

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

STAFF RECOMMENDATION

1611 Franklin Avenue

June 17, 2020

Application: New Construction—Addition; Partial Demolition—Outbuilding/Detached Accessory Dwelling Unit

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08306005100

Applicant: Cheyenne Smith

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct a rear addition that is less than twenty feet (20') from an existing outbuilding. The project also involves altering the openings on an existing outbuilding in order to convert it to a Detached Accessory Dwelling Unit.

Recommendation Summary: Staff recommends approval of the project with the conditions that staff approve all windows and doors, the roof shingle color, and the location of the HVAC unit (if relocated). With these conditions, staff finds that the proposed addition and conversion of the existing outbuilding into a DADU meets Section II.B. of the design guidelines and Section 17.16.030.G., the DADU Ordinance.

Attachments

A: Photographs

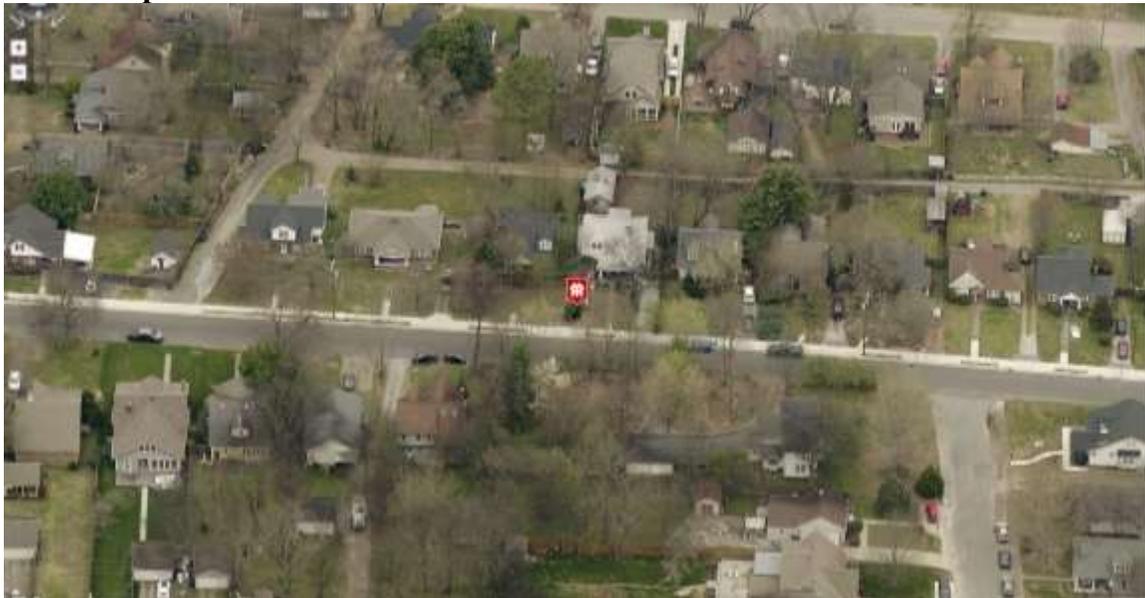
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

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. 17.40.410).

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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. 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.

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

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
 - b. The DADU cannot be divided from the property ownership of the principal dwelling.
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
 - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

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

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.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

*Additions should be located at the rear of an existing structure.
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
Generally, one-story rear additions should inset one foot, for each story, from the side wall.
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
 - *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
 - *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - *An extreme grade change*
 - *Atypical lot parcel shape or size*
- In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.*

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is

masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure. Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

Background: 1611 Franklin Avenue is a c. 1935 stone craftsman bungalow that contributes to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1611 Franklin Avenue.

Analysis and Findings: Applicant proposes to construct a rear addition that is less than twenty feet (20') from an existing outbuilding. The project also involves altering the openings on an existing outbuilding in order to convert it to a Detached Accessory Dwelling Unit.

Height & Scale: The proposed addition is just one story, fifteen feet (15') deep, and two hundred and ten square feet (210 sq. ft.). Its eave height matches that of the house, and its ridge height is several feet lower than that of the historic house. The addition is not inset; however staff finds the lack of an inset to meet the design guidelines because the house is stone and the addition will be lap siding, the addition is just one-story, and the addition is only fifteen feet (15') deep. The addition will be less than twenty feet (20') from an existing garage. The addition and the garage will be ten feet (10') apart, which staff finds to be appropriate because the outbuilding is existing and neither the addition nor the outbuilding are overly large.

