

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  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**3927 Cambridge Avenue**  
**November 20, 2019**

**Application:** New Construction—Outbuilding  
**District:** Cherokee Park Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Base Zoning:** R8  
**Map and Parcel Number:** 10308023100  
**Applicant:** Randy Himes  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

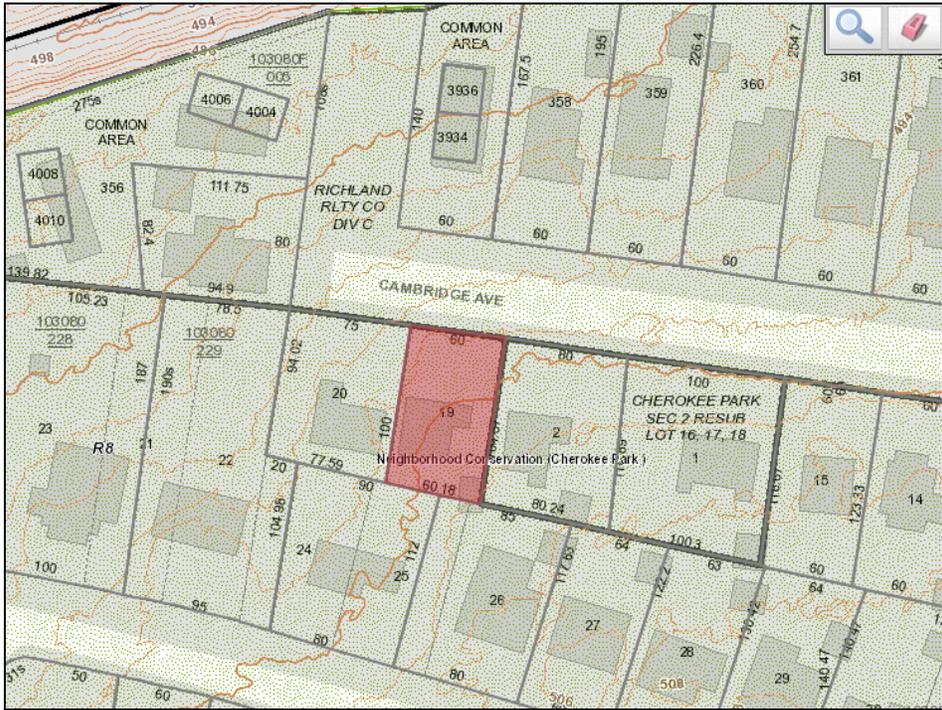
**Description of Project:** The application is to construct an outbuilding that will be less than twenty feet (20') from the primary structure.

**Recommendation Summary:** Staff recommends approval of the project with the condition that staff approve the final details, dimensions and materials of windows, door, and garage door prior to purchase and installation.

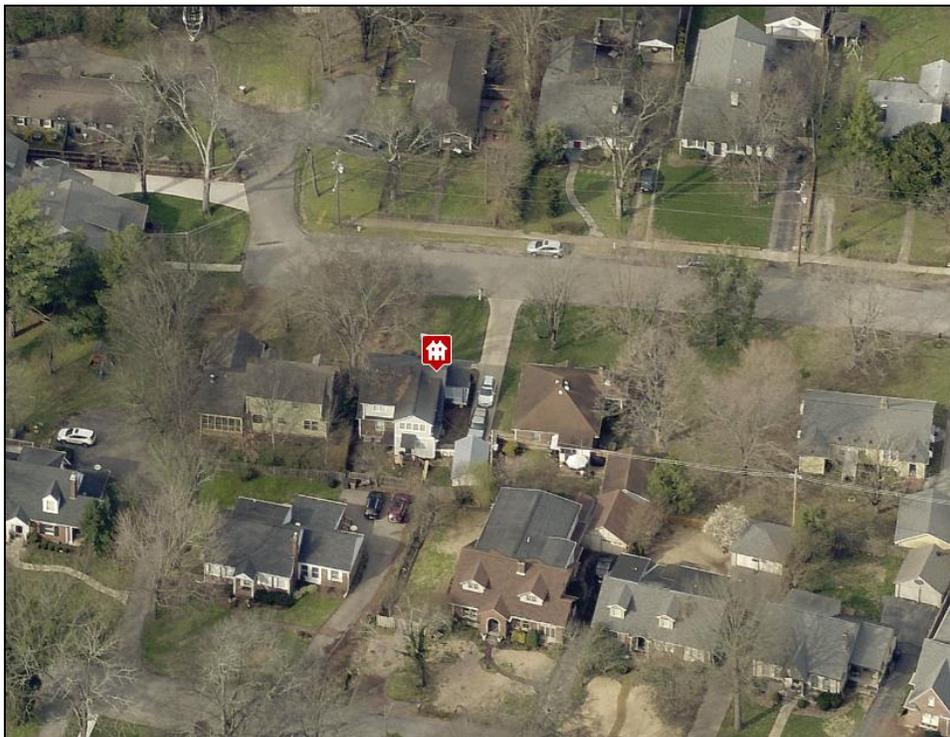
With this condition, staff finds that the project meets Section II.B of the *Cherokee Park Neighborhood Conservation District: Handbook and Design Guidelines*.

