

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

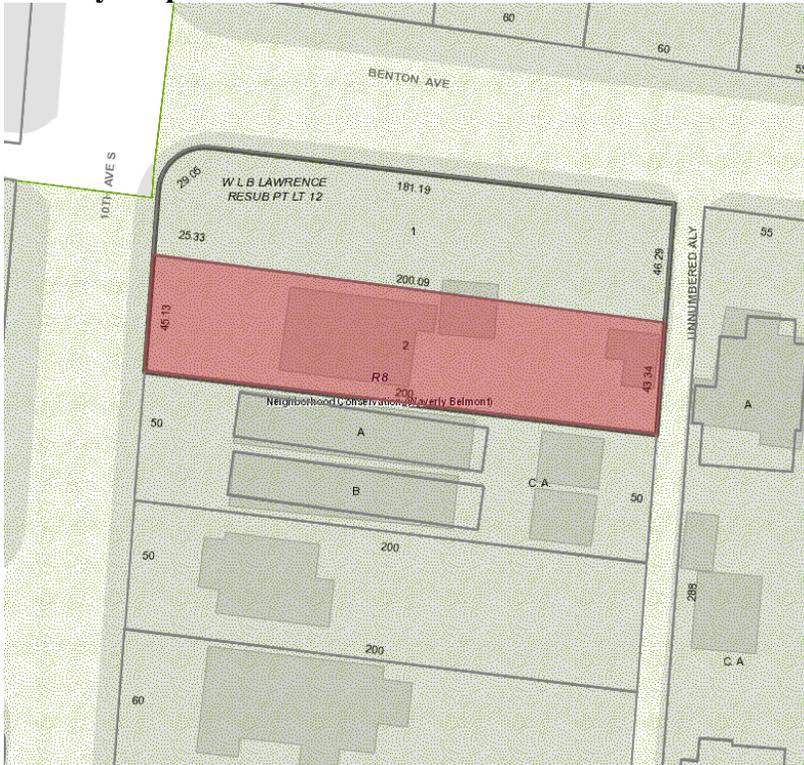
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
2020 10th Avenue South
October 16, 2019

Application: New Construction—Outbuilding (Detached Accessory Dwelling Unit)
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Map and Parcel Number: 10509041200
Applicant: William Smallman
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The application is to construct an outbuilding that will be a detached accessory dwelling unit.</p> <p>Recommendation Summary: Staff recommends disapproval of the proposed outbuilding, finding that it does not meet Section III.H.1.c for height and Section III.H.6.d for setbacks of the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. 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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
 - b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
 - c. *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.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.
3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
 - b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
 - d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. 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.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)*
- f. *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.*
- g. *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.

- h. *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.*
- i. *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. *The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. *The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. *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.

i. The living space of a DADU shall not exceed seven hundred square feet.

Background: The house located at 2020 10th Avenue South was likely built c. 1880, which makes it one of the oldest houses in the Waverly-Belmont neighborhood (Figure 1). As such, the house contributes to the historic character of the neighborhood. The Commission approved an addition and alterations to the historic house in June 2019.



Figure 1. 2020 10th Avenue South

Analysis and Findings:

The application is to construct a new detached accessory dwelling unit.

Massing Planning:

The lot is less than 10,000 square feet, at approximately 8,838 square feet.

	50% of first floor area of principle structure	Lot less than 10,000 square feet	Proposed
Maximum Square Footage	1358 sq. ft.	750 sq. ft.	750 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed DADU
Ridge Height	25' unless existing building is less	18' (20' with addition)	25'

Eave Height	10'	13'	10'
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The proposed outbuilding exceeds the height of the historic house. The historic house is approximately eighteen feet (18') tall from finished floor, and the approved addition adds two feet (2') for a total of twenty-feet (20'). The outbuilding is proposed to have a height of twenty-five feet (25'). In order to meet the design guidelines, the overall height of the outbuilding must be reduced by at least five feet (5'), which would result in a complete redesign of the project.

