



Battlemont
HISTORIC NEIGHBORHOOD • NASHVILLE, TENNESSEE

Battlemont Neighborhood Association

Thursday, March 5, 2026



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HISTORIC NEIGHBORHOOD • NASHVILLE, TENNESSEE

Welcome and Introductions

Agenda for tonight

1. Quick BNA updates
2. Quick poll - Who is attending?
3. Why are we here?
4. What are our options?
5. Deep dive on Conservation Overlay (East of Granny White)
6. Questions?
7. Written poll
8. Next steps

Quick BNA Updates

1. Traffic calming project at Granny White and Battlefield (TURBO)
2. Tax filing status: will apply for 501C3 (will cost \$275)
3. Treasurer's report (Balance \$754)
 - a. New: Venmo **@BattlemontNA**
4. Web presence
 - a. battlemont.org
 - b. Instagram: @battlemontnashville
 - c. Facebook page, NextDoor

A quick show of hands...

Who has been to a Battlemont neighborhood meeting before?



A quick show of hands...

Who has been to a meeting in the last year?

Who is at their first BNA meeting where we are discussing a Conservation Overlay?



A quick show of hands...

Who has lived in the
neighborhood for more than
5 years? 10 years? 20 years?
30 years?



A quick show of hands...

How many of you found out about this meeting via...

... email?

... word of mouth / neighbor?

... social media?

... mailbox flyer?



A quick show of hands...

Who loves living in Battlemont?



Why are we here?

The purpose of the Association is to promote, maintain, and enhance the quality of life within the Battlemont neighborhood. This includes, but is not limited to, **addressing issues** such as safety, land use, environmental stewardship, public services, and other **matters of collective neighborhood concern.**

Why are we here?

What we hear at meetings:
“Some recent developments are out of context for our existing neighborhood character and home sizes. As our neighborhood evolves, this is creating issues for current residents (infrastructure pressure, privacy, construction intrusion, etc).”



Also why are we here? Battlemont's history

CONTEXT:

- **I-440 in 1987:** *Prior to I-440, we were part of the Belmont/Hillsboro neighborhood.*
- **1998:** *Neighborhood association formed. Separated from nearby neighborhoods, we had no name, so **Battlemont** was created from Battlefield and Woodmont.*
- **Historic Architecture:** American four-squares (eight - 1876-1920s); Minimal Traditional / Tudor Revival “Kelly” post-war homes (Snowden / McNairy / Battlefield / Marengo / Sutton Hill) built to be affordable (1940-50); Transitional Ranch (1950s.)
- **Mississippian (aboriginal) Burial Grounds:** a/k/a Noel Cemetery along Brown's Creek discovered in 1888 on Oscar F. Noel's land, from the period 1000-1450 AD. Thousands were exhumed; artifacts are in the Tennessee State Archives.

Battlemont's history (continued)

- **Civil War:** General Edward Johnson's Division (19,000 soldiers) arrived on Dec 2, 1864 until the Battle of Nashville 12/15-16/64 were (E of) Granny White, (S of) I-440, (N of) Woodmont and (W of) McNairy for 14 days, enduring a major ice storm.
- **Ewing Cemetery:** A 0.5 acre plot on Woodmont, ancestors of Andrew and Nathan Ewing are still buried there.
- **Noelton home (former):** Built in 1880, home to Oscar F. Noel and several generations. Where the 12th South Magnolia apartments are, formerly the Stephen Foster apartments. (Were on the National Register of Historic Places until recently)
- **Cathcart-Thompson House (Midtown Fellowship):** Was on the E.T. Noel estate, then owned by the architect of the Ryman. Currently is protected from demolition.