**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 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.

*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.*

##### *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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- 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.*

*Attached garages may be appropriate when:*

- The garage doors face the rear of the lot; or*
- The garage doors face the side of the lot and are setback a minimum of 10' from the existing sidewall of the building; and*
- The garage does not result in an inappropriately massed addition.*

#### *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 configuration 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 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 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.*

***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.*
      - o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
      - o *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.*

***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.*

**Background:** The house located at 3927 Cambridge Avenue was constructed c. 1935 and contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 3927 Cambridge Avenue

**Analysis and Findings:** The applicant proposes to construct a single-story outbuilding that will be located three feet (3') from the house. The outbuilding will not include a dwelling unit. Staff issued a preservation permit earlier this month to demolish the existing outbuilding located on the site.

Site Planning & Setbacks:

The proposed outbuilding has a total footprint of four hundred eighty square feet (480 sq. ft.). For outbuildings with a footprint less than seven hundred square feet (700 sq. ft.), the setback requirements are as follows:

|  | <b>Minimum</b> | <b>Proposed Outbuilding</b> |
|--|----------------|-----------------------------|
| <b>Rear Setback</b>  | 3'             | 6'                          |
| <b>Right Side Setback</b>                                    | 3'             | ~ 37'                       |
| <b>Left Side Setback</b>                                     | 3'             | 3'                          |
| <b>Distance between principal building &amp; outbuilding</b> | 20'            | 3'                          |

The proposed outbuilding meets the side and rear setbacks but will be located in the side yard three feet (3') from the house. At approximately one hundred feet (100') deep, the lot is quite shallow, and the existing house is located less than twenty feet (20') from the rear property line. In addition, a sewer line sits approximately three feet (3') off the rear property line and runs parallel to it. Given the depth of the lot along with the placement of the historic house and the sewer line, it would be very difficult to locate an outbuilding behind the house. For this reason, staff finds that it's appropriate to locate the outbuilding in the side yard in this case. Furthermore, staff finds that the location of the outbuilding three feet (3') from the side wall of the house is appropriate given the modest footprint of the outbuilding along with the site constraints. The project meets Section II.B.h. of the design guidelines.

Massing Planning:

|              | Potential maximums                             | Existing conditions | Proposed Outbuilding |
|--------------|--|---------------------|----------------------|
| Ridge Height | 25' unless existing building is less           | 23'                 | 18'-11"              |
| Eave Height  | 1 story, 10', unless existing building is less | 10'                 | 8'-1"                |

|                        |                                     |                      |             |
|------------------------|-------------------------------------|----------------------|-------------|
|                        | Lot is less than 10,000 square feet | Proposed Outbuilding | Total       |
| Maximum Square Footage | 750 sq. ft.                         | 480 sq. ft           | 480 sq. ft. |

Staff finds that the outbuilding’s height and scale are appropriate and meet Section II.B.h of the design guidelines.

Roof Shape:

| Proposed Element   | Proposed Form | Typical of district? |
|--------------------|---------------|----------------------|
| Primary form       | Gable         | Yes                  |
| Primary roof slope | 11/12         | Yes                  |

The roof form and pitches are similar to historic outbuildings and are compatible with the historic house’s roof form. Staff finds that the proposed roof forms meet Section II.B.h of the design guidelines.

Materials:

|                  | Proposed            | Color/Texture        | Approved Previously or Typical of Neighborhood | Requires Final Review? |
|------------------|---------------------|----------------------|--|------------------------|
| Foundation       | Concrete Slab       | Typical              | Yes  | No                     |
| Cladding         | Hardie board siding | Smooth, 5” reveal    | Yes  | No                     |
| Roofing          | Shingles            | Match house          | Yes  | No                     |
| Trim             | Wood                | Painted              | Yes  | No                     |
| Windows          | Wood windows        | Needs final approval | Unknown  | Yes                    |
| Pedestrian Doors | Not indicated       | Needs final approval | Unknown  | Yes                    |
| Vehicular Door   | Not indicated       | Needs final approval | Unknown  | Yes                    |

With final approval of all windows, door, and garage door, staff finds that the materials meet Section II.B.h of the design guidelines.

