

**Permit #:** 138

**Permit Date:** 02/15/24

**Permit Type:** Board of Zoning Appeals

**Case Number:** BZA 24-15

**PC Meeting Date:**

**BZA Meeting Date:** c. 3rd Tuesday of March

**Assigned Meeting Date:** 03/19/2024

**Special Meeting Date:**

**Applicant Is:** Owner

**Applicant Name:** Eddie Krause

**Applicant Address:** 8202 Foxview Ct.

**Applicant City, State, ZIP:** Brentwood, TN 37027

**Applicant Phone Number:** 2039139583

**Applicant Email:** ektre11@gmail.com

**Description:** Requesting approval to construct additions to an existing historic house that is nonconforming in regard to the front setback.

**Project Cost:** 0

**Square Feet:** 0

**Lot Area:** 89619

**Lot Coverage:** 10577

**Heat/cooled area:** 5352

**Proposed Height(ft.):** 28

**#of stories:** 2

**Lot Depth/Width Ratio:**

**Avg. front setback of adjacent homes:**

**Zoning District:** Zone C

**Radnor Lake Impact Zone:** No

**Steep Slope:** No

**Plat/Subdivison:** No

**Status:** Open

**Assigned To:** Stephen Snow

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14610007300	709 HOGAN RD	LOT 3 L. M. STEELE SUBD.	BREAST, JERRY C & BYRD CROWDER		

### Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
<b>Total</b>			<b>\$250.00</b>

### Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
02/15/2024	Eddie Klause	BZA Presentation Fee	1596	Stephen Snow	\$250.00
<b>Outstanding Balance</b>					<b>\$0.00</b>

### Uploaded Files

Date	File Name
03/05/2024	<a href="#">18818307-709 Hogan Rd _Nashville_ TN 37220.msg</a>
02/15/2024	<a href="#">18558822-Hogan Site BZA Final.pdf</a>

RE: 709 Hogan Road

To: The Oak Hill Board of Zoning

We are the proud new owners of 709 Hogan Rd., we are a family of five and are requesting approval to construct additions to an existing historic house that is nonconforming due to the front set back. This requires a variance to the January 23rd update in section 14-146.

On Monday, November 27, 2023, our family took a tour of this one of a kind house and knew instantly that it could be the perfect home for our family of five. We went under contract that week, and during our 10 day inspection process, we began drafting plans with our architect and design team to make the necessary additions, so that the home could accommodate our family.

The house is currently set up as a two bedroom with an office (It is being counted as a third bedroom.) We have three girls, ages, nine, eight, and three.

Neither the agent nor the sellers were aware of any zoning changes in progress, nor were we when we purchased the home. It was 48 hours before we closed that the code changed in regards to section 14-146 and no longer allowed the footprint of nonconforming structures to change. This house was built in 1870 on the corner of Franklin Pike and Hogan road by the Franklin Turnpike Company and used as a Toll road house until 1902. In 1905 it was rolled up the Hogan road hill on logs to about owned by a member of the Perkins/Baxter family, where it has remained ever since. Unfortunately this location sits in front of the 75 ft front set back.

As you will see in the included paperwork, we are asking to increase footprint in order to provide enough space and bedrooms for our family. We would like to convert the existing three car carport into a three car garage with three bedrooms above it for our three children. The only other changes are a bump out to the master bath and expanding the garage to keep all bedrooms evenly distributed.

We will not be taking down any trees, nor will we be further encroaching on any of the setbacks. This exact request would have been permitted at the time we went under contract.

It is our greatest desire to preserve the history of this home and make it the perfect place for our 3 girls to grow up.

Attached is also a very brief history of this significant Nashville structure. It was featured in The Tennessean as well as in the book Nashville Pikes Volume One, by Ridley Wills II.

Thank you for your time and consideration,

Eddie, Autumn,  
Ansley, Ava, and Collins

**Arthur & Roxanne McDonald**  
**5100 Franklin Pike**  
**Nashville, Tennessee 37220**  
**(615-405-6330)**  
[artmcdonald@yahoo.com](mailto:artmcdonald@yahoo.com)

March 11, 2024

City of Oak Hill Tennessee  
5548 Franklin Pike – Suite 101  
Nashville, TN 37220

Attention: Board Of Zoning Appeals

Re: **709 Hogan Road**  
**Nashville, Tennessee**  
**Zoning Appeals Meeting of 3/19/2024**  
**Case #: BZA 24-15**  
**Edward & Autumn Krause**

To Whom It May Concern:

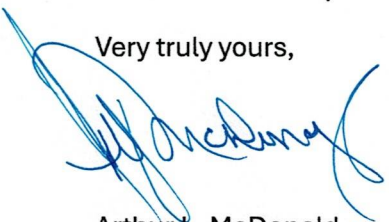
We currently live at 5100 Franklin Pike, Nashville, TN and have resided there since purchasing the property in 2006. Our home is located adjacent to and directly west of 709 Hogan Road, Nashville, TN, which is the subject of a Zoning Appeals meeting on March 19, 2024 – Case # BZA 24-15.

We have been made aware of the zoning appeal on 709 Hogan Road, and have been provided with the intended improvements to the home in the form of written information and architectural drawings. After reviewing same, we do **NOT have any objections** to the proposed changes under request!