Battlemont's history (continued)

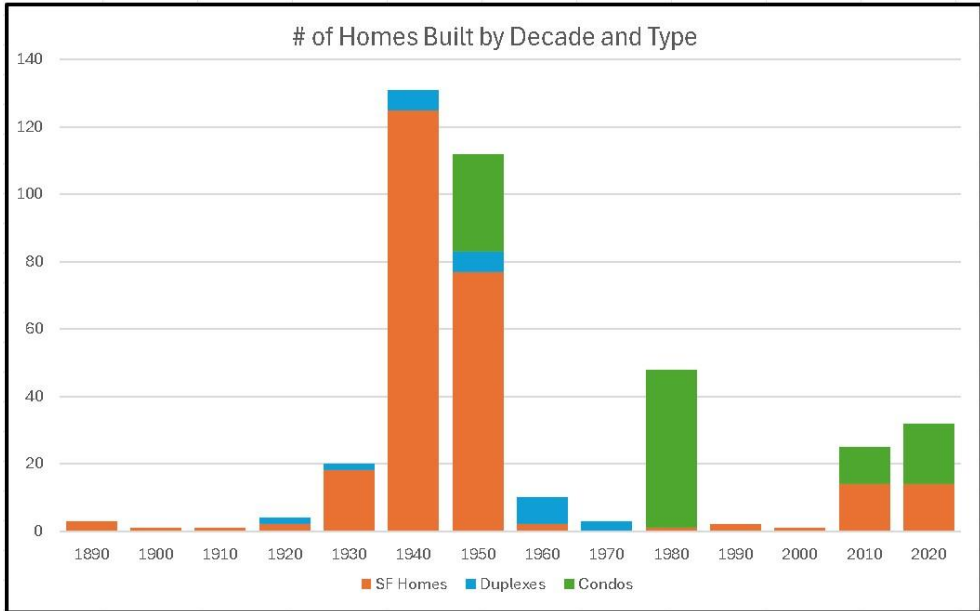
- **McNairy farm (former):** “Vinegar Hill,” was where Woodmont Terrace apartments are located, still on the National Register of Historic Places.
- **Glendale Park Streetcar Line:** Ran through Battlemont down Lealand Lane from 1887 until 1932
- **Peace Monument:** Erected in Battlemont (1927), moved to Clifton / Granny White Pike (1999) under a Civil War “Witness Tree,” still standing.




Mulberry House 1876



*homes East of Granny White, eligible for Conservation Overlay

What the data* tells us



SF Home	72%	
Duplex	} 28%	
Condo		

1950s Condos - Glendale condos on Clifton

1980s Condos - Clifton, Battlefield, Sutton Hill, Lealand, Noelton

2010s Condos - Woodmont, few others

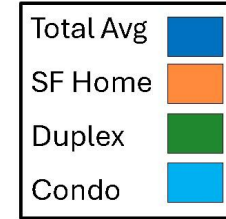
2020 Condos - various streets throughout Battlemont.

DECADE	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total # of Homes	3	1	1	4	20	131	112	10	3	48	2	1	25	32
% by decade:	1%	0%	0%	1%	5%	33%	28%	3%	1%	12%	1%	0%	6%	8%
Cumulative:		1%	1%	2%	7%	41%	69%	72%	73%	85%	85%	85%	92%	100%

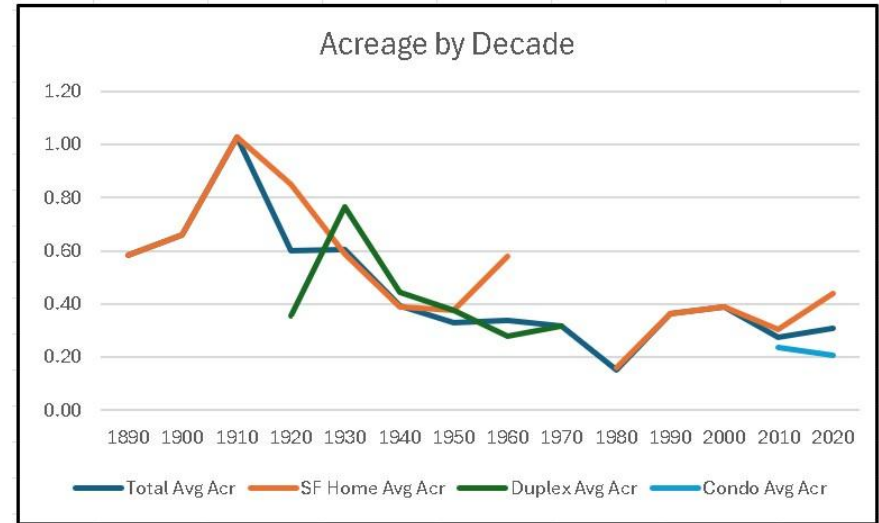
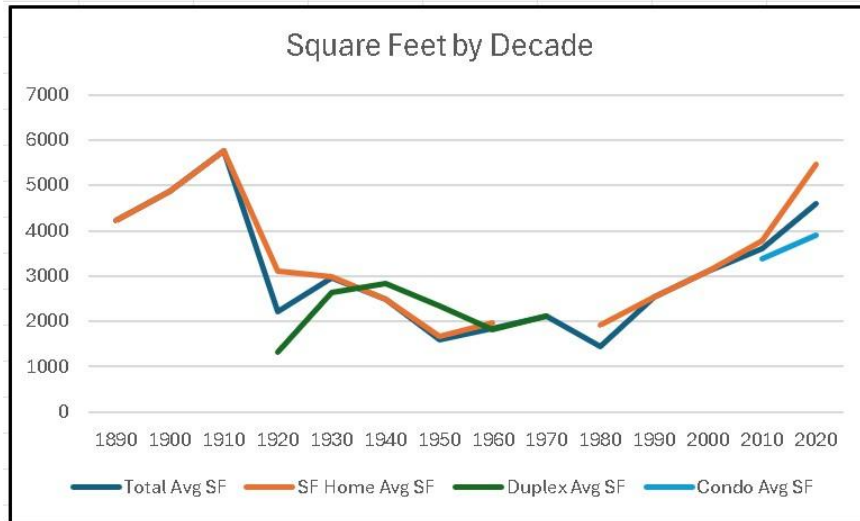
What the data* tells us

