

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**

**2715 Brightwood Avenue**

**October 19, 2016**

**Application:** New construction – outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704042000  
**Applicant:** Stone Oak Builders  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> An application to construct a new outbuilding at the rear of the lot. The building will include a two-car garage with storage space above. It will not be used as a Detached Accessory Dwelling Unit.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the outbuilding with setback determination with the following condition:</p> <ol style="list-style-type: none"><li>1. The windows, doors and metal roof color shall be approved by MHZC Staff prior to purchase and installation.</li></ol> <p>With that condition met, staff finds that the outbuilding will meet section II.B.1.i. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation zoning overlay.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Floor Plans <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.1 GUIDELINES, NEW CONSTRUCTION

#### i. Outbuildings

- 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 DADUs 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 outbuildings 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:** The lot at 2715 Brightwood Avenue, at the corner of Brightwood and Wildwood Avenues, is currently vacant. It was recently subdivided from the adjacent lot at 2711 Brightwood Avenue. Infill plans for a new one and one-half story infill house were approved by the Historic Zoning Commission in September of 2016.

**Analysis and Findings Analysis and Findings:** The applicant is proposing to construct an outbuilding at the rear of the lot. The building will include a two-car garage with storage space above. It will not be used as a Detached Accessory Dwelling Unit.

Design Standards: The building will have a one and one-half story side-gabled form, similar to that of the approved principal building. The overall character of the building will be compatible with the principal structure and will meet section II.B.1.i.1 of the design guidelines.

Massing Planning: The tables below show the maximum outbuilding size permitted under the design guidelines:

	<b>Existing conditions (measured from finished floor)</b>	<b>Potential maximums (measured from grade)</b>	<b>Proposed heights (should not exceed the lesser of the numbers to the left)</b>
<b>Ridge Height</b>	28'	25'	22'-3"
<b>Eave Height</b>	13'	1 story 10'	9'-2"

One-story building:

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint (should not exceed the lesser of the numbers to the left)</b>
<b>Maximum Square Footage</b>	750 sq. ft.	1720	672

Staff finds the height and scale of the proposed outbuilding to meet section II.B.1.i.1 of the design guidelines.

Roof Shape:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Side gable	X
Primary roof pitch	12:12	X
Dormer	Shed	X
Dormer pitch	4:12	X

The roof of the building will have a side gabled roof with a shed dormer on the rear slope. The forms and pitches of the roof are typical for outbuildings in the surrounding

area and are compatible with the principal building, therefore Staff finds the project to meet section II.B.1.i.1 of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Split-faced CMU	Natural color	X
<b>Cladding</b>	Cement-fiber	Color not reviewed, Smooth surface, Match reveal of principal building	X
<b>Roofing</b>	Asphalt shingle	Match color of principal building	X
<b>Secondary roofing</b>	Metal	Not indicated	
<b>Trim</b>	Wood or cement-fiber	Color needs final approval	X
<b>Driveway</b>	Concrete	Natural color	X
<b>Fencing</b>	Wood	n/a	X
<b>Windows</b>	Not indicated	Needs final approval	
<b>Pedestrian Door</b>	Not indicated	Needs final approval	
<b>Vehicular Door</b>	Not indicated	Needs final approval	

With the staff’s final approval of the windows, doors, metal roof color, and any other materials not yet specified, staff finds that the known materials meet section II.B.1.i.1 of the design guidelines.

Site Planning & Setbacks: The new outbuilding will be located behind the principal building, with vehicle access coming off of the alley. This location is typical of outbuildings historically, but the proposal will require a rear setback determination.

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Space between principal building and DADU/Garage</b>	20’	20’
<b>Rear setback</b>	10’	5’
<b>L side setback**</b>	10’	24’
<b>R side setback</b>	3’	5’
<b>How is the building accessed?</b>	From the alley or existing curb cut.	From alley at rear.

*\*\*On 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’.*

The base zoning would require the proposed outbuilding to have setbacks of ten feet (10') from the property lines facing the side street and the alley to the rear. The applicant requests setback determinations for the building to be located five feet (5') from rear of the property. The Commission can approve shorter setbacks if doing so would be more appropriate. Staff finds that the shorter setback would be compatible with the locations of outbuildings historically in this location.

Staff finds the proposed setback to be appropriate and that the project meets section II.B.1.i.2 of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the outbuilding with setback determination with the following condition:

1. The window and door selections shall be approved by MHZC Staff prior to purchase and installation.

With that condition met, staff finds that the outbuilding will meet section II.B.1.i. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation zoning overlay.

