

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**

**903 Gilmore Avenue**

**June 17, 2020**

**Application:** Converting Outbuilding to a DADU

**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay

**Council District:** 07

**Base Zoning:** R-8

**Map and Parcel Number:** 118 01 0 294.00

**Applicant:** Ginger Sands

**Project Lead:** Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)

**Description of Project:** This is an application to convert an existing outbuilding to a DADU. Although the Commission does not review use, they do review the manner of attachment of a second unit. The MHZC allows for a second unit to be detached when it meets all the requirements of a detached accessory dwelling unit (DADU). If this building is now to become a second unit, all the DADU requirements would apply.

**Recommendation Summary:** Staff recommends approval of the existing outbuilding as a detached accessory dwelling unit, finding that the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

**Attachments**

**A:** Photographs

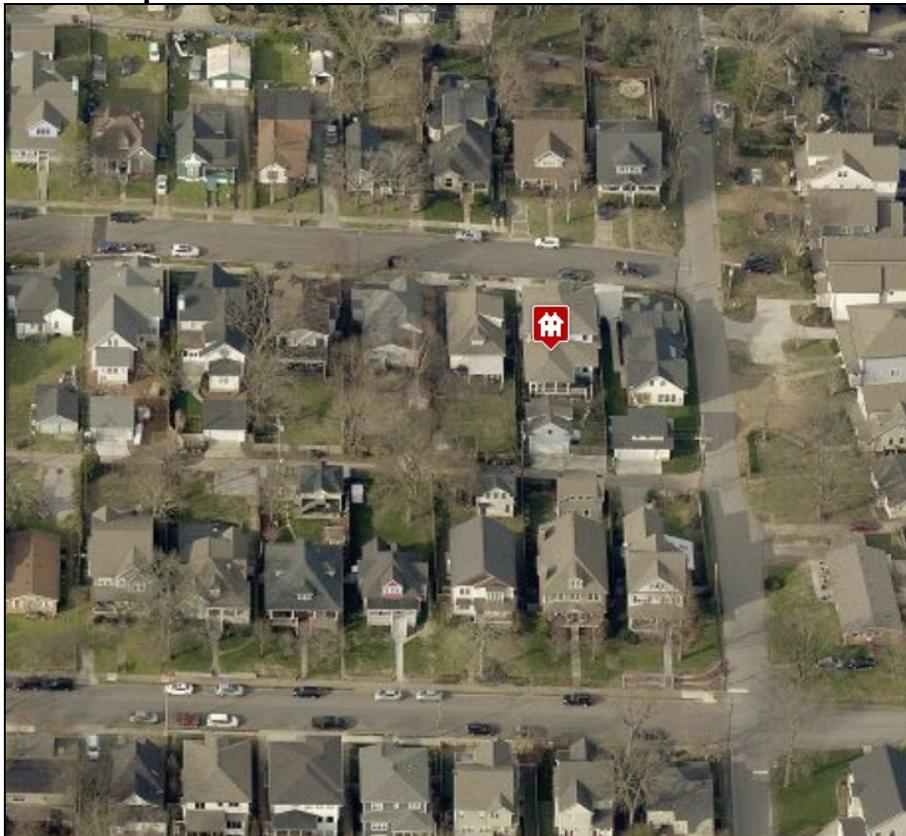
**B:** Site Plan

**C:** Elevations

**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 and outbuilding at 903 Gilmore Avenue were constructed in 2016, prior to the establishment of the Waverly-Belmont NCZO. The owner is proposing to convert the outbuilding to a DADU.

Figure 1: 903 Gilmore Avenue

**Analysis and Findings:**



Although the Commission does not review use, they do review the manner of attachment of second units. The MHZC allows for a second unit to be detached when it meets the requirements of a detached accessory dwelling unit (DADU). If this building is now to become a second unit, all the DADU requirements would apply. Follows is an analysis of the existing building with the design requirements in the DADU ordinance and design guidelines.

Figure 2: Outbuilding from the alley

Height & Scale

The lot is less than 10,000 square feet, at about eight thousand, one hundred-sixty square feet (8,160sqft). The existing building is well under the allowed maximum and therefore meets the requirements for square footage.

Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Outbuilding
Maximum Square Footage	~1,425sqft	750 sq. ft. (including porches)	~572sqft

The ridge height is about twenty-two feet, six inches (22'6") tall, and the eaves are about fourteen feet (14') tall. These heights meet the requirements for an outbuilding with a two-story primary structure.

The project meets section III.H.1 and 3 of the design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	gable	X
Primary roof slope	4/12	X

The two side elevations of the outbuilding feature wall dormers, which are typically not allowed by the guidelines. The guidelines state that dormers should be in-set two feet (2') from the wall below. Staff finds that in this case, because the footprint of the outbuilding is significantly smaller than required and because the outbuilding is located behind a two-story tall house, which would allow a seventeen foot (17') high eave, but only has a fourteen foot (14') eave, the wall dormers could be appropriate in this case. The height of the dormer's eave itself is just over seventeen feet (17').



**Figure 3: side elevation of outbuilding, note wall dormer**

Since the form of the building and roof slopes are similar to historic outbuildings, the project meets Section III.H.3 of the guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>
Foundation	Split face CMU	Natural color	X
Cladding	Cement-fiber	Smooth with 5” reveal	X
Roofing	Asphalt shingle	Match house	X
Trim	Cement fiber	smooth	X
Windows	Wood clad or fiberglass	typical	X
Doors	Wood	typical	X
Garage door	fiberglass	typical	X

Staff finds that materials meet Section III.H.4 and 5.

Site Planning & Setbacks:

Outbuilding description:	Proposed	Minimum Rear/Alley Setback	Minimum Side Setback for interior lot lines	Distance Between Principal Building and Outbuilding
Footprint less than 700 sq. ft., Garage doors face alley		3’	3’	20’
Proposed	572sqft	10’	5’/31’5”	27’5”

The project meets section III.H.6 of the design guidelines and 17.16.30 of the ordinance.

General requirements for DADUs:

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	<b>YES</b>	<b>NO</b>
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	

The project meets section III.H.7 of the design guidelines and sections 17.16.30 of the ordinance.

General Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

\*Although the dormers are not inset two feet (2'), staff finds that they could be appropriate in this instance, because the footprint of the outbuilding is small, and because the primary structure is two-stories tall. The project meets section III.H.7 of the design guidelines and sections 17.16.30 of the ordinance.

**Recommendation Summary:** Staff recommends approval of converting the existing outbuilding to a detached accessory dwelling unit, finding that the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