Staff finds that the proposed addition meets Sections II.B.1.a., II.B.1.b, and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: The addition's change in materials, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house.

Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be approximately eight feet (8') from the left side property line, twenty-eight feet (28') from the right side property line, and forty-five feet (45') from the rear property line. The addition will be just ten feet (10') from an existing outbuilding, whereas the design guidelines states that there should be twenty feet (20'). Staff finds this to be appropriate since the addition is just fifteen feet (15') deep, the outbuilding is existing, and neither the outbuilding nor the addition is overly large.

Staff finds that the proposed setbacks meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Wood posts	Typical	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side door	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of all windows and doors and the roof shingle color prior to purchase and installation.

With staff's approval of all final material choices, staff finds that the addition meets Sections II.B.1.d. and II.B.2.

Roof form: The addition will have a gabled for with a slope of about 6/12. This simple roof form is appropriate to the historic house.

Staff finds that the proposed roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The addition will serve as a sunroom, and the windows are vertically oriented and proportioned appropriately. There are no large expanses of wall space without a window or door opening.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. and II.B.2.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC, if relocated, be located on the rear of the house, or on the side beyond the house's midpoint.

Outbuildings: The applicant includes converting an existing outbuilding to a Detached Accessory Dwelling Unit. The date of construction for the outbuilding is not known, but it was constructed prior to the creation of the Eastwood Neighborhood Conservation Overlay in 2007.

Massing Planning:

The lot is less than 1,000 sq. ft.

	50% of first floor area of principle structure	Lot larger less 10,000 square feet	Existing Outbuilding
Maximum Square Footage	835 sq. ft.	750 sq. ft.	296 sq. ft.

	Potential maximums under Ordinance	Existing House	Existing Outbuilding
Ridge Height	25' unless existing building is less	21'4"	16'8"
Eave Height	10'	10'	Average 11' *

*The DADU ordinance states, “The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.” Because of the slope of the lot, the existing outbuilding has eave heights ranging from nine feet, eleven and a half inches (9’11-1/2”) to twelve feet, one inch (12’1’), with an average eave height of about eleven feet (11’). This is taller than the eave height of the house and taller than the maximum eave height of ten feet (10’) allowed behind one and one-and-a-half story houses like 1611 Franklin. Staff, however, finds that the eave height is appropriate for a DADU because the existing outbuilding is well under then seven hundred and fifty square foot (750 sq. ft.) footprint allowed for a lot of this size. The DADU ordinance intends to ensure that the size of DADUs are not overly large by limiting the footprint, eave heights, ridge heights, and dormer sizes. In this case, the footprint is quite small and the ridge height is lower than it could be under the DADU ordinance. The overall height and scale of the existing outbuilding is compatible with the historic house and the surrounding historic neighborhood.

Staff finds that the proposed DADU meets Section II.B.1.h. 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?
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Primary form	Gable	Yes
Primary roof slope	6/12	Yes

Staff finds that the outbuilding/DADU’s roof forms meet Section II.B.1.h. of the design guidelines for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards:

Staff finds that the existing outbuilding’s height, scale, materials, and roof form are all appropriate to the historic house and meet the design guidelines. Staff finds the proposed design meets Section II.B.1.h. of the design guidelines and Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete block	Smooth	No
Cladding	Wood or lap siding with maximum reveal of 5”	Smooth	No
Roofing	Architectural asphalt shingles	Unknown	Yes
Trim	Cement Fiberboard	Smooth	No
Windows	Not indicated	Needs final approval	Yes
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 II.B.1.h. of the design guidelines.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	N/A	
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?	N/A	

If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
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?	N/A	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	10'*
Rear setback	5'	10'
Left side setback	5'	5'
Right side setback	5'	Approx. 23'
How is the building accessed?	-	No Garage element
Two different doors rather than one large door (if street facing)?	-	N/A

*The outbuilding will be just ten feet (10') from the new addition, whereas the design guidelines states that there should be twenty feet (20'). Staff finds this to be appropriate since the addition is just fifteen feet (15') deep, the outbuilding is existing, and neither the outbuilding nor the addition is overly large.

Staff finds that the DADU meets Section II.B.1.h. of the design guidelines and Section 17.16.030.G.4 of the DADU Ordinance for setbacks.

