

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**  
**2200 Grantland Avenue**  
**April 19, 2017**

**Application:** New construction- detached accessory dwelling unit (DADU); Setback determination

**District:** Woodland-in-Waverly Historic Preservation Zoning Overlay

**Council District:** 17

**Map and Parcel Number:** 10514010500

**Applicant:** Lynn Taylor

**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** The applicant proposes new construction of a detached accessory dwelling unit at the rear of the lot. The applicant requests a setback determination from twenty feet (20') to ten feet (10') for the rear.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. Staff approve all final material choices, including windows, doors, garage doors and roof color;
2. The applicant file a restrictive covenant for the detached accessory dwelling unit in accordance with Code requirements.

Staff finds that the application meets Section III.B.2 for new construction in the Woodland-in-Waverly Historic Preservation Zoning Overlay, and Section 17.16.030 of the Metro Code for a Detached Accessory Dwelling Unit.

This board does not have the authority to approve the structure's use. This recommendation is for the design of the building based on the proposed use.

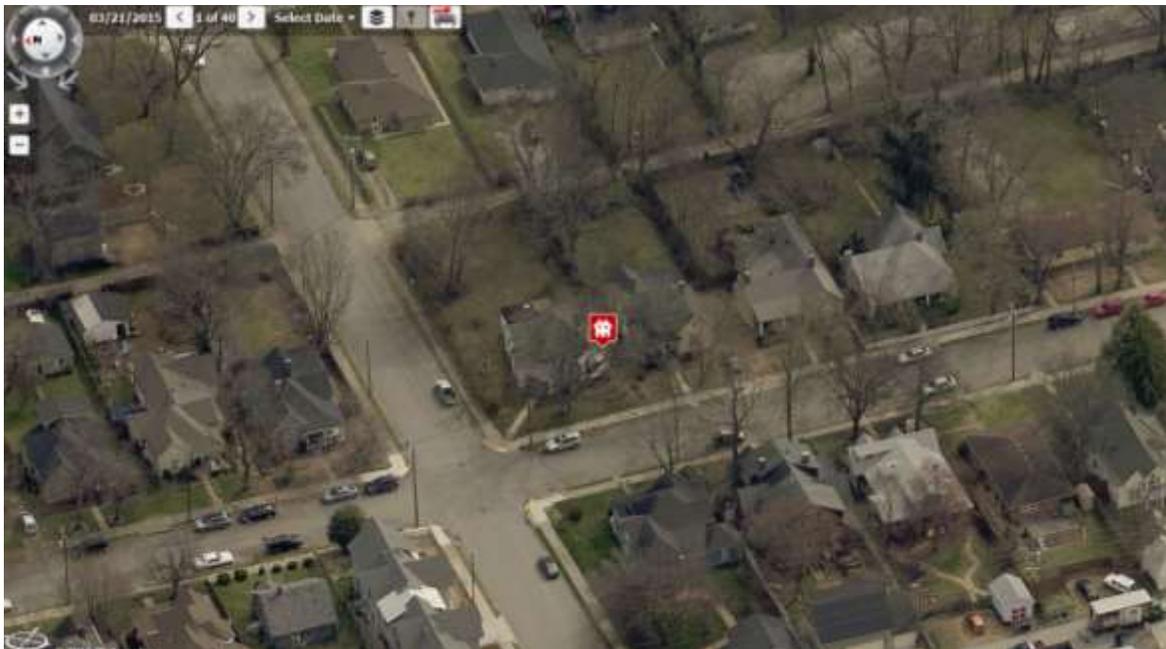
**Attachments**

- A:** Site plan
- B:** Elevations
- C:** Floor plans
- D:** Photographs

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III.B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS 2. NEW CONSTRUCTION

#### **h. 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.)*

- 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) 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.*

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 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.*

*b. 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.*

**Background: 2200**

Grantland Avenue is currently a vacant lot. The Commission approved construction for a new residence on the site in February 2017.



**Analysis and Findings: The**

applicant proposes construction of a detached accessory dwelling unit. A setback determination is requested for the rear, from twenty feet (20') to ten feet (10').

Design Standards: The proposed DADU will be one-and-a-half stories tall with a footprint of eight hundred and ninety-six square feet (896 sq. ft.), which is permitted as the lot is larger than ten thousand square feet (10,000 sq. ft.). The total living space in the outbuilding will be approximately six hundred and forty-nine square feet (649 sq. ft.), which meets the 700 square foot maximum. The ridge height is twenty-four feet (24'), which is less than the house's twenty-seven feet (27') and meets the twenty-four feet (24') maximum for DADUs. The eave height is ten feet (10'), which will be lower than the twelve foot (12') eave height of the house and meets the ten foot (10') maximum. The accessory structure has a simple, utilitarian design that is appropriate for an outbuilding. Its roof form, detailing, and form do not contrast greatly with the primary building. Staff finds that the proposed design meets Section III.B.2.h. of the design guidelines.