**Recommendation:**

Staff recommends approval of the project with the condition that staff approve the final details, dimensions and materials of windows, door, and garage door prior to purchase and installation.

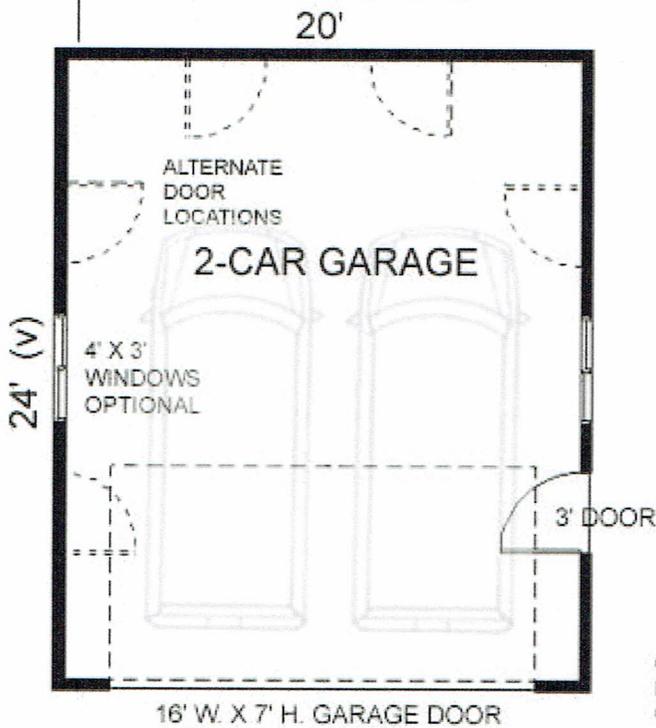
With this condition, staff finds that the project meets Section II.B of the *Cherokee Park Neighborhood Conservation District: Handbook and Design Guidelines*.



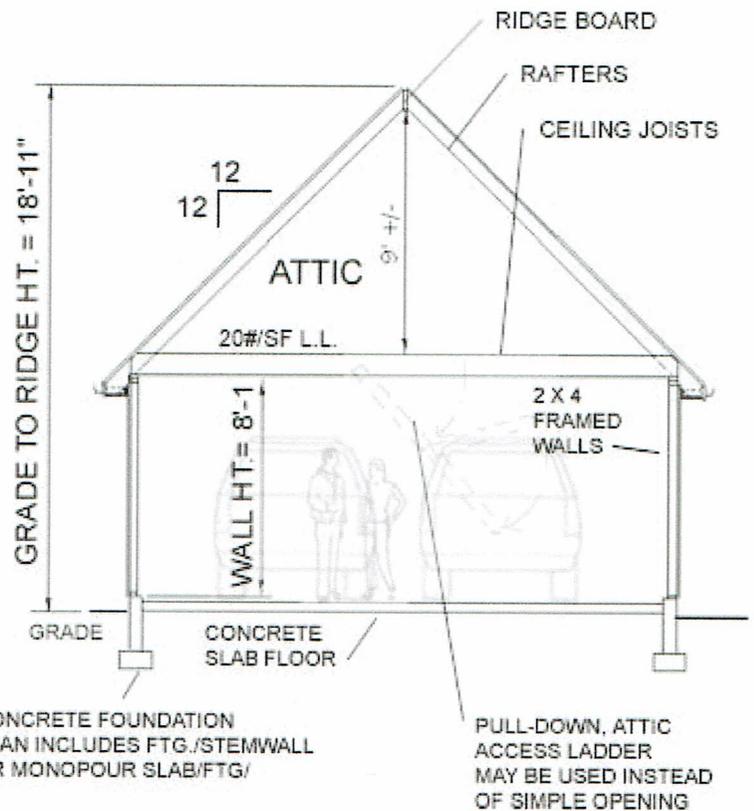
# BEHM DESIGN Garage Plan No. 480-2a

TRADITIONAL STYLE  
2-CAR GARAGE HAS  
FRAMED ATTIC ROOF

NOTATIONS INCLUDED TO  
ALLOW WRITING-IN AN  
ALTERNATE DEPTH DIMENSION  
ON THE FLOOR PLAN (34' MAX.)