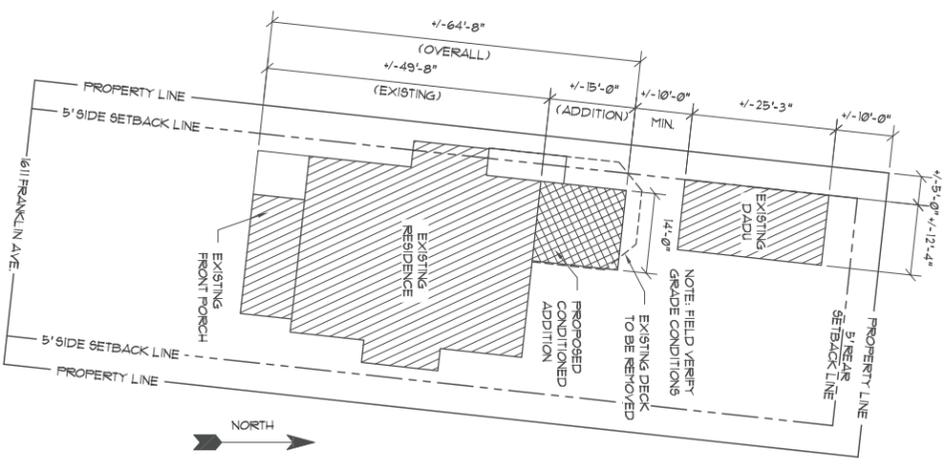
Recommendation: Staff recommends approval of the project with the conditions that staff approve all windows and doors, the roof shingle color, and the location of the HVAC unit (if relocated). With these conditions, staff finds that the proposed addition and conversion of the existing outbuilding into a DADU meets Section II.B. of the design guidelines and Section 17.16.030.G., the DADU Ordinance.

SITE PLAN NOTES

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING PREVIOUS AREAS.

A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IS REQUIRED FOR PERMITTING PURPOSES. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.