Materials: Details for the materials of the windows and doors were not indicated; staff recommends having final approval of the selections of windows and doors prior to purchase and installation.

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
<b>Foundation</b>	Concrete slab	Natural color	Yes
<b>Cladding</b>	Fiber-cement	Smooth with 5” reveal	Yes
<b>Roofing</b>	Shingles	Needs final review	Yes
<b>Trim</b>	Wood	Smooth	Yes
<b>Driveway</b>	Concrete	N/A	Yes
<b>Windows</b>	Not indicated	Needs final approval	Needs final approval
<b>Pedestrian Door</b>	Not indicated	Needs final approval	Needs final approval
<b>Garage Door</b>	Not indicated	Needs final approval	Needs final approval

With the staff’s final approval of the windows, doors, garage door and roof color, staff finds that the known materials meet Section III.B.2.h.of the design guidelines.

Roof: The roof on the outbuilding is side-gabled with 12/12 pitch. The side elevations include shed dormers that are set back two feet (2’) from the wall below and measure less than fifty percent (50%) of the roof plane.

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Gable	Yes
Primary roof slope	12/12	Yes

Staff finds that the proposed roof form meets Section III.B.2.h.of the design guidelines.

General requirements for Outbuildings:

The answer to each of these questions must be “yes”.

	<b>YES</b>	<b>NO</b>
<b>If there are stairs, are they enclosed?</b>	N/A	
<b>If a corner lot, are the design and materials similar to the principle building?</b>	YES	
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?</b>	YES	
<b>If dormers are used, do they sit back from the wall below by at least 2’?</b>	N/A	
<b>Is the roof pitch at least 4/12?</b>	YES	

<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>	N/A	
<b>Is the building located towards the rear of the lot?</b>	YES	

Staff finds that the proposed outbuilding meets Section III.B.2.h.of the design guidelines.

**Section II: General Requirements for DADU only**

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?		NO
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>

Site Planning:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Space between principal building and DADU/Garage</b>	20'	34'
<b>Rear setback</b>	20'	10'
<b>L side setback**</b>	5'	22'
<b>R side setback**</b>	5'	5'
<b>How is the building accessed?</b>	From the alley or existing curb cut	From alley

The applicant requests a setback determination for the new outbuilding from the rear property line. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. It is proposed to be located five feet (5') from the right side property line and twenty-two feet, two inches (22' 2") from the left side property line, and ten feet (10') from the rear. Staff finds the proposed rear setback appropriate for several reasons. Recent outbuildings in the district have been approved with reduced setbacks. Historically, outbuildings were located at the rear of the property, close to the rear and side property lines. Also, the ten foot (10') rear setback will allow for more space between the historic house and the outbuilding. For these reasons, staff recommends approval of the setback determination.

Massing Planning:

	<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 right)</b>
<b>Ridge Height</b>	27'	25'	24'
<b>Eave Height</b>	12'	1 story 10'	10'

One-story building:

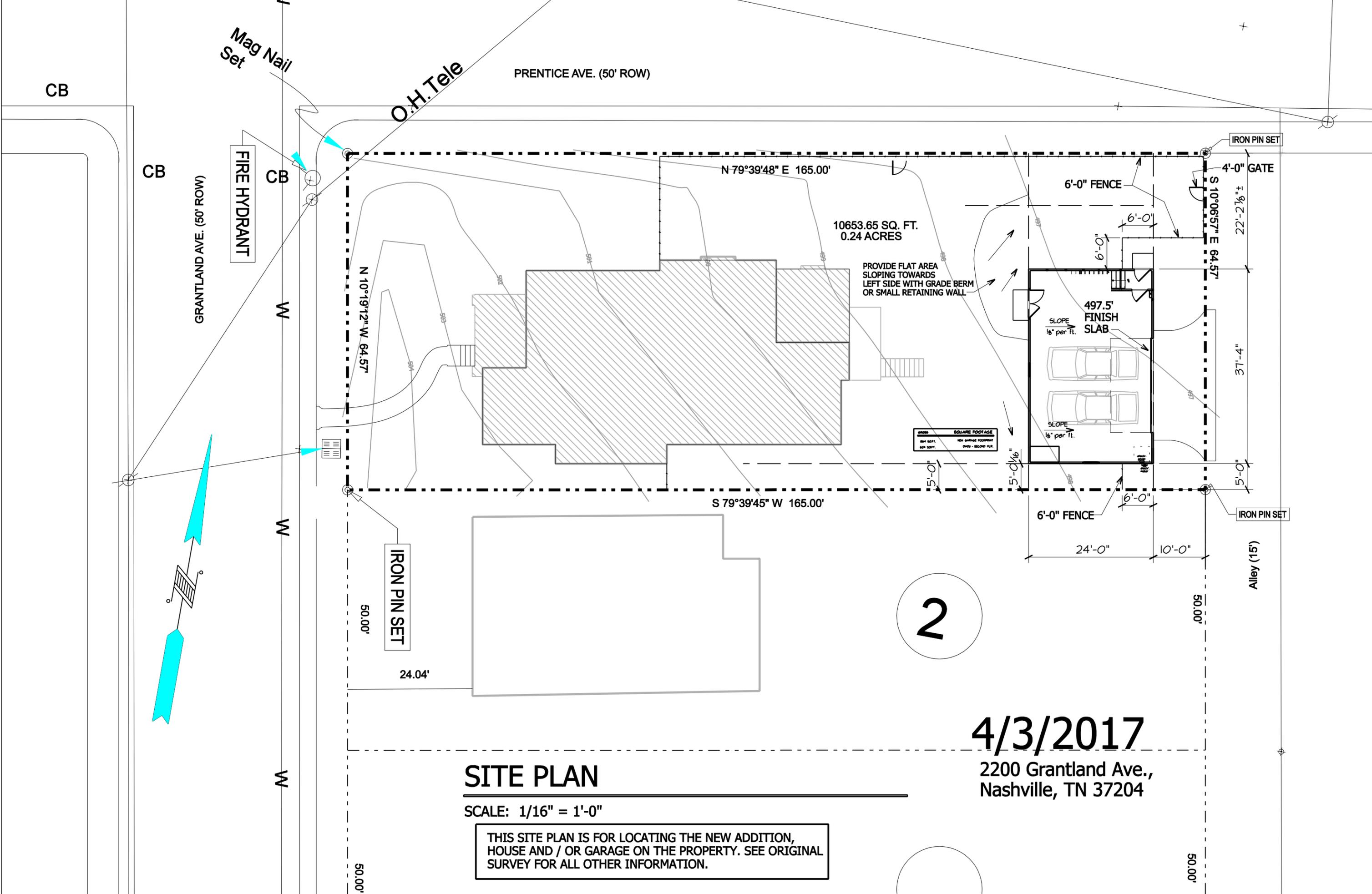
	<b>Lot is more than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	1,000 sq. ft.	1,008 sq. ft.	896 sq. ft.

Staff finds that the proposed outbuilding meets Section III.B.2.h. of the design guidelines.

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

1. The applicant file a restrictive covenant for the detached accessory dwelling unit, in accordance with Code requirements;
2. Staff approve all final material choices, including windows, doors, garage doors and roof color.

With these conditions, staff finds that the project meets the design guidelines for outbuildings in the Woodland-in-Waverly Historic Preservation Zoning Overlay and the ordinance for DADUs (Section 17.16.030).



PRENTICE AVE. (50' ROW)

Mag Nail Set

O.H. Tele

CB

CB

GRANTLAND AVE. (50' ROW)

FIRE HYDRANT

CB

W

W

W

N 10°19'12" W 64.57'

N 79°39'48" E 165.00'

10653.65 SQ. FT.  
0.24 ACRES

PROVIDE FLAT AREA  
SLOPING TOWARDS  
LEFT SIDE WITH GRADE BERM  
OR SMALL RETAINING WALL

6'-0" FENCE

IRON PIN SET

4'-0" GATE

S 10°06'57" E 64.57'

497.5'  
FINISH  
SLAB

SLOPE  
1/8" per ft.

SLOPE  
1/8" per ft.

37'-4"

IRON PIN SET

S 79°39'45" W 165.00'

6'-0" FENCE

Alley (15')

50.00'

IRON PIN SET

24.04'

2

50.00'

50.00'