For these reasons, staff finds that the project does not meet Section III.H.1.c of the design guidelines and Section 17.16.030.G.7 of the DADU Ordinance for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gambrel	No
Primary roof slope	6/12 and 20/12	No
Secondary form	Gable	Yes
Secondary roof slope	20/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	6/12	Yes

The proposed outbuilding has a cross gable and gambrel roof form, which is not common in the neighborhood. Both gable roofs and gambrel roofs are seen historically and have been approved by the Commission in the Waverly-Belmont district and the neighboring Belmont-Hillsboro district. The outbuilding incorporates dormers on the front and rear elevations.

The dormers do not exceed fifty percent (50%) of the roof plane. The Commission has required dormers to sit at least two feet (2') back from the first-floor wall; however, on a gambrel form, that is not possible. The Commission has approved a couple of outbuildings that have a gambrel roof form with dormers that stack on the wall below, so staff finds that the proposed dormers stacking the wall below is appropriate in this case.

While the proposed roof form and slopes could meet the design guidelines, the overall height of the outbuilding exceeds that of the historic house. For this reason, staff finds that the project does not meet Section III.H.3 of the design guidelines for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards:

While the proposed design has been previously approved by the Commission and could meet the design guidelines for the Waverly Belmont neighborhood, staff finds the design to be inappropriate since the overall height exceeds that of the historic house. Staff finds

the proposed design does not meet Section III.H.2 of the design guidelines or Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete block	Split face	No
Cladding	Hardie lap siding, 5" reveal	Smooth	No
Roofing	Architectural asphalt shingles	Needs final approval	Yes
Trim	Miratec	Smooth	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

The known materials meet the design guidelines. With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section III.H.4 and 5.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?		No*
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

*As mentioned under “roof form,” staff finds the fact that the dormers are not inset two feet (2’), as typically required, could be appropriate for this gambrel-style roof, as inseting the dormers two feet (2’) would render them impractical.

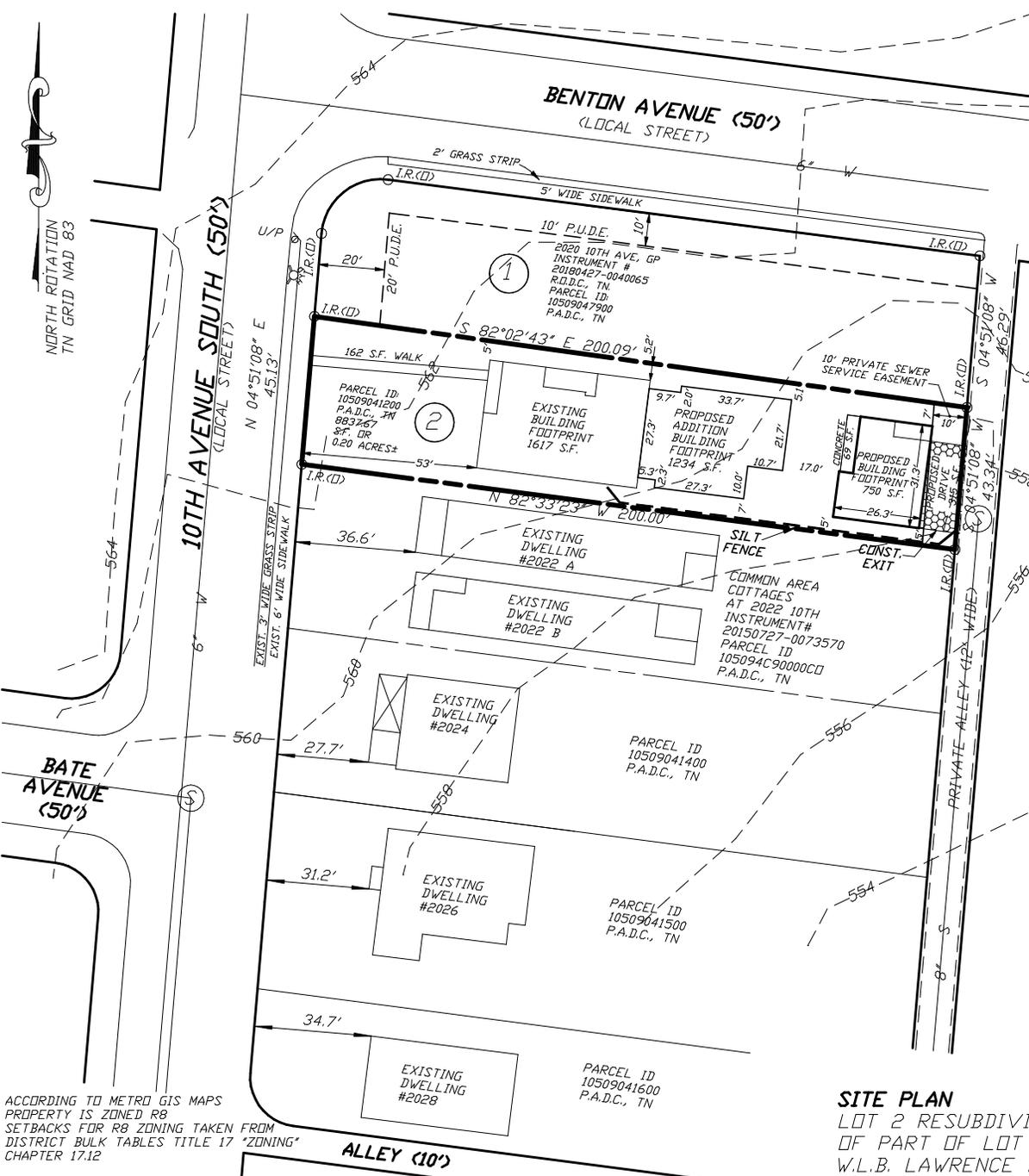
Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	17’’
Rear setback	5’	10’
Left side setback	5’	7’
Right side setback	5’	5’
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The outbuilding is located at the rear of the lot and will be accessed via the alley. As proposed the outbuilding meets all base zoning setbacks but is located less than twenty feet (20’) from the rear of the proposed addition.