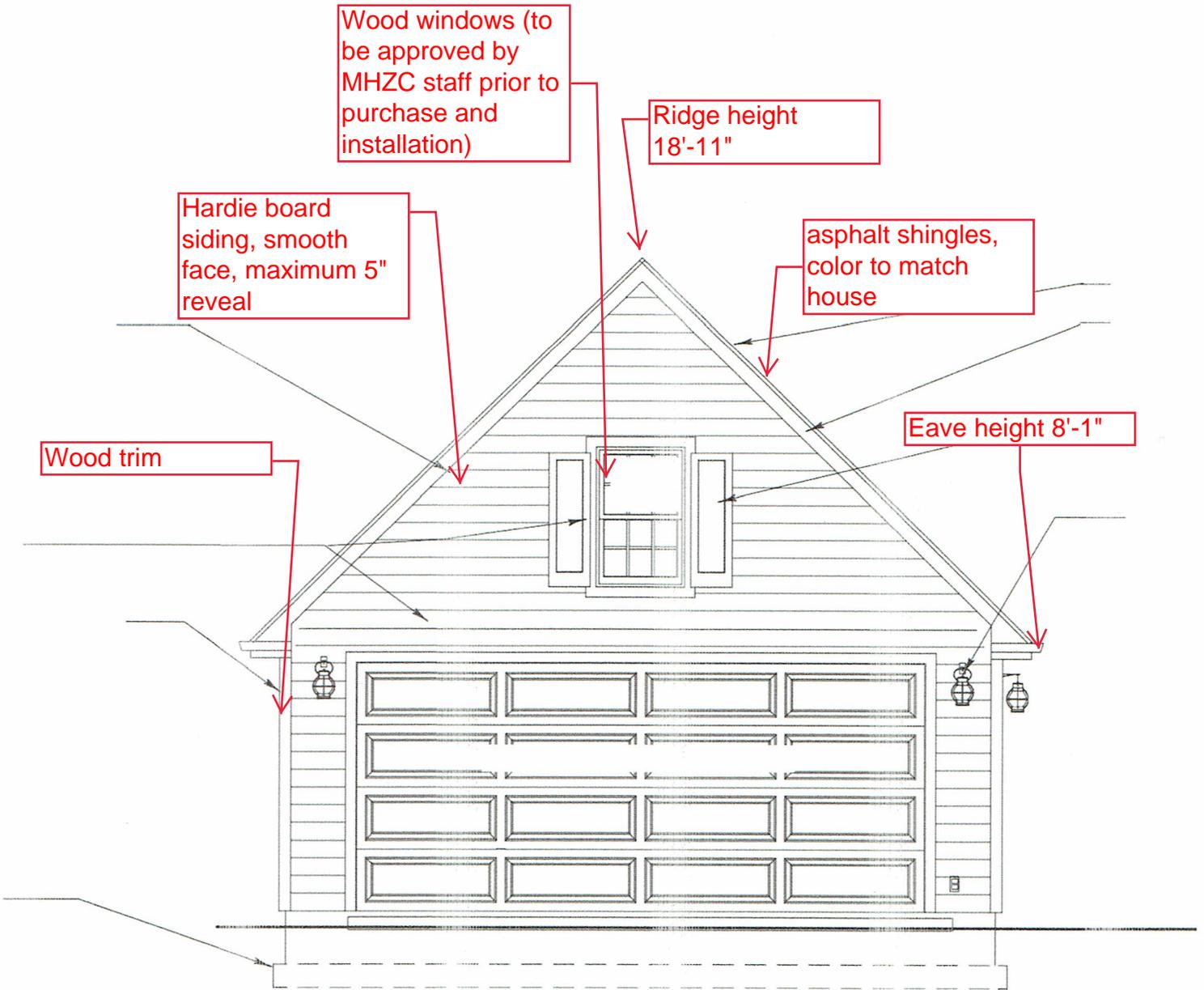


FLOOR PLAN



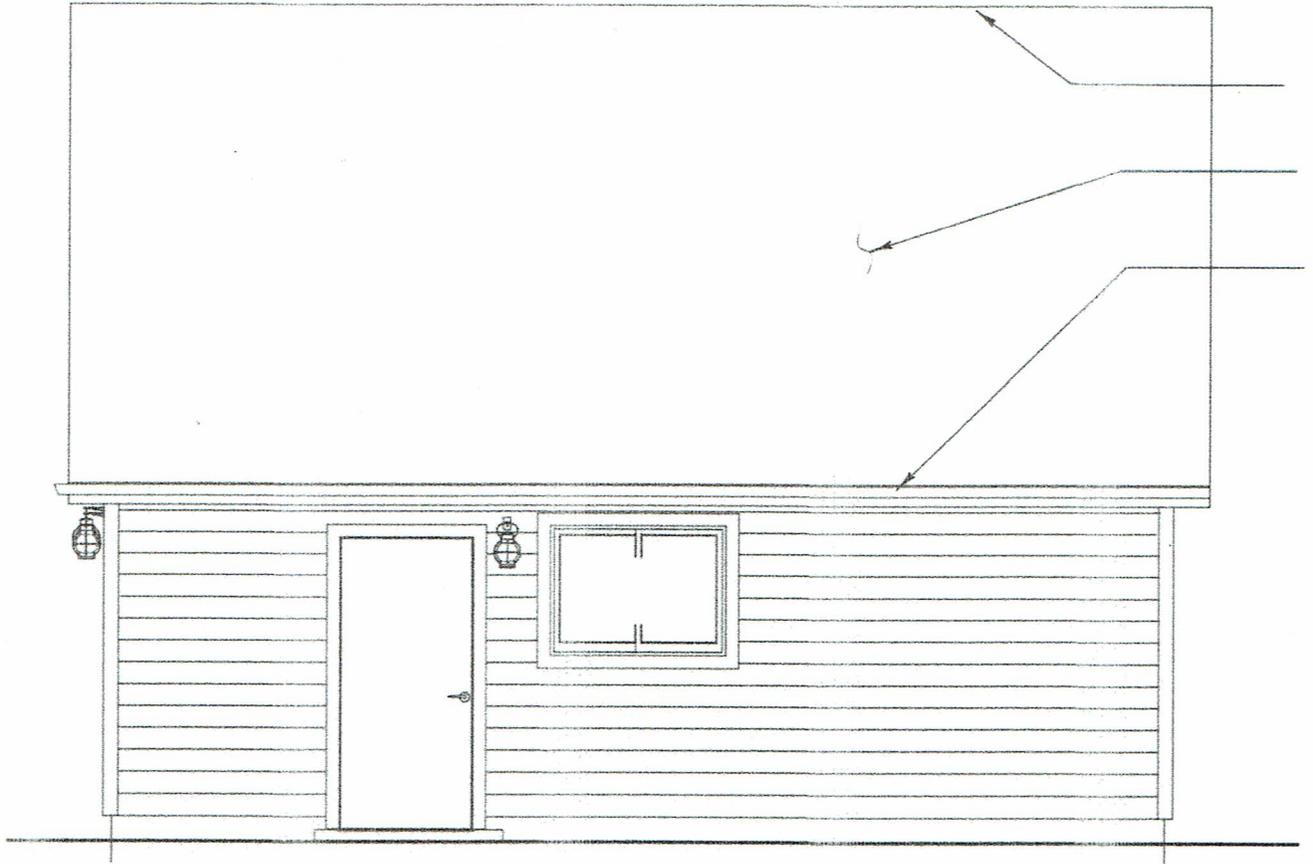