*Note - The Historic Zoning Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

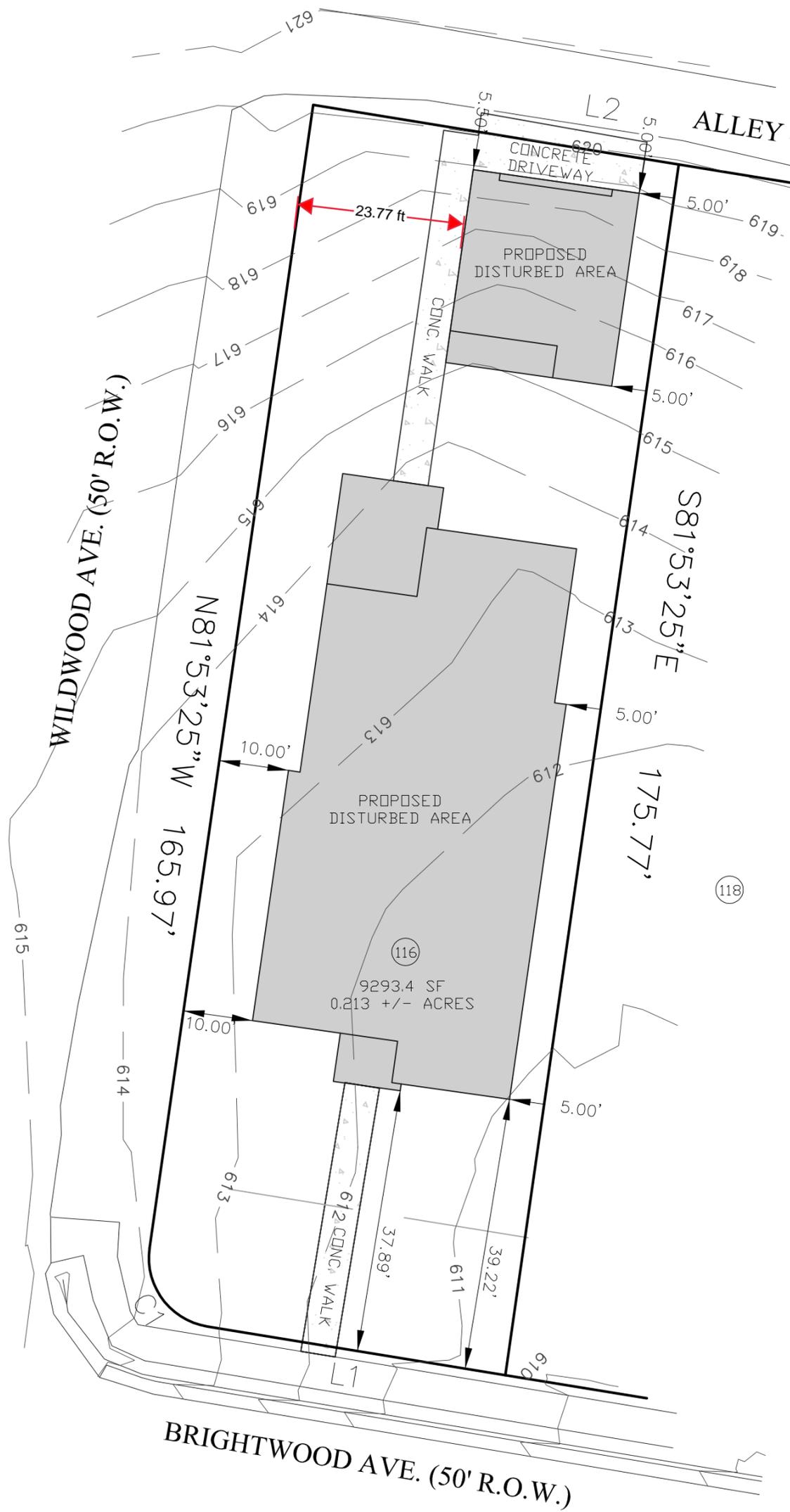
**Context Photos:**



2711 Brightwood and 2709 Brightwood, next door to the infill site.



2712 Brightwood, directly across the street from the site



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH.
2. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY, USING EDM EQUIPMENT AND HAD BEEN ADJUSTED FOR TEMPERATURE.
3. PROPERTY CURRENTLY ZONED: R8 (URBAN ZONE OVERLAY).
4. SUBJECT PROPERTY IS PARCEL 420.00 OF TAX MAP 117.04 AND HAS A STREET ADDRESS OF 2715 BRIGHTWOOD AVE., NASHVILLE, TN. 37212. PARCEL NUMBERS SHOWN AS (00.00) ARE AS SHOWN ON DAVIDSON COUNTY TAX MAP NO. 117.04.
5. STORMWATER CALCULATION BASED ON METRO STORMWATER REQUIREMENTS FOR IMPERVIOUS AREAS AND WERE TAKEN FROM PRECONSTRUCTION CONDITIONS AND PROPOSED BUILDINGS PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE APPROVAL, DESIGN INSTALLATION OR MAINTENANCE OF THESE STORMWATER FACILITIES.

PRE IMPERVIOUS AREAS:

HOUSE =	NA
PORCH =	NA
GRAVEL =	NA
PATIO =	NA
SIDEWALK =	NA
TOTAL =	0.00 SF

PROPOSED IMPERVIOUS AREAS:

HOUSE =	2949.1 SF
GARAGE =	672 SF
DRIVE / WALK =	681.9 SF
TOTAL =	4303.0 SF

I HEREBY CERTIFY THAT THIS IS A CATEGORY '1' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000 AS SHOWN HEREON AND WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



CURRENT OWNER: (LOT 116)  
 NEW BEGINNINGS ENTERPRISES  
 DEED INST. NO. 20160908-0094467, R.O.D.C., TN.

LINE	BEARING	DISTANCE
L1	S09°18'01"W	43.21'
L2	N09°18'01"E	53.00'

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	10.00'	15.50'	88°49'01"	9.80'	N53°44'01"E	14.00'

LEGEND:

- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.D.C., TN. REGISTERS OFFICE OF DAVIDSON CNTY, TN.

PROPOSED SITE PLAN  
 LOT 116  
 FINAL PLAT LOTS 116 & 118  
 MAP OF BELMONT TERRACE  
 PLAT INST. 20160719-0074024 R.O.D.C., TN  
 TAX PARCEL: 117.040 420.00

FOR:  
 STONEDAK BUILDERS, LLC.

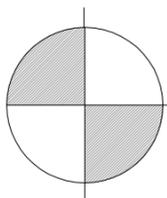
PROPERTY ADDRESS:  
 2715 BRIGHTWOOD AVE.  
 NASHVILLE, TN. 37212  
 DAVIDSON COUNTY, TENNESSEE

DATE SEPTEMBER 30, 2016

GRAPHIC SCALE 1"=20'

