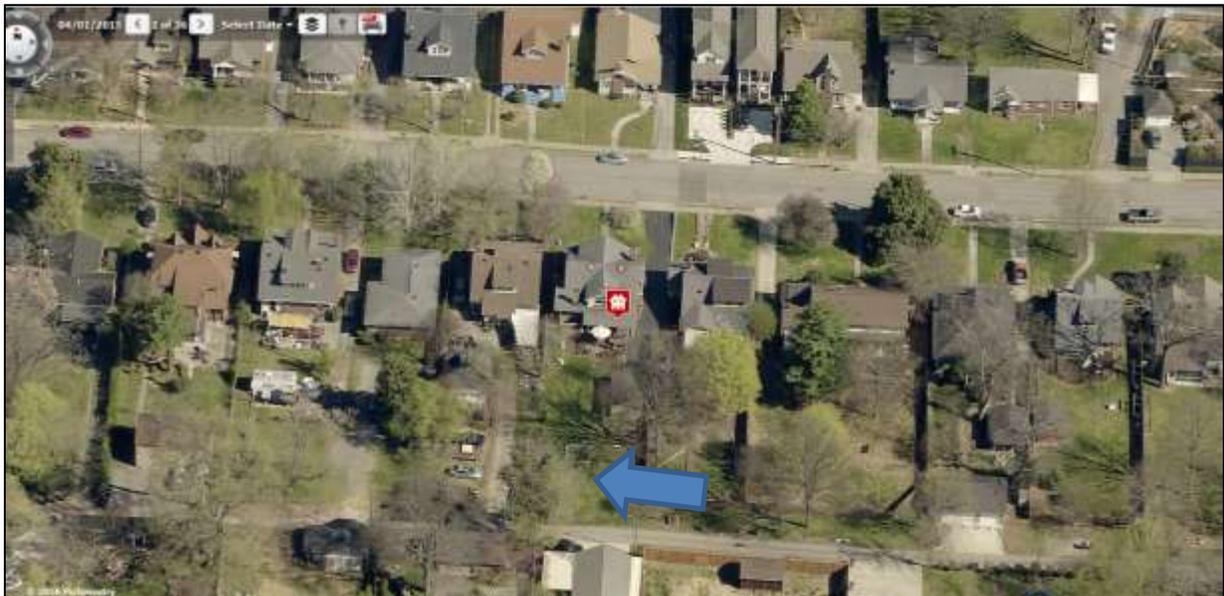
Application: New construction-detached accessory dwelling unit (DADU)
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08305036300
Applicant: Steve Johnson
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes to build a detached accessory dwelling unit with a six hundred and seventy-six square feet (676 sq. ft.) footprint at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval of the application with the conditions:</p> <ol style="list-style-type: none">1. Staff approve the windows, doors and garage doors;2. Staff approve the roofing color; and,3. The existing outbuilding on the lot be removed;4. The applicant file a restrictive covenant, acknowledging that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed in section 17.16.030.F of the Code. <p>Meeting these conditions, Staff finds that the project meets Section 17.16.030.F of the Metro Code, and the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</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</p> <ul style="list-style-type: none">A: Outbuilding/ DADU WorksheetB: PhotographsC: Site PlanD: Elevations
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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.)

- 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: 1418 Franklin Avenue was built circa 1915 and is a contributing building in the Eastwood Neighborhood Conservation Zoning Overlay.



Analysis and Findings: The applicant proposes to build a garage and detached accessory dwelling unit (DADU) at the rear of the property.

Height/Scale: The proposed outbuilding is one-and-a-half stories and has a footprint of six hundred and seventy-six (676 sq. ft.) The ridge height is proposed at twenty-three feet (23'), with an eave height of eight feet (8'). The ridge height of the house is twenty-three feet (23'). The eave height and ridge height are no greater than the corresponding heights on the house, and are appropriate.

Materials: The materials include fiber-cement board-and-batten siding, fiber-cement trim, asphalt shingles, wood doors and vinyl-clad wood windows. Staff requests final review of windows, doors and garage doors, and roofing color as a condition of approval.