01 SITE PLAN
Scale: 1/8"=1'-0"

WALL TYPE LEGEND

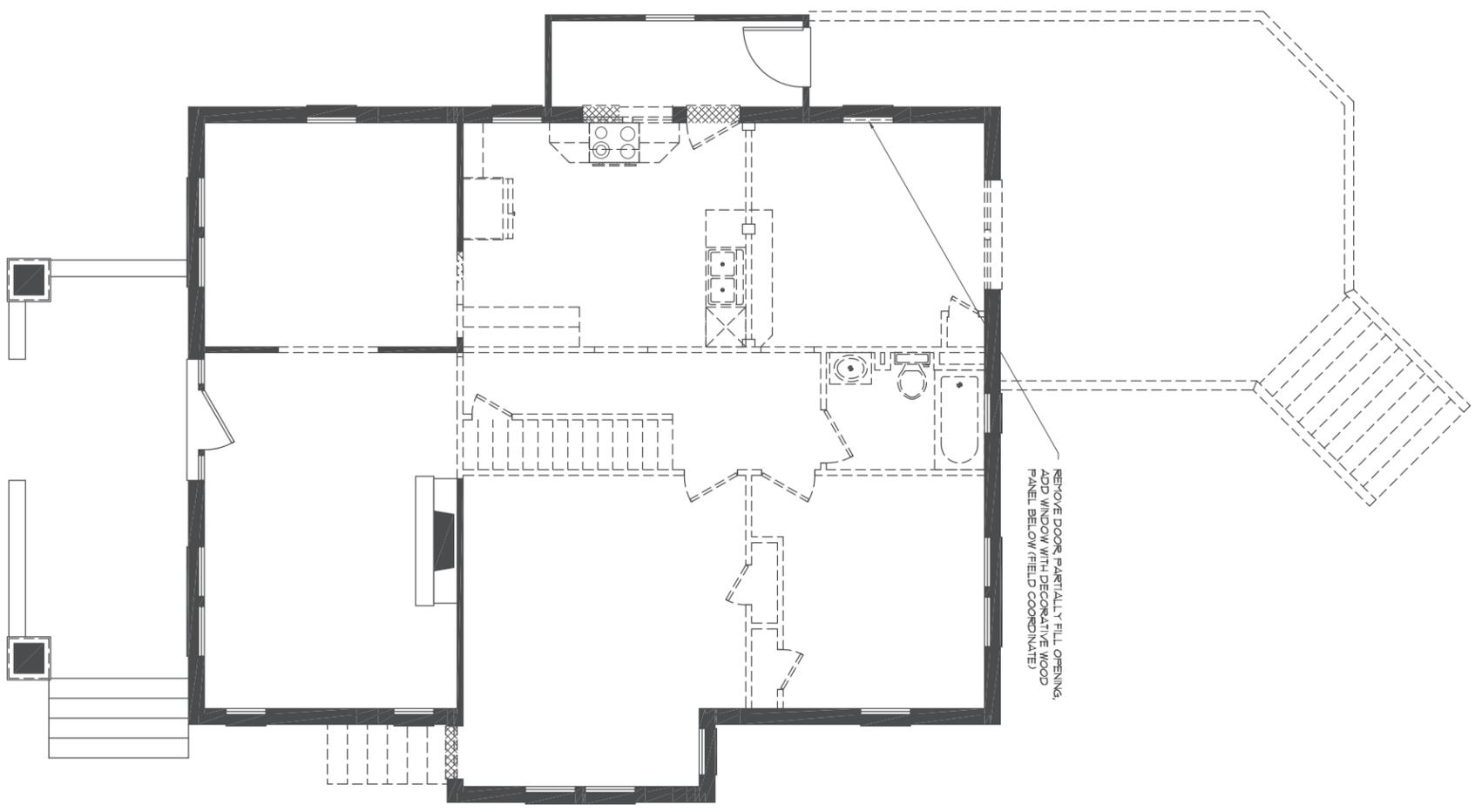
	EXISTING WALLS TO REMAIN
	WALLS TO DEMOLISH
	FILL EXISTING OPENINGS
	NEW WALLS

AREA CALCULATIONS

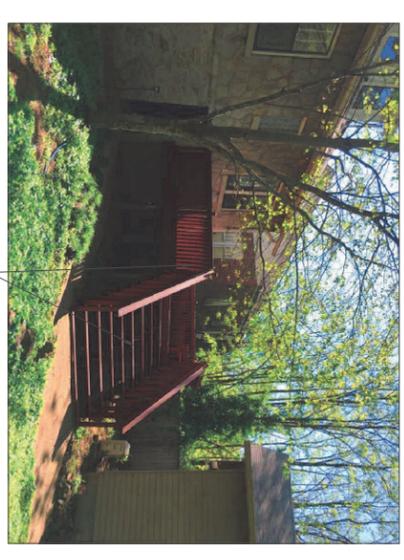
CONDITIONED AREA	4'-1,198 SF
FIRST FLOOR DEMOLISH	4'-1,286 SF
SECOND FLOOR DEMOLISH	4'-1,219 SF
FIRST FLOOR ADDITION	4'-1,219 SF
TOTAL CONDITIONED	4'-2,147 SF
NON-CONDITIONED AREA	
EXISTING FRONT PORCH	4'-1,189 SF
TOTAL UNHEATED	4'-1,189 SF
TOTAL UNDER ROOF	4'-2,656 SF

NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAIL PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
 - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
 - ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 - ALL ANGLED WALLS ARE 195° UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5'-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5'-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 - CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



02 DEMOLITION PLAN
Scale: 1/4"=1'-0"



PROPOSED RENOVATION AND ADDITION
1611 FRANKLIN AVE.
NASHVILLE, TN 37206

CHEYENNE HOME DESIGN
RENOVATION/ADDITIONS
NEW CONSTRUCTION / CABINETS
CHEYENNE@GMAIL.COM
615.250.6985
CHEYENNEDESIGNSTUDIO.COM

