

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  
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**STAFF RECOMMENDATION**  
**1702 Sweetbriar Avenue**  
**December 21, 2016**

**Application:** New construction- outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704001300  
**Applicant:** Tyler Lemarinel, Allard Ward Architects  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** This application is for construction of a eight hundred and eighty-eight square feet (888 sq. ft.) outbuilding. The request includes a rear setback determination to reduce the rear setback from twenty feet (20') to four feet, four inches (4' 4"), and the right side setback from five feet (5') to three feet, two inches (3' 2"). The outbuilding may not be a detached accessory dwelling unit (DADU) as it is not permitted per base zoning.

**Recommendation Summary:** Staff recommends approval of the proposed outbuilding and setback determination with the following conditions:

1. Staff approve the final details, dimensions, and materials of masonry, roof color, windows, doors and garage doors prior to purchase and installation;
2. HVAC and other utilities be located either at west side or rear of the structure so that it will not be visible from the street.

Staff finds that the application meets section II.B of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

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.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations



## Applicable Design Guidelines:

### II.B. New Construction

#### i. Outbuildings

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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.)*

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 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) 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 Commission approved construction of a new residence at 1702 Sweetbriar Avenue in September 2016.

**Analysis and Findings:** This application is for construction of a eight hundred and eighty-eight square foot (888 sq. ft.) outbuilding. The request includes a rear setback determination to reduce the rear



Figure 1. Approved new construction at 1702 Sweetbriar Avenue

setback from twenty feet (20') to four feet, four inches (4' 4"), and the right side setback from five feet (5') to three feet, two inches (3' 2"). The outbuilding may not be a detached accessory dwelling unit (DADU) as it is not permitted per base zoning.

Roof Shape:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Hipped	Yes
Primary roof slope	6/12	Yes
Porch form	n/a	n/a
Porch slope	n/a	n/a

The form and pitch are found in the district, and the project meets Section II.B.i of the design guidelines.

Design Standards: The accessory structure reflects the character of the new primary structure. The proposed roof form and building form do not contrast greatly with the primary structure. The design meets section II.B.i of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	n/a	n/a	n/a
<b>Cladding</b>	Brick	Requires final review	X
<b>Roofing</b>	Architectural dimensional shingles	Requires final review	X
<b>Trim</b>	Wood	smooth	X
<b>Windows</b>	Aluminum clad wood windows	Needs final approval	X
<b>Pedestrian Doors</b>	Wood	Needs final approval	X
<b>Vehicular Doors</b>	Not indicated	Needs final approval	

With the staff's final approval of the masonry, roofing color, windows, doors, garage doors and material information that has not yet been provided, staff finds that the known materials meet Section II.B.i.

Setbacks: When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), bulk zoning requires that the structure be located twenty feet (20') from the rear property line, and five feet (5') from the sides. The new outbuilding has a footprint of eight hundred and eighty-eight square feet (888 sq. ft.). It is proposed four feet, four inches (4' 4") from the rear and three feet, two inches (3' 2") from the right side property

line. Staff finds that the proposed rear setback is appropriate since historically, outbuildings were located at the rear of the property, close to the rear property line. Staff finds the location appropriate and recommends approval of the setback determination. The project meets Section II.B.i. of the design guidelines.



Figure 2. Stone retaining wall at the rear and right side of the lot.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings beyond what was approved for the infill of the primary structure. If utilities are added to serve the outbuilding, staff recommends that they be located either on the west side or rear of the structure so that it will not be visible from the street. With this condition, staff finds that the project meets section II.B.i of the design guidelines.

Site Planning:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Space between principal building and outbuilding</b>	20’	20’
<b>Rear setback</b>	20’	4’4”
<b>L side setback</b>	5’	43’
<b>R side setback</b>	5’	3’ 2”
<b>How is the building accessed?</b>	From the alley or existing curb cut	Alley

The project meets section II.B.i of the design guidelines.

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.

	<b>Existing conditions (height of historic portion of the home to be measured from finished floor)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	35'	25'	25'
<b>Eave Height</b>	25'	Two-story 17'	17'

Two-story building:

	Lot is greater than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	1,008 sq. ft.	1,000 sq. ft.

The project meets section II.B.i of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the proposed outbuilding and setback determination with the following conditions:

1. Staff approve the masonry, roof color, windows, doors and garage doors prior to purchase and installation;
2. HVAC and other utilities be located either at the sides or rear of the structure so that it will not be visible from the street.