Location, Setbacks: The location is at the rear of the lot, accessed from the alley. The rear setback will be ten feet (10'), which meets bulk standards.

DADU: There is an existing garden shed with a footprint of approximately three hundred and twenty square feet (320 sq. ft.). Per the Code, no outbuilding may exceed two hundred square feet (200 sq. ft.) when there is a DADU on the lot. The applicant has agreed to remove the existing outbuilding, or rebuild it to the required square footage. A restrictive covenant is required and has not been received; staff includes this as a condition of approval.

See attachment A, Outbuilding/DADU Worksheet, for full review of the application.

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

1. Staff approve the windows, doors and garage doors;
2. Staff approve the roofing color;
3. The existing garden shed on the lot be removed; and
4. The applicant file a restrictive covenant.

With these conditions, the application meets the requirements of Ordinance 17.16.030.F for Detached Accessory Dwelling Units and the applicable design guidelines for outbuildings. 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

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?	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? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	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?	N/A	
Is the building located towards the rear of the lot?	YES	

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.)		NO
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		NO
Are there other accessory buildings on the lot that exceed 200 square feet?	YES	
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 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	24’	20’
Rear setback	10’	3’
L side setback**	5’	3’
R side setback**	19’	3’
How is the building accessed?	ALLEY	From the alley or existing curb cut