CROSS--SECTION

# HIMES - 3927 CAMBRIDGE



FRONT ELEVATION

# HIMES - 3927 CAMBRIDGE

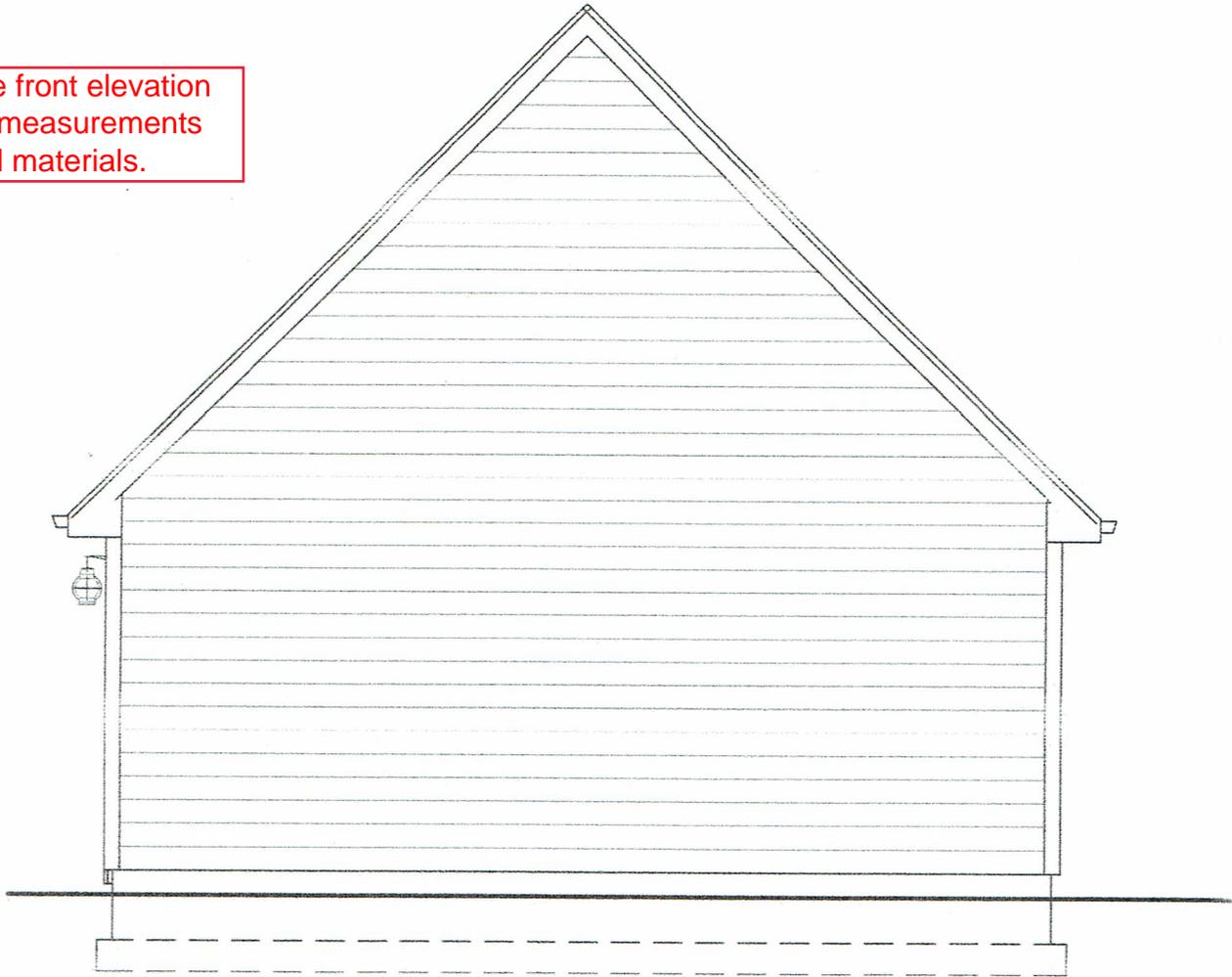


See front elevation  
for measurements  
and materials.