Staff finds that the application does not meet Section III.H.6.d of the design guidelines and Section 17.16.030.G.4 of the DADU Ordinance for setbacks.

Recommendation Summary: Staff recommends disapproval of the proposed outbuilding, finding that it does not meet Section III.H.1.c for height and Section III.H.6.d for setbacks of the Waverly Belmont Neighborhood Conservation Zoning Overlay design guidelines.



LEGEND
 I.R.(D)=IRON ROD (OLD)
 I.R.(ND)=IRON ROD (NEW)
 W=WATER LINE (RECORD)
 S=SEWER LINE (RECORD)
 C.B.=CATCH BASIN
 OHL=OVERHEAD LINES
 E/P=EDGE PAVEMENT
 P.U.D.E.=PUBLIC UTILITY & DRAINAGE EASEMENT

SITE DATA
 PARCEL ID
 10509041200
 P.A.D.C., TN
 883767
 38.7' DR
 0.20 ACRES±

EXISTING HOUSE TO REMAIN = 1617 S.F.

EXISTING I.A. TO BE DEMOLISHED
 CARPORT = 417 S.F.
 DRIVE = 514
 WALKWAY = 149
 SHED = 257 S.F.
TOTAL EXISTING I.A. TO BE DEMOLISHED 1337 S.F.

PROPOSED I.A.
 HOUSE ADDITION = 1234 S.F.
 GARAGE 750 S.F.
 CONCRETE = 69 S.F.
TOTAL PROPOSED I.A. 2053 S.F.

2053 - 1337 = 716

NET NEW I.A. 716 S.F.

ACCORDING TO METRO GIS MAPS PROPERTY IS ZONED R8 SETBACKS FOR R8 ZONING TAKEN FROM DISTRICT BULK TABLES TITLE 17 'ZONING' CHAPTER 17.12

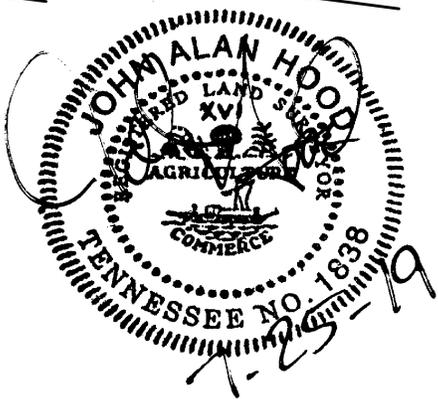
FRONT = STREET AVERAGE
 SIDES = 5'
 REAR = 20'
 VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA MAP 470040 PANEL 0243 H EFFECTIVE DATE = 4-5-17

THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS FURNISHED PRIOR TO THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:
 CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN, 37204
 PH. 615-298-2424
 EMAIL cmas@att.net



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING 1: 18,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
 TN. R.L.S.#1838

SITE PLAN

LOT 2 RESUBDIVISION OF PART OF LOT 12, W.L.B. LAWRENCE PLAN OF LOTS INSTRUMENT #20180515-0046178 R.O.D.C., TN.