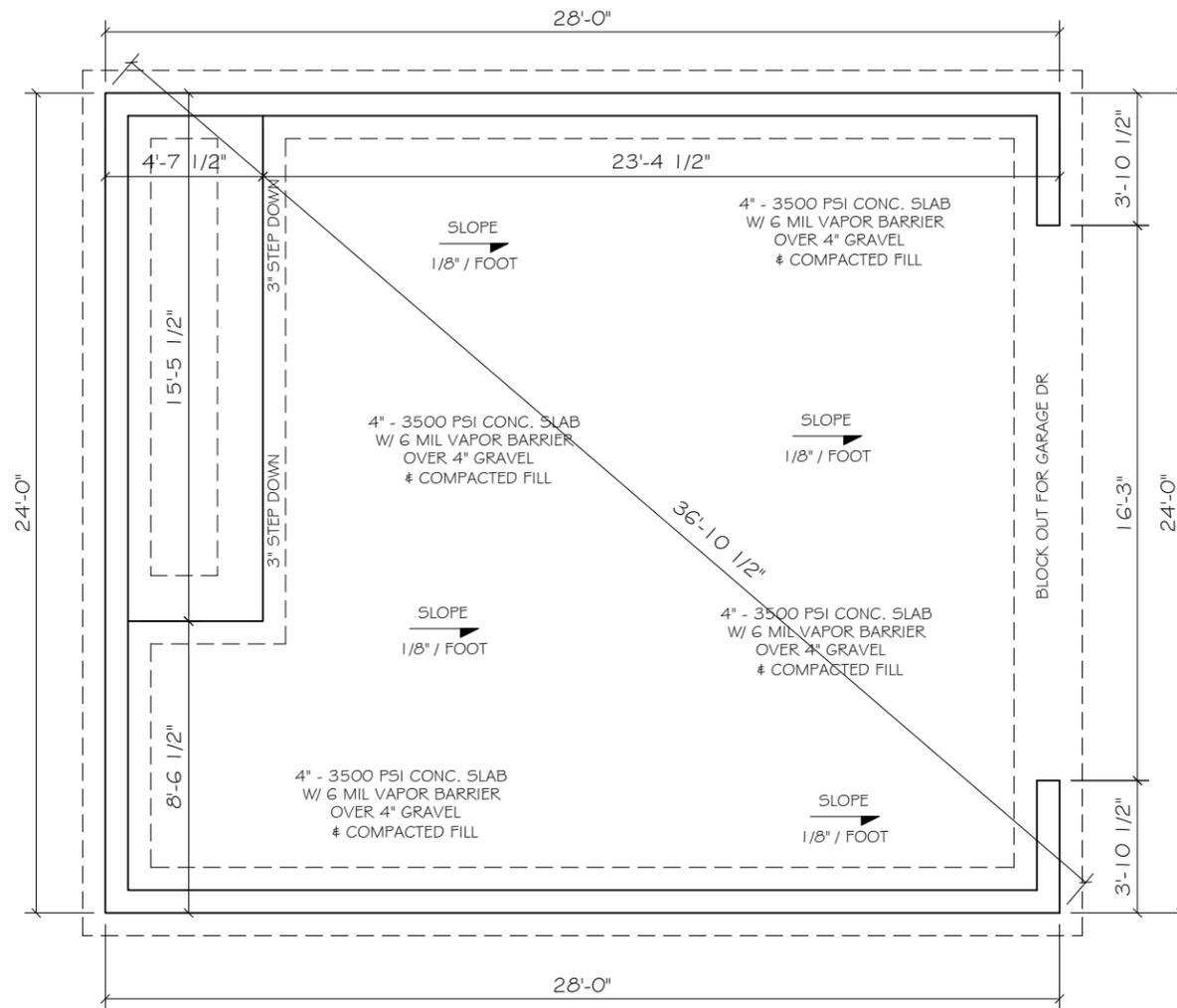


0 20



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 (615) 268-9658  
 Jake@HomelandTN.com  
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**FOUNDATION PLAN**

3/16" = 1'-0"

**NOTES:**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQUIREMENTS.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED: DO NOT SCALE
3. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS.
4. EXT. DIMENSIONS ARE NOTED TO OUTSIDE OF BRICK LEDGE.
5. BUILDER TO VERIFY ALL DIMENSIONS & MEASUREMENTS.
6. FOUNDATION VENTS AND ANCHOR BOLTS TO BE PLACED ACCORDING TO LOCAL CODES AND REQUIREMENTS.
7. BUILDER TO FIELD LOCATE HVAC & CRAWL ACCESS ACCORDING TO GRADE.

2715 Brightwood,  
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:  
J.W.

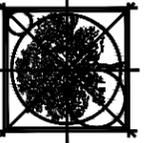
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Brightwood

