

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

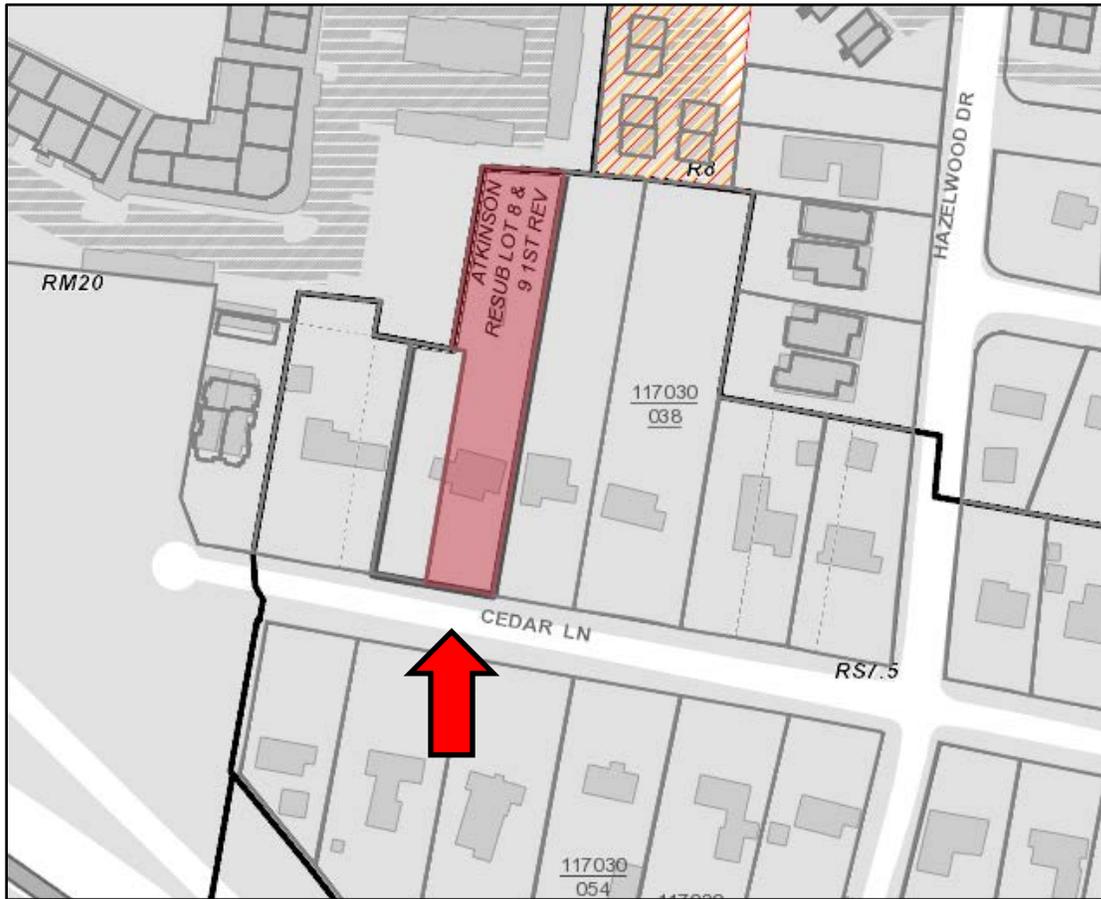
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**2008 Cedar Lane**  
**February 21, 2018**