4/3/2017

2200 Grantland Ave.,  
Nashville, TN 37204

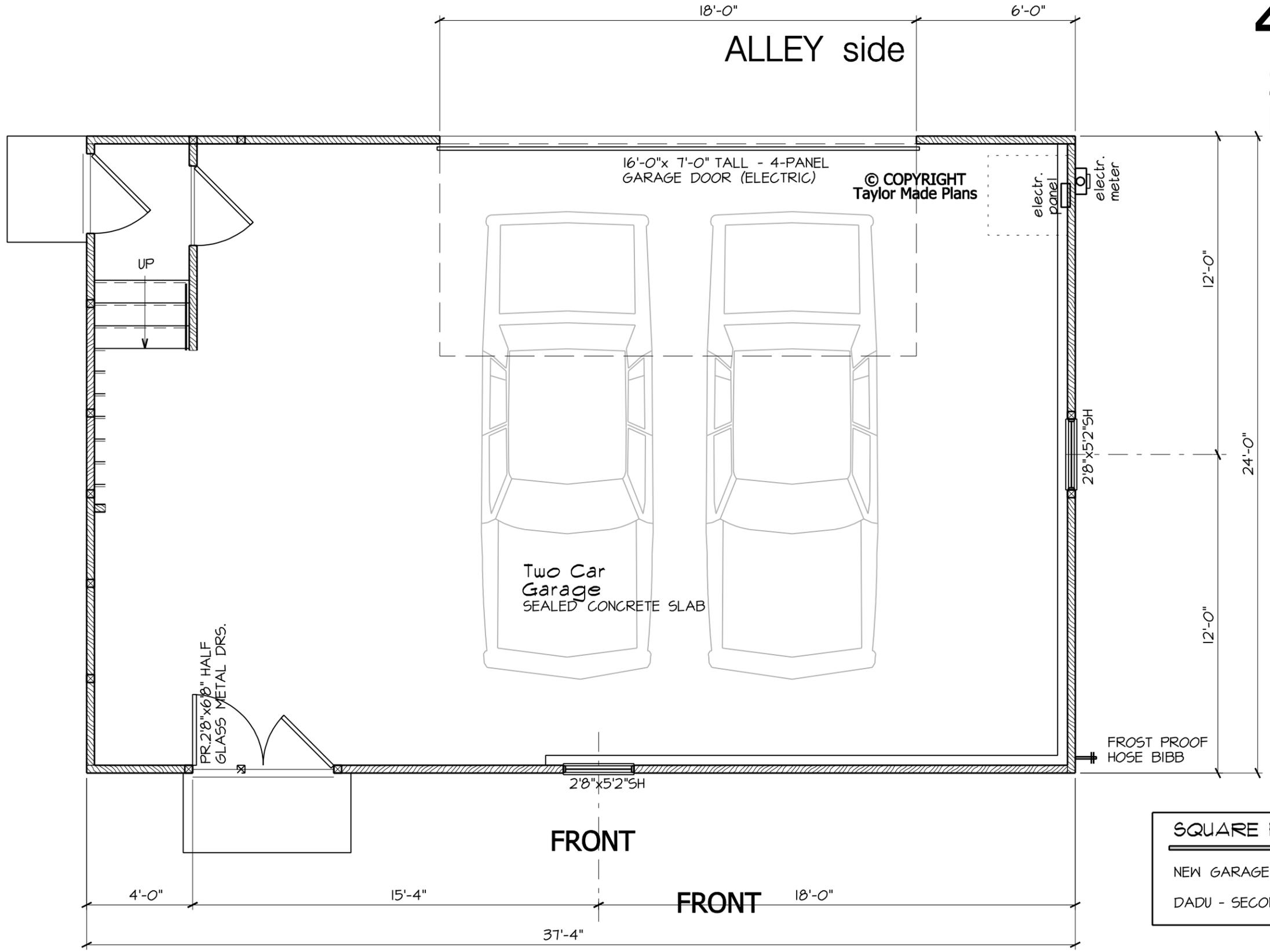
**SITE PLAN**

SCALE: 1/16" = 1'-0"

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION,  
HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL  
SURVEY FOR ALL OTHER INFORMATION.