*homes East of Granny White, eligible for Conservation Overlay

Trend of new homes being built is larger (square footage/massing) on the same lots (acreage)



*** Average
Battlemont
lot size is
0.34**



IF we choose to act, what are our options?

1. **Do nothing** (existing Base Zoning, including newly approved zoning options RN and RL)

2. **Change zoning - an Overlay:**

- ~~a. Urban Zoning Overlay (UZO) [inside 440]~~
- b. Historic Commission Overlays (5)
- c. Planning Department Zoning Overlays (5)
- d. Planning Department Special Overlay /
Specific Plan

IF we choose to act, what are our options?

OVERLAY OPTIONS

Historic Commission Overlays*

- Historic Preservation
- **Neighborhood Conservation NCZO**
- Historic Landmark District
- Historic Bed & Breakfast Homestay
- Historic Landmark Interiors District

Planning Department Zoning Overlays

- Urban Design Overlay (UDO)
- Contextual Overlay (has changed)
- Two Story Overlay (new) 35' limit passed
- Institutional Overlay
- Corridor Design Overlay
- Planned Unit Development

Planning Department Special Overlay / Specific Plan (SP)

- There are many types
- Greenway Overlay District

**DETAILED
HANDOUT
AVAILABLE**

WITH A CONSERVATION OVERLAY (NCZO)

DESIGN GUIDELINES IMPLEMENTED TO PROTECT THE NEIGHBORHOOD

CONTRIBUTING HOMES

(MORE RESTRICTIVE)

VS

NON-CONTRIBUTING HOMES

(LEAST RESTRICTIVE. For example, existing new builds, unusual character, etc.)

1. **NEW CONSTRUCTION / BUILDS - LIMIT MASSING & SCALE**
2. **LIMIT DEMOLITION (if Contributing) - PARTIAL OR FULL DEMO**

*Exceptions - on another slide

3. **ADDITIONS - CONNECTION & SIZE**
4. **REGULATE ROOF SLOPE, MATERIALS, ETC. (Contributing)**



WITH A CONSERVATION OVERLAY (NCZO)

OVERVIEW: Homeowners still have plenty of flexibility within a Conservation Overlay and the Design Guidelines, which will be compiled from, and specific to, our neighborhood.

- Homeowners can increase square footage as much as 4 times - double the ground level (footprint) and add an entire second story.
- Homeowners can use numerous exterior architectural features consistent with the types of character in the immediate vicinity.
- The height restrictions are reasonable at 35' and 2 ½ stories.
- Basically, almost anything you would reasonably want to do to your house today would still be permitted within a Conservation Overlay.



WHAT ARE DESIGN GUIDELINES?