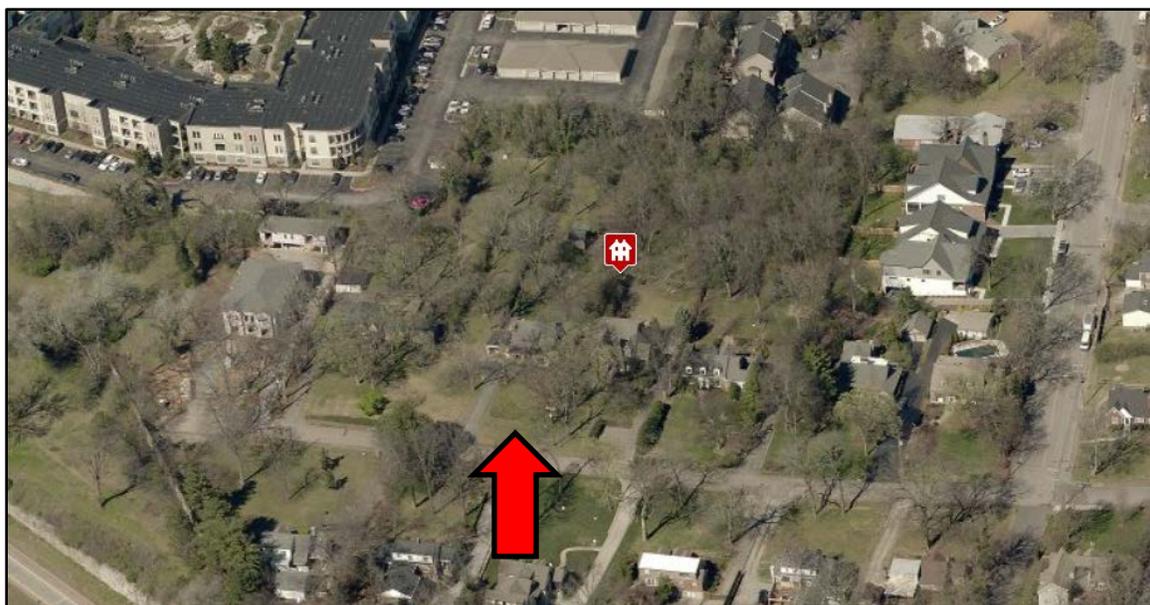
**Application:** New construction—Infill and outbuilding; setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 117030039  
**Applicant:** William Smallman  
**Project Lead:** Jenny Warren, jenny.warren@nashville.gov

<p><b>Description of Project:</b> Application is for the construction of a new single family house and an outbuilding, with a side setback determination.</p> <p><b>Recommendation Summary:</b> Staff recommends disapproval of the proposed infill and outbuilding finding that the primary dwelling does not meet sections II.B.a, b, and c for height, scale and rhythm of spacing and the outbuilding does not meet section II.B.i.2 for appropriate location and setbacks and section 17.16.30.G. 4 of the ordinance.</p> <p>Staff finds that the project does not meet Sections II.B. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **B. GUIDELINES**

##### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

##### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

##### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*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 buildings.*

### **h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

### **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 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 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 existing structure at 2008 Cedar Lane was constructed c. 1940, and was determined to be a non-contributing structure (Figure 1). Staff issued a preservation permit for its demolition in 2015, though it has yet to actually be demolished. (That permit has expired.) As a side note, the existing house includes a porte cochere which extends across the side property line. The lot is exceptionally deep at three hundred and ninety two feet. The overall lot size is over twenty-nine thousand square feet (29,000 sq. ft.), and it is zoned RS7.5, which allows for a single family dwelling. The lot sits on a dead end street, three doors down from Interstate 440.



Figure 1. The existing non-contributing house at 2008 Cedar Lane. Notice the vacant lot to the left at 2010 Cedar.

**Analysis and Findings:** This application is for a new single-family house and a garage. The new lot at 2010 Cedar will likely be built as well, so the precedent on this lot is important, as it will likely impact what is proposed for the neighboring property. The two new houses side-by-side presents an opportunity for appropriate infill- or the potential to create a pocket of inappropriately oversized houses.

**Demolition:** The existing structure at 2008 Cedar Lane was constructed c. 1940. Staff has previously determined that it does not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay and has already issued a demolition permit, due to alterations such as flat-roof side additions that include a front-loading garage. This type of form is not typical for this district. The permit has expired and will need to be reissued; therefore Staff has analyzed demolition here. Staff finds that its demolition meets Section V.B.2. for appropriate demolition and does not meet Section V.B.1. for inappropriate demolition.

**Height & Scale:**

The proposed depth of the house, inclusive of a covered rear patio, but excluding the garage, will be approximately ninety-five feet, four inches (95'4"). Of the historic

examples on the block, the average depth is approximately fifty-five feet (55'). The proposed house is more than twice as deep as the historic property next door, which is forty-three feet (43') deep. The two deepest historic properties on the block are both seventy-three feet (73') deep – and these measurements include added attached basement-level garages. As currently proposed, 2008 Cedar is one hundred and thirteen feet and eight inches (113'8"), including the depth of the garage. Staff finds that the proposed ninety-five foot (95') depth is much deeper than the historic context. However, in this particularly instance, the lot is exceptionally deep at three-hundred-ninety-two feet (392'). Due to the deep lot, and the fact that the depth of the house will largely not be visible from the public right-of-way, Staff finds that the depth alone could be appropriate but that the overall massing is not appropriate. (See further analysis of the infill.) There are a total of five lots on the block with comparable depth, but in this situation, Staff finds that increased depth stretching back behind the main form of the house would be less obtrusive than increased width or height.