DATE: 10/04/16

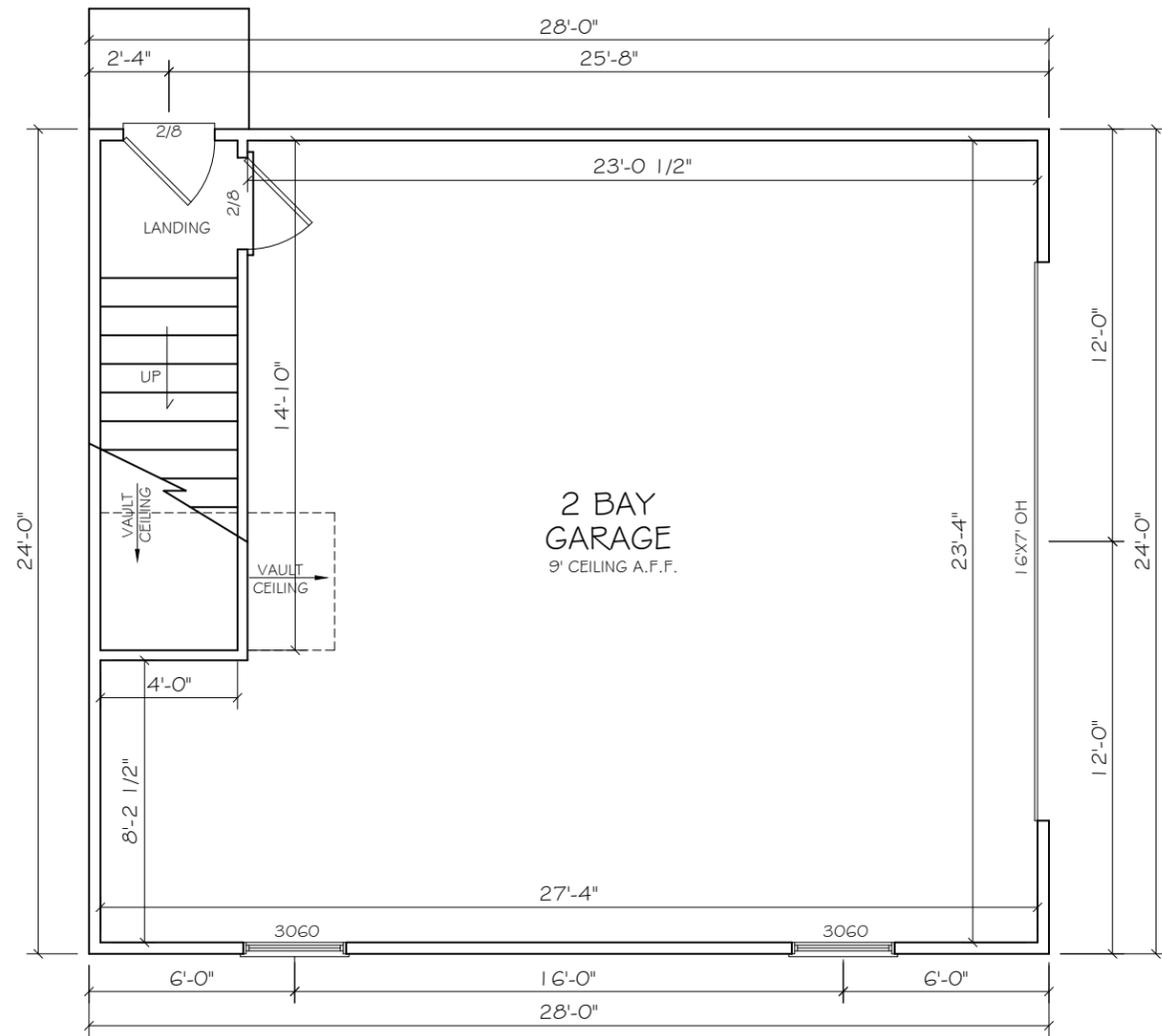
**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*