PROPERTY LOCATED IN THE 17TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE AT THE SOUTHEAST INTERSECTION OF 10TH AVENUE SOUTH AND BENTON AVENUE

PROPERTY ADDRESS:
 2020 10TH AVENUE SOUTH, NASHVILLE, TN., 37204

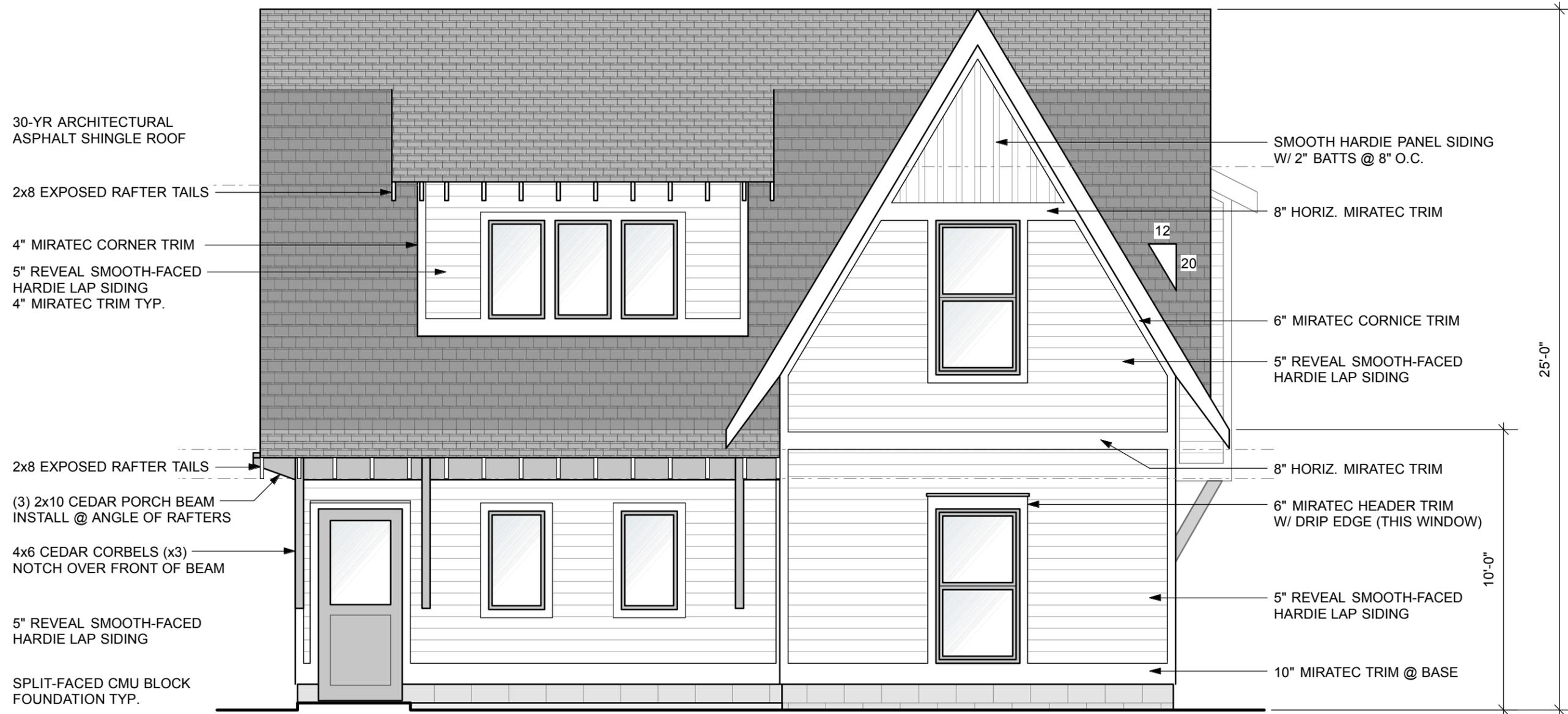
DEED REFERENCE:
 INSTRUMENT #20180427-0040065 R.O.D.C., TN.