After submitting C.O. application, and completing architectural resource survey

- Design Guidelines drafted by MHZC with input from neighborhood, unique to Battlemont, as a compilation of existing styles (link on Battlemont.org to template)
- Mainly address massing and scale, exterior design (street facing,) arrangement, roof slope, texture, materials, front facing window/door openings, etc. to ensure compatibility. “Not reviewed” list includes: fences, uncovered patios, landscaping, pools, resurfacing, ramps, replacement roofing, paint colors, roof colors, etc.
- Encourages renovation rather than replacement
- New buildings should be similar to / inspired by historic designs in the vicinity
- Size shall be compatible, by not contrasting greatly, surrounding historic buildings. (limit: may only double the prior building’s footprint)
- Recognize every building and site is different when determining what is appropriate



WHAT IS THE PROCESS TO OBTAIN AN OVERLAY?

FIRST STEPS



Contact Councilmember

Contact MHZC for qualifications (In Battlemont, EAST of Granny White qualifies)



Host informational meetings, gauge support or opposition



EXPLORING THE POSSIBILITY

Recruit Volunteers



Host meetings, gauge support, keep neighborhood informed



C.O. Application. Compile Architectural Resource Survey

MHZC drafts Design Guidelines with our input

FORMAL PROCESS

Letters to neighborhood

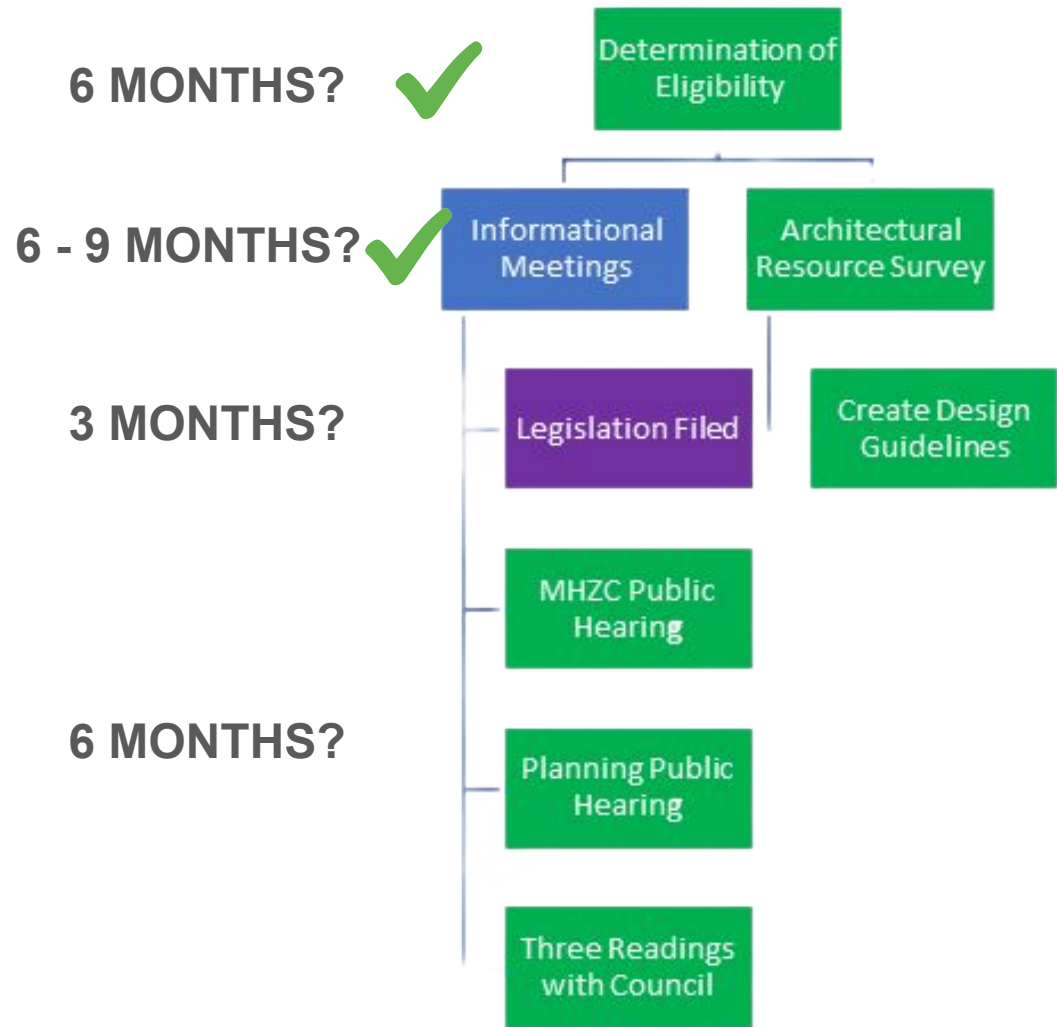
MHZC Public Hearing to adopt Guidelines

Planning Commission Public Hearing to make recommendation to council

3 Readings with Metro Council



WHAT IS THE TIMELINE FOR OBTAINING A CONSERVATION OVERLAY?



QUESTIONS?

Will an NCZO affect my real estate value?

IT DEPENDS on seller and buyer, their goals, and their intent.

- If buyer values the character of the neighborhood, and / or fears the future of the neighborhood, having a CO can increase the price. A lack of design guidelines can lower the value if they don't like nearby trends with only base zoning in place.
 - ***Research studies ** on neighborhoods with a Conservation Overlay increased property values by between 11% to 50%. “In no case was there evidence that being in an (NCZO) reduced property values.”***
- For a buyer who's seeking a “teardown,” demolishing a “contributing” home in an NCZO is limited, with exceptions (see slide.) Developers looking for profit will pay as little as possible - *with or without a NCZO*. With a NCZO in place, renovations and additions can still dramatically increase square footage and selling price, and the infill (new build) design will fit within the character of Battlemont.