With these conditions, staff finds that the new outbuilding meets Section II.B.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

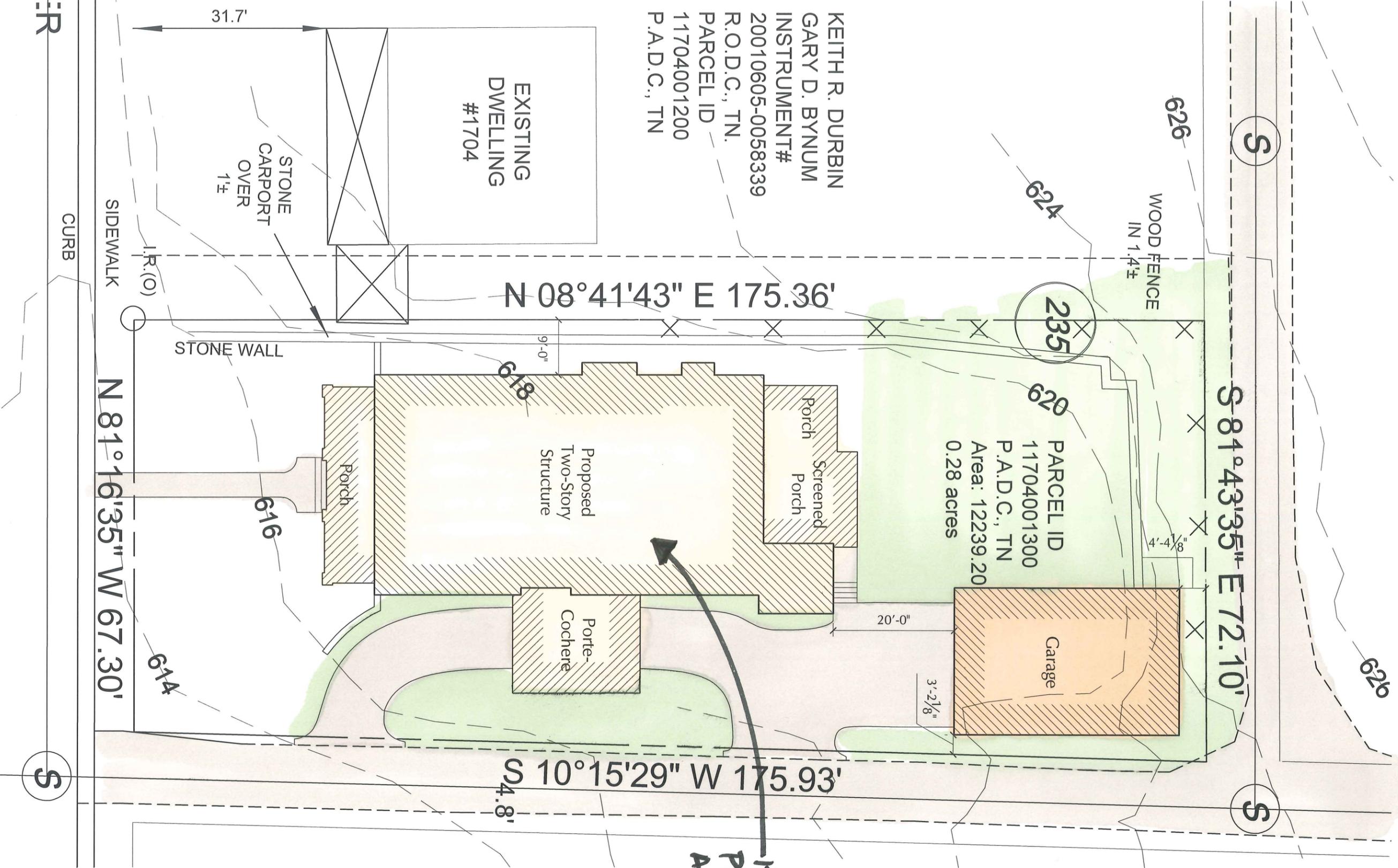
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

A New Residence for:  
**LaFavor-Wood**  
1702 Sweetbriar Avenue  
Nashville, Tennessee 37212

**WARD**  
ALLARD WARD  
ARCHITECTS  
1618 Sixteenth Avenue South  
Nashville, Tennessee 37212  
Tel: 615.345.1010  
Fax: 615.345.1011