PARCEL I.D. 10509041200 P.A.D.C., TN

DATE : 7-25-19
 SCALE : 1"=50'

PREPARED FOR: 2020 10TH AVE, GP



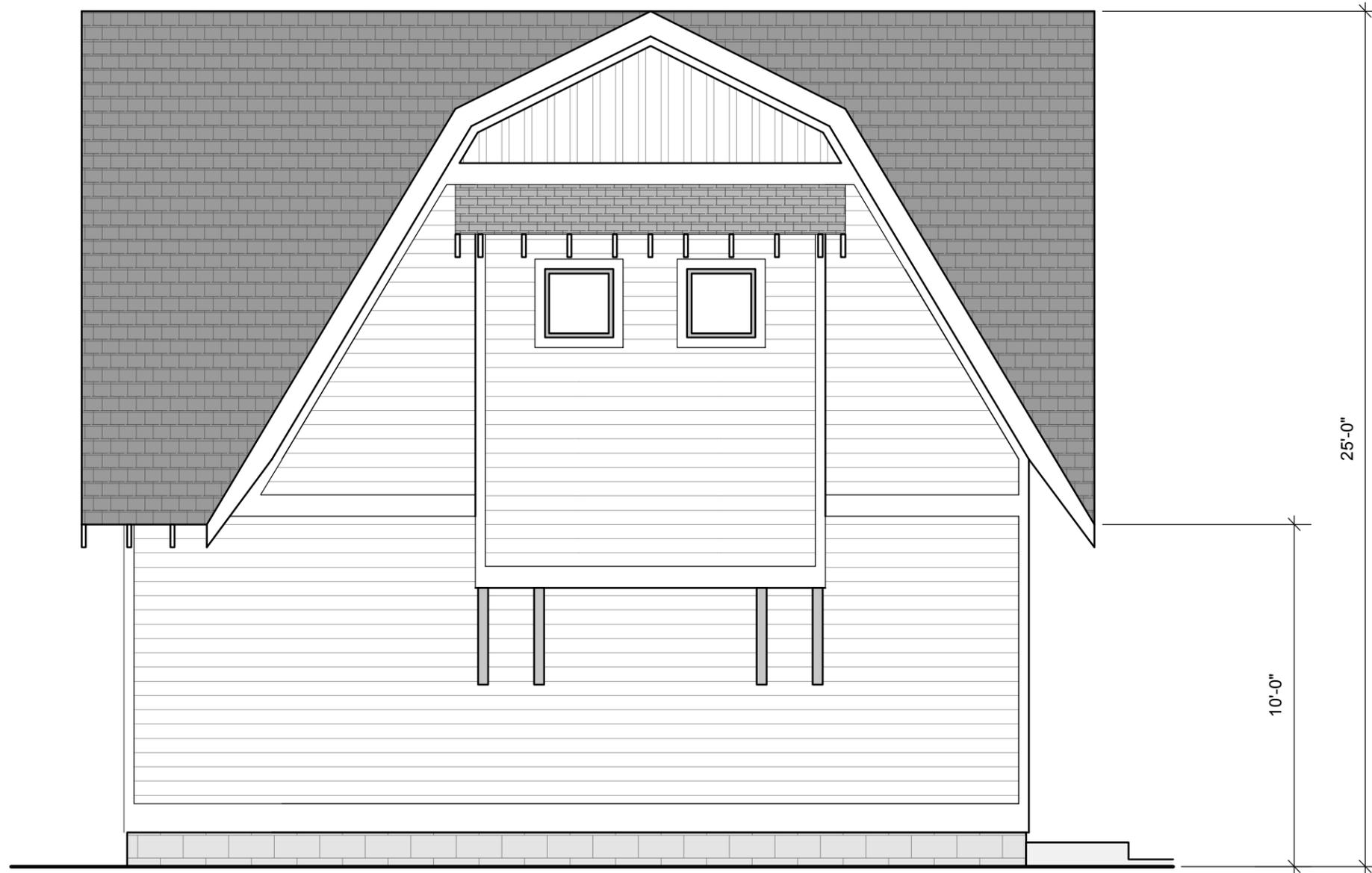


SCALE" 1/4"=1

2020 10th Avenue South