4/3/2017

2200 Grantland Ave.,  
Nashville, TN 37204

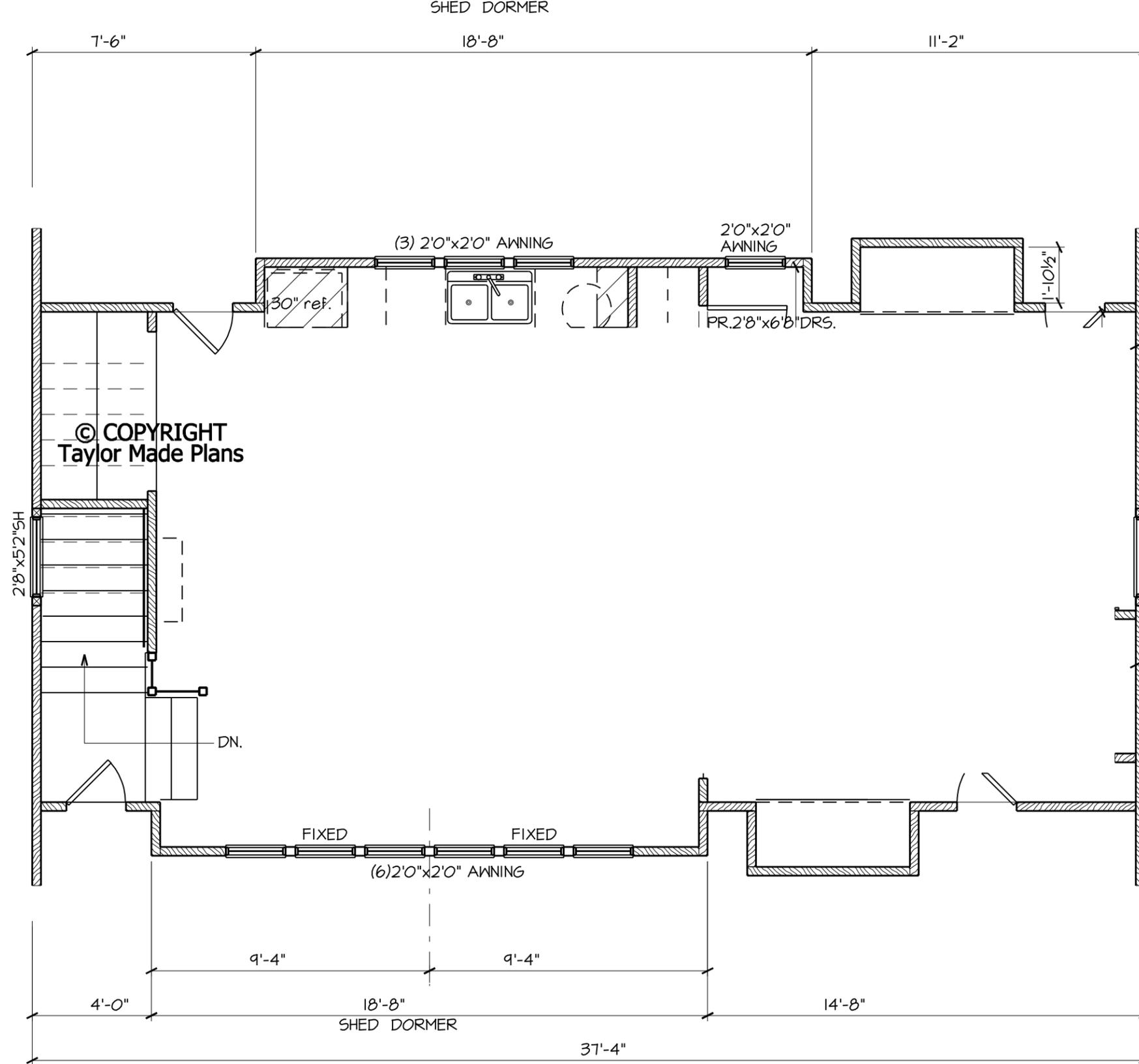


SQUARE FOOTAGE	GROSS
NEW GARAGE FOOTPRINT	896 SQ.FT.
DADU - SECOND FLR.	649 SQ.FT.

# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

4/3/2017  
2200 Grantland Ave.,  
Nashville, TN 37204

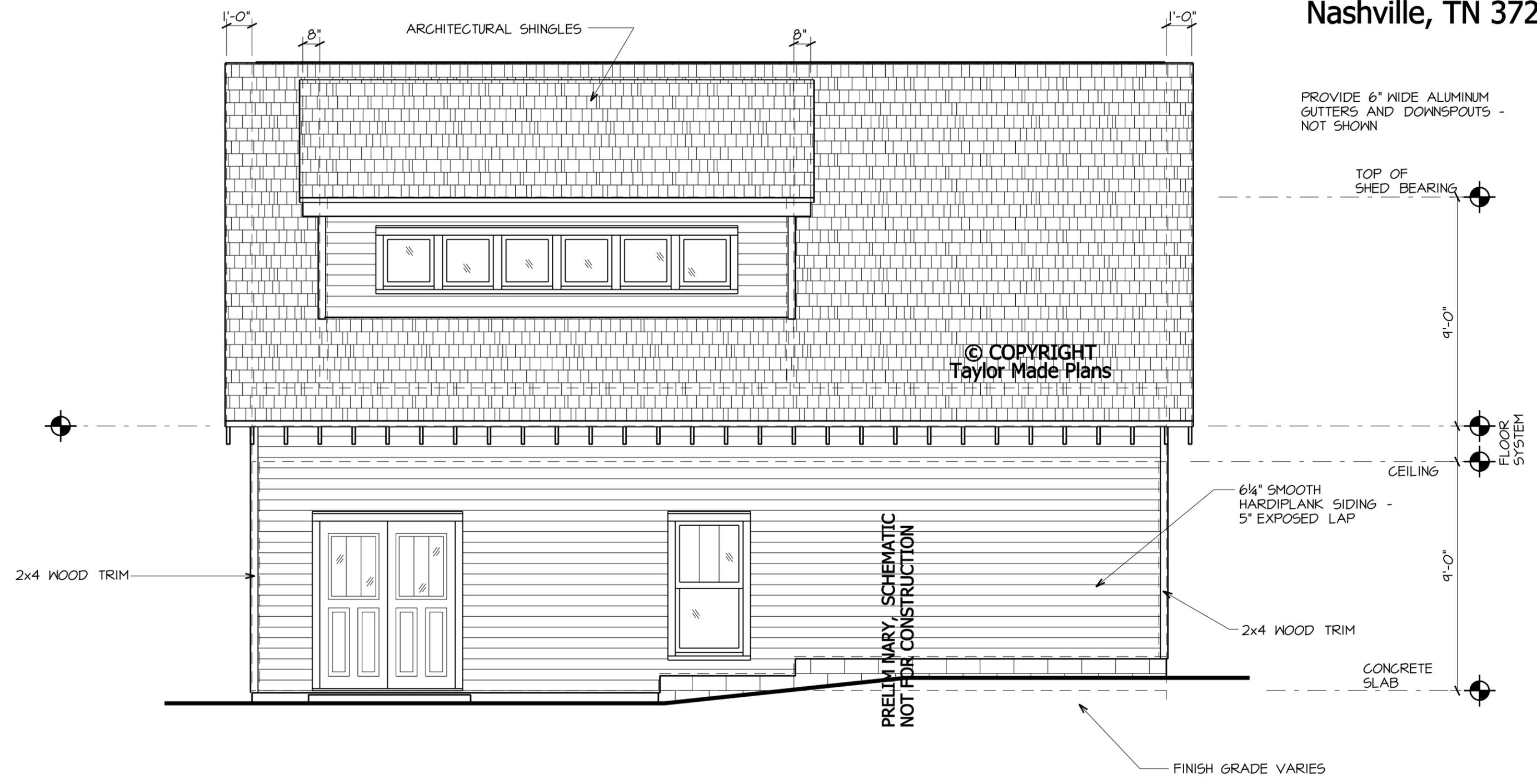


## LOFT FLOOR PLAN

SCALE: 1/4" = 1'-0"