Drawings:  
Site Layout Plan  
Date: 12.05.16

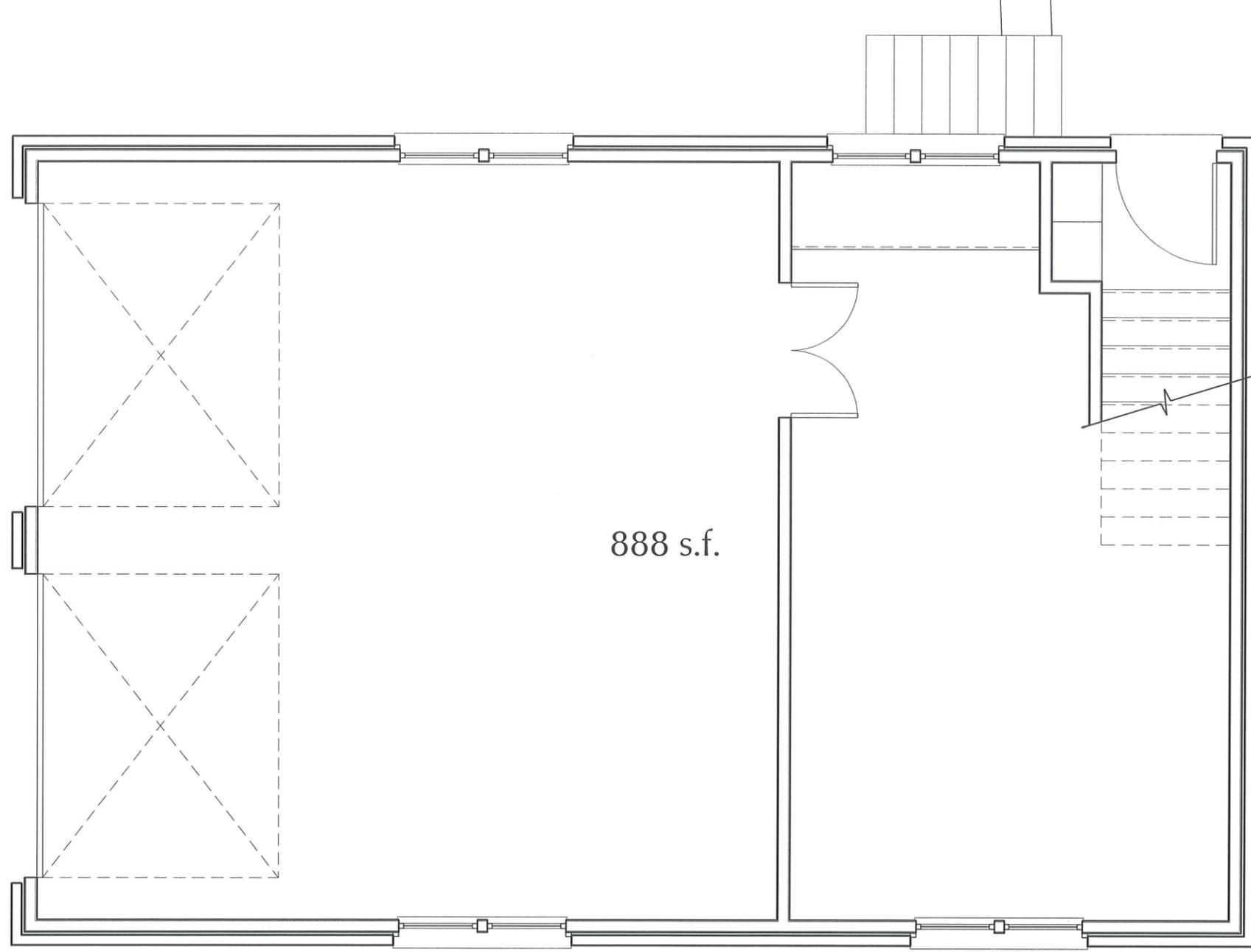
**A0.1**



KEITH R. DURBIN  
GARY D. BYNUM  
INSTRUMENT#  
20010605-00583339  
R.O.D.C., TN.  
PARCEL ID  
11704001200  
P.A.D.C., TN

