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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
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TO: METRO HISTORICAL COMMISSION
FROM: ROBIN ZEIGLER
SUBJECT: HISTORIC ZONING UPDATE
DATE: 12/1/2021

The MHZC has experienced a tremendous increase in its work load this year, issuing a record number of permits, extending three historic districts with one more in the works, and beginning discussions with 14 different neighborhoods about the possibility of new overlays or extensions of existing overlays.

The development pressure, high land costs, and the frequent recent alterations to the zoning code have meant that the MHZC has dealt with far more complicated projects than what they have experienced in the past; either because of innovative requests to increase density or because of unusual lots that have long been bypassed for development because of their challenges. This has not only increased the work load for staff but almost doubled the length of meetings and the time required of Commissioners to review the projects in advance. To address these changes and challenges, Staff has researched and the Commission has developed new standards and guidance for meeting the existing guidelines and has worked with the Codes and Planning Departments to create new policies for procedures. These changes also require that all 22 design guidelines be individually updated as well as staff recommendation templates.

The location and date of the Old House Fair has been set: Sevier Park Community Center on March 7, 2015.

The MHZC and the Tennessee Preservation Trust created a 6-hour accredited course for realtors, since it is imperative that they understand the benefits of historic overlays and relay this to their clients. There are many misconceptions and myths surrounding historic overlays and the MHZC wanted to assure that the "first line," our local realtors, understood how the overlays work and what they provide. The first

course, scheduled for 11/24, sold out so quickly that a second date was scheduled for 11/7. (We are also giving the course in Covington, TN in November.)

Historic zoning administrator, Robin Zeigler, has been chosen by the National Trust to present at their annual conference.

In order to address the Mayor's initiative to reduce paper, all neighborhood organizations have been signed up to receive notice of the meetings via email. The MHZC is also exploring the possibility of receiving their packets online which could save the Department more than \$200 a month.

Intern, Michelle Ness from Nebraska, has been working on scanning documents and photographs. She has completed the task of scanning the official records for each meeting which is important because we had run out of space to keep these records. She has also been scanning slides which makes this information, that the MHZC and MHC staff consults regularly, more accessible and more easily shared. Previous intern from SCAD, Allison Asbrock, hopes to return for a short time over the holidays.

MHZC staff has been working at revising existing surveys for the overlays. This is crucial, since at the moment, the staff must research each building when there is a request for information about its contributory status. With an updated survey, staff will be able to provide this information more quickly.

MHZC Staff provided the MHZC with four educational sessions this year.

MHZC staff presented a series of four charrettes to gain input from the public about how projects have been handled and should be handled in terms of outbuildings, additions, infill and duplexes.

Staff is working with a consultant who is creating a new metro-wide permitting program.

Staff continues to work with the Planning Department and MDHA on projects outside of the historic overlays.