**<https://www.nashville.gov/sites/default/files/2025-11/Historic-Districting-and-Property-Values.pdf?ct=1762352729>

QUESTIONS? (continued)



How will the two new Metro Zoning bills (passed 12/04/25) affect Battlemont, and how would they affect a NCZO? (apples vs. oranges)

- A NCZO “lays over” Base Zoning. The two new Base Zoning options (BL2025-1005) **RN1 / RL1** are intended to encourage density, offer multi-unit options, and allow for larger mass.
- The process for changing the zoning of a lot has not changed: multiple notifications, 3 public hearings, signs, etc.
 - ***Unknown: Will approvals be granted despite opposition?***
- DADUs allowed (Detached Accessory Dwelling Units) (BL2025-007): Up to 700 SF (on lots < 10K SF) or 850 SF (on lots > 10K SF.) Cannot be used for Short Term Rentals (STR)
- BL2025-1006 **limits height to 35 ft** or 2.5 stories, the same as RN/RL zoning “suburban” height limits. Former limit was 45’.

QUESTIONS? (continued)

Without a NCZO, what do recent trends tell us?

We looked at the past 11 years of development in Battlemont.

This is likely our last chance to make a zoning change.

BATTELMONT EAST OF GRANNY WHITE (since 2014)			
ELIGIBLE FOR NCZO			
TOTAL Homes / Condos	395		
Teardowns / New Home	24	6%	Zoned RS10 Single Family
New Homes on Empty Lots	23	6%	Zoned R10 (not RS10)
TOTAL NEW BUILDS	47	12%	
Average Price Paid prior to Teardown	\$ 450,676		Since 2014, 1/2 R10
<i>Not steadily increasing. Biggest factors seem to be acreage and zoning - RS10 or R10</i>			
BATTELMONT WEST OF GRANNY WHITE (since 2014)			
NOT ELIGIBLE FOR NCZO			
TOTAL Homes / Condos	141		
TOTAL NEW BUILDS	approx 95	67%	Many were zoned R10 (not RS10)

QUESTIONS?

Who is included in the Overlay? Can I “opt out”? Or can I “opt in” if my home is West of Granny White?

Area of Conservation Overlay must be contiguous. Metro may exclude buildings closer to Granny White (a transit corridor) from a NCZO, and if we apply for a CO, many homes (30%?) would be determined to be non-contributing.

What is the criteria for determining if my home is “contributing” or “non-contributing” (towards the neighborhood character and Design Guidelines)?

We do not know at this time, but a guess might be homes built prior to 1960; 69% of eligible Battlemont. See description in D.G. First, the Architectural Resource Survey must be completed.

QUESTIONS? (continued)

What are the exceptions to allow for Demolition within an NCZO?

