



METRO HISTORIC ZONING COMMISSION (MHZC)

FINAL AGENDA

October 15, 2025
2:00 pm Regular Meeting

700 President Ronald Reagan Way
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

HISTORIC ZONING COMMISSION

The Metropolitan Historic Zoning Commission is an architectural review board which reviews applications for work on properties that are within a Historic Overlay. Its nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from historic zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect(s), and other citizens of Davidson County.

COMMISSIONERS & STAFF

Cyril Stewart, Chair
Beth Cashion, Vice-Chair

Chris Cotton
Kaitlyn Jones
Elizabeth Mayhall
Ben Mosley

David Price
Matthew C. Smith
Dr. Learotha Williams

Lucy Alden Kempf
Executive Director, Metro Planning Department

Metro Planning Department of Nashville and Davidson County
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300
615-880-4900, HistoricZoning@nashville.gov

Notice to Public

Please remember to turn off your cell phones.

Historic Zoning Commission's nine members are appointed by the Metropolitan Council. The Commission meets on the third Wednesday of each month at 2:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. Special meetings, cancellations, and location changes are advertised on the Historic Zoning Commission's [website](#).

The Historic Zoning Commission makes the final decision Preservation Permit and Historic Tax Exemption applications and makes recommendations to Council on the designation of historic overlays.

Agendas and staff reports are [posted online](#) on the Friday before each meeting. They can also be viewed in person from 7:30 am - 4 pm at the Planning Department office in the Metro Office Building at 800 President Ronald Reagan Way.

[Subscribe to the agenda mailing list](#).

Planning Commission meetings are shown live on the [Metro Nashville Network](#), Comcast channel 3, streamed online live, and posted on [YouTube](#).

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 10am on Tuesday prior to the meeting day. Written comments can also be brought to the Historic Zoning Commission meeting and distributed during the public hearing. Please provide 12 copies of any correspondence brought to the meeting. Mailing Address: Metro Planning Department, 800 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300 Fax: (615) 862-7130 E-mail: HistoricZoning@nashville.gov

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's Rules and Procedures.

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Historic Zoning Commission, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Historic Zoning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities.

Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.semrick@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640. If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation here or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF SEPTEMBER 17, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL/ WITHDRAWAL:

17. 117 2nd Ave N

F: CONSENT ITEMS

Tentative Consent Item: Consent agenda items will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Historic Zoning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will remain on the 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.

G: ITEMS TO BE CONSIDERED

1. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH (see list in [monthly meeting packet](#))

On Consent: Tentative
Public Hearing: Closed

2. 832 – 836 SEYMOUR AVE

Application: New Construction—Infill (Preliminary SP Amendment)
Council District: 05
Overlay: Greenwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025082491
Staff Recommendation: Approve with Conditions

On Consent: No
Public Hearing: Open

3. 901 N 16TH ST

Application: New Construction—Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025073949
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

4. 1500 BOSCOBEL ST

Application: Demolition—Economic Hardship
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025082189
Staff Recommendation: Approve

On Consent: Tentative
Public Hearing: Closed

5. 191 MANCHESTER AVE

Application: Violation; New Construction—Addition
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025082443
Staff Recommendation: Approve

On Consent: Tentative
Public Hearing: Closed

6. 1610 FRANKLIN AVE

Application: New Construction—Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025082768
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

7. 1915 FATHERLAND ST

Application: New Construction—Addition & Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025082771; T2025082776
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

8. 112 S 13TH ST

Application: New Construction—Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025082568
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

9. 1216 HOLLY ST

Application: New Construction—Infill
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation
Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025082778
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

10. 919 LAWRENCE AVE

Application: New Construction—Addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning
Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025065737
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

11. 1722 15TH AVE S

Application: New Construction—Addition
Council District: 17
Overlay: Edgehill Neighborhood Conservation Zoning Overlay
Project Lead: Grace Branlund Grace.Branlund@nashville.gov
PermitID#:T2025082604
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

12. 940 S DOUGLAS AVE

Application: New Construction—Infill
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning
Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#:T2025082539
Staff Recommendation: Approve with Conditions

On Consent: No
Public Hearing: Open

13. 341 CHESTERFIELD AVE

Application: New Construction—Addition; Setback determination
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning
Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025082509
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

14. 2113 11TH AVE S

Application: New Construction—Infill
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Grace Branlund Grace.Branlund@nashville.gov
PermitID#:T2025082548
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

15. 1100 LAWRENCE AVE

Application: New Construction—Infill
Council District: 18
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025082555
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

16. 1403 PARIS AVE

Application: New Construction—Addition; Relocation
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#:T2025082479
Staff Recommendation: Approve with Conditions

On Consent: No
Public Hearing: Open

17. 117 2ND AVE N

Application: New Construction—Addition; Partial Demolition
Council District: 19
Overlay: Second Avenue Historic Preservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#:T2025082179
Staff Recommendation: Approve with Conditions

Deferred: Applicant Deferral
Public Hearing: Closed

18. 1314 6TH AVE N

Application: New Construction—Outbuilding
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Grace Branlund Grace.Branlund@nashville.gov
PermitID#:T2025082815
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

19. 127 BLACKBURN AVE

Application: New Construction—Outbuilding; Setback
Determination
Council District: 23
Overlay: Belle Meade Links Triangle Neighborhood Conservation
Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025082758
Staff Recommendation: Approve with Conditions

On Consent: Tentative
Public Hearing: Closed

20. 4811 ELKINS AVE

Application: Demolition—Economic Hardship
Council District: 24
Overlay: Park & Elkins Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#:T2025082781
Staff Recommendation: Disapprove

On Consent: No
Public Hearing: Open

H: OTHER BUSINESS

21. Metro Historical Commission Report

22. Planning Commission Report

I. HZ CALENDAR OF UPCOMING EVENTS

November 19, 2025: MHZC Commission Meeting
December 17, 2025: MHZC Commission Meeting
January 21, 2026: MHZC Commission Meeting

J: ADJOURNMENT