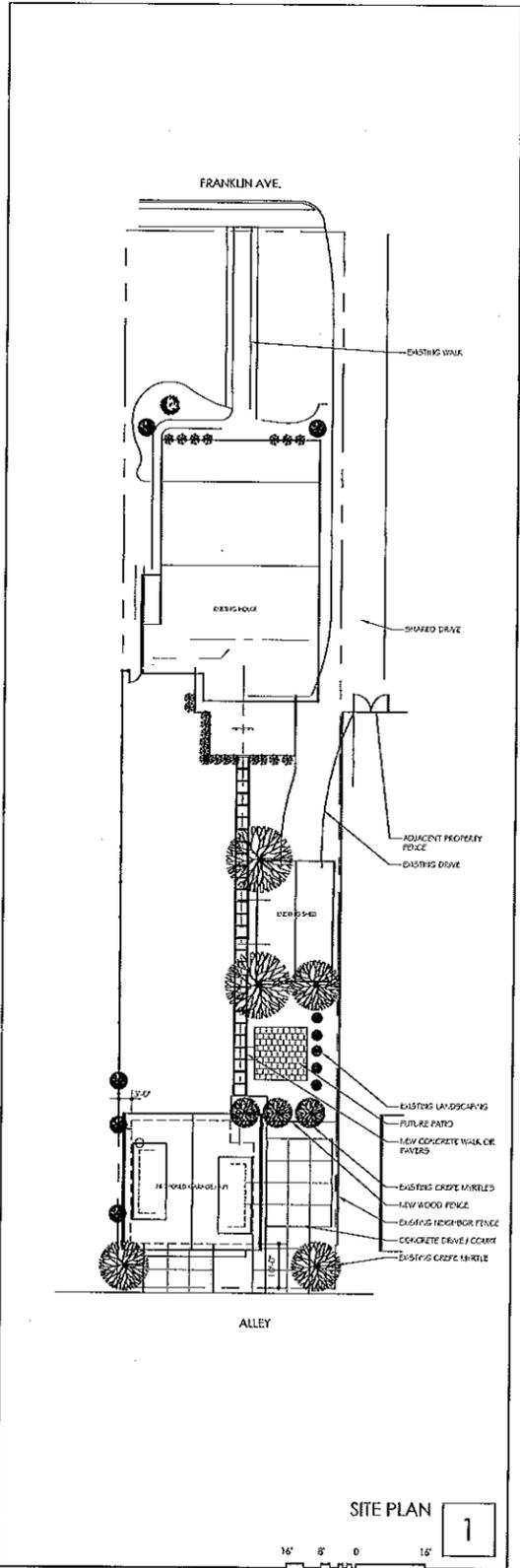
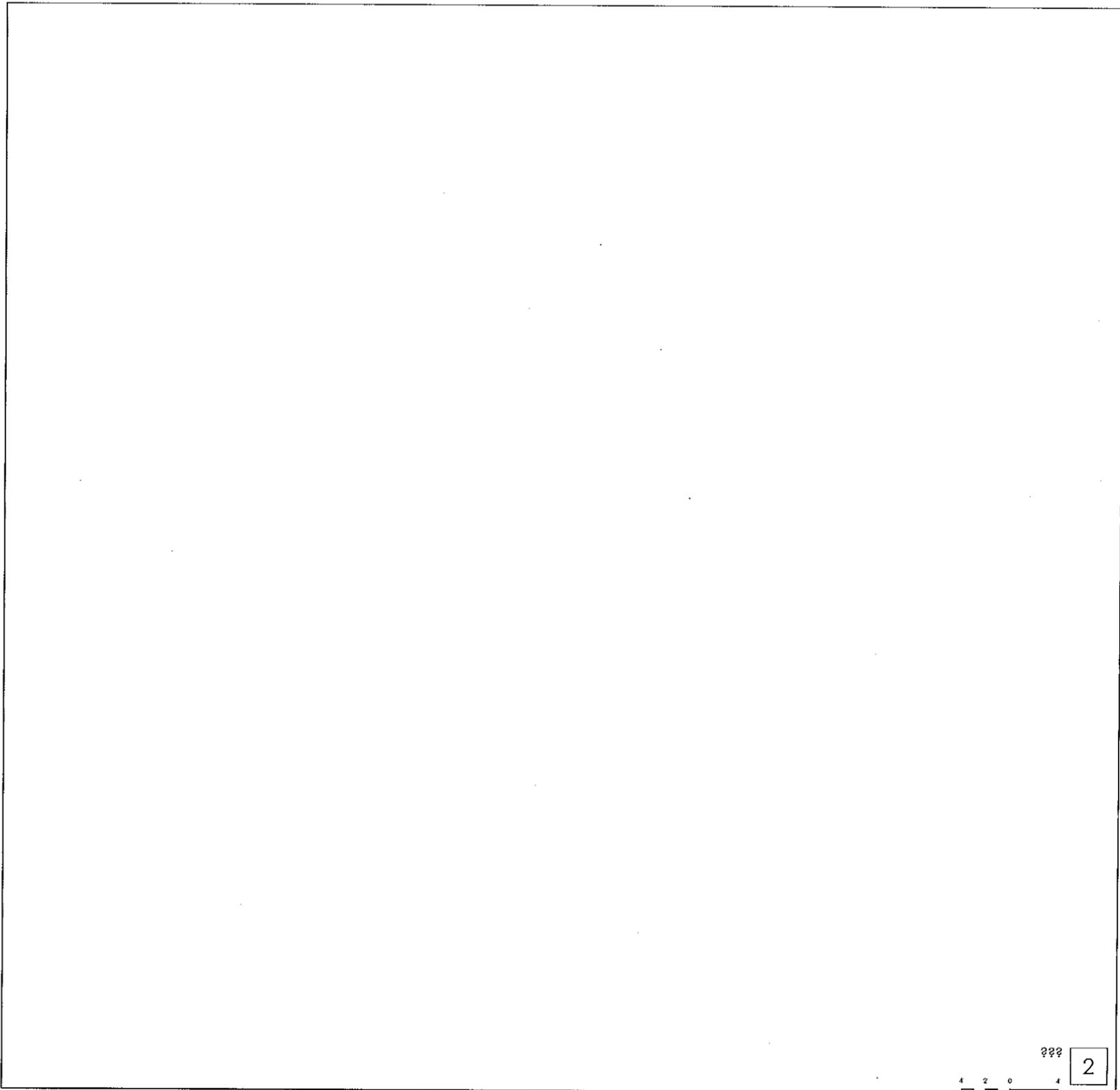
Section IV: Massing Planning for Outbuildings or DADUs

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	23’	23’
Eave Height	8’	1 story 10’ or 2 story 17’
Width of house	32’	32’

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		947 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)



