

MEGAN BARRY
MAYOR

1821
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



METRO HISTORIC ZONING COMMISSION (MHZC)
RECORD OF DECISION

July 20, 2016

Midtown Precinct, 1443 12th Avenue South

2:00 p.m.

I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES

a. June 15, 2016

DECISION: APPROVED AS PRESENTED

III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTION

b. None

IV. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

A. 1821 FIFTH AVENUE NORTH

Application: New construction—detached accessory dwelling unit
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

B. 4028 ABERDEEN ROAD

Application: New construction—addition
Council District: 24
Overlay: Cherokee Park Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

C. 1610 CEDAR LANE

Application: New construction—outbuilding; Setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

D. 2617 ESSEX PLACE

Application: New construction—addition and outbuilding; Setback determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

E. 1027 MANSFIELD STREET

Application: New construction—addition; Setback determination
Council District: 05
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

F. 1504 ORDWAY PLACE

Application: New construction—addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

G. 2125 BELMONT BOULEVARD

Application: New construction - addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

H. 2213 BELMONT BOULEVARD

Application: New construction - Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

I. 1403 ELMWOOD AVENUE

Application: New construction – detached accessory dwelling unit
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

J. 1405 ELMWOOD AVENUE

Application: New construction – detached accessory dwelling unit
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

K. 1210 ORDWAY PLACE

Application: New construction – Detached Accessory Dwelling Unit
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman

L. 1702 ASHWOOD AVENUE

Application: New construction – outbuilding; Setback determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

M. 608 RUSSELL STREET

Application: New construction – outbuilding; Setback determination

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Melissa Sajid

N. 311 WEST END PLACE

Application: New construction – outbuilding; Setback determination

Council District: 24

Overlay: Richland West End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

O. 122 SOUTH TWELFTH STREET

Application: New construction – addition and outbuilding; Setback determination

Council District: 06

Overlay: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

P. 2008 BENJAMIN STREET

Application: New construction – detached accessory dwelling unit

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

Q. 714 RUSSELL STREET

Application: New construction – additions; detached accessory dwelling unit

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Sean Alexander

R. 1324 STRATFORD AVENUE

Application: New construction – Outbuilding; Setback Determination

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

S. 2119 WESTWOOD AVENUE

Application: New construction – addition and outbuilding; Setback determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander

T. 3725 CENTRAL AVENUE

Application: New construction - addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

U. 1322 SIXTH AVENUE NORTH

Application: New construction-appurtenances (alter
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Sean Alexander

DECISION: ALL PROJECTS APPROVED WITH APPLICABLE CONDITIONS NOTED IN THE STAFF RECOMMENDATION WITH THE EXCEPTION OF 1610 CEDAR LANE AND 311 WEST END PLACE WHICH WERE MOVED TO “MHZC ACTIONS.”

V. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous MHZC meeting at the request of the applicant.

None

VI. MHZC ACTIONS

N. 311 WEST END PLACE

Application: New construction – outbuilding; Setback determination
Council District: 24
Overlay: Richland West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid

DECISION: APPROVED WITH CONDITIONS

c. 1610 CEDAR LANE

Application: New construction—outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: APPROVED WITH CONDITIONS

V. 400 BROADWAY

Application: Alterations; New construction—addition
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: APPROVED WITH CONDITIONS

W. 1825 FOURTH AVENUE NORTH

Application: New construction—addition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: DISAPPROVED

X. 3609 KATHERINE STREET

Application: New construction—infill
Council District: 07
Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: APPROVED WITH CONDITIONS

Y. 1415 MCKENNIE AVENUE

Application: Demolition; New construction – outbuilding; Setback determination
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid

DECISION: APPROVED WITH CONDITIONS

Z. 916 MONTROSE PLACE

Application: New construction - infill
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

DECISION: APPROVED WITH CONDITIONS

AA. 2803 OAKLAND AVENUE

Application: New construction – detached accessory dwelling unit; Setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander

DECISION: APPROVED WITH CONDITIONS

BB. 710 SHELBY AVENUE

Application: New construction - infill
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Sean Alexander

DECISION: APPROVED WITH CONDITIONS

CC. 1404 LILLIAN STREET

Application: Demolition, New construction - infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

DECISION: APPROVED WITH CONDITIONS

DD. 1003 BATE AVENUE

Application: New construction – infill and outbuilding

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid

DECISION: APPROVED WITH CONDITIONS

V. PRELIMINARY SP REVIEW

None

VI. ADMINISTRATIVE ACTIONS

EE. ELECTION OF OFFICERS

DECISION: BRIAN TIBBS APPROVED AS CHAIR AND ROSE CANTRELL APPROVED AS VICE-CHAIR, EACH TO SERVE TWO-YEAR TERMS AS OFFICERS

FF. ADOPTION OF REVISED RULES OF ORDER AND PROCEDURE

DECISION: APPROVED AS PRESENTED

VII. OTHER BUSINESS

GG. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH

(No action requested.)

HH. ANNUAL REPORT

(No action requested.)