1. **Demolition is allowed** for **non-contributing** buildings, or if partial-demolition will bring existing building closer to Design Guidelines / character of neighborhood.
2. **Demolition is allowed** for contributing homes if denial of demolition will result in **economic hardship (Metro Codes 17.40.420 E)** such as:
 - a. Lack of structural soundness
 - b. Cost of demolition / redevelopment vs. cost of compliance
 - c. Hardship not self-imposed by previous actions or inactions
 - d. A determination that property does or does not yield a reasonable return to owners (demolished vs. renovated)

QUESTIONS? (continued)

*How much can I enlarge my home in a Conservation Overlay?
Height? Footprint?*

A lot. Maximum: within the % of your lot size allowed by Base Zoning (most are 40%,) a maximum of 200% of former footprint, and up to 2½ stories or 35' high. Refer to the Design Guidelines for more specifics.

*I'm in the Flood Zone with a lot of restrictions already. How much will this further restrict what I can do with my home?
(Battlemont has 43 homes in Flood Zone.)*

Only the style of builds/additions “in character.” See substantial Existing Flood Zone Restrictions slide.

QUESTIONS? (continued)

NEW: Metro wants to make a presentation on Wednesday APRIL 8? Why?

We do not know completely; they want to give information about other overlay options, such as Contextual (which has *changed) and Two Story (height is already limited to 35'), potentially other new overlay types being developed, and the two new Zoning options (just passed in Dec 2025) RN1/RL1

Note: Those options do not include:

- **Historic preservation - historic factors are not relevant**
- **Deincentivise, limit, or prevent demolitions**
- **Form / Character / Design of infill (new / replacement builds)**
 - ***Contextual Overlay ordinance has wording:** “Appropriate to maintain and reinforce established form or character...” **Who has oversight of ‘appropriate?’** (Ordinance is available as handout)

Mass / Size: Other than what is included in these options, Base Zoning applies.

QUESTIONS? (continued)

For polling Battlemont homeowners, how will the Support or Opposition be tallied?

Metro Council will want to know mainly contributing homeowner's support or opposition, per home.

Non-contributing homeowner's support or opposition is taken into consideration, but is not weighed as heavily. Support or Opposition will be reviewed by street to determine boundaries for potential NCZO application, and Metro Planning may exclude some properties to align with factors such as Transit Corridors.

With a Conservation Overlay, is there an additional Permit Process?

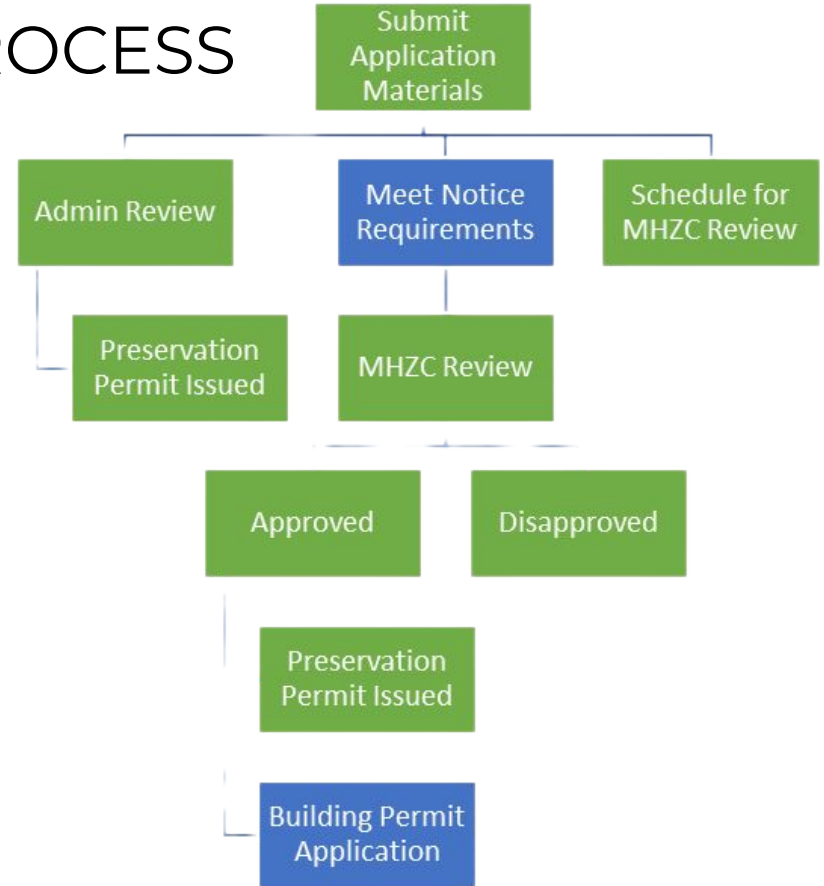
Yes, a Preservation Permit. Details on next slide.