Figure 2. Subject lot in red. Note comparable depth and width of lot.

In terms of width, the proposed infill will be forty-two feet (42') wide. Additionally, a small one-story bay, approximately two feet (2') wide, is proposed along the left side. Small bays like this are regular features of historic properties and are appropriate in this context. When the applicant purchased the lot in 2011, it was the widest lot on the block, at about one hundred and twelve feet (112') wide. He subdivided the property into two narrower lots. (The existing house, inclusive of the porte cochere, is sixty-four feet (64') wide and extends over the new side property line.) The subject lot is now sixty-two feet (62') wide at the street, with the new lot at 2010 Cedar at fifty feet (50') wide. These are the two narrowest lots on the block, with most lots being one-hundred feet (100') wide. The width of the historic houses on the block ranges from forty-seven (47') to seventy-five feet (75') wide. At the proposed forty-two foot (42') width, the house is narrower than all of the existing houses. However, because the lot is about 40% narrower than the other lots, Staff has concerns about the appropriateness of this width. On this block of Cedar, most of the houses have large lots with significant side yards. (See context photos at the end of report.) On average, the house footprint occupies approximately 60% of the width of the lot (see footprints in Figure 2). The newer build next door at 2006 Cedar Lane (constructed in 1999) successfully follows this trend, siting a forty-six foot (46')

wide house on a seventy-five foot (75') wide lot. In the present case, where there is a sixty-two foot (62') wide lot, 60% of the width would equal a thirty-seven and a half foot (37.5') wide house. While there is no hard and fast guideline regarding percentage of lot-width coverage, given the depth proposed, and the historic context of a wide yard-to-house ratio, Staff finds the proposed width is inappropriate in this context.

The primary structure will be one-and-a-half stories tall, with an eave height of about twelve feet (12') to thirteen feet (13') from grade and a ridge height of thirty feet, ten inches (30' 10"), from grade. The height of the foundation will be between two feet (2') and six feet (6'), depending on grade. The surrounding area has houses that are generally one and a half stories tall, with historic examples ranging in height from approximately twenty-one to approximately thirty-one feet (21' - 31'). Two properties on the block, 2006 and 2014 Cedar, are thirty-two feet (32') high, however, these are both new houses, which are already taller than the historic context and the Commission does not typically use non-contributing homes for context. Both new structures sit on the north side of the street, in close proximity to the subject lot: one immediately to the east and the other three doors down on the west. The vacant lot at 2010 Cedar, immediately to the west is also likely to be built in the future. Staff has concerns that this cluster of houses could become a pocket of newer houses that are all larger than the historic context. The increased height would be exacerbated by the grade, which slopes down toward the south, and the smaller heights immediately across the street – at lower grade – which range from twenty-one (21') to twenty-nine (29') feet high. Although there is one example of a historic house on the block that is thirty-one feet (31') tall, Staff finds that building a new house equal to the maximum historic height is not appropriate in this case, given the overall proposed massing. Staff finds that the proposed thirty foot, ten inch (30' 10") height is too tall for the historic context.

In total, the new infill will have a footprint of approximately two thousand, nine hundred and eighteen square feet (2,918 sq. ft.). Combined with the seven hundred and forty-nine square foot (749 sq ft) garage, the total proposed footprint is three thousand six hundred and sixty-seven square feet (3,667 sq ft).

Staff finds that given the exceptionally deep lot, the considerable depth could be appropriate, but only if the width and height at the street are well within the historic context. The proposed height is equal to the tallest historic house, and the proposed width, while narrower than any house on the block, exceeds the historic context in terms of the proposed mass in relation to open spaces compatibility. The combined depth, height and width of the proposed infill create an overall massing that is out of scale with the historic context. Given the depth of the lot, the applicant has an opportunity to adjust the floor plan, perhaps increasing the depth a bit, while making the house narrower and shorter at the street. Staff finds that the proposed infill does not meet Sections II.B.1.a. and b. of the design guidelines in terms of height and scale.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. (The outbuilding does not and will be discussed below.) The applicant is proposing to place the structure approximately ninety feet (90') from the front property line, lining up with

the houses on either side. The project maintains an appropriate front setback but not an appropriate rhythm of spacing. The proposed width of the home does not proportionally match the historic context for rhythm of spacing as outlined in the analysis of section II.B.a and b.

