

DAVID BRILEY  
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 1115 Greenwood Avenue August 15, 2018

**Application:** New Construction—Outbuilding; Setback Determination  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08301046400  
**Applicant:** John Pirtle  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** Application is to construct an outbuilding and includes a setback determination to reduce the right side setback from ten feet (10') to eight feet, six inches (8'-6").

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

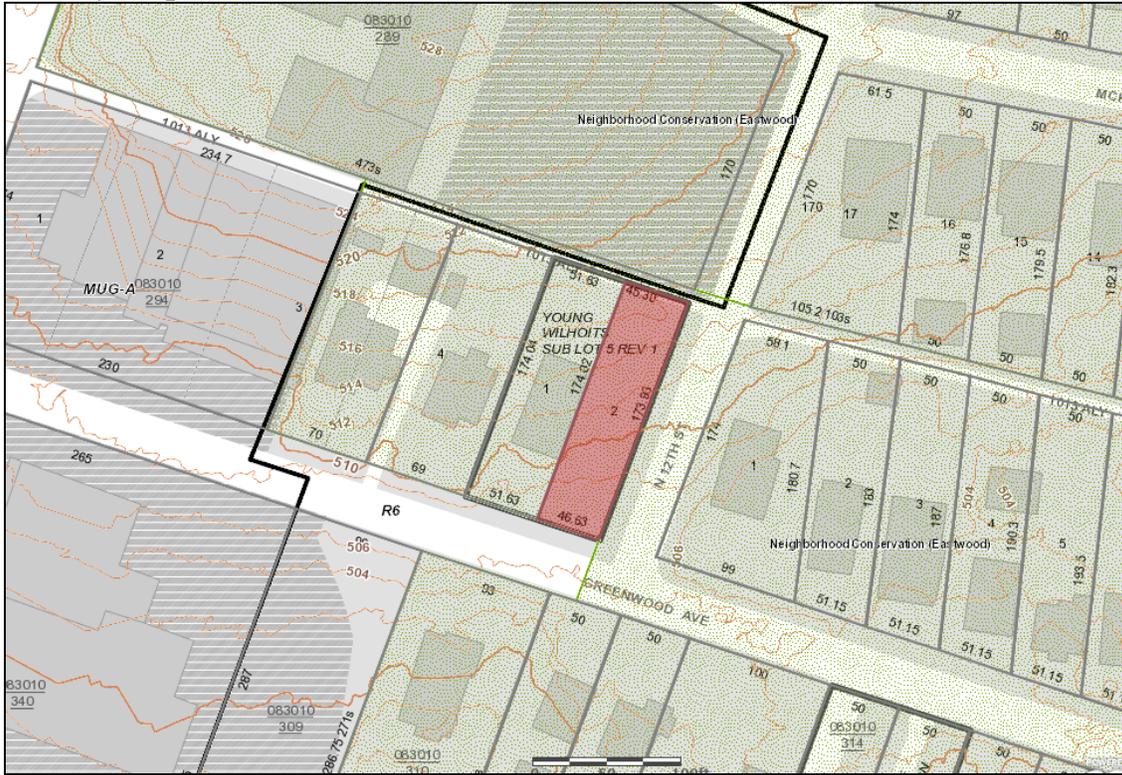
1. Staff approve the final material selections of the roof color, window, door, and garage door prior to purchase and installation; and,
2. The siding and trim shall be smooth faced, and the siding shall have a maximum reveal of five inches (5").

With these conditions, staff finds that the outbuilding can meet Section II.B.h. of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

*The Commission does not have the authority to approve the use.*

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

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. GUIDELINES

#### **h. Outbuildings**

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

**i. 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.*

*Generally, utility connections should be placed no closer to the street than the mid point of the structure.*

*Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

**j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**Background:** The infill at 1115 Greenwood Avenue was approved by the Commission in October 2016 and is currently under construction (Figures 1 and 2). 1115 Greenwood is a corner lot.