WITH A CONSERVATION OVERLAY: PRESERVATION PERMIT PROCESS

Preservation permit must be obtained before a building permit is obtained

- **BUILD a new structure**
- **ADD to an existing building**
- **DEMOLISH a structure**
- **RELOCATE a structure**

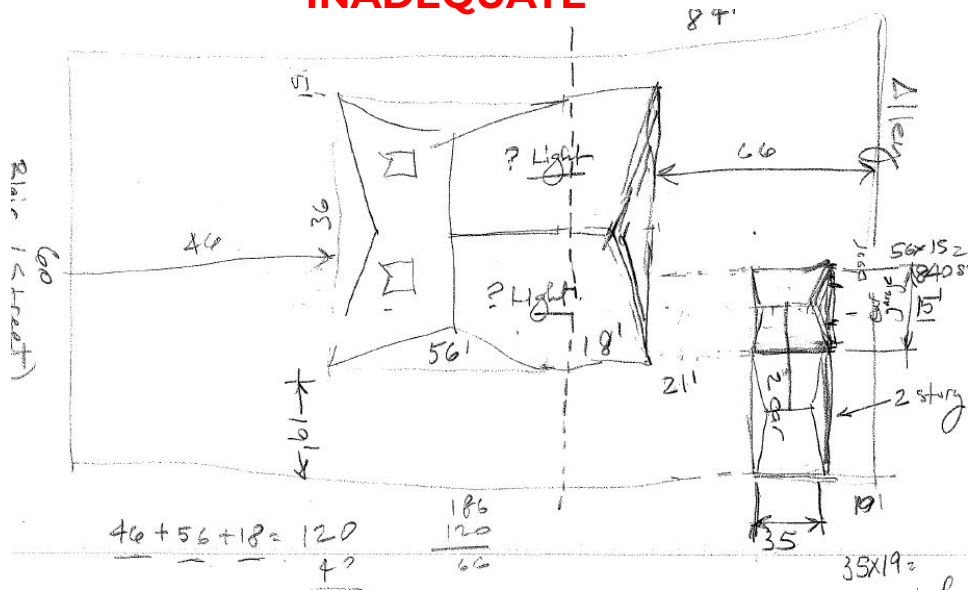
Preservation permits can be pre-approved by commission (many **routine projects** are within 4 days or less) OR approved at MHZC Public Hearing (**major projects.**)



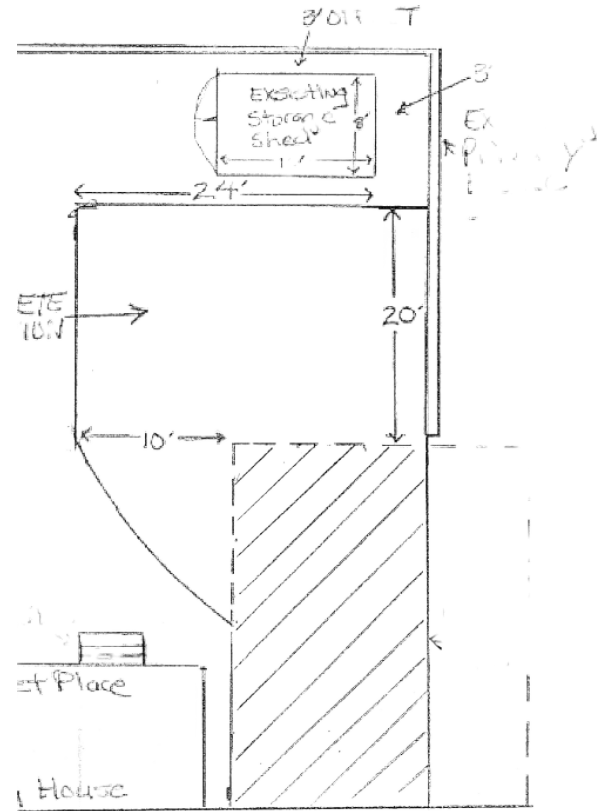
PRESERVATION PERMIT PROCESS

Hand drawings can be fine - need to be to scale

INADEQUATE



ADEQUATE



TWO POTENTIAL AREAS OF CONFUSION

Neighborhood Conservation Overlay

vs.

