

DAVID BRILEY
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
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STAFF RECOMMENDATION

**900, 901, 902, 903, 908 Meridian Street, 206 Vaughn Street, 219 Cleveland Street
July 17, 2019**

Application: Planning Commission Recommendation for revision to an SP that includes a Historic Landmark and a National Register eligible property

Map and Parcel Numbers: 08203023100, 08203022900, 08203022800, 08203022700, 08203021800

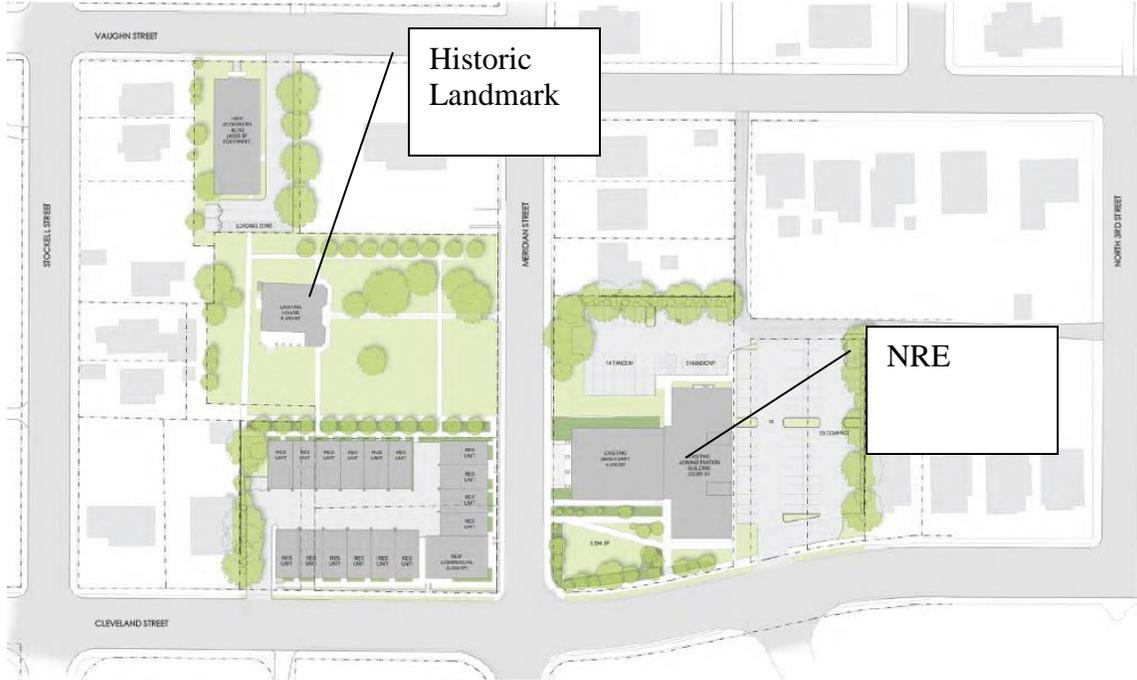
Council Districts: 05

Applicant: Shawn Henry, legal representative

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

<p>Description of Project: Request to revise the number of restaurants allowed within an SP (2016SP-024-003), specifically 901 Meridian Street, previously approved by the Planning Commission and Metro Council.</p> <p>Recommendation: Staff recommends a comment of “no exception taken” since there are no exterior alterations to be reviewed and further recommends that the applicant return to the MHZC if there are any planned exterior alterations in the future.</p>	<p>Attachments A: SP Proposal</p>
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Vicinity Maps



Aerials



Applicable Ordinance/Design Guidelines:

17.40.106 - Development plan.

C. Metropolitan Development and Housing Agency (MDHA) and/or Metro Historic Zoning Commission Action. Any existing or proposed SP district located in whole or in part within a redevelopment district or a historic overlay district shall first be referred to and reviewed by MDHA and/or the Metropolitan Historic Zoning Commission for conformance with the relevant plan or guidelines. Any existing or proposed property for SP district which is, in whole or in part, listed on the National Register of Historic Places, identified as eligible for the National Register of Historic Places, or identified as worthy of conservation shall first be referred to and reviewed by the Metropolitan Historic Zoning Commission staff to determine the effects of the proposed SP district on the historic properties. Each agency shall provide a written recommendation to the planning commission on any aspects of the proposed SP district that would be in conflict with the adopted requirements, guidelines, or standards. Adoption of a SP district shall not relieve any property owner from full compliance with the adopted regulations and guidelines of the applicable redevelopment or historic overlay guidelines. Within a SP district, all development shall be consistent with the requirements of the SP district as well as any adopted redevelopment or historical overlay district, whichever is more restrictive.

Background:

In 2016 the MHZC recommended approval of an SP request that includes a historic landmark and a National Register eligible property. Hastings Architecture proposed the SP zoning (2016SP-024-001) for properties located on Meridian, Vaughn and Cleveland Streets. The current request is to revise the number of restaurants that can be in the National Register eligible property, the former Ray of Hope Community Church building.



901 Meridian, the Ray of Hope Community Church, was formerly the Meridian Street Methodist Church. The rear part of the building was completed in 1925, while the front part, now the current sanctuary, was completed in 1936. In 1994 the building became home to the Nashville Center for Black Family Life, and in 2001, the address started being listed as Ray of Hope Community

Church in the city directories. The foundation is made of smooth cut stone blocks. The exterior walls are red brick with stone accents. The windows are a combination of colored glass, frosted glass and clear glass. There are large arched windows in the sanctuary. The site is part of the Historic Nashville, Inc. Sacred Sites Survey Project. (Information provided by the Nashville Public Library.)

Analysis and Findings:

The Code requires that the MHZC provide a written recommendation to the planning commission on any aspects of the proposed SP district that would be in conflict with the adopted requirements, guidelines, or standards. The MHZC reviews design but not use. In this case there are no exterior alterations planned with this SP revision; therefore, there is nothing for the Commission to apply the Historic Landmark Design Guidelines. Staff recommends a comment of “no exception taken.”

Recommendation:

Staff recommends a comment of “no exception taken” since there are no exterior alterations to be reviewed and further recommends that the applicant return to the MHZC if there are any planned exterior alterations in the future.