Figures 1 and 2: 1115 Greenwood Avenue from Greenwood Avenue (left) and North 12<sup>th</sup> Street (right)

**Analysis and Findings:** Application is to construct a single story outbuilding and includes a request to reduce the right street-side setback from ten feet (10’) required for corner lots to approximately eight feet, six inches (8’-6”).

Site Planning & Setbacks:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	-	Yes
<b>Space between principal building and garage</b>	20’	10’-8”
<b>Rear setback</b>	10’	~12’-2”
<b>Left side setback</b>	3’	17’
<b>Right side setback</b>	10’	8’-6”
<b>How is the building accessed?</b>	-	From alley
<b>Two different doors rather than one large door (if street facing)?</b>	-	N/A

The building will be located at the rear of the lot, with the garage door facing the alley.

The rear and left side setbacks meet the design guidelines and zoning requirements. The applicant has requested a setback determination to reduce the right street-side setback along North 12<sup>th</sup> Street from ten feet (10') to approximately eight feet, six inches (8'-6"). The Commission approved a setback determination in 2016 for the recently constructed infill, and the proposed outbuilding will be no closer to North 12<sup>th</sup> Street than the house. Therefore, staff finds that the requested setback determination could be appropriate in this case.

The proposed outbuilding is to be located ten feet, eight inches from the covered patio at the rear of the house. A minimum separation of twenty feet (20') is required by the design guidelines. Staff finds that a reduced separation could be appropriate in this case given the deep front setback on the lot, the small size of the outbuilding, and the fact that the proposed outbuilding is only one-story. Staff finds that the site planning and setbacks meet Section II.B.h.2 of the design guidelines.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	<b>Existing conditions (height of primary structure)</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>	28'	25'	17'-10"
<b>Eave Height</b>	11'-9"	1 story - 10'	8'-11"

For a one-story building on a lot less than 10,000 square feet:

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint (maximum cannot exceed lesser number to left)</b>
<b>Maximum Square Footage</b>	750 sq. ft.	~960 sq. ft.	440 sq. ft.

The proposed outbuilding is single story and will have a footprint of four hundred and forty square feet (440 sq. ft.). The roof and eave heights and the proposed footprint of the garage meet the requirements of the design guidelines. Staff finds the height and scale of the proposed outbuilding meets section II.B.h.1 of the design guidelines.

Design Standards: The materials of the outbuilding will be similar to the house while the proportions and overall character will be more utilitarian. Its front gabled roof form reflects the rear gable on the house, and the materials are the same as the materials used for the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section II.B.h.1 of the design guidelines

Roof Shape:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Front gable	X
Primary roof slope	10:12	X

The roof shape meets section II.B.h.1 of the design guidelines.

Material:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete slab	Natural		X
<b>Cladding</b>	Hardie siding	Unknown	Yes	X
<b>Roofing</b>	Shingles	Unknown	Yes	X
<b>Trim</b>	Hardie trim	Unknown	Yes	X
<b>Window</b>	Not indicated	Unknown		X
<b>Pedestrian Door</b>	Metal, half lite	Unknown		X
<b>Garage Door</b>	Not indicated	Unknown		X

The outbuilding will be clad in fiber-cement siding, but the texture and reveal were not noted. Staff recommends a condition that the siding and trim be smooth faced and that the siding have a maximum reveal of five inches (5"). With this condition as well as the condition that the final roof color, window, door, and garage door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section II.B.h.1 of the design guidelines.

