

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**METRO HISTORIC ZONING COMMISSION (MHZC)  
RECORD OF DECISION  
MARCH 17, 2021, 2PM**

**I. EXECUTIVE SESSION  
1501 FATHERLAND**

**DECISION: INFORMATIONAL ONLY. NO DECISIONS MADE**

**II. ADOPTION OF MINUTES**

**a. FEBRUARY 17, 2020**

**DECISION: APPROVED**

**II. CONSENT AGENDA**

**b. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH**

**c. 1104 PETWAY AVE**

Application: New Construction—Addition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.warren@nashville.gov](mailto:Jenny.warren@nashville.gov)  
PermitID#: T2021011981

**d. 1821 4TH AVE N**

Application: New Construction—Addition and Outbuildings  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021011993, T2021012247 and T2021012254

**e. 1712 BLAIR BLVD**

Application: New Construction—Outbuilding  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid  
PermitID#: T2021012172

**f. 907 WALDKIRCH AVE**

Application: New Construction—Addition; Partial Demolition  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2021012192

**g. 1913 19TH AVE S**

Application: New Construction - Addition  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2021012230

**h. 1017 N 16TH ST**

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)  
PermitID#: T2021012234

**i. 1411 N 14TH ST**

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012251

**j. 2218 GRANTLAND AVE**

Application: New Construction—Addition  
Council District: 17  
Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012252

**k. 1804 5TH AVE N**

Application: New Construction—Addition  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012256

**l. 1051 PETWAY AVE**

Application: New Construction—Addition  
Council District: 05  
Overlay: Greenwood Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021012269

**m. 1406 EASTLAND AVE**

Application: New Construction—Addition and DADU  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)  
PermitID#: T2021012298 and T2021012299

**n. 2529 FAIRFAX AVE**

Application: New Construction—Addition  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012301

**DECISION: ALL APPROVED WITH THEIR APPLICABLE CONDITIONS WITH THE EXCEPTION OF 1017 N 16<sup>TH</sup>, WHICH WAS DEFERRED AT THE REQUEST OF THE APPLICANT**

**III. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS**

**o. CONSOLIDATION OF NEIGHBORHOOD CONSERVATION ZONING OVERLAY**

(Public hearing to take place on March 17<sup>th</sup> with vote on April 21, 2021)

**DECISION: PUBLIC HEARING ONLY. DECISION EXPECTED APRIL 21, 2021**

**IV. PRELIMINARY & FINAL SP REVIEW**

**p. 945 S DOUGLAS UNIT #17**

Application: New Construction – Infill  
Council District: 07  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)  
PermitID#: T2021012245

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**q. 1801-1803 5TH AVE N**

Application: New Construction—Infill  
Council District: 19  
Overlay: Salemtown Neighborhood Conservation Zoning Overlay  
Project Lead: Sean Alexander [Sean.Alexander@nashville.gov](mailto:Sean.Alexander@nashville.gov)  
PermitID#: T2021012255

**DECISION: APPROVED WITH CONDITIONS**

**V. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS/ SHOW CAUSE**

**r. 3707 RICHLAND AVE**

Application: Demolition; Show Cause  
Council District: 24  
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021010977

**DECISION: DEMOLITION DISAPPROVED, PERMIT RESCINDED, RECONSTRUCTION APPROVED**

**s. 1512 DALLAS AVE**

Application: Demolition; Show Cause  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2021036693

**DECISION: DEMOLITION DISAPPROVED, PERMIT RESCINDED, RECONSTRUCTION APPROVED**

**t. 201 2<sup>ND</sup> AVE N**

Application: New construction—Rooftop Addition  
Council District: 19  
Overlay: Second Avenue Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007304, T2021007301

**DECISION: APPROVED WITH CONDITIONS**

**u. 1131 RIVERWOOD DRIVE**

Application: New construction—Outbuilding  
Council District: 07  
Overlay: Eastdale Neighborhood Conservation Zoning Overlay  
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov  
PermitID#: 2020079831

**DECISION: APPROVED**

**v. 1408-B BOSCOBEL STREET**

Application: New Construction—Addition; Setback Determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2020048615

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**w. 1515 GALE LANE**

Application: New Construction—Outbuilding Revision  
Council District: 18  
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#:2020073959

**DECISION: DISAPPROVED**

**x. 2121 WESTWOOD AVE**

Application: Demolition (revision to existing permit)  
Council District: 18  
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: 2020073959

**DECISION: DEMOITION DISAPPROVED AND RECONSTRUCTION APPROVED WITH CONDITIONS**

**VI. MHZC ACTIONS**

**y. 1204 RUSSELL ST**

Application: Demolition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007274

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**z. 949 RUSSELL ST**

Application: Demolition  
Council District: 06  
Overlay: Edgefield Historic Preservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007298

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**aa. 1609 FRANKLIN AVE**

Application: Demolition  
Council District: 06  
Overlay: Eastwood Neighborhood Conservation Zoning Overlay  
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov  
PermitID#: T2021007392

**DECISION: APPROVED**

**bb. 3916 CAMBRIDGE AVE**

cc. Application: Demolition—Outbuilding; New Construction—Addition; Setback Determination  
Council District: 24  
Overlay: Cherokee Park Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021006556 and T2021006562

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**cc. 321 S 16TH ST**

Application: New Construction—Addition; Partial Demolition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021012205

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**dd. 306 S 15TH ST**

Application: New Construction—Outbuilding; Setback determination  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov  
PermitID#: T2021012264

**DECISION: APPROVED WITH CONDITIONS**

**ee. 118 S 11TH ST**

Application: New Construction—Infill  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov  
PermitID#: T2021012276

**DEFERRED AT THE REQUEST OF THE APPLICANT**

**ff. 110 S 17TH ST**

Application: Partial Demolition  
Council District: 06  
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021012212

**DECISION: APPROVED WITH CONDITIONS**

**gg. 1015 HALCYON AVE**

Application: New Construction—Infill and Outbuilding  
Council District: 17  
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay  
Project Lead: Melissa Sajid Melissa.Sajid@nashville.gov  
PermitID#: T2021012217 and T2021013043

**DECISION: APPROVED WITH CONDITIONS**

**hh. 1000 WOODLAND ST**

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander Sean.Alexander@nashville.gov

PermitID#: T2021012258

**DECISION: APPROVED WITH CONDITIONS**

**ii. 1809 HOLLY ST**

Application: New Construction—Infill

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock Melissa.Baldock@nashville.gov

PermitID#: T2021012259

**DECISION: APPROVED WITH CONDITIONS**

**iii. OTHER BUSINESS**