Garage / Apartment
 1418 FRANKLIN AVE., NASHVILLE, TN 37206

DATE: 01.29.2016

16001

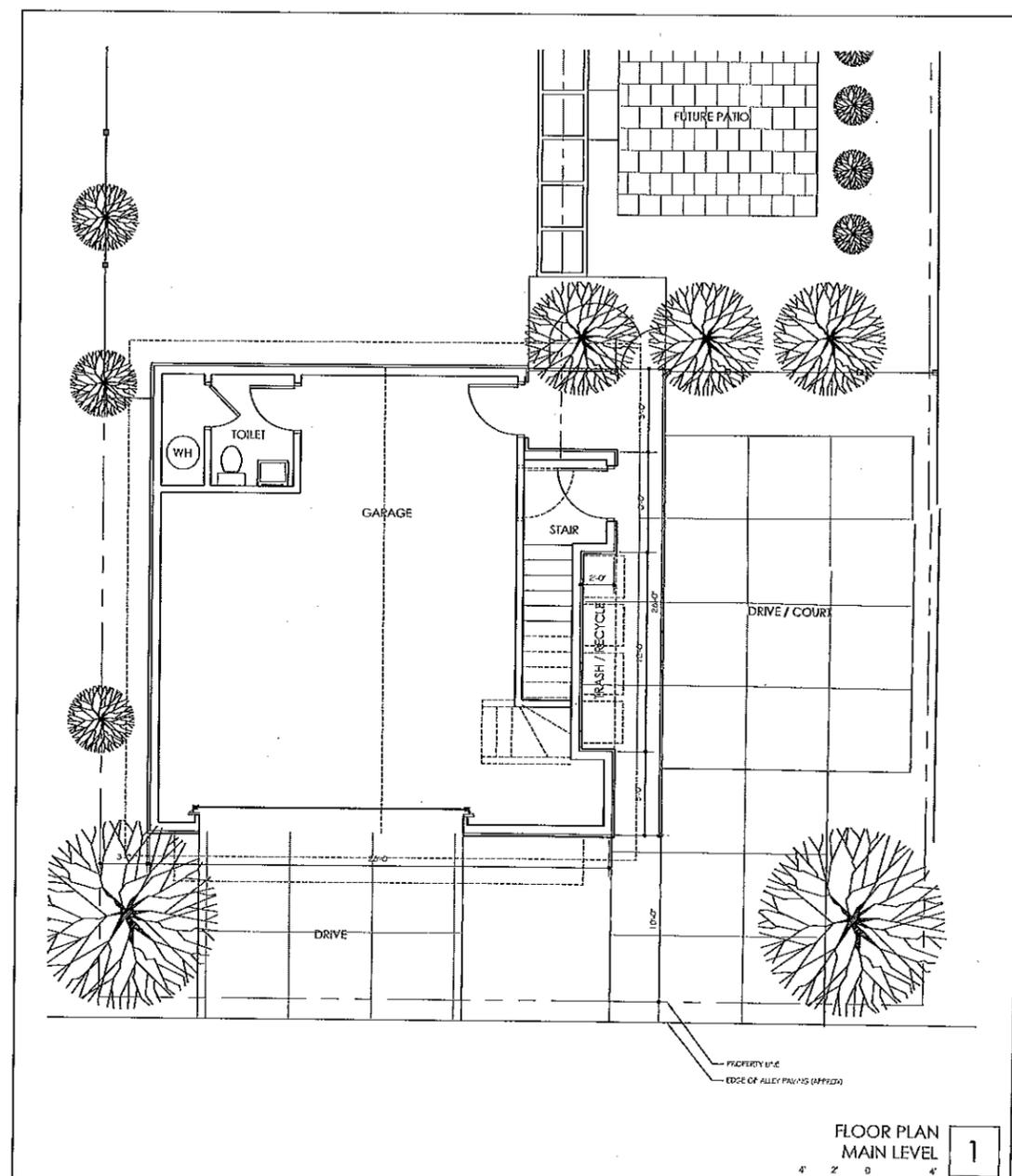
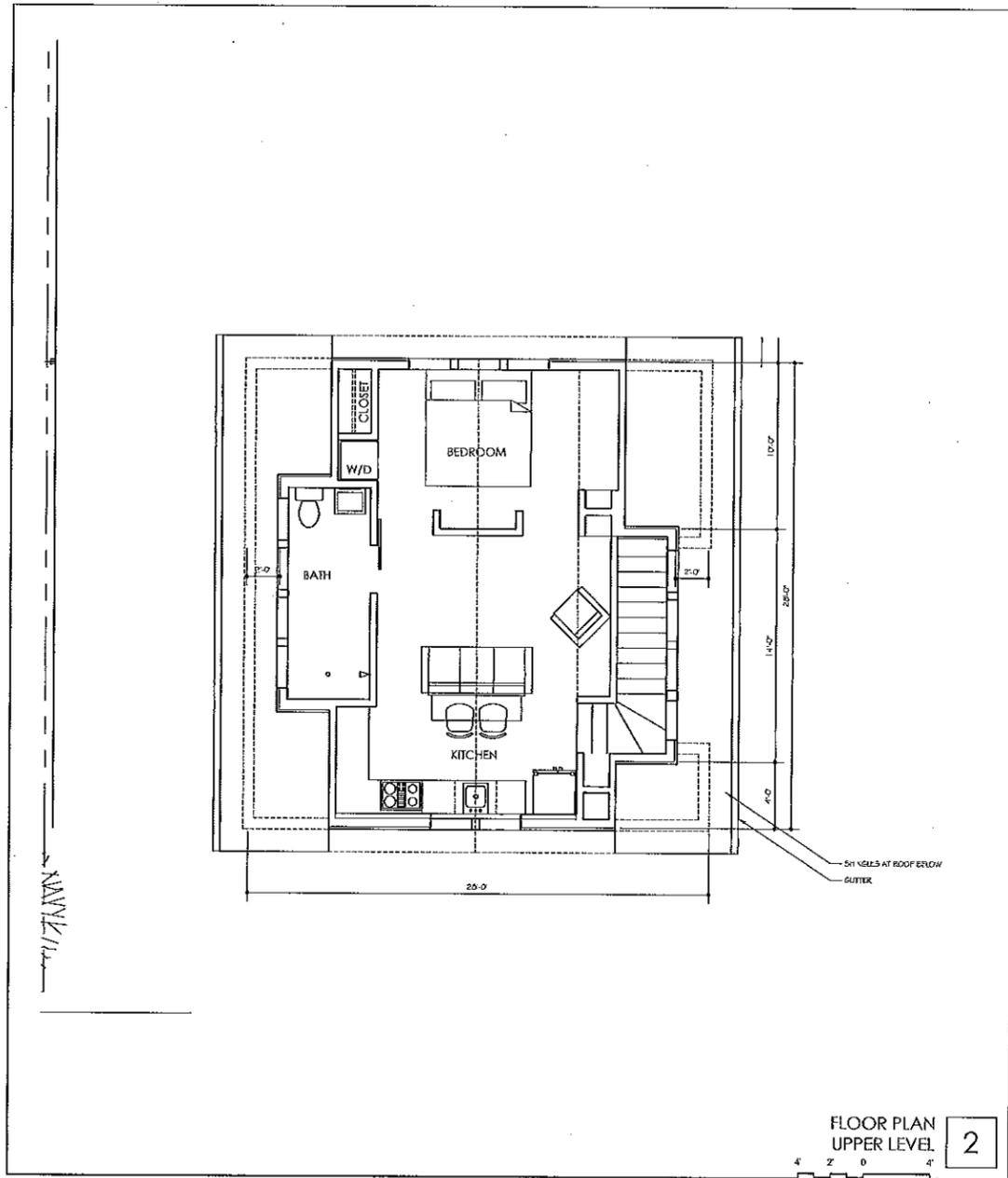