**HOUSE  
PREVIOUSLY  
APPROVED**

1 Site Layout Plan Scale: 1/16"=1'-0"



1

Garage Floor Plan

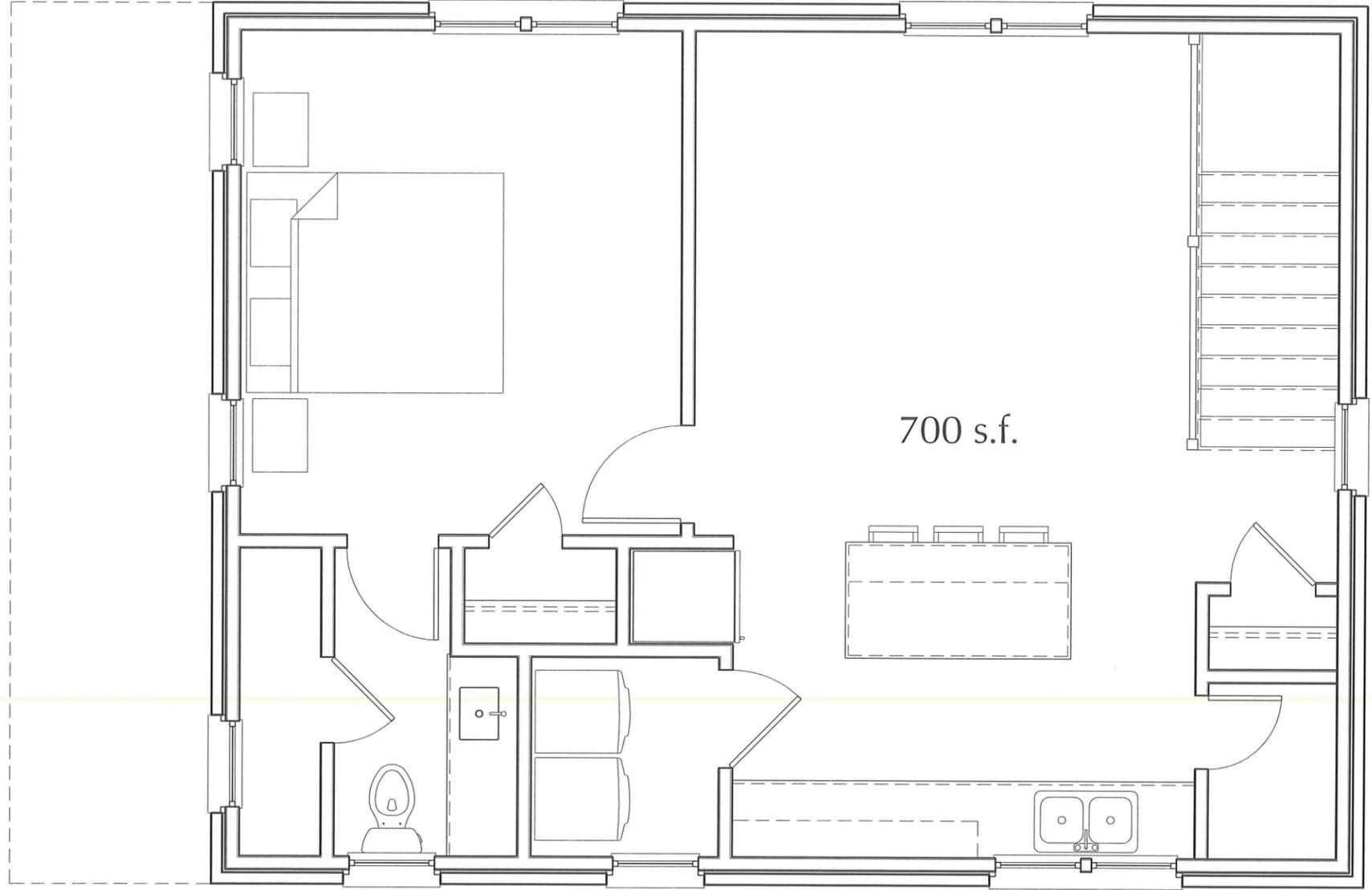
2' 1' 0' 2' 4' 6' 8' 12' Scale: 1/8"=1'-0"

**A1.1**

Drawings:  
Garage Floor Plan  
Date:  
12.05.16

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A New Residence for:  
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Nashville, Tennessee 37212



700 s.f.