Contextual Overlay

and

Existing Flood Zone Restrictions

Conservation vs. Contextual

Very different types of overlays



Neighborhood Conservation Overlay

- For entire NEIGHBORHOODs (contiguous)
- Eligible: Yes, a historic character for majority of neighborhood
- Cost **\$0** (or postage only)
- To be adopted, clear majority of neighborhood supports (contributing)
- **Limits size to 200% footprint of original home**
- **Limits demolition (of contributing homes)**
- Guidelines for style
- **Requires Architectural Resource Survey of neighborhood**, after application is submitted

Contextual Overlay

- “Must be contiguous and continuous through residential portion of complete **BLOCK** face” **(Changed? This is ordinance verbiage.)**
- Eligible: only blocks where homes are a “**consistent**” size already
- Cost **\$1,375** per application
- Must be unanimous: 100% of homeowners must sign application **(? May have changed)**
- **Limits size to 150% footprint of abutting homes (to the left and right)**
- **Does not address demolition**
- **Only size, ~~does not address style~~ “..appropriate, established form/charac” Who oversees?**
- **Suggestion: drive these streets**
- **Requires Contextual Survey for eligibility**

EXISTING FLOOD ZONE RESTRICTIONS

- Development in the floodway is prohibited with few exceptions:
 - Rebuilding of existing residential structures that are substantially damaged, within same footprint, and elevated
 - No new structures, except parking areas, paths, hiking trails
 - Temporary structures not used for human dwellings
 - Water-related features such as bridges, boat ramps, etc.
 - Public infrastructure by Metro Government
- **Footprint size must remain exactly the same** square footage: “fill in the floodplain must be offset with equal volume of cut removed from floodplain”
- All structures built **must be constructed with lowest floor four feet above 1% annual chance flood elevation**. The same for non-residential structures, electrical switches, HVAC units, utility connections, including garages.

DETAILED
HANDOUT
AVAILABLE

POLL RESULTS AS OF YESTERDAY 3/04/26

Number of responses total: **132** (We count 1 response per home, not person)

Summary from Contributing homes pre-1960 **(76% of the tally):**

- Support / Probably Support **58%**
- Not sure / neutral **5%**
- Oppose / Probably Oppose **37%**

Summary from 100% of homeowners, including Non-Contributing:

- Support / Probably Support **51%**
- Not sure / neutral **4%**
- Oppose / Probably Oppose **45%**

Note: We received a number of hand-written poll responses in December, so after tonight we will send an email with revised #s within a few days.

Questions?

Please introduce yourself (name and home address).

Anyone not a Battlemont homeowner, please hold your remarks until after the meeting concludes.



TAKE THE POLL (If you have not already online)

Your position matters! It will determine:

- **If majority supports, we will move towards application**
- **If we move forward, knowing support/opposition will help determine the final contiguous boundaries.**



WRITTEN OR ONLINE POLL

Homeowners only. **OPTIONS:**

- Support
- Probably Support but need more information
- Not sure / Neutral
- Probably Oppose but need more information
- Oppose

You can retake the poll if you change your mind. We will count your most recent entry.

**PRINTED
POLL
AVAILABLE**



WHAT'S NEXT?

- Spread the word!
 - Ask your neighbors to sign up for the email list, the best way to stay informed. Visit battlemont.org to sign up.
 - Ask your neighbors to take the poll. **We need to hear from every street and every block.**
- Donate: If we proceed to applying for a Conservation Overlay, there is no application fee but we will need to pay for postage.
 - Envelope (\$) or **(new) Venmo @BattlemontNA**
- **NEXT MEETING WED, APRIL 8 WITH PRESENTATION BY METRO PLANNING. LOCATION TBD.**

ENVELOPE
AVAILABLE
OR VENMO