PROJECT #: 20021

ISSUE DATE: 05.28.20

REV	DATE	DESCRIPTION
Δ		
Δ		

MHC REVIEW SET
NOT FOR CONSTRUCTION

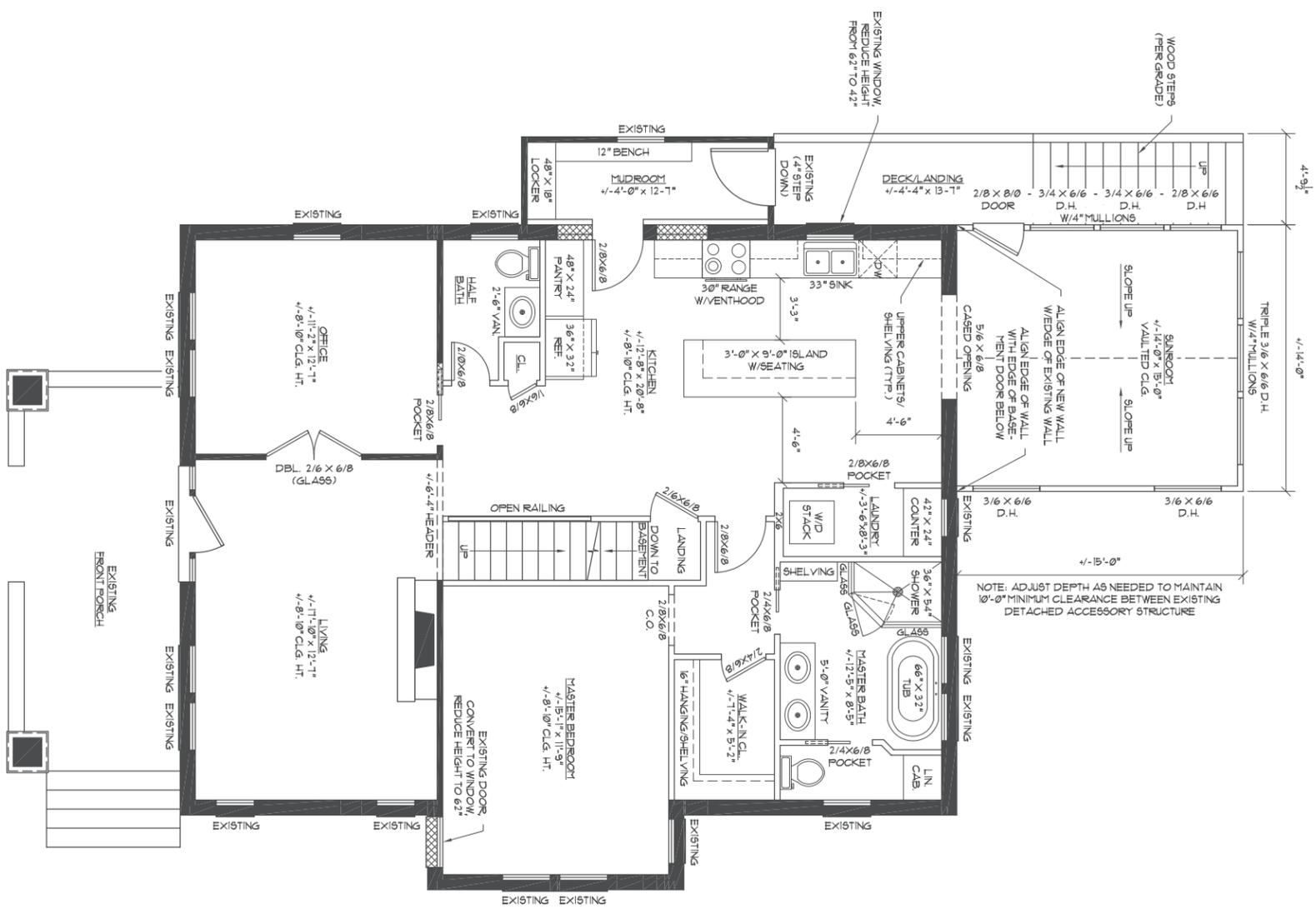
PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: AS NOTED

A100

SITE PLAN AND
DEMOLITION PLAN



01 FIRST LEVEL FLOOR PLAN

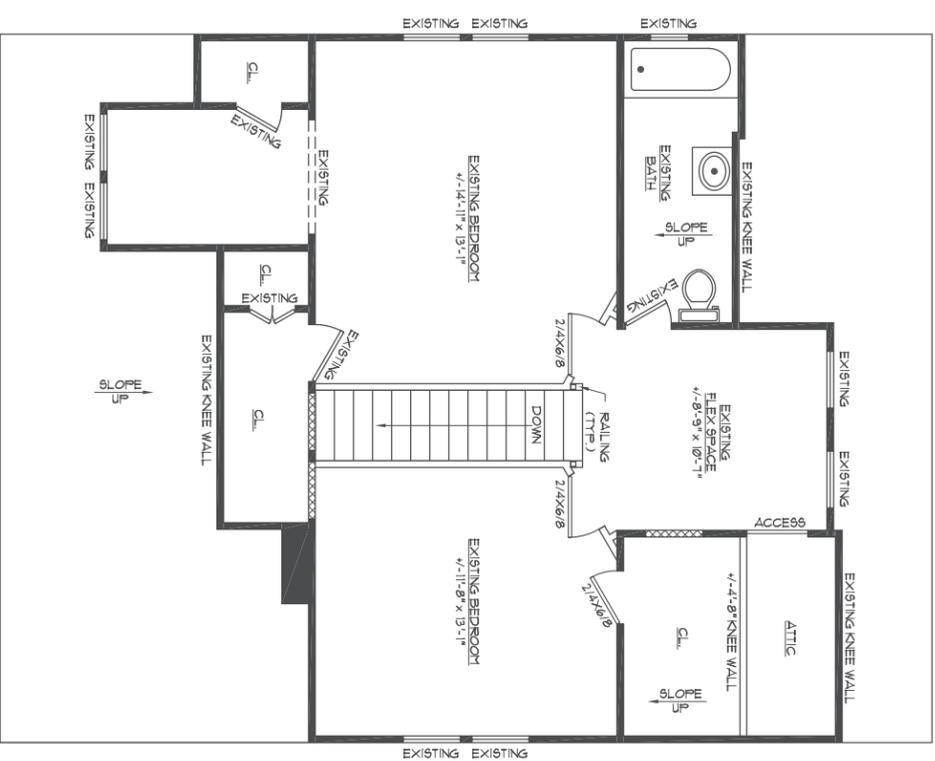
SCALE: 1/4" = 1'-0"