1 Second Floor Plan  
 Scale: 1/8" = 1'-0"

**A1.2**

Drawings:  
 Second Floor Plan  
 Date:  
 12.05.16

**AW**  
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A New Residence for:  
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 1702 Sweetbriar Avenue  
 Nashville, Tennessee 37212



1 South Elevation  
 Scale: 1/8"=1'-0"

A New Residence for:  
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Drawings:  
 Elevations  
 Date:  
 12.05.16

**A2.1**



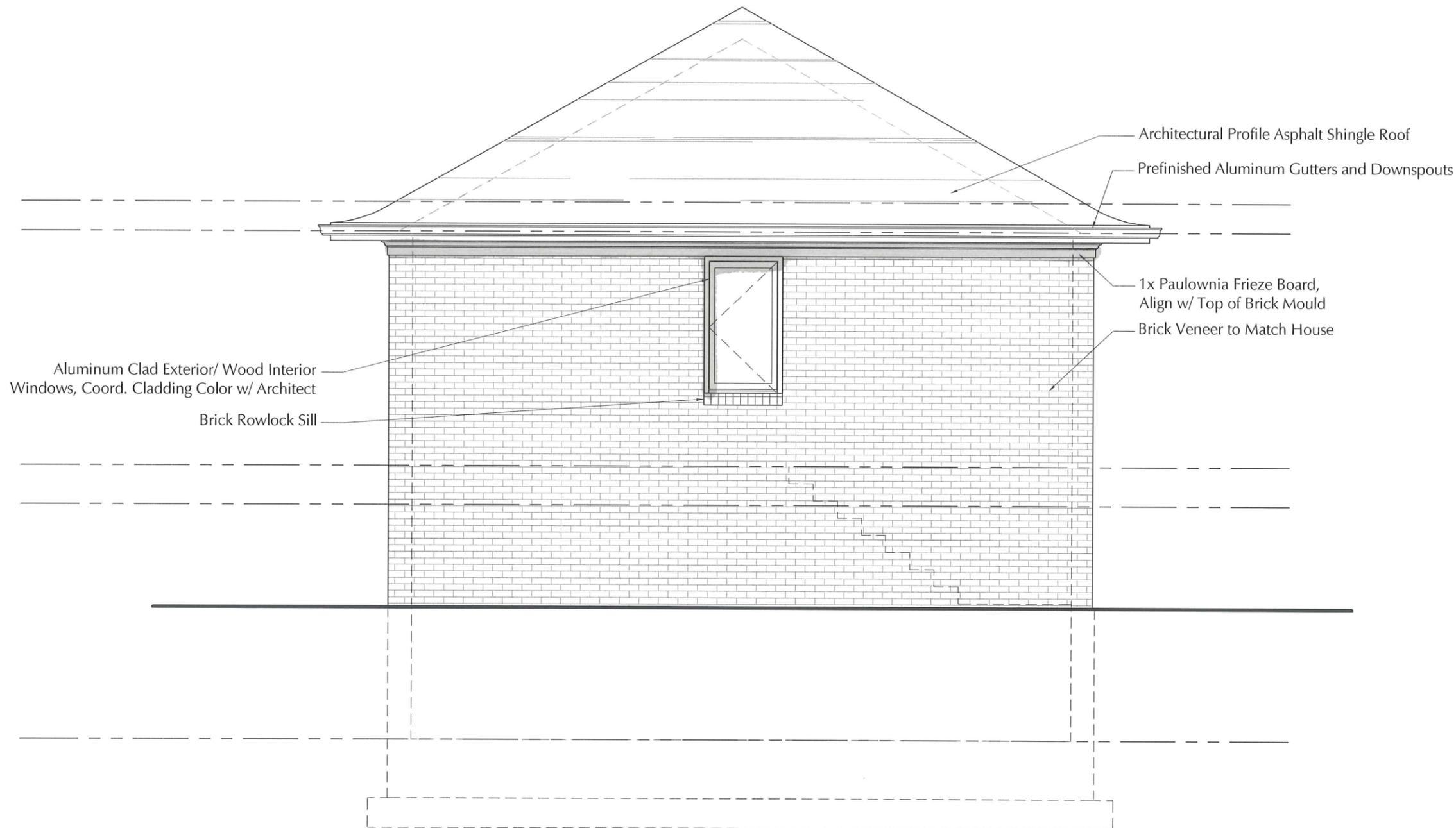
① East Elevation  
 Scale: 1/8" = 1'-0"

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Drawings:  
 Elevations  
 Date:  
 12.05.16

**A2.2**



1 North Elevation  
 Scale: 1/8"=1'-0"

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Drawings:  
 Elevations  
 Date:  
 12.05.16

**A2.3**



1 West Elevation  
 Scale: 1/8"=1'-0"

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Drawings:  
 Elevations  
 Date:  
 12.05.16

**A2.4**