RIGHT SIDE ELEVATION  
LEFT SIDE WILL HAVE WINDOW WITHOUT DOOR

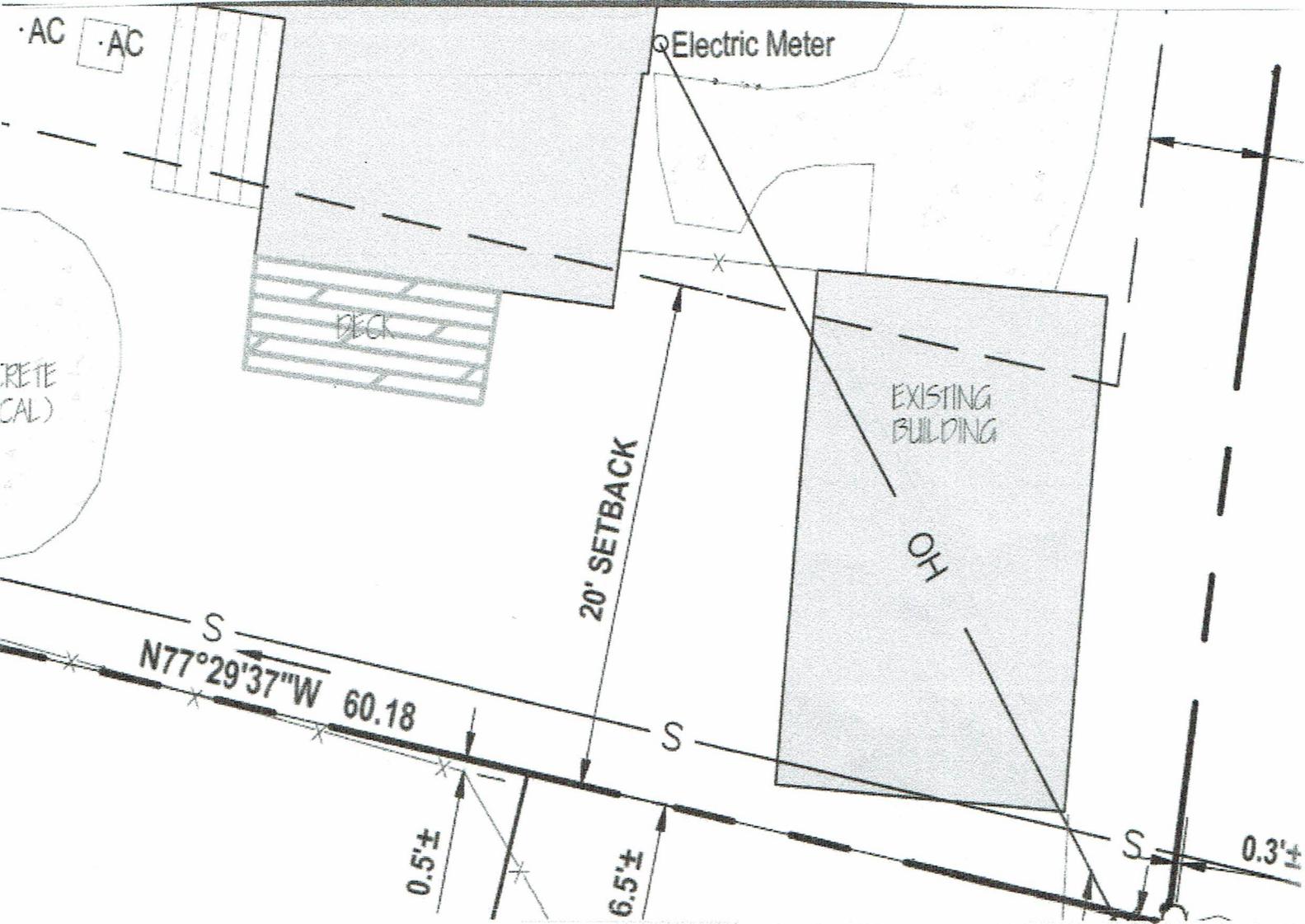
# HIMES - 3927 CAMBRIDGE

See front elevation  
for measurements  
and materials.