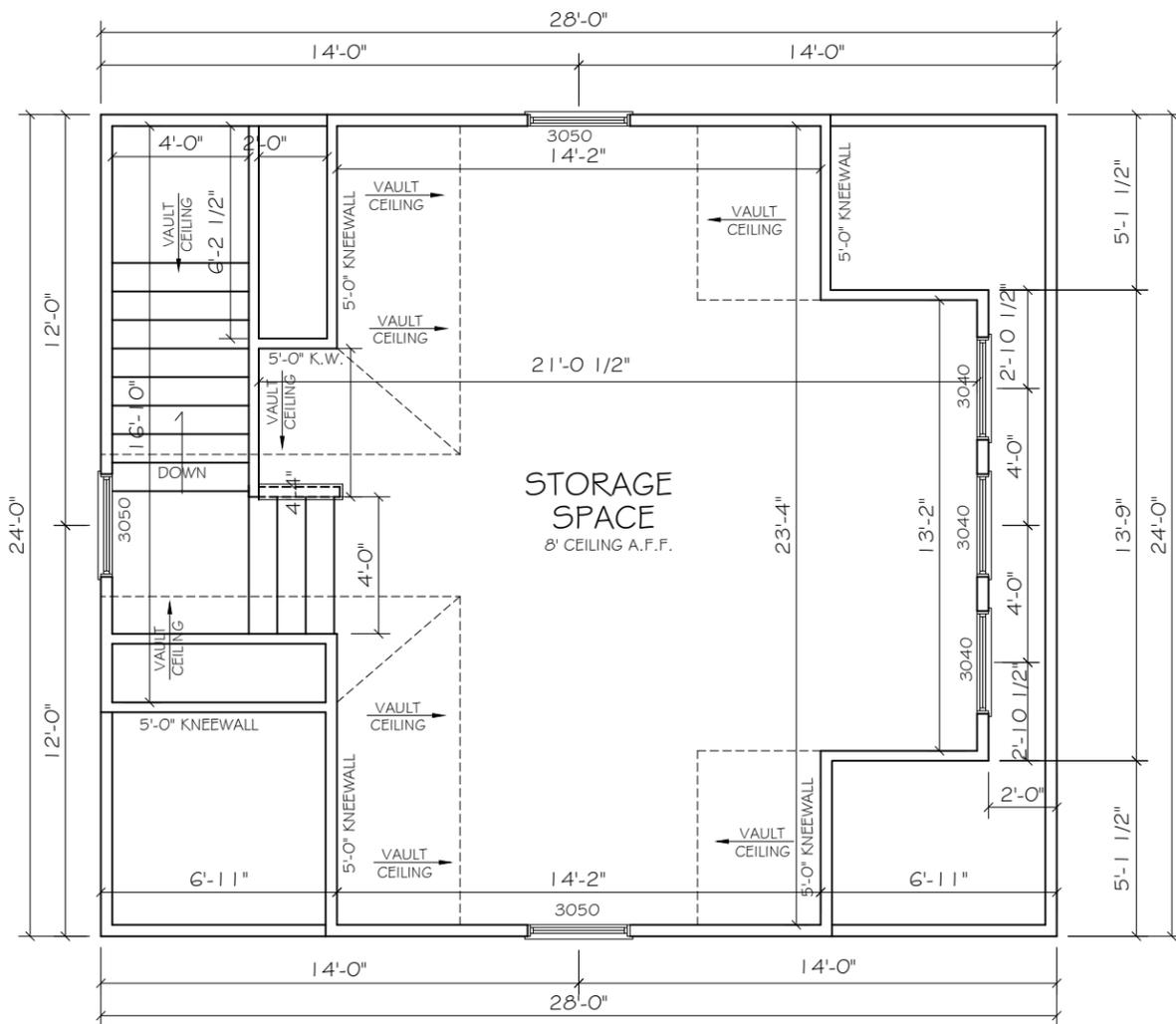
Stone Oak Builders



**FIRST FLOOR PLAN**

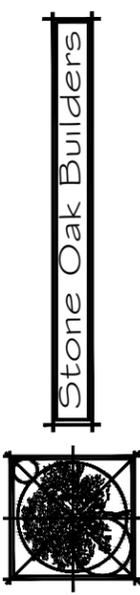
3/16" = 1'-0"  
(672 S.F.)

- NOTES:
1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
  2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
  3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
  4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