WALL TYPE LEGEND	
	EXISTING WALLS TO REMAIN
	WALLS TO DEMOLISH
	FILL EXISTING OPENINGS
	NEW WALLS

AREA CALCULATIONS	
CONDITIONED AREA	
FIRST FLOOR EXISTING:	4'-1,998 SF
SECOND FLOOR EXISTING:	4'-1,859 SF
FIRST FLOOR ADDITION:	4'-2,210 SF
TOTAL CONDITIONED:	4'-2,467 SF
NON-CONDITIONED AREA	
EXISTING FRONT PORCH:	4'-1,189 SF
TOTAL UNHEATED:	4'-1,189 SF
TOTAL UNDER ROOF:	4'-2,656 SF

NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

- CONSTRUCTION NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
 2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
 3. ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
 5. INTERIOR DOORS AND CASSED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 6. CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



02 SECOND LEVEL FLOOR PLAN

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

PROPOSED RENOVATION AND ADDITION
1611 FRANKLIN AVE.
NASHVILLE, TN 37206

CHEYENNE HOME DESIGN
SMITH
RENOVATIONS/ADDITIONS
NEW CONSTRUCTION / CABINETS
CHEYENNE@SMITH-CD.COM
313.800.9985
CHEYENNE@SMITH-CD.COM

PROJECT #: 20021

REV	DATE	DESCRIPTION
Δ		
Δ		

ISSUE DATE: 05.31.20
SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
PLOT TO FULL SCALE
ON 22" X 34" PAPER
PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A101

