NASHVILLE PLANNING

METRO HISTORIC ZONING COMMISSION (MHZC)
FINAL AGENDA

October 21, 2026
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 196360 Nashville, TN 37219-6360
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 16, 2026 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E. PUBLIC COMMENT FOR ITEMS NOT ON PUBLIC HEARING

NOTICE TO THE PUBLIC: Pursuant to Section 8-44-112 of Tennessee Code Annotated, the Historic Zoning Commission reserves time for public comment at the beginning of each meeting where there are actionable items on the agenda.

1. The public comment period is limited to 20 minutes total and each speaker is allowed up to two minutes to speak.
2. The public comment period is limited to items on the agenda for which a public hearing will not be held. (If someone wishes to comment on a consent agenda item, there should be a request to remove that item from consent and a public hearing will be held on that item.)
3. The Commission will take all practicable steps to ensure that opposing viewpoints are given time during the public comment period.

F. ITEMS FOR DEFERRAL/ WITHDRAWAL:

G: 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.

H: ITEMS TO BE CONSIDERED

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

2. **614 RUSSELL ST** Status: Action

Application: New Construction – Addition & Alterations
Council District: 06
Overlay: Edgefield Historic Preservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2026083310
Staff Recommendation: Approve with conditions

3. 3721 MEADOWBROOK AVE Status: Action

Application: New Construction – Addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov
PermitID#: T2026082581
Staff Recommendation: Disapprove

4. 762 ROYCROFT PL Status: Action

Application: New Construction – Outbuilding
Council District: 17
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2026080142
Staff Recommendation: Disapprove

5. 3507 CENTRAL AVE Status: Tentative Consent

Application: New Construction – Addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2026072274
Staff Recommendation: Approve with conditions

6. 1006 ACKLEN AVE Status: Tentative Consent

Application: Economic Hardship
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2026077994
Staff Recommendation: Approve

7. 3814 RICHLAND AVE Status: Tentative Consent

Application: New Construction – Addition
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Joseph Rose Joseph.Rose@nashville.gov
PermitID#: T2026083033
Staff Recommendation: Approve with conditions

8. 612 MCFERRIN AVE Status: Tentative Consent

Application: New Construction – Addition
Council District: 05
Overlay: Maxwell Heights Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov
PermitID#: T2026082780
Staff Recommendation: Approve with conditions

9. 1210 BOSCOBEL ST Status: Tentative Consent

Application: New Construction – Addition and Outbuilding
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026079396 & T2026079401
Staff Recommendation: Approve with conditions

10. 1718 4th AVE N Status: Tentative Consent

Application: New Construction – Infill and Outbuilding
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026070502 & T2026083200
Staff Recommendation: Approve with conditions

11. 1607 BENJAMIN ST Status: Tentative Consent

Application: New Construction – Infill and Outbuilding
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026043202 & T2026083213
Staff Recommendation: Approve with conditions

12. 1713 PRIMROSE AVE Status: Tentative Consent

Application: New Construction – Outbuilding
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026082769
Staff Recommendation: Approve with conditions

13. 2115 18th AVE S Status: Tentative Consent

Application: New Construction – Addition
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Jenny Warren Jenny.Warren@nashville.gov
PermitID#: T2026083001
Staff Recommendation: Approve with conditions

I: OTHER BUSINESS

14. Metro Historical Commission Report

15. Planning Commission Report

16. DTC Report

17. CLG Update

18. Nominate Commissioner for HZA Interview Panel

J. HZ CALENDAR OF UPCOMING EVENTS

November 18, 2026: MHZC Commission Work Session
November 18, 2026: MHZC Commission Meeting
December 16, 2026: MHZC Commission Meeting
January 20, 2027: MHZC Commission Meeting

K: ADJOURNMENT