Staff finds that the project does not meet Section II.B.1.c. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick veneer/split faced CMU block	Not indicated	Yes	Yes
<b>Cladding</b>	fiberboard lap siding	5" reveal Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Not indicated	Yes	Yes
<b>Secondary Roofing</b>	Standing seam metal	Not indicated	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Windows</b>	Wood	Marvin Integrity	Yes	Yes
<b>Doors</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Front Porch floor/steps</b>	Brick	Not indicated	Yes	Yes
<b>Front Porch Posts</b>	Wood posts brick pedestals	Smooth wood (pedestal brick needs final approval)	Yes	Yes
<b>Front Porch Railing</b>	Wood	Not indicated	Yes	No
<b>Rear Patio floor/steps</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Rear Porch Posts</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Driveway Material</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Walkway Material</b>	Not indicated	Needs final approval	Unknown	Yes

With Staff approval of the roofing colors, the doors, the windows, the porch materials and the driveway and walkway materials, Staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill’s primary roof form will be side gabled with a 12/12 pitch. The design includes a double front-gabled projection with a steep 15/12 pitch and a front shed dormer with a 6/12 pitch. There are two additional rear-facing gables that stretch back behind the primary roof form and include side dormers as well. These roof forms are common in the historic context and Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed infill is oriented towards Cedar Avenue, which is appropriate. The front façade has one, centered, recessed entrance behind an eight foot (8’) deep porch. Staff finds that the infill’s orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The infill’s windows area all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the infill’s proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC unit is not indicated. Staff requests that it be placed on the rear, or beyond on the midpoint of a side elevation. With this condition, Staff finds that the known appurtenances meet Section II.B.1.h. of the design guidelines.

**Outbuilding:**

Site Planning & Setbacks:

Outbuilding description:	Square footage	Minimum Rear/Alley Setback	Minimum Side Setback for interior lot lines	Distance Between Principal Building and Outbuilding
Footprint more than 700 sq. ft., Garage doors do not face alley, interior lot	750 sq ft	3’	5’	20’
Proposed	749 sq ft	~180’	3’1” on west 36’10” on east	9’

The new outbuilding does not require a rear setback determination as it is sited more than one hundred and eighty feet (180') from the rear property line. It does require a side setback determination as the garage is sited only three feet one inch (3'1") from the side property line. Further, the outbuilding is not separated from the main house by twenty feet (20'), as required by the guidelines. The applicant has proposed to site the garage to the side of the covered rear patio, nine feet (9') from the corner of the house. The garage will be attached to the patio with a covered breezeway. The Commission has allowed outbuildings to be closer than twenty feet (20') to houses in cases where there are site constraints. However, this property stretches three hundred and ninety-two feet (392') deep, allowing plenty of space for both the twenty foot (20') separation, and the five foot side setback.

The project does not meet section II.B.i.2 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	Potential maximums (heights to be measured from grade)	Existing conditions (height of home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	27' from finished floor	23'
Eave Height	1 story 10' or 2 story 17' unless existing building is less	~10' from finished floor	10'

The proposed is a one-story building on a lot over 10,000 square feet.

Proposed	50% of first floor area of principle structure	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,459 sq. ft.	1,000 sq. ft. (including porches)	749 sq. ft.

The outbuilding meets section II.B.i.1 of the design guidelines and 17.16.30.G. 7 of the ordinance for height and square footage.

Design Standards:

The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The fenestration is simple and typical of the neighborhood context. It is also in a minimally-visible location at the side and rear of the building. The design meets section II.B.i.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Front gable	X
Primary roof slope	11/12	X

Elements

	YES	NO
<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>	Yes	
<b>Is the roof pitch at least 4/12?</b>	Yes	

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Material:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
<b>Foundation</b>	Concrete block	Natural color	Yes	Yes
<b>Cladding</b>	Cement-fiber	Not indicated	Yes	Yes
<b>Roofing</b>	Asphalt shingle	Needs final review	Yes	Yes
<b>Trim</b>	Cement fiber	smooth	Yes	Yes
<b>Windows</b>	Not indicated	Not indicated	Unknown	Unknown
<b>Pedestrian Door</b>	Not indicated	Not indicated	Unknown	Unknown
<b>Vehicular Door</b>	Not indicated	Not indicated	Unknown	Unknown

With the Staff's final approval of the windows and doors and material information that has not yet been provided, staff finds that the known materials meet Section II.B.i.1. of the design guidelines.

