



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION

**Inglewood Place-Jackson Park Neighborhood Conservation Zoning Overlay
(Amended to be the Jackson Place Neighborhood Conservation Zoning Overlay)
January 20, 2016**

Application: Inglewood Place-Jackson Park Neighborhood Conservation Zoning Overlay

Map and Parcel Numbers: multiple

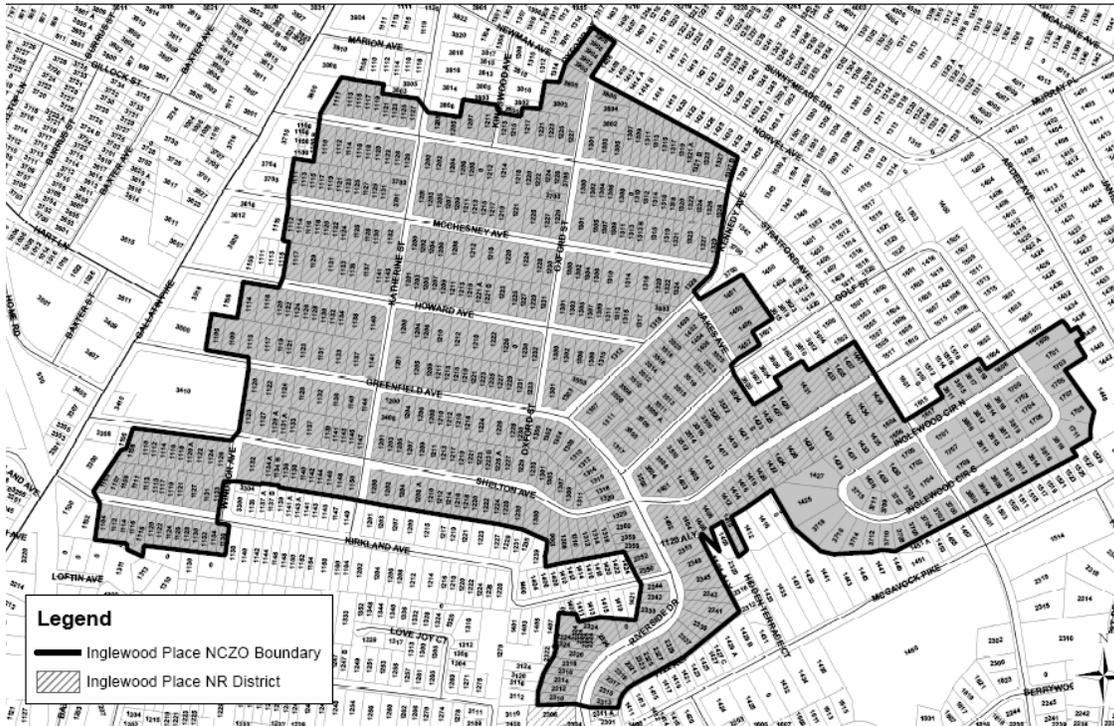
Council Districts: 7

Applicant: Council Member Anthony Davis

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

<p>Description of Project: Councilmember Anthony Davis requested a Neighborhood Conservation Zoning Overlay for the Inglewood Place-Jackson Park neighborhood. In January 2016, the proposal was amended for a smaller area that includes the Inglewood Place National Register of Historic Places district.</p>	<p>Attachments A: Overlay Boundaries B. Draft Design Guidelines</p>
<p>Recommendation Summary: Staff recommends adoption of the proposed design guidelines finding it to meet the Secretary of Interior's Standards for Rehabilitation, as required by local and state law.</p>	

Proposed boundaries of Inglewood Place Neighborhood Conservation Zoning Overlay



Applicable Ordinance:

Article IX. Historic Zoning Commission

17.40.410 Powers and Duties. Establishment of Design Review Guidelines. The historic zoning commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

Background:

The proposed overlay initially included two National Register of Historic Places districts that are currently under consideration. They have passed the Tennessee Historical Commission review and have been forwarded to the National Park Service for final review. In January the Councilman revised the boundaries to only include the Jackson Park neighborhood for the proposed overlay.

The neighborhood has been in discussion about the overlay since at least since 2008. The most recent public informational meeting was hosted by Councilman Davis and the neighborhood association on September 9, 2015 at the Litton Alumni Center on Gallatin Road. Earlier informational meetings took place on May 7, 2015 and November 22, 2010, also at the Litton Alumni Center on Gallatin Road. Another public informational meeting is planned for January 26, 2016, 6:30pm at Litton Alumni Center on Gallatin Road. The Planning Commission's public hearing is scheduled for January 28, 2016 and Metro Council's on February 2, 2016.

A draft of the design guidelines has been available on the MHZC for several months. The most recent draft, that is for Inglewood Place only with the revised Inglewood Place boundaries, was posted online on January 12, 2016. The major changes were introductory items: name of the district, photographs, short history and boundary map. Since the lots and the architectural styles are more uniform within the Inglewood Place district, than the originally proposed district, there were also minor changes made to window proportions and locations of outbuildings that are more in keeping with all of the other existing neighborhood conservation zoning overlays.

Analysis and Findings:

The guidelines were written following the general format of previous neighborhood conservation design guidelines and based on the National Park Service's Secretary of Interior's Standards (Historic Preservation Act), as required by local and state law. It also includes specific guidance based on an architectural resource surveys conducted by History Inc., an independent consultant, for the National Register of Historic Places nominations. The guidelines include the Secretary of Interior Standards for Rehab.

Recommendation

Staff recommends adoption of the proposed design guidelines finding it to meet the Secretary of Interior's Standards for Rehabilitation, as required by local and state law.