4/3/2017

2200 Grantland Ave.,  
Nashville, TN 37204



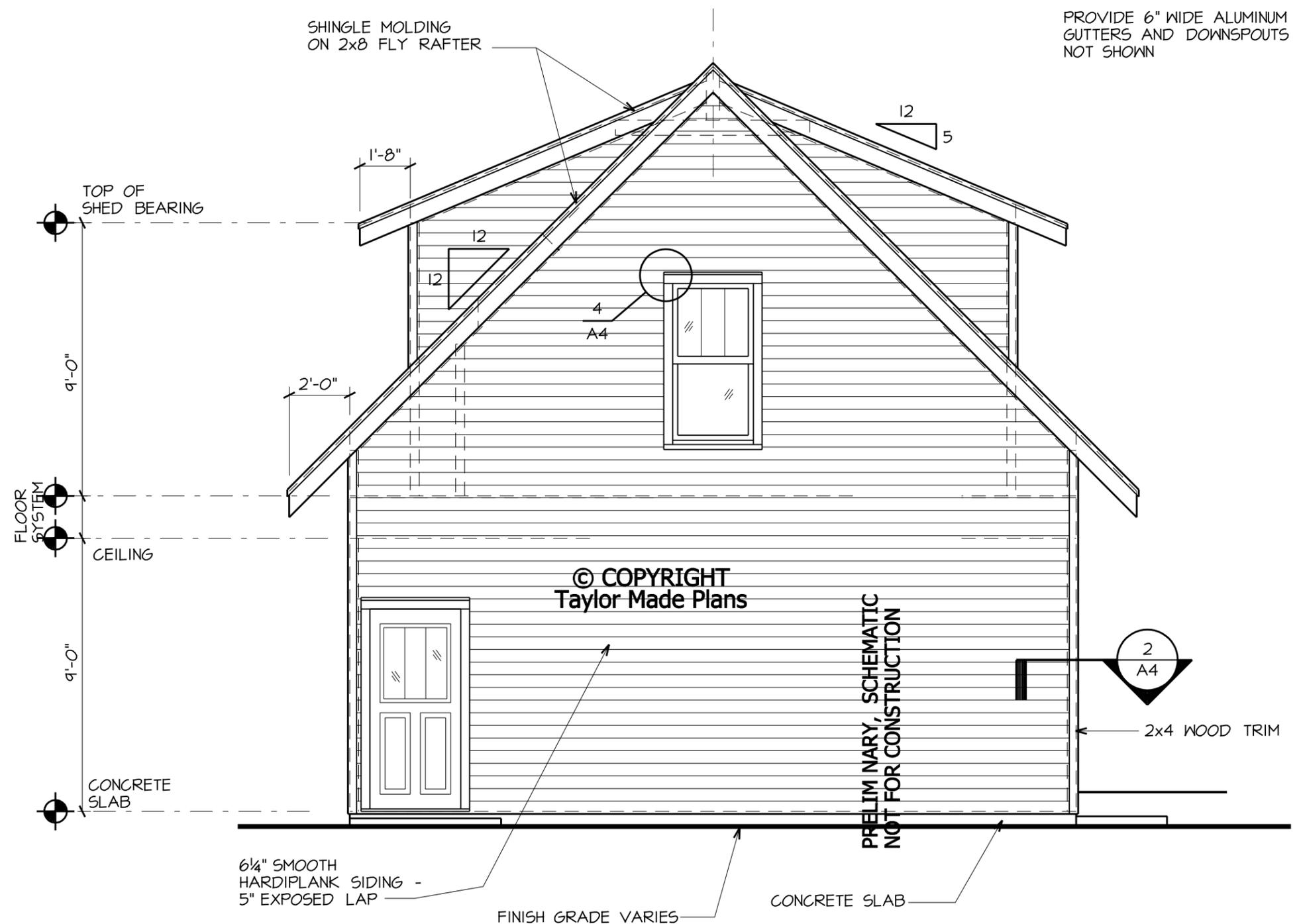
1

**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

4/3/2017

2200 Grantland Ave.,  
Nashville, TN 37204



**TOP TRIM OF DOORS AND WINDOWS:**  
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

**SIDE TRIM OF DOORS AND WINDOWS:**  
2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

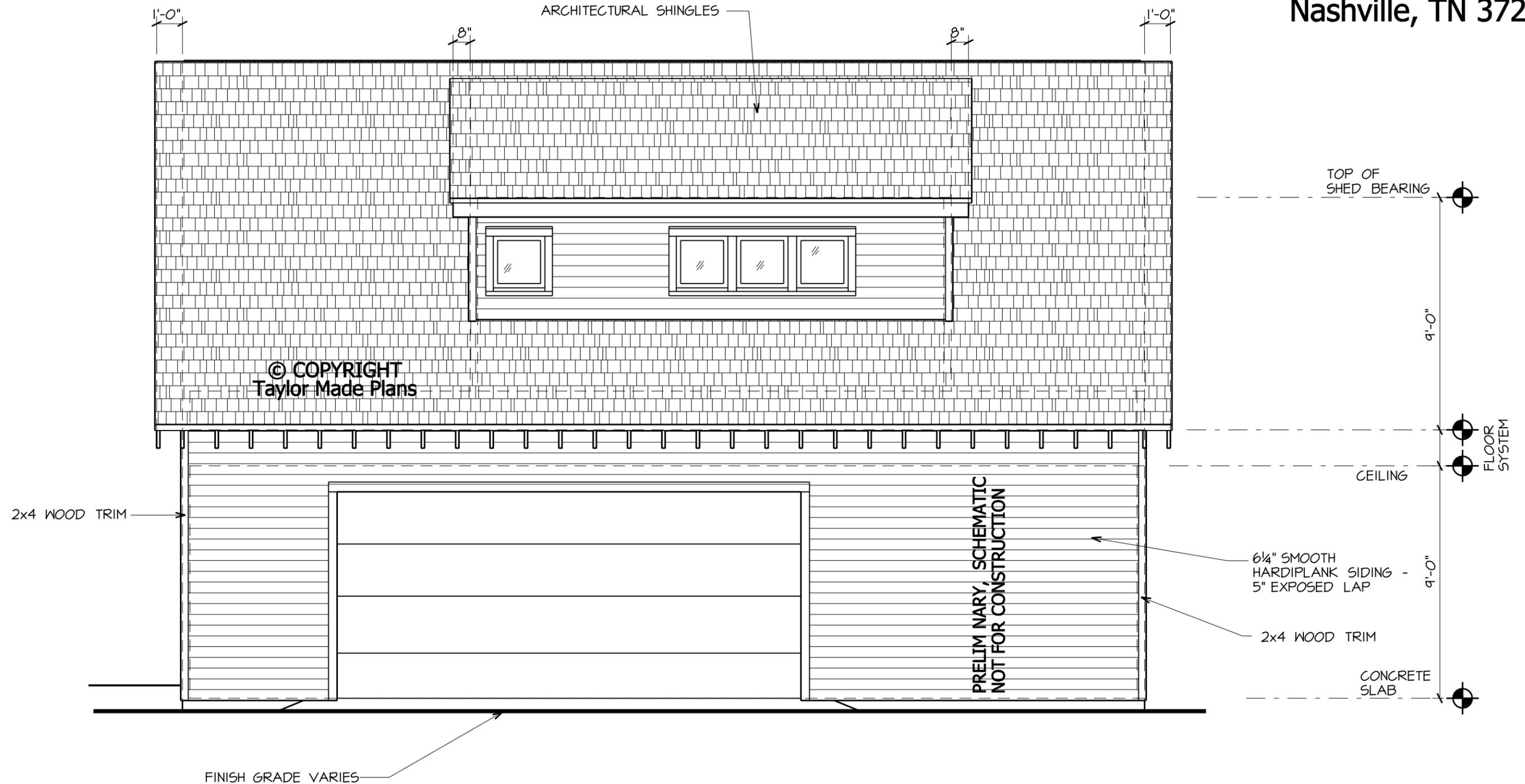
2

## LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

4/3/2017

2200 Grantland Ave.,  
Nashville, TN 37204



4

## REAR ELEVATION

SCALE: 1/4" = 1'-0"