Staff finds that the proposed outbuilding meets Section II.B.1.i of the design guidelines in terms of design, but does not meet the guidelines in terms of side setback and distance from the outbuilding to the main house.

**Recommendation Summary:** Staff recommends disapproval of the proposed infill and outbuilding finding that the primary dwelling does not meet sections II.B.a, b, and c for height, scale and rhythm of spacing and the outbuilding does not meet section II.B.i.2 for appropriate location and setbacks and section 17.16.30.G. 4 of the ordinance.

**Context Photos:**



Historic house at 212 Cedar



House to be demolished at 2008 Cedar, Non-historic house at 2006 Cedar, historic house at 2004 Cedar



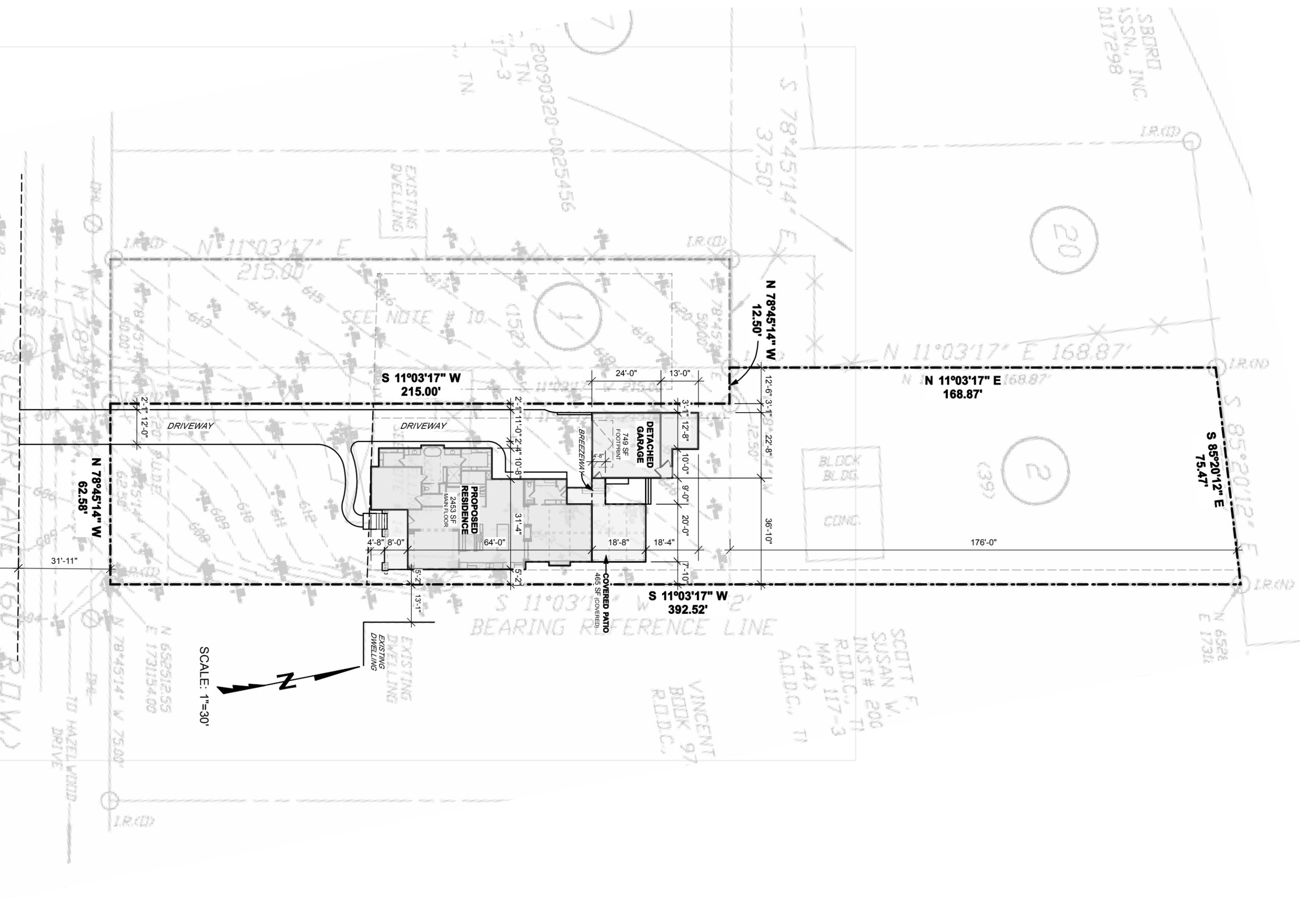
House across the street at 2009 Cedar



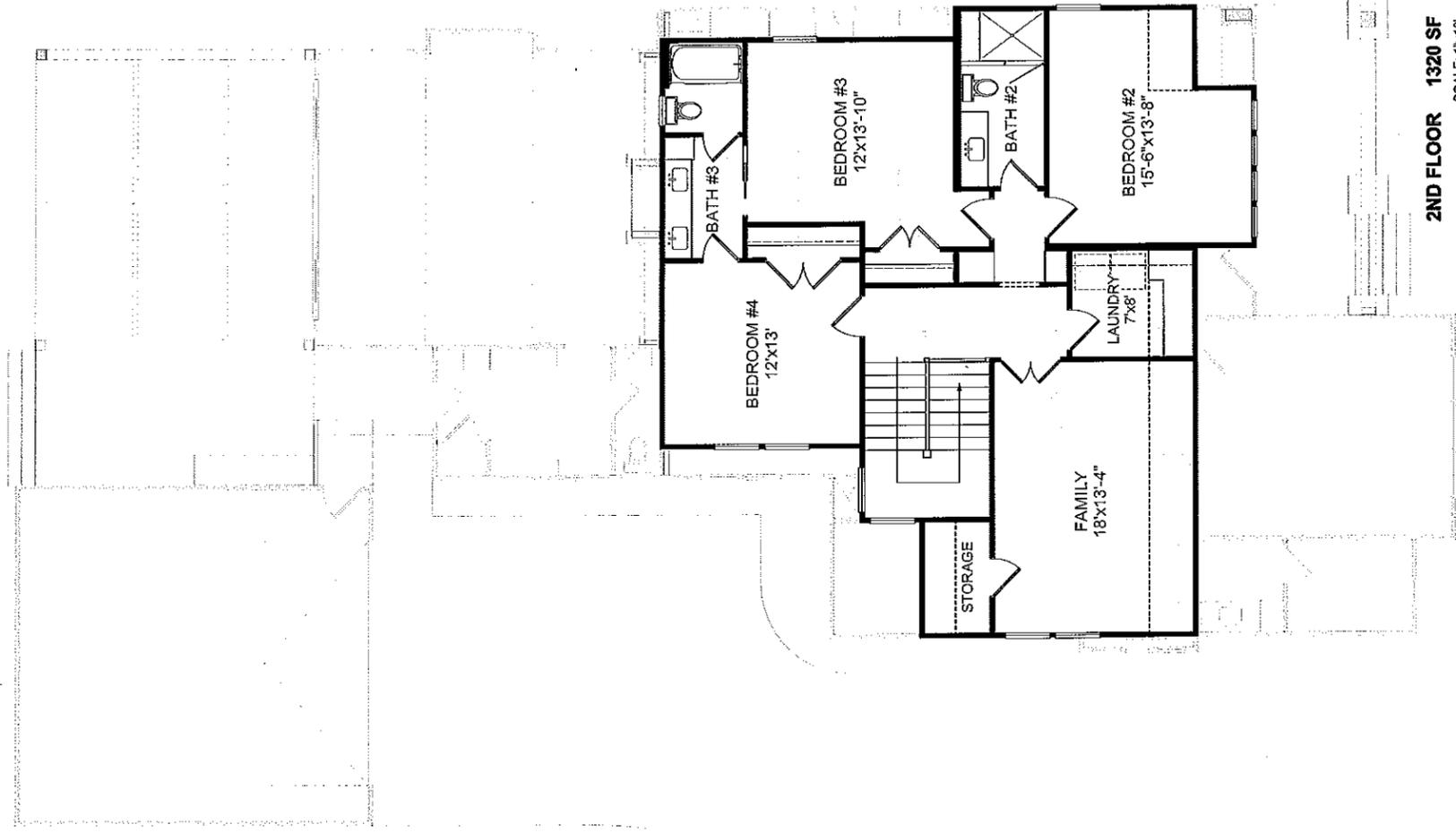
House across the street at 2011 Cedar

EDGE OF PAVEMENT  
 CEDAR LANE  
 CENTER LINE OF 30' R.O.W.