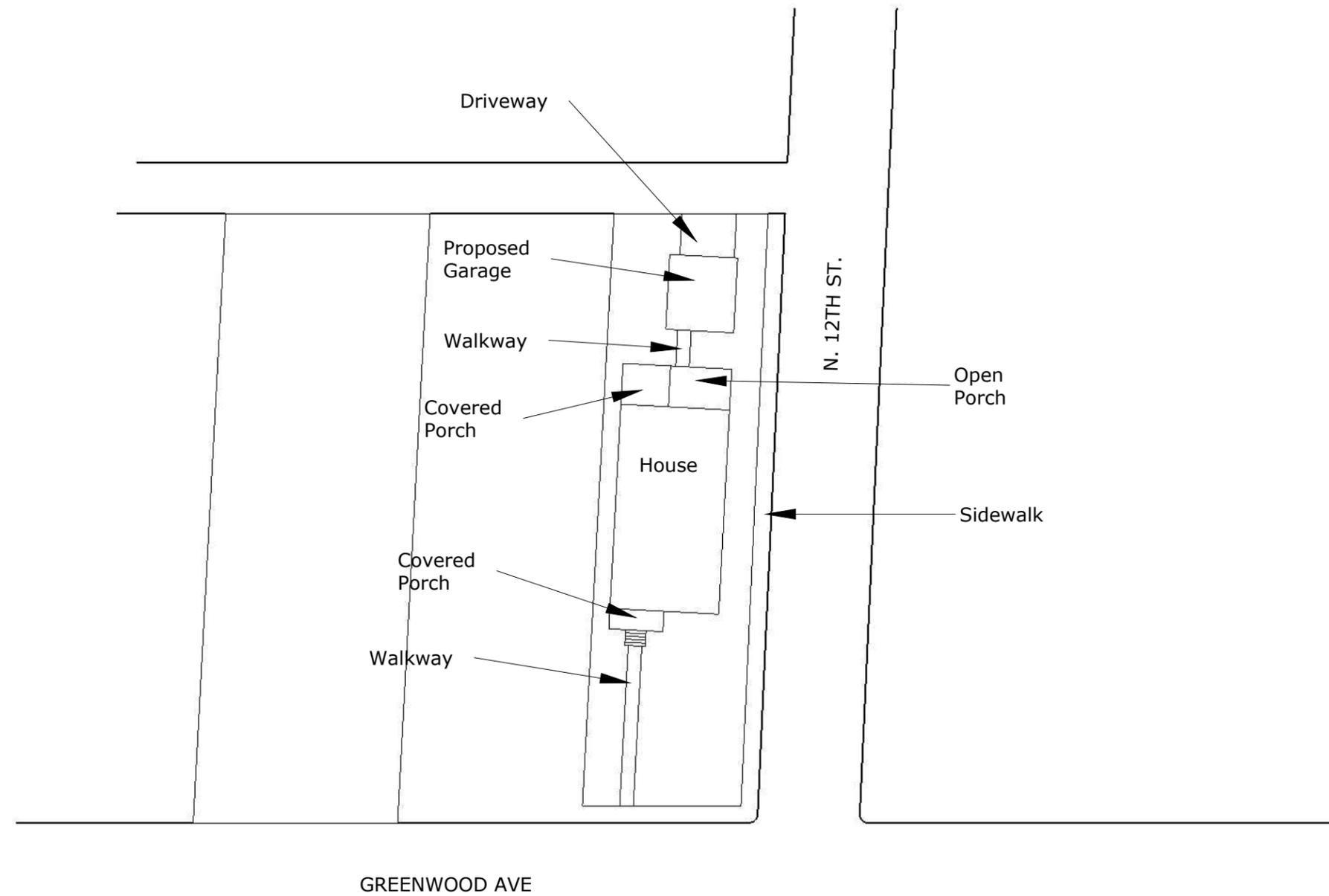
**Recommendation:**

Staff recommends approval of the outbuilding with the following conditions:

1. Staff approve the final material selections of the roof color, window, door, and garage door prior to purchase and installation; and,
2. The siding and trim shall be smooth faced, and the siding shall have a maximum reveal of five inches (5").