FRONT (CLAYTON) ELEVATION





SCALE" 1/4"=1

2020 10th Avenue South

GARAGE DADU ADDITION

RIGHT SIDE ELEVATION



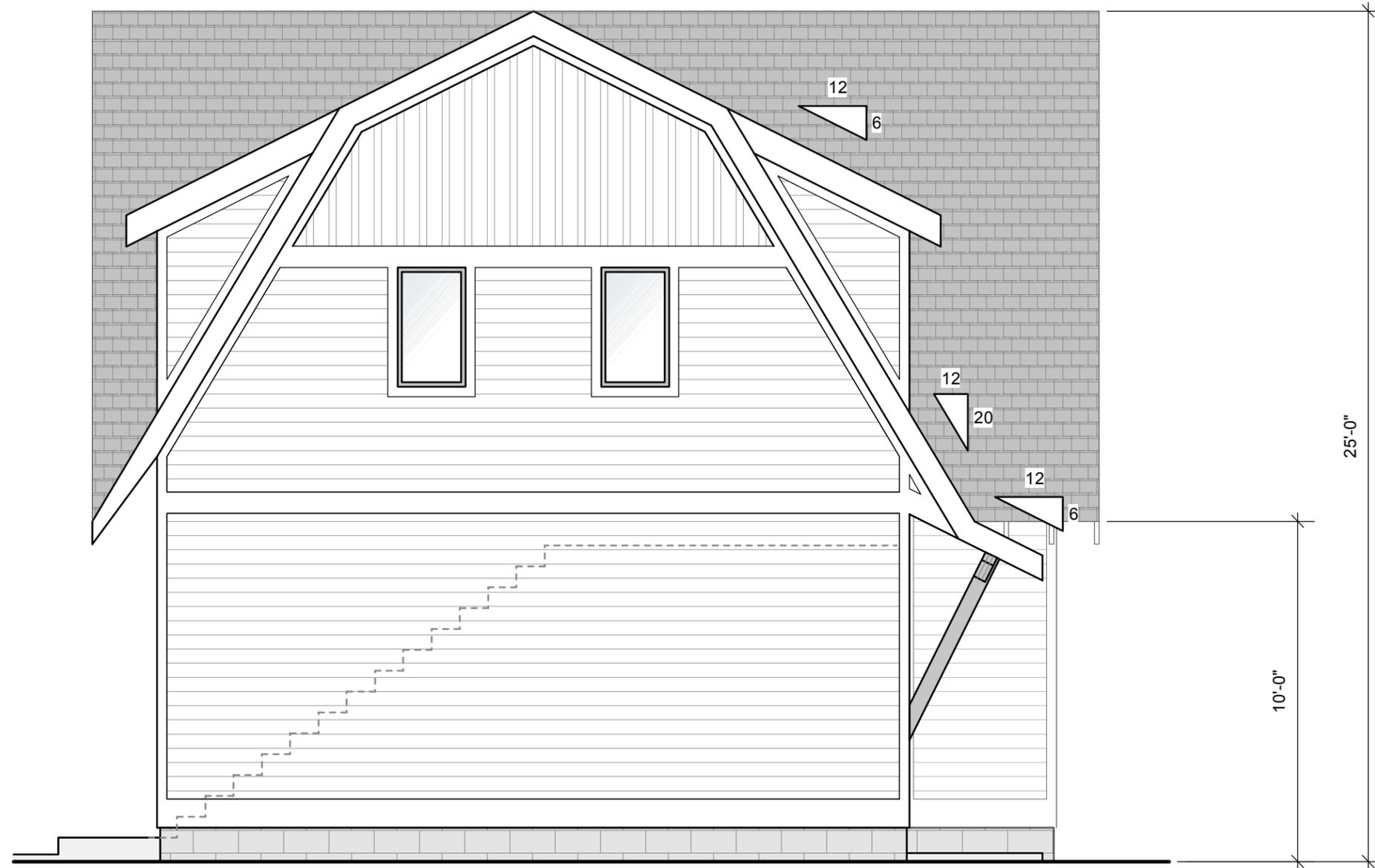


SCALE" 1/4"=1