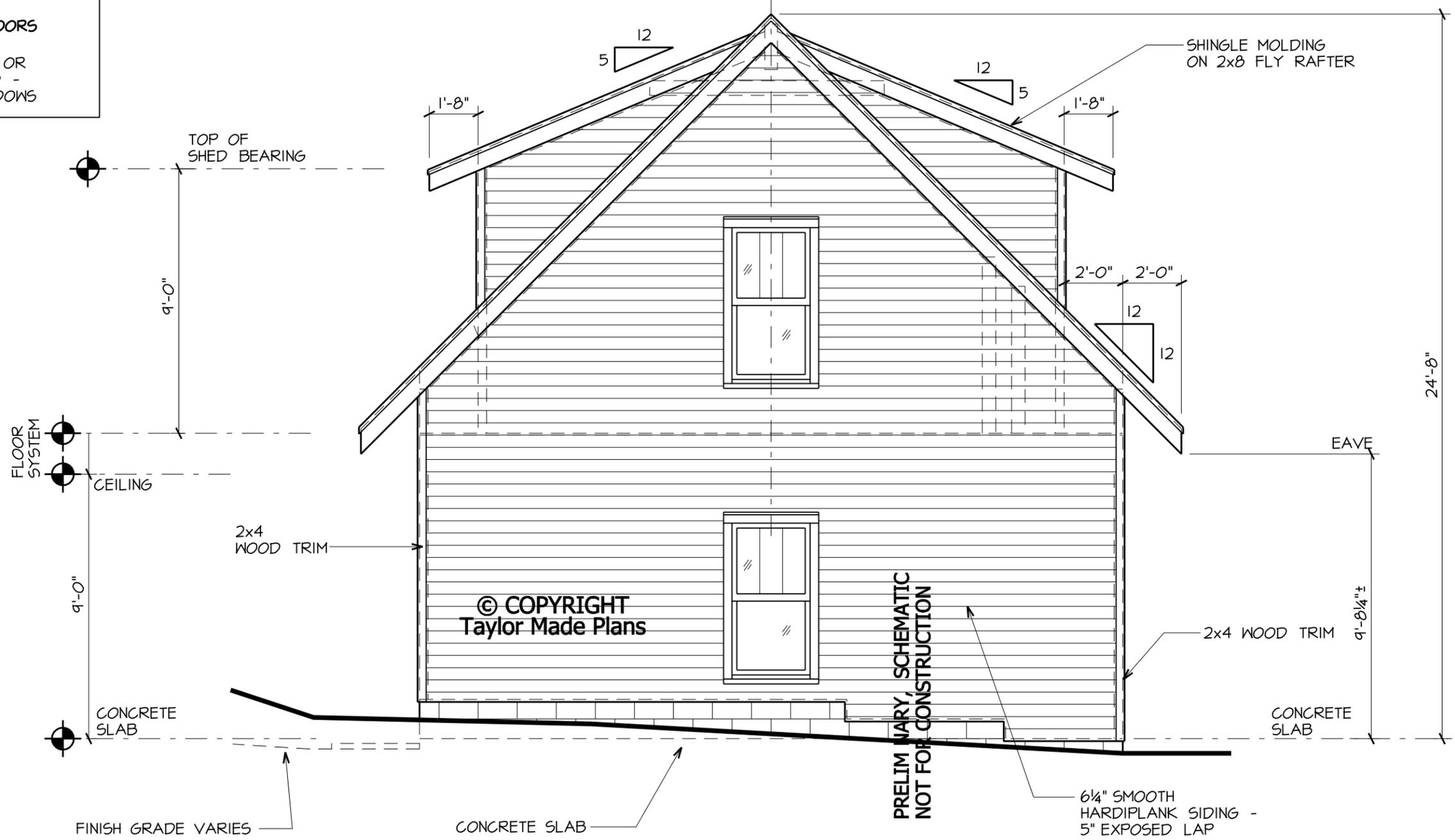
4/3/2017

2200 Grantland Ave.,  
Nashville, TN 37204

**TOP TRIM OF DOORS  
AND WINDOWS:**  
SLOPED PRESSURE  
TREATED WOOD DRIP EDGE  
OVER 2x4 WOOD TRIM OR  
5/4" TRIM BOARD -  
ORDERED WITH WINDOWS

**SIDE TRIM OF DOORS  
AND WINDOWS:**  
2x4 WOOD TRIM OR  
5/4" TRIM BOARD -  
ORDER WITH WINDOWS

PROVIDE 6" WIDE ALUMINUM  
GUTTERS AND DOWNSPOUTS -  
NOT SHOWN



3

**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"