With these conditions, staff finds that the outbuilding can meet Section II.B.h. of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

*The Commission does not have the authority to approve the use.*



THIRD COAST BUILDERS  
 708 BROCKTEN ST.  
 LEBANON, TN. 37087

615-425-6599

1115 GREENWOOD AVE.  
 NASHVILLE, TN. 37206

GARAGE SITEPLAN

SCALE = 1" = 40'

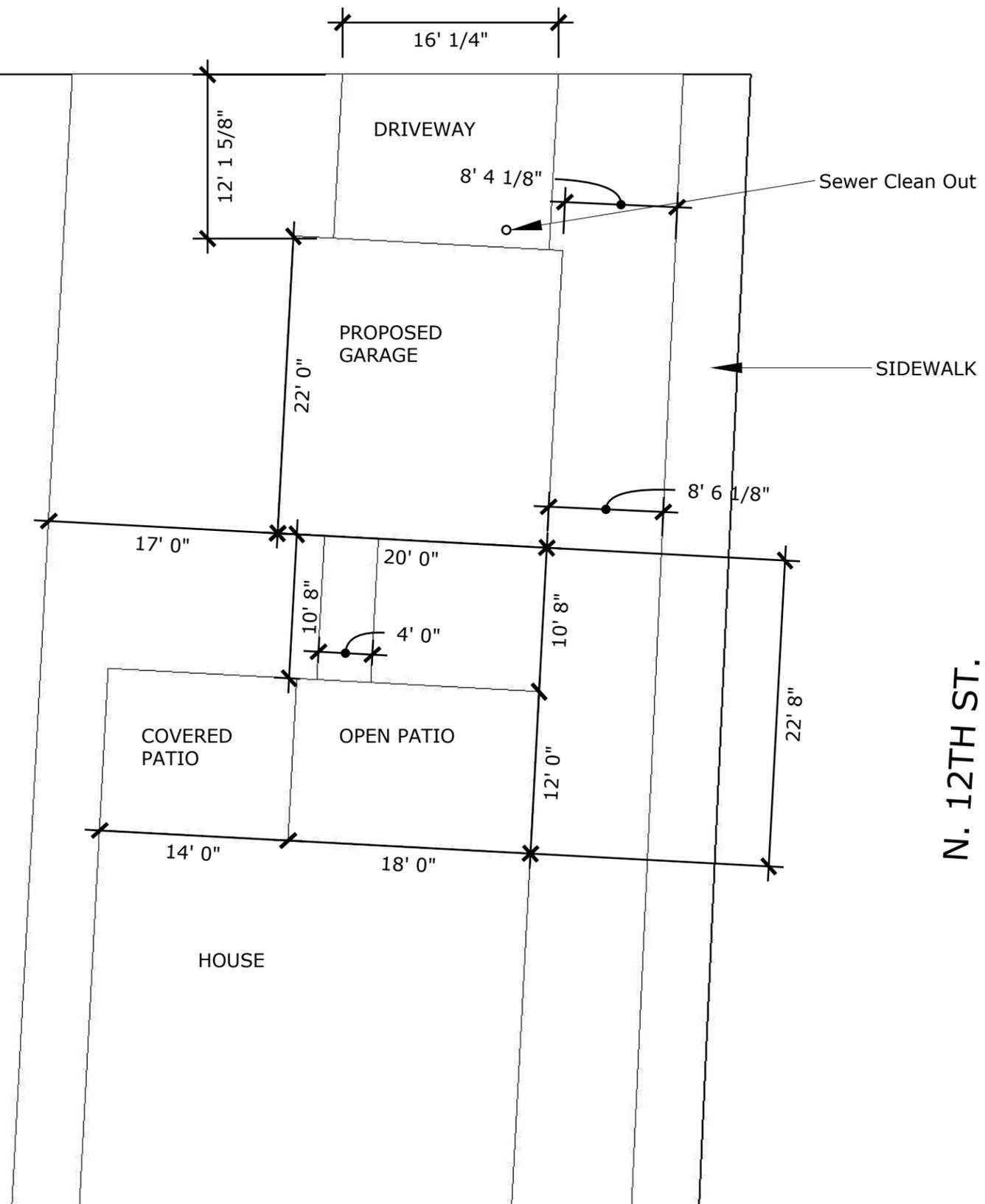
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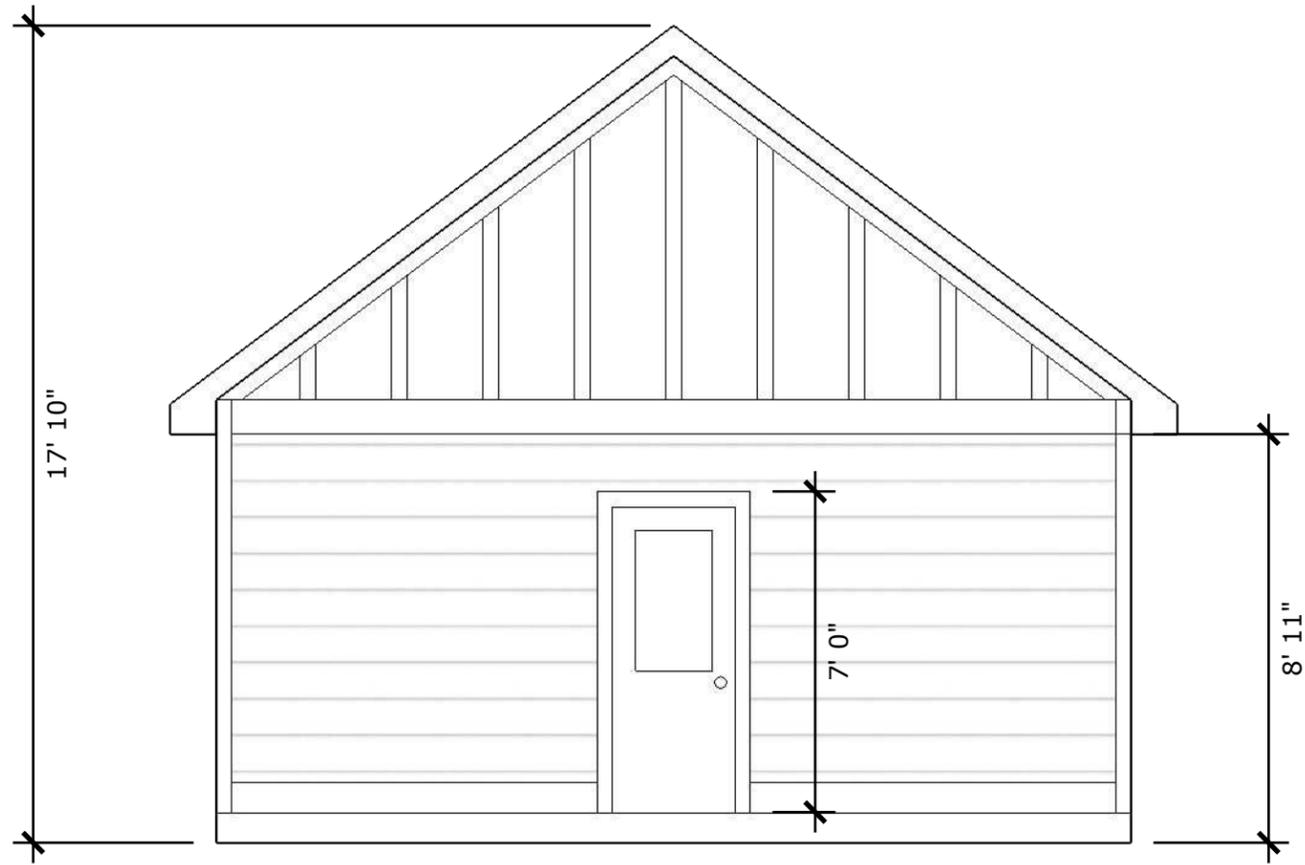
1115 GREENWOOD AVE.  
NASHVILLE, TN. 37206