2020 10th Avenue South

GARAGE DADU ADDITION
REAR (ALLEY) ELEVATION

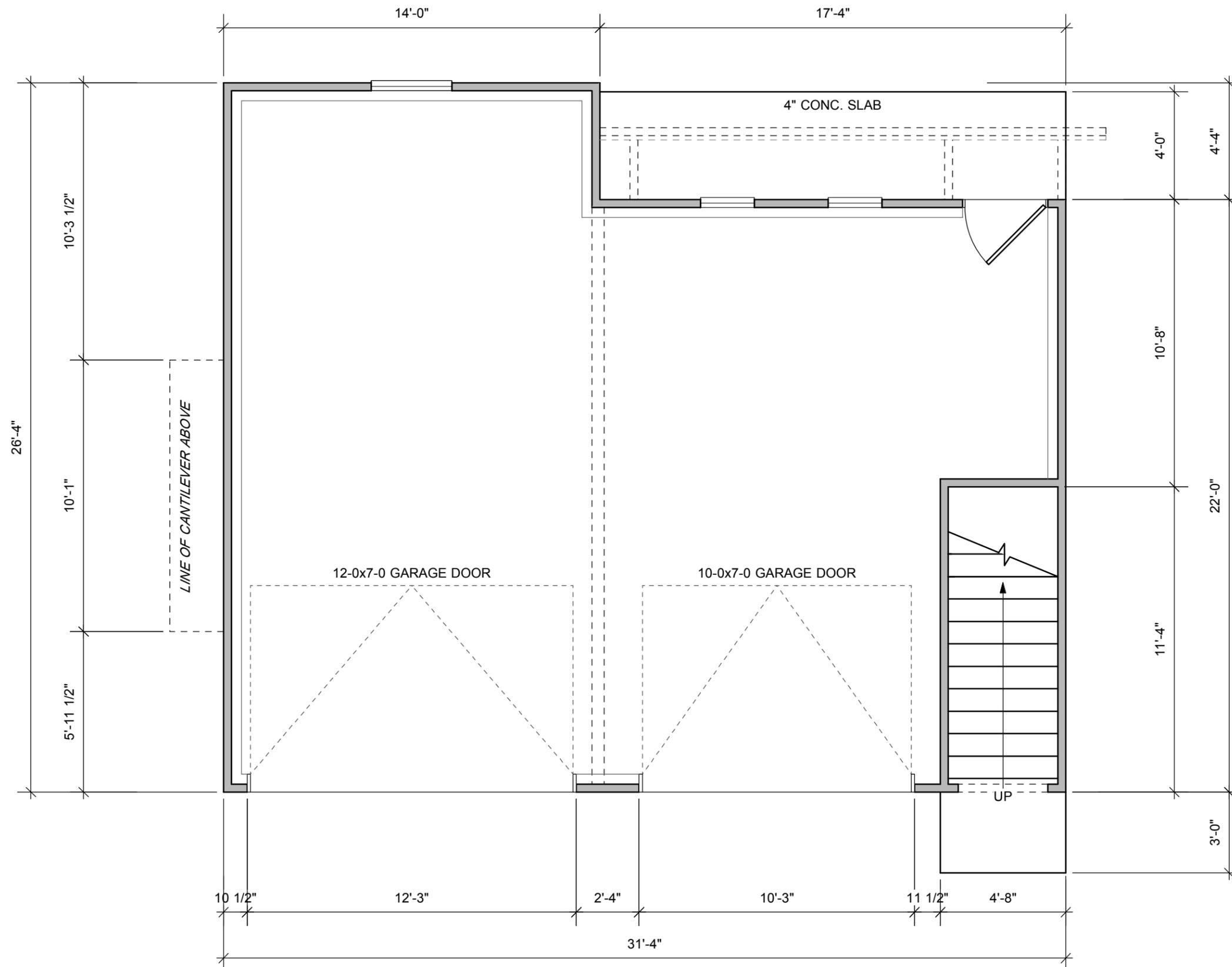




SCALE" 1/4"=1

2020 10th Avenue South
 GARAGE DADU ADDITION