DIMENSION & NOTE PLAN

A100

2

SITE PLAN 1



GRAPHIC SYMBOLS

KEYNOTE SYMBOL REFER TO NOTE ON SPECIFIC SHEET	
WALL TYPE REFERENCE REFER TO SHEET AND FOR ADDITIONAL INFORMATION	
DOOR SYMBOL	
HARDWARE SEE	
NON-RATED CAR PARKING - SEE SHEET A80 FOR ADDITIONAL INFORMATION	
CASE IN PLACE CONCRETE WALL - REFER TO STRUCTURE AND DIMENSION PLANS	
CONCRETE BLOCK WALL - IF CALL DIM. REFER TO DEC. TYP REFER TO SHEET A80	

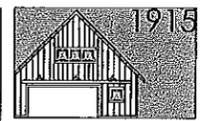
NOTES

BRICK VENEER - REFER TO DETAIL AND ELEVATIONS FOR ADDITIONAL INFORMATION	
STONE - REFER TO DETAILS AND ELEVATIONS FOR ADDITIONAL INFORMATION	
ONE HOUR RATED PARTITIONS	
TWO HOUR RATED PARTITIONS - SHAFT WALL DETAIL 01.10.	

KEYNOTES

PLAN NOTES TO GO HERE	
PLAN KEYNOTES TO GO HERE	

NOTE
REFERENCE



GARAGE / APARTMENT
 1. 418 FRANKLIN AVE., NASHVILLE, TN 37206

