

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

**METRO HISTORIC ZONING COMMISSION (MHZC)  
RECORD OF DECISION**

**April 17, 2019**

**Sonny West Conference Center/ Fulton Campus**

**2:00 p.m.**

**I. ADOPTION OF AGENDA**

**NOTICE TO THE PUBLIC:** Items on the agenda may be removed or moved at this time.

**II. RECOGNITION OF COUNCILMEMBERS**

**III. APPROVAL OF MINUTES**

**a. March 20, 2019**

**DECISION: APPROVED AS SUBMITTED**

**IV. 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. Items pulled from the consent agenda will be heard at the end of the agenda.

**b. 1303 STRATTON AVE**

Application: New Construction—Addition; Demolition--Partial

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019019616

**c. 108 ROSEBANK AVE**

Application: New Construction—Addition; Demolition--Partial

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019019627

**d. 1519 FORREST AVE**

Application: New Construction—Addition; Demolition-Partial

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

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

PermitID#: T2019019636

**e. 144 2ND AVE N**

Application: Signage

Council District: 19

Overlay: Second Avenue Historic Preservation Zoning Overlay

Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)

PermitID#: T2019019653

**f. 1307 GREENFIELD AVE**

Application: New Construction—Addition and Outbuilding

Council District: 07

Overlay: Inglewood Place Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander, [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)

PermitID#: T2019020182, T2019020184

**g. 2129 BELMONT BLVD**

Application: New Construction - Addition; Setback Determination

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren, [jenny.warren@nashville.gov](mailto:jenny.warren@nashville.gov)

PermitID#: T2019020225

**DECISION: ALL CONSENT ITEMS APPROVED WITH THEIR APPLICABLE CONDITIONS**

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

**h. MARATHON HISTORIC PRESERVATION ZONING OVERLAY**

Application: Historic Preservation Zoning Overlay and Design Guidelines

Council District: 19

Project Lead: Robin Zeigler [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

**DECISION: DEFERRED**

**VI. PREVIOUSLY DEFERRED ITEMS**

The items below were deferred at a previous MHZC meeting at the request of the applicant.

**i. 200 ENSWORTH AVE (3964 WOODLAWN DR)**

Application: New Construction—Infill

Council District: 24

Overlay: Woodlawn West Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#: T2019019663

**DECISION: APPROVED WITH CONDITIONS**

**j. 2020 10TH AVE S**

Application: 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#: T2019019571

**DECISION: DISAPPROVED**

**k. 2020 10TH AVE S**

Application: New Construction—Addition; Demolition-Partial

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

PermitID#: T2019001466

**DECISION: DISAPPROVED**

**VII. PRELIMINARY & FINAL SP REVIEW**

None

**VIII. VIOLATIONS/ ALTERATIONS TO PREVIOUS APPROVALS**

**l. 421 BROADWAY**

Proposed Resolution of Metro v. 421 Broadway LLC Lawsuit

**DECISION: APPROVED**

**m. 154 SECOND AVE N.**

Application: New construction--Addition; Rehabilitation--Windows

Council District: 19

Overlay: Second Avenue Historic Preservation Zoning Overlay

Project Lead: Paul Hoffman; [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

**DECISION: DISAPPROVED**

**n. 300 BROADWAY**

Application: Rehabilitation--Lighting

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

**DECISION: DEFERRED AT REQUEST OF THE APPLICANT**

**o. 114 SECOND AVE S.**

Application: Rehabilitation--Lighting

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov)

**DECISION: PARTIALLY APPROVED AND PARTIALLY DISAPPROVED**

## IX. MHZC ACTIONS

### p. 3705 RICHLAND AVE

Application: New Construction—Outbuilding; Setback Determination

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)

PermitID#: T2019019533

**DECISION: APPROVED WITH CONDITIONS**

### q. 229 CHAPEL AVE

Application: New Construction—Outbuilding

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman; [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

PermitID#: T2019020198

**DECISION: DEFERRED AT THE OWNERS REQUEST**

### r. 3603 CENTRAL AVE

Application: New Construction—Addition

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Sajid [Melissa.Sajid@nashville.gov](mailto:Melissa.Sajid@nashville.gov)

PermitID#: T2019018739

**DECISION: APPROVED WITH CONDITIONS**

### s. 903 MANILA AVE

Application: New Construction—Infill

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander, [sean.alexander@nashville.gov](mailto:sean.alexander@nashville.gov)

PermitID#: T2019020171

**DECISION: APPROVED WITH CONDITIONS**

### t. 200 CHAPEL AVE

Application: New Construction—Infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Paul Hoffman; [paul.hoffman@nashville.gov](mailto:paul.hoffman@nashville.gov)

Permit ID#: T2019020197

**DECISION: APPROVED WITH CONDITIONS**

### u. 2531 BLAIR BLVD

Application: Demolition-Partial

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Jenny Warren [Jenny.Warren@nashville.gov](mailto:Jenny.Warren@nashville.gov)

PermitID#: T2019019671

**DECISION: APPROVED WITH CONDITIONS**

**v. 1311 & 1313 SECOND AVE N**

Application: New Construction—Addition

Council District: 19

Overlay: Germantown Historic Preservation Zoning Overlay

Project Lead: Sean Alexander, sean.alexander@nashville.gov

PermitID#: T2019020187

**DECISION: DISAPPROVED**

**w. 922 RUSSELL ST**

Application: New Construction—Infill and Outbuildings

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

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

PermitID#: T2019019545

**DECISION: APPROVED WITH CONDITIONS**

**X. OTHER BUSINESS**

**x. ADMINISTRATIVE ACTIONS & UPDATES**

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