# A NEW RESIDENCE FOR

# PROVINCE BUILDERS

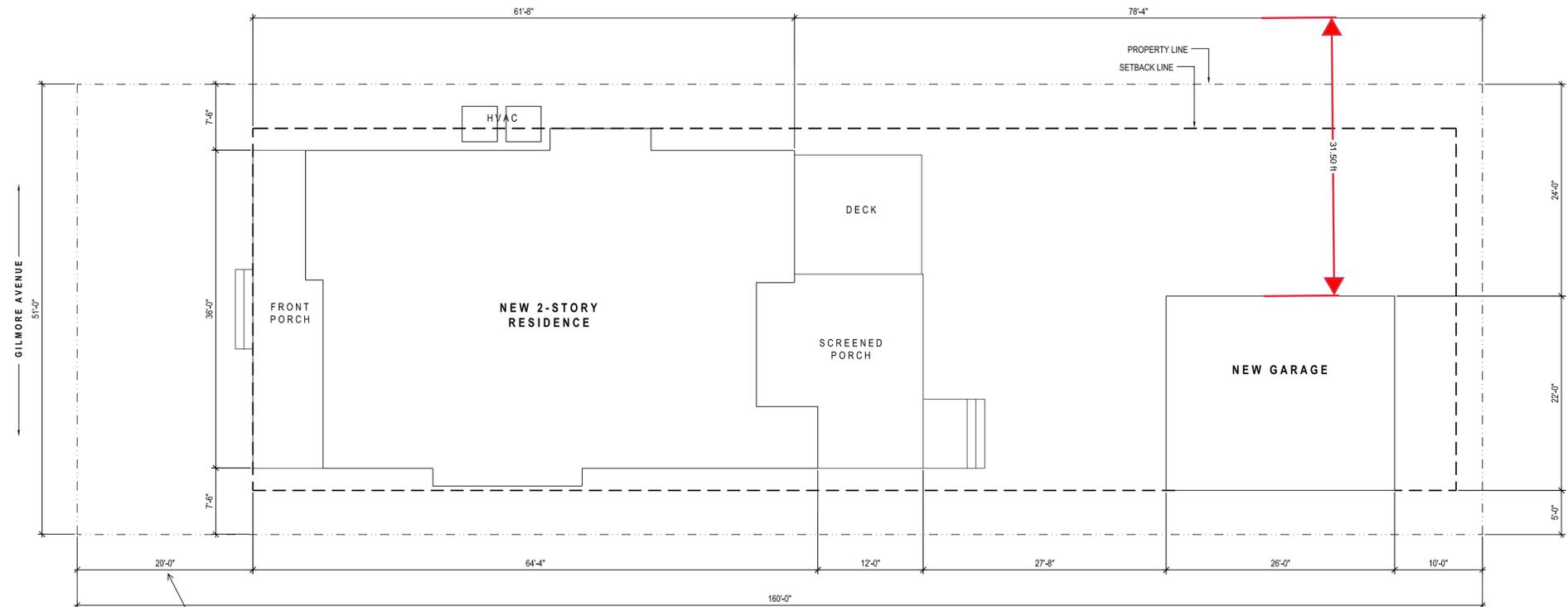
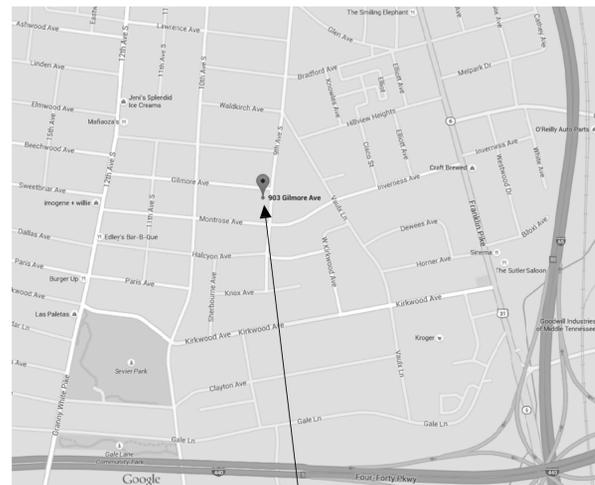
## 903 GILMORE AVENUE

## NASHVILLE, TENNESSEE 37204

DAVID HEFLEY  
ARCHITECT

### SHEET INDEX

A0.0	COVER / SITE PLAN
A0.1	PROJECT INFORMATION
A1.0	FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
	LIGHTING PLAN
	WINDOW SCHEDULE
	DOOR AND WINDOW NOTES
A2.1	NORTH EXTERIOR ELEVATION
	WEST EXTERIOR ELEVATION
A2.2	SOUTH EXTERIOR ELEVATION
	EAST EXTERIOR ELEVATION
A3.1	TYPICAL FOOTING DETAIL
	GARAGE PLANS



NOTE:  
REFER TO SITE SURVEY TO CONFIRM PRECISE LOCATION OF FRONT SETBACK.  
FRONT SETBACK EQUALS AVERAGE OF FOUR ADJACENT PROPERTIES.



DAVID HEFLEY  
ARCHITECT

4303 MURPHY ROAD NASHVILLE, TENNESSEE 37209 615 415 7890 WWW.DAVIDHEFLEY.COM

A NEW RESIDENCE FOR

PROVINCE  
BUILDERS

903 GILMORE AVENUE  
NASHVILLE, TENNESSEE 37204

BUILDER SET

COVER  
SITE PLAN

A0.0

PROJECT # 15-29  
30 JULY 2015