LEFT SIDE ELEVATION

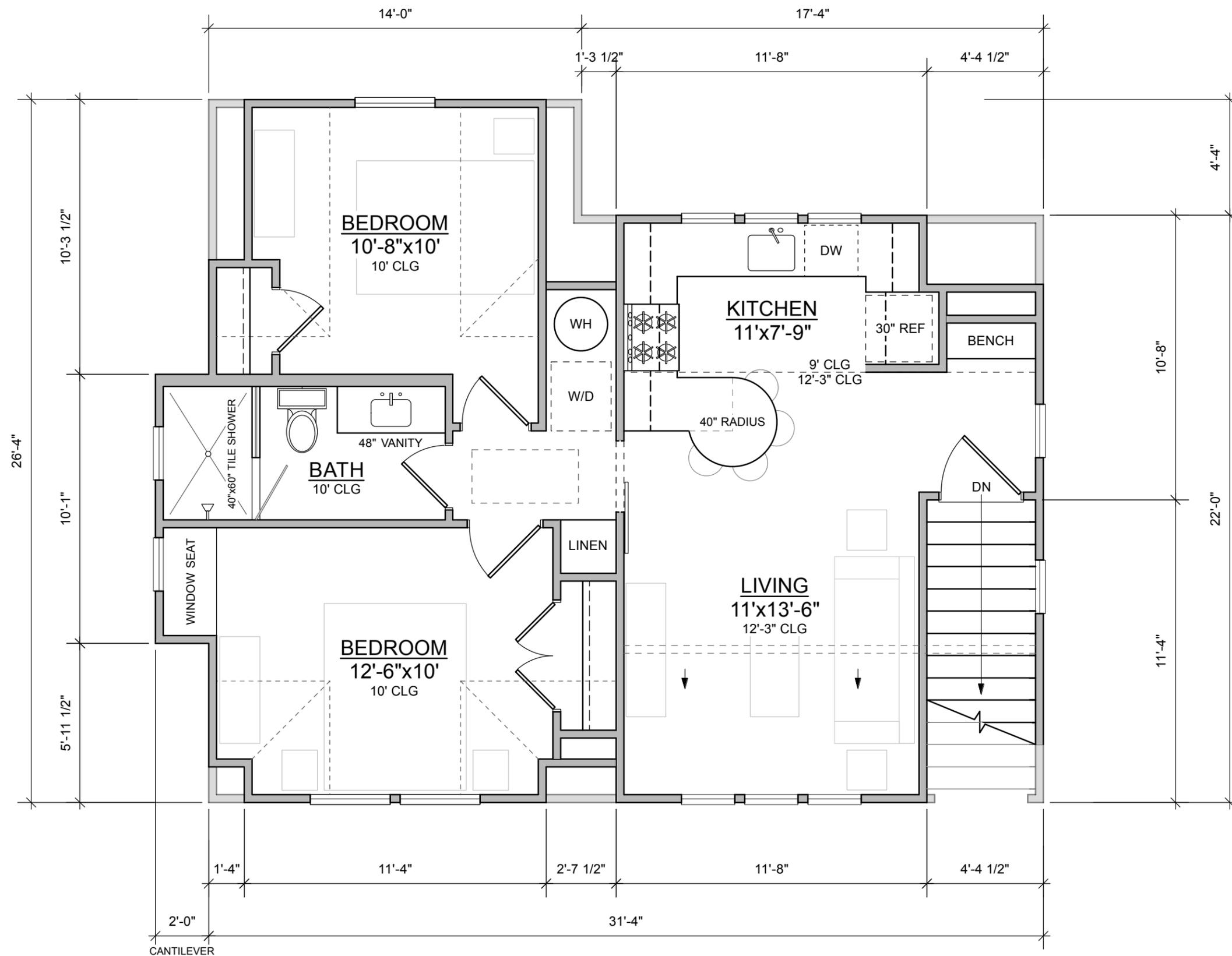




2020 10th Avenue South
 GARAGE DADU ADDITION
1ST FLOOR/ GARAGE LEVEL
 FOOTPRINT: 750 SF

SCALE" 1/4"=1





SCALE" 1/4"=1