GARAGE SITEPLAN

SCALE = 1" = 10'

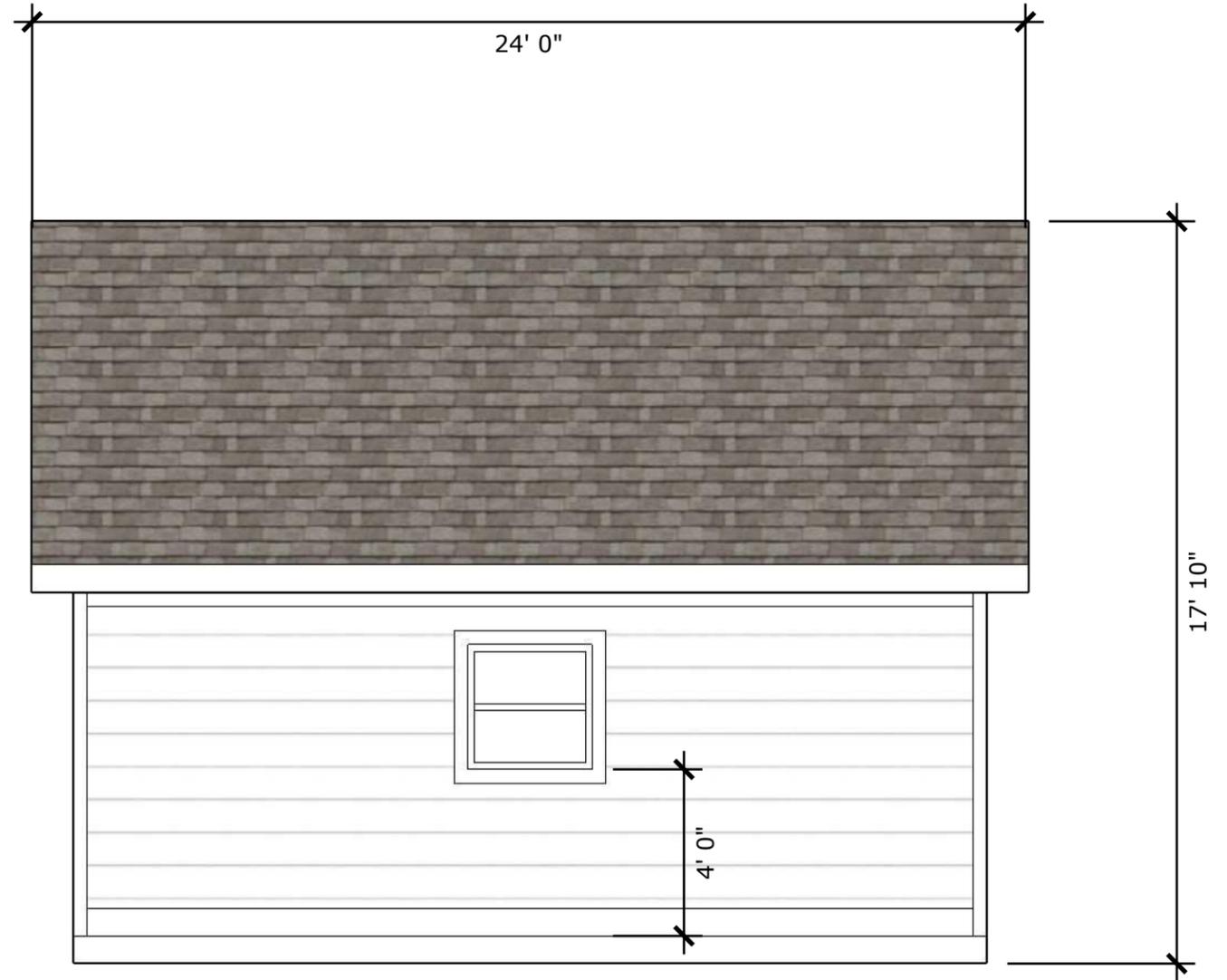


N. 12TH ST.



FRONT ELEVATION

ALL SIDING & TRIM WILL BE HARDIE  
 FRONT DOOR WILL BE METAL WITH HALF LITE  
 GUTTERS WILL BE ALUMINUM  
 REAR DOOR WILL BE METAL 16' X 7'  
 SHINGLES WILL BE 30 YEAR ARCHITECTURAL