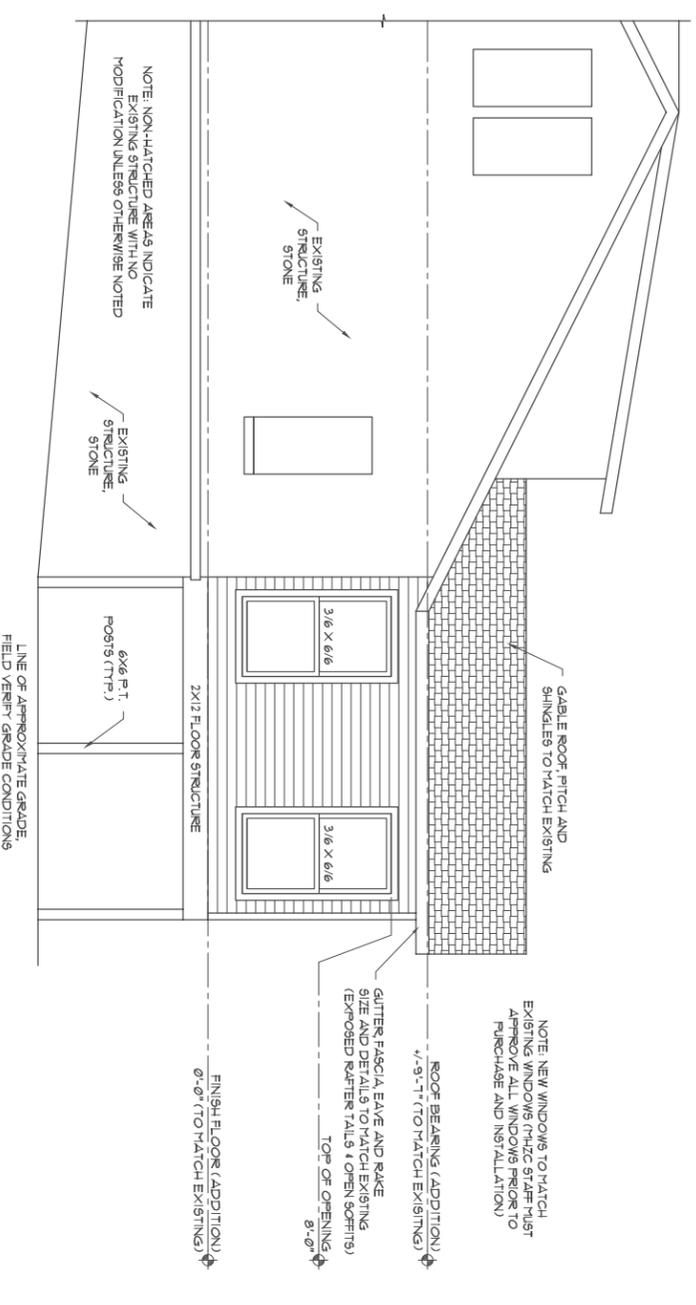
FLOOR PLANS

PROPOSED RENOVATION AND ADDITION
1611 FRANKLIN AVE.
NASHVILLE, TN 37206

REV	DATE	DESCRIPTION
Δ		
Δ		

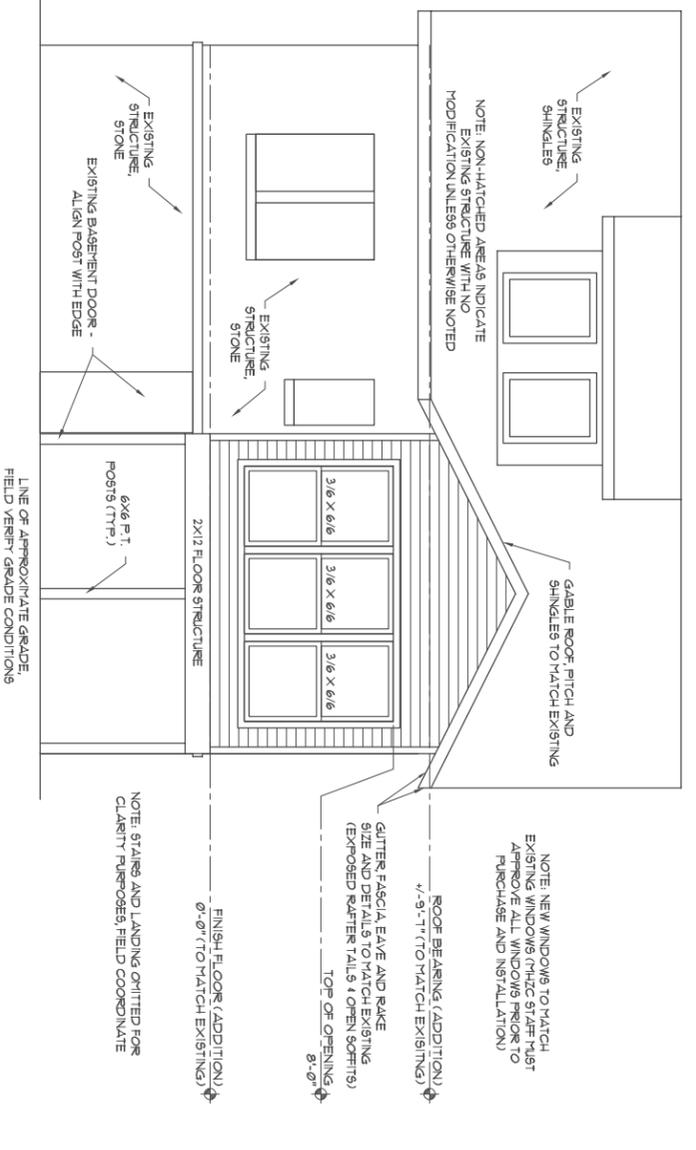
ISSUE DATE: 05.28.20
 THIS REVIEW SET NOT FOR CONSTRUCTION
 PLOT TO FULL SCALE ON 22" X 34" PAPER
 PLOT TO HALF SCALE ON 11" X 17" PAPER
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
 A102