  5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
  6. ALL ANGLES ARE 45° U.N.O.
  7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.



**SECOND FLOOR PLAN**

3/16" = 1'-0"  
(428 S.F.)



**ProMark**  
Home Designs LLC.

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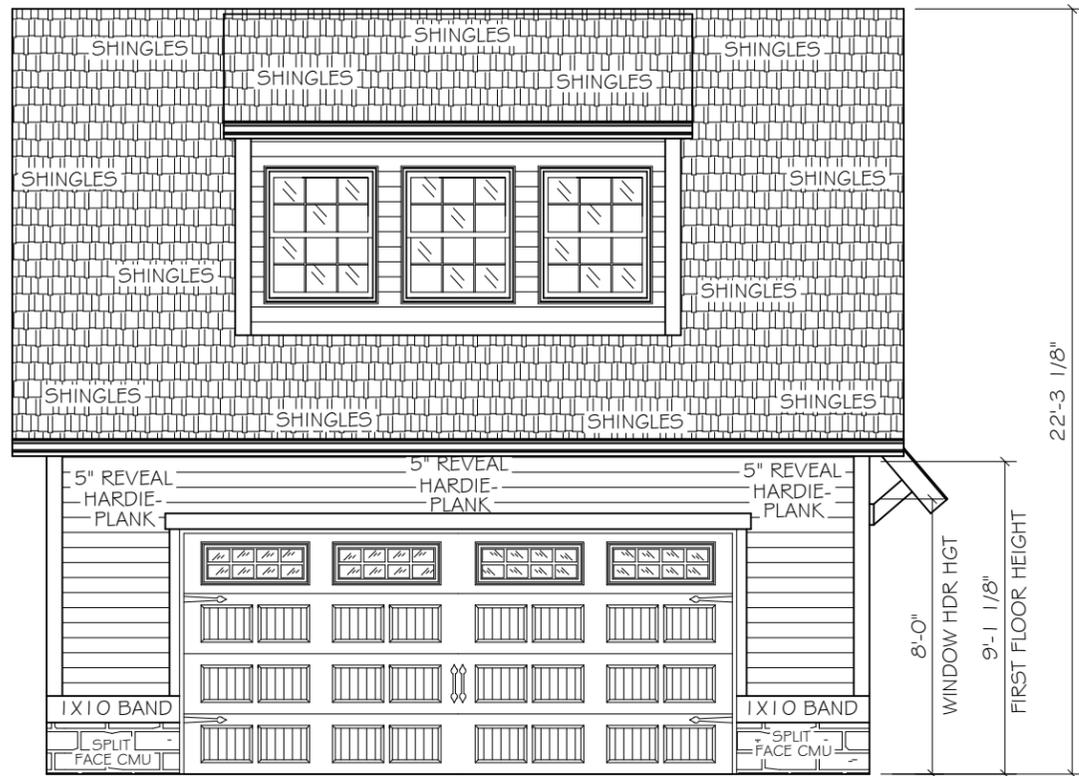
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Nashville, TN