LEFT ELEVATION

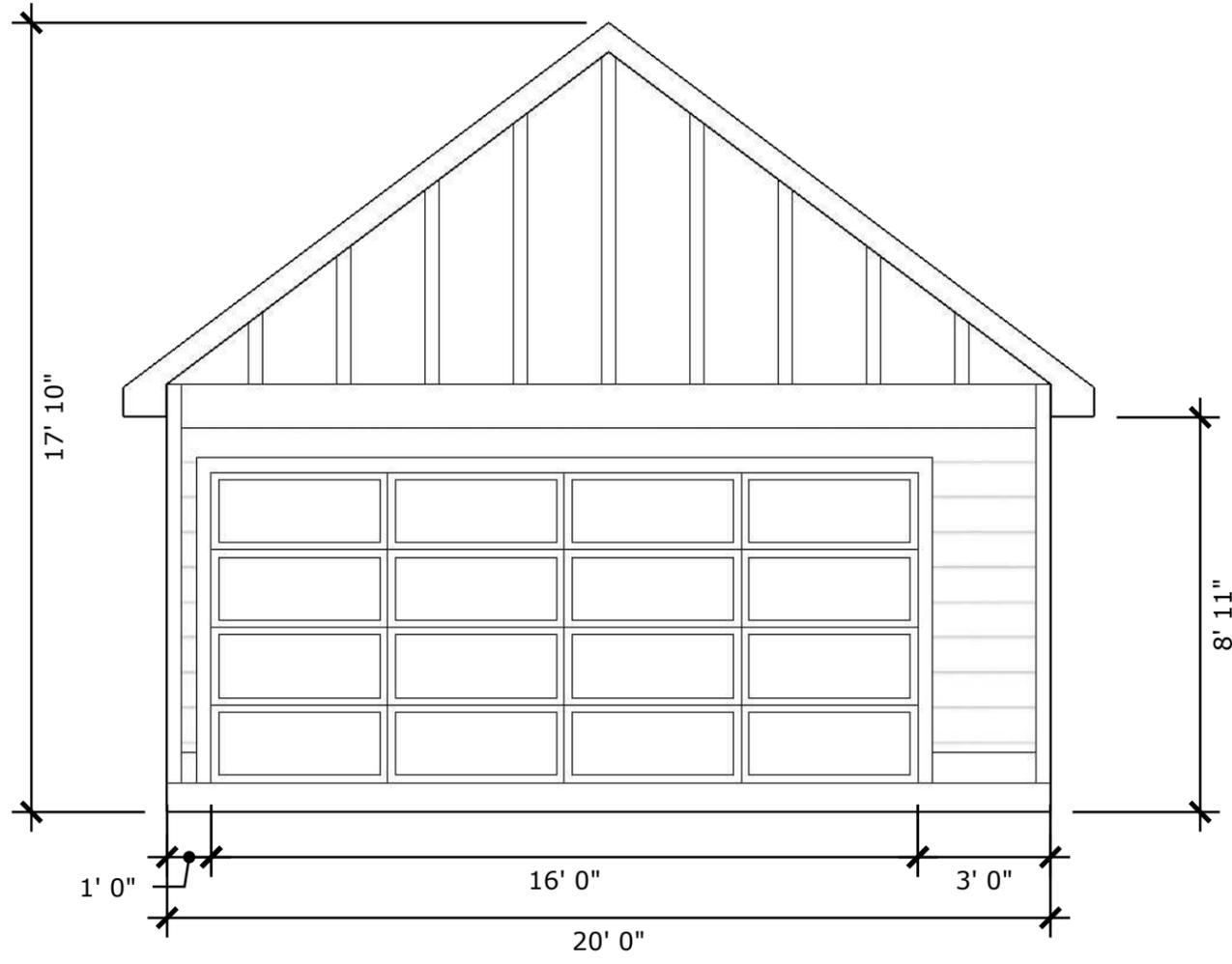
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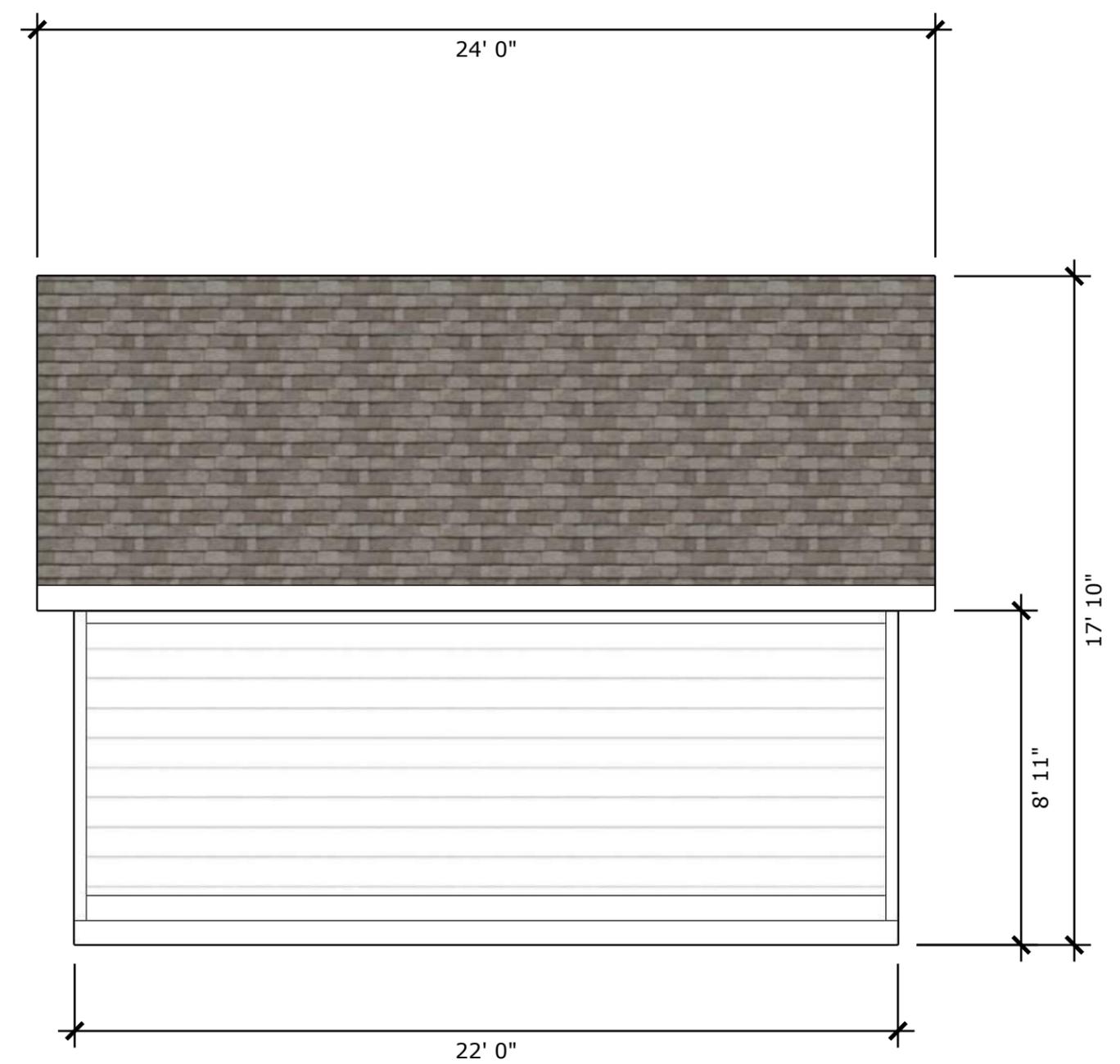
GARAGE SITEPLAN

SCALE = 1/4" = 1'



REAR ELEVATION

ALL SIDING & TRIM WILL BE HARDIE  
 FRONT DOOR WILL BE METAL WITH HALF LITE  
 GUTTERS WILL BE ALUMINUM  
 REAR DOOR WILL BE METAL 16' X 7'  
 SHINGLES WILL BE 30 YEAR ARCHITECTURAL



RIGHT ELEVATION

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 NASHVILLE, TN. 37206

GARAGE SITEPLAN

SCALE = 1/4" = 1'