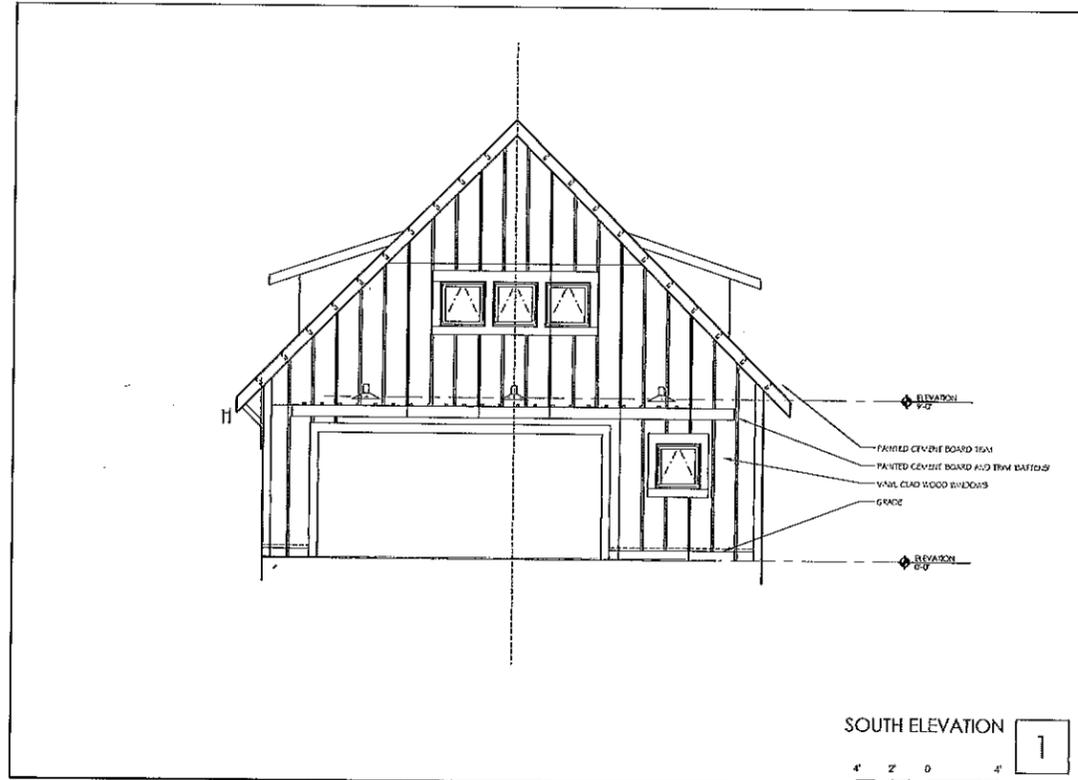
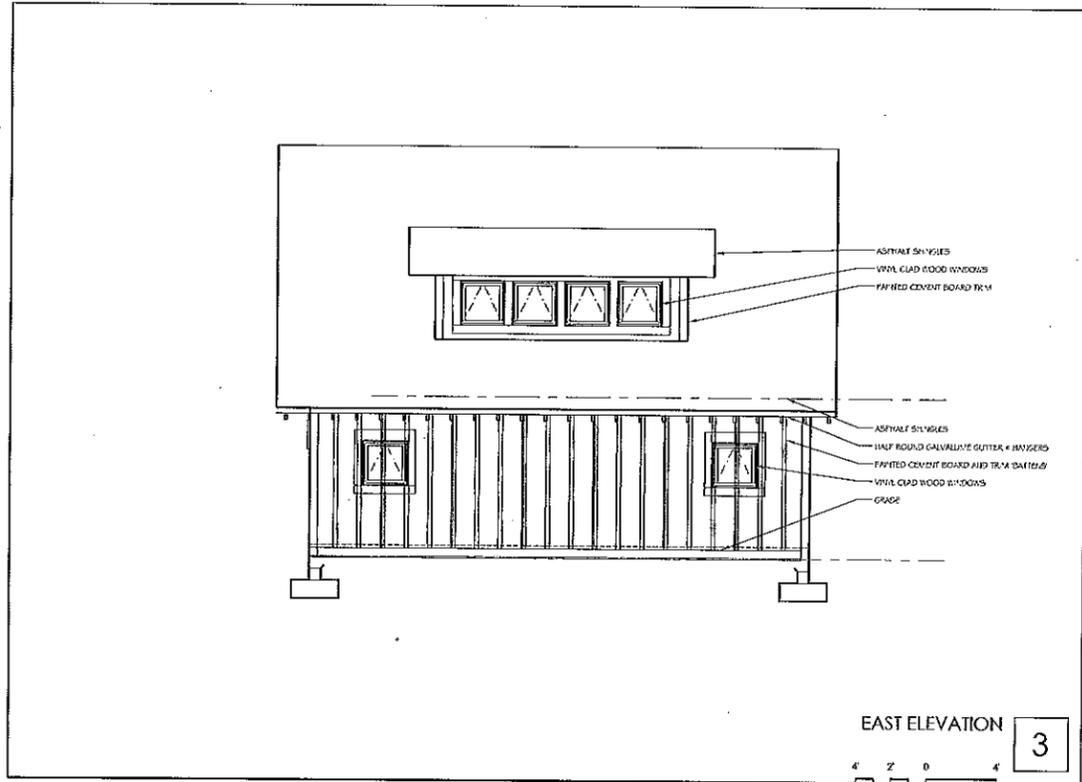
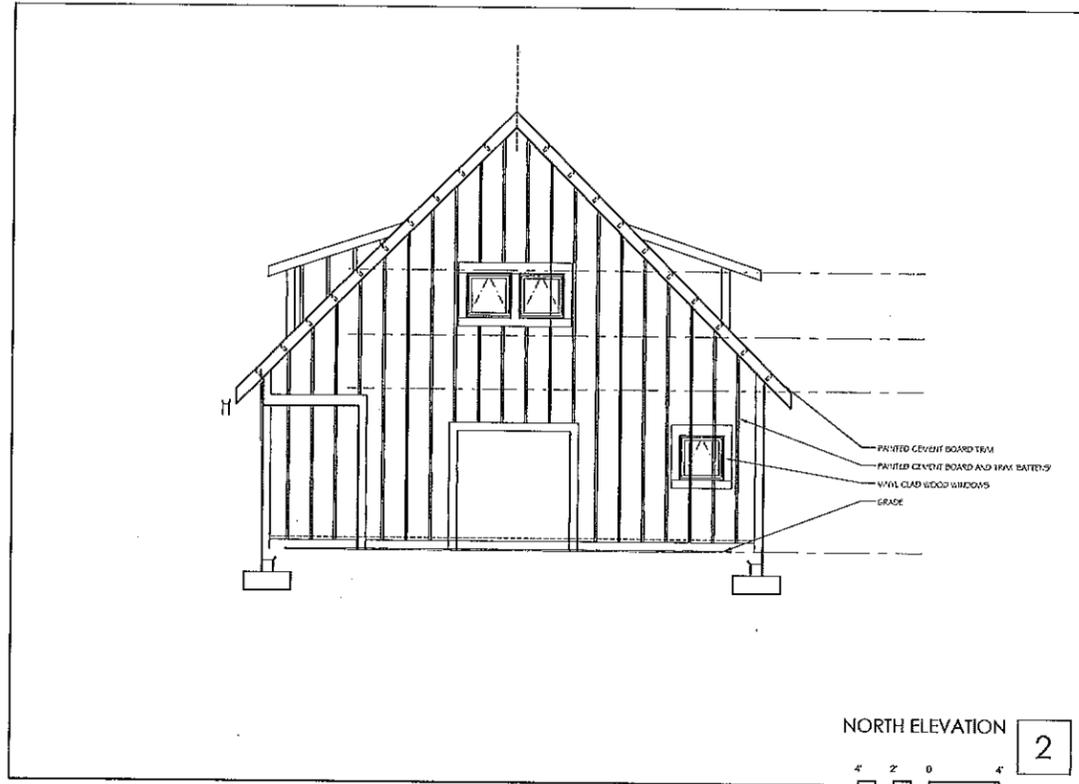
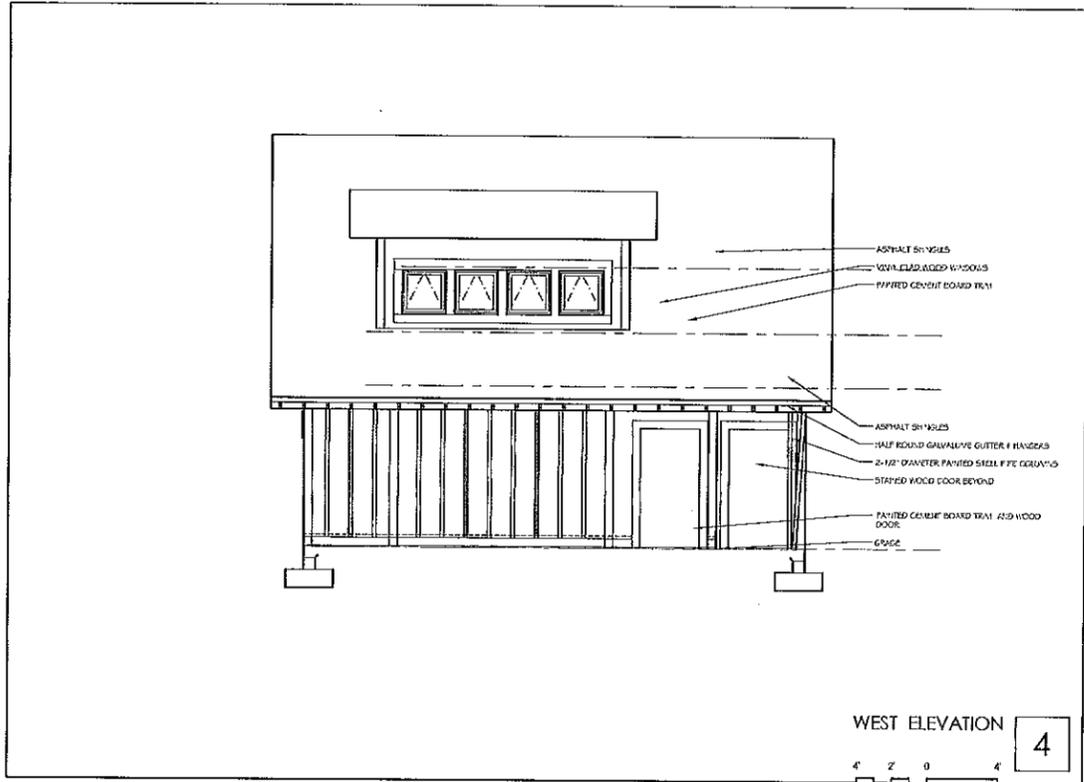
SEEK DASH
01 APR. 2014

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DIMENSION &
NOTE PLAN

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Garage / Apartment
1419 FRANKLIN AVE., NASHVILLE TN 37206

DATE: 14 MAR. 2016

06000



ELEVATIONS

A200