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J.W.

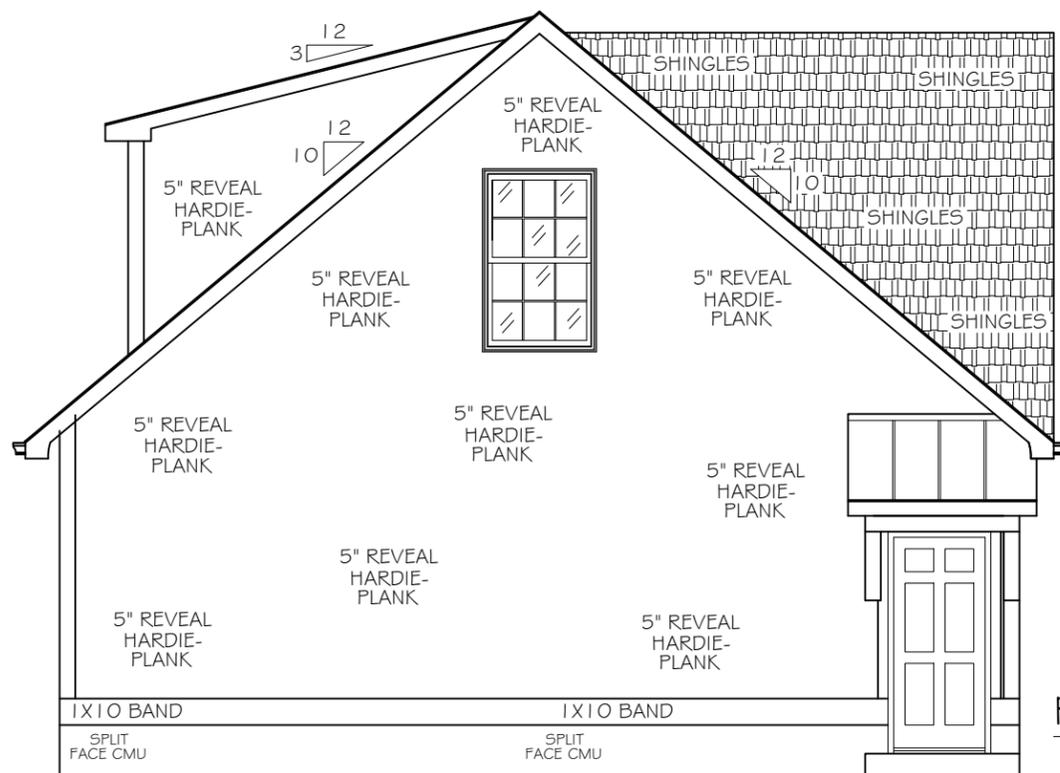
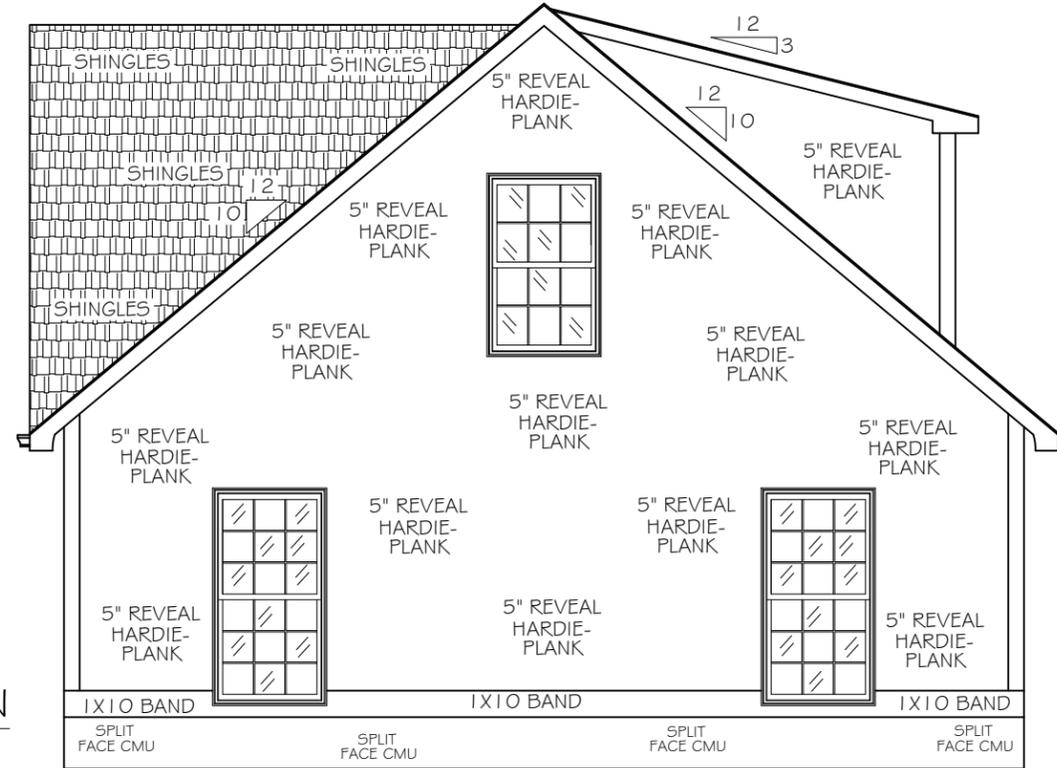
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Brightwood