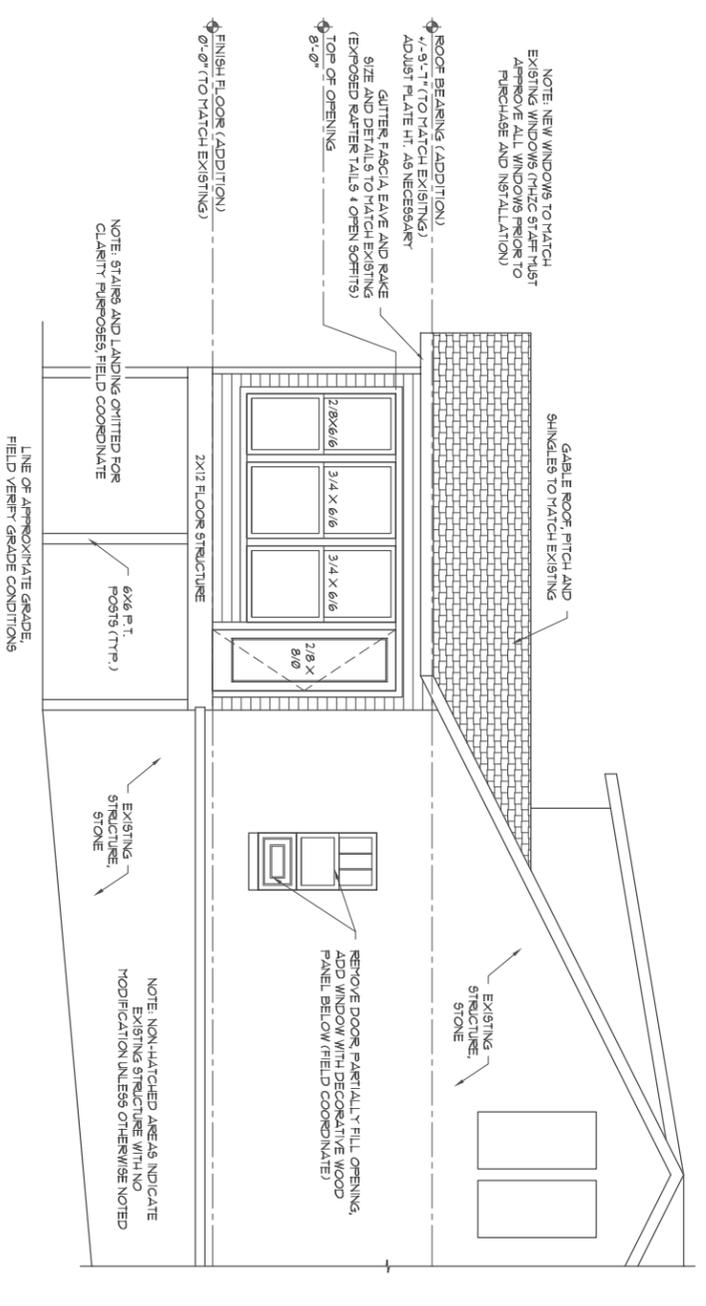
01 RIGHT ELEVATION (EAST)

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



02 REAR ELEVATION (NORTH)

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



03 LEFT ELEVATION (WEST)

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

PROPOSED RENOVATION AND ADDITION
 1611 FRANKLIN AVE.
 NASHVILLE, TN 37206

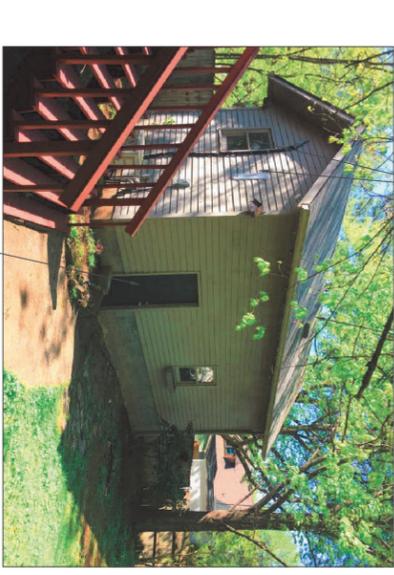
ISSUE DATE:	05.28.20	
REV	DATE	DESCRIPTION
Δ		
Δ		

THIS REVIEW SET NOT FOR CONSTRUCTION
 PLOT TO FULL SCALE ON 22" X 34" PAPER
 PLOT TO HALF SCALE ON 11" X 17" PAPER

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

B101

DADU FLOOR PLANS



ADD MATCHING SKYLIGHT TO REGAIN SYMMETRY



REMOVE WINDOW, INCREASE TO 210 X 316 CASEMENT

- WALL TYPE LEGEND**
- EXISTING WALLS TO RETAIN
 - WALLS TO DEVOLISH
 - FILL EXISTING OPENINGS
 - NEW WALLS
- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
 - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
 - ALL WALLS ARE 2x4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 - ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS AND CABED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 - CABINETS, BUILT-INS, AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