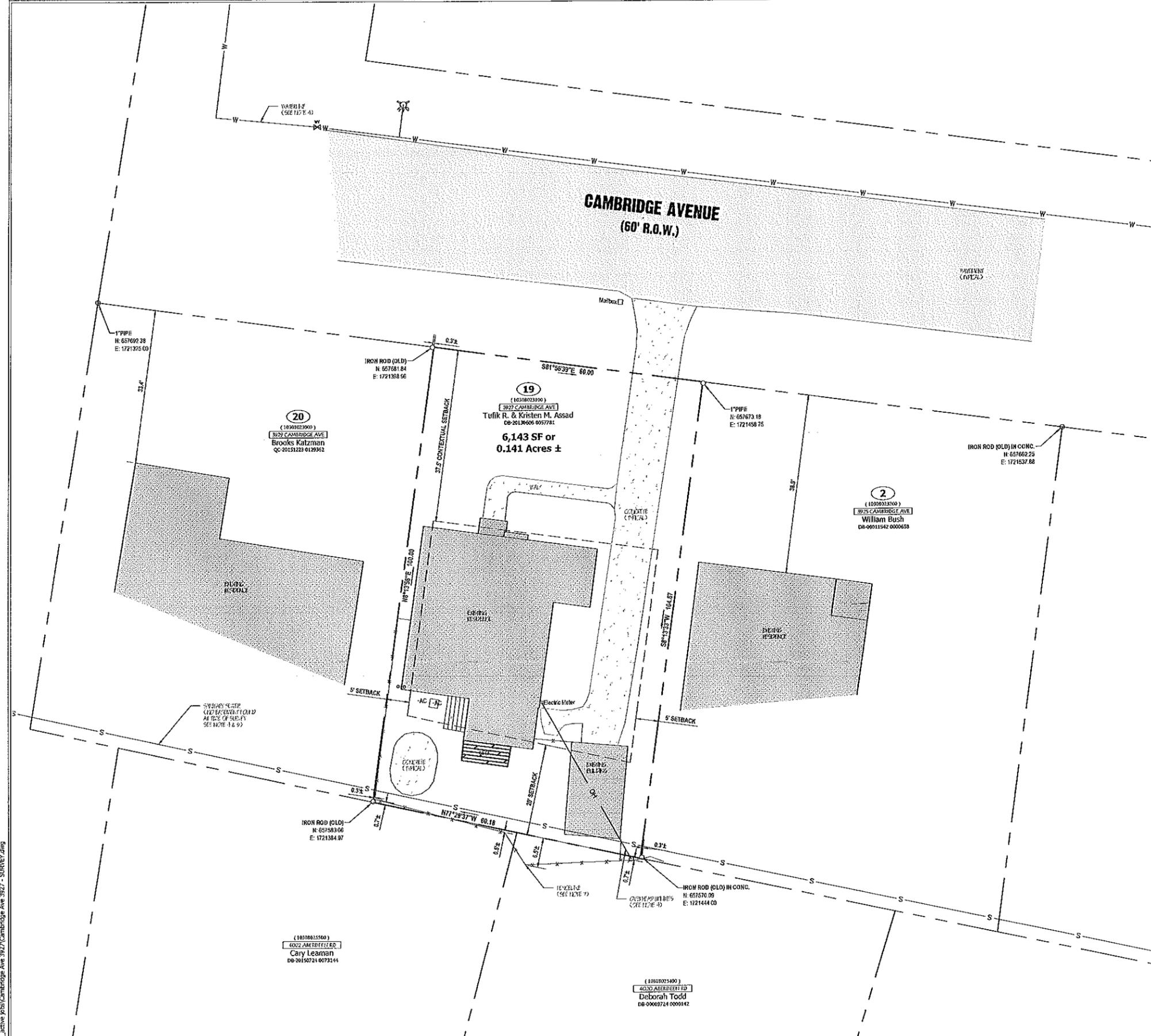
**REAR ELEVATION**

HIMES - 3927 CAMBRIDGE



EXISTING SHED STRUCTURE





**MAP REFERENCE**  
Parcel ID for subject property is (10308023100) on Davidson County Property Map.

**DEED REFERENCE**  
Owner: Tufik R. & Kristen M. Assad, as of record in DB-20130606 0057781, Registers Office, Davidson County, Tennessee.

**PLAT REFERENCE**  
Being Lot # 19 of Block "11" on the Plan of Cherokee Park, Second Subdivision, as of record in Book 547, Pages 175 & 176, Register's Office for Davidson County, TN.

- SURVEYOR'S NOTES**
- This Property is located in the 24th Council District of Davidson County Tennessee.
  - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAD83)
  - The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 ft annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0214F effective 4-20-2001.
  - Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
  - A Title Report was not provided for the preparation of this survey, therefore this survey is subject to the findings of an accurate title search.
  - No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
  - This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
  - Property is currently Zoned R4. Setbacks per current zoning, verify with Metro Codes Administration.  
Front Building Setback = Contoural Average = 37.5' Minimum  
Rear Building Setback = 20' Minimum  
Side Building Setback = 5' Minimum

**SURVEYOR'S CERTIFICATE**  
I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0526-3, Section 05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Clint T Elliott, TN RL S # 2347

Symbol Legend

|                      |                        |
|----------------------|------------------------|
| Circle               | Corner                 |
| Square               | Point                  |
| Circle with cross    | Denotes IRON ROD (OLD) |
| Circle with dot      | BENCHMARK              |
| Circle with X        | CATCH BASIN            |
| Circle with triangle | FIRE HYDRANT           |
| Circle with square   | SEWER MANHOLE          |
| Circle with star     | EXISTING TREE          |
| Circle with diamond  | WATER VALVE            |
| Circle with plus     | WATER METER            |
| Circle with asterisk | IRON ROD (NEW)         |
| Circle with hash     | UTILITY POLE           |

**GRID NORTH**  
(see note 2)

GRAPHIC SCALE (IN FEET)  
1 inch = 10 ft

|   |          |  |  |  |  |
|---|----------|--|--|--|--|
| 1 | 10-12-16 | Changed the southeast corner from Iron Rod (New) to Iron Rod (Old) in Conc. & west property line distance from 700.08' to 700' |  |  |  |
|---|----------|--|--|--|--|

**CLINT T. ELLIOTT**  
REGISTERED LAND SURVEYOR  
1700 Hayes St. #301, Nashville, TN 37203  
clint@clintelliotts.com  
(615) 490-3236

**Boundary Survey**  
3927 Cambridge Avenue  
Nashville, Davidson County, Tennessee 37205

**CLINT T. ELLIOTT**  
REGISTERED LAND SURVEYOR  
1700 HAYES ST. #301  
NASHVILLE, TN 37203  
TENNESSEE NO. 2347

Issue Date: 10-12-16  
Project ID: CAMBRIDGE 3927  
Drafted By: KW  
Checked By: JC  
Sheet Title:  
**Boundary Survey**  
Sheet No.  
**V-1.00**

PLT DATE: 10/17/2016 10:35:56 AM  
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