**2008 CEDAR LANE**  
 NASHVILLE, TN







**2ND FLOOR 1320 SF**

SCALE: 1"=10'

**NOTES**



615.598.1392  
tl@designs@yahoo.com

DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	CEDAR
DATE	2/08/18

1  
SCALE: 1/8" = 1'

2008 Cedar Lane  
Belmont-Hillsboro Neighborhood  
Nashville, TN



LEFT SIDE ELEVATION  
SCALE: 1/8"= 1'

NOTES



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DATE	2/08/18



2008 Cedar Lane  
Belmont-Hillsboro Neighborhood  
Nashville, TN



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'

NOTES



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DRAWN BY TARL L.  
PLAN CEDAR  
DATE 2/08/18



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Nashville, TN



**REAR ELEVATION**  
SCALE: 1/8" = 1'

NOTES



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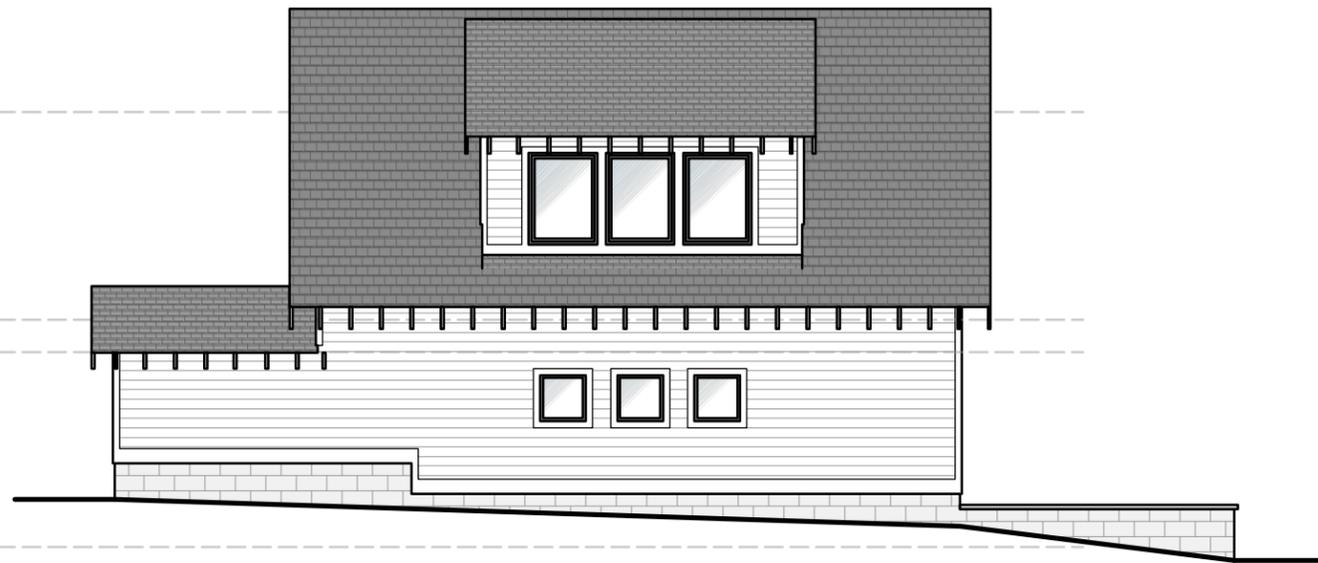
NOTES



RIGHT SIDE ELEVATION  
SCALE: 1/8"= 1'



REAR ELEVATION  
SCALE: 1/8"= 1'



LEFT SIDE ELEVATION  
SCALE: 1/8"= 1'



FRONT ELEVATION  
SCALE: 1/8"= 1'



TARL LAROCO DESIGNS

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2008 Cedar Lane  
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Nashville, TN

DETACHED GARAGE