DATE: 10/04/16

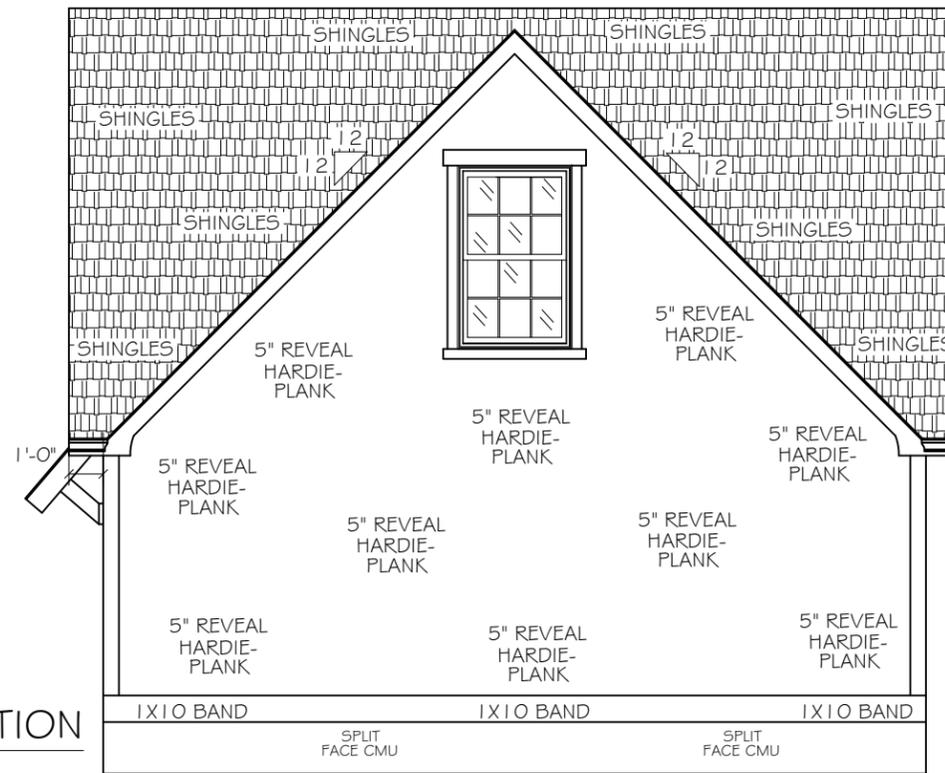


**FRONT ELEVATION**  
3/16" = 1'-0"

**LEFT ELEVATION**  
3/16" = 1'-0"

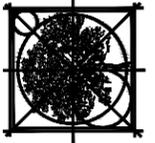


**RIGHT ELEVATION**  
3/16" = 1'-0"



**REAR ELEVATION**  
3/16" = 1'-0"

Stone Oak Builders



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