It is our understanding that the current owners contracted for the purchase of 709 Hogan Road with prior zoning requirements that would have permitted the proposed improvements, but were unaware that the current restrictions were voted a mere 2 days before their closing. It is doubtful that they would have purchased the residence with the changes currently in effect.

It is our sincere hope that the submitted changes will be approved!

Very truly yours,

  
Arthur L. McDonald

  
Roxanne C McDonald

Cc: [cityadmin@oakhilltn.us](mailto:cityadmin@oakhilltn.us) – via e-mail  
[code.officer@oakhilltn.us](mailto:code.officer@oakhilltn.us) – via e-mail  
[autcollins@gmail.com](mailto:autcollins@gmail.com)

## 709 Hogan Rd. History

- Built in 1870 by the Franklin Turnpike Company as a Toll Road House.
- Purchased in 1897 by Sarah Elizabeth “Bettie” Baxter. Daughter of Powhatan Perkins. \*Copy of original deed included.
- In 1905 rolled up the hill on logs to its current location where it had cedar posts driven into the ground as its foundation.
- Land formerly an Orchard during the 1800s and used as a Bivouac for Confederate Soldiers.
- 1871: Nashville maps show that the toll gate was at the intersection of Franklin Pike and (current) Hogan Road- previously Cane Spring rd.
- Home was then owned by FBI agent Edward T. Steele, Cindy and Tom Ingram a political lobbyist, influencer, and chief of staff, and then by Jerry Breast and his wife, Jerry a retired Navy admiral.

State of Tennessee, Personally appeared before me, Robert Dugles, County of Bedford, Clerk of the County Court in and for said County, the within named Benjamin, W. C. Green, Receiver, with whom I am personally acquainted, and who has acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and seal on this 21st day of Oct. 1897.

Robert Dugles, Clerk,  
By: E. Shephard, D. C.

Registered October 28, 1897.

In consideration of twenty five Dollars to me in hand paid cash, W. A. Shirley and wife Corrie B. Shirley, hereby sell and convey to Ed. Harris, D. Parker, his heirs, and assigns forever the following described piece or parcel of land, on the left side of Hanklers Creek in Davidson County, Tennessee, bounded as follows, to-wit: Beginning in the South boundary line of said Parker tractly full East of the center of said Parker Spring branch, thence Southwesterly parallel with, and twenty feet kind of the center of said branch, as it extends to a point opposite where the ravine in which said branch flows is intersected by the first ravine that comes from a fork westwardly direction (the stump of a sawed poplar tree stands at or near said intersection), thence at right angles to the last mentioned line, to a point on Coggin's line, thence with Coggin's line to said Parker's South boundary line, thence with said last mentioned line to the beginning of the west part that we lawfully sold and possessed of said land, and have a good right to convey it, that it is unencumbered and that we will warrant and defend the title against all persons whomsoever. Witness our hands, this October 27, 1897. Execute made before signed

A. J. Shirley,  
Corrie B. Shirley,  
State of Tennessee, Personally appeared before me, Robert Dugles, County of Davidson, Notary Public duly appointed, commissioned and qualified in and for the State and County of said State and County of Davidson, W. C. Green, Receiver, with whom I am personally acquainted, and who has acknowledged that he executed the within instrument for the purpose therein contained, that Corrie B. Shirley, wife of the said A. J. Shirley, having appeared before me privately and apart from her husband, the said Corrie B. Shirley acknowledged the execution of the said deed to have been done by her freely, voluntarily and understandingly without compulsion or constraint from her said husband and for the purpose therein expressed. Witness my hands and Notarial seal at Office this 22nd

Registered October 29, 1897.  
Registered October 29, 1897.

For and in consideration of the sum of Fifty Dollars to I paid the receipt of which is hereby acknowledged the Franklin Turpicks Company a corporation organized and operating under the laws of Tennessee, here hereby full claim, sell and convey to her and to the People's wife of Edmund Parker its following described property in the Eleventh local District of Davidson County in the State of Tennessee, to-wit: One (1) acre of ground, more or less, with the improvements situated thereon, situated on the West side of the Franklin Turpicks and South side of the lane crossing said Turpicks about seven miles South from the Cross-Town in the City of Nashville, Tennessee at which crossing point has heretofore been the second toll gate on said Turpicks Spring South from Nashville. The said property herein conveyed is a lot with the houses and improvements thereon included, which has been used as a dwelling and house for many years past by the lot's keeper at said second toll gate, and is a portion of the estate owned by Thomas C. Bluff in said Civil District at the time of his death or when said second toll gate was established. But the right to retain possession of said property until the first day of January, A. D. 1899 is expressly reserved by said Turpicks Company, and the acceptance of this deed is a recognition of such reserved right and in addition on the part of the grantor that possession of said property shall not be given to her until said first day of January, A. D. 1899. In testimony whereof the said Franklin Turpicks Company has by its President John Dorton signed and executed this instrument and has by its Secretary D. P. Bluffe attached and attested its corporate seal, this 15th day of April, A. D. 1897.

The Franklin Turpicks Company  
By: Jno. Dorton President

Attest: D. P. Bluffe, Secretary,  
State of Tennessee, Personally appeared before me, Notary Public, in and for the County of Williamson, Ben C. Perkins, a Notary Public, in and for the County and State of said State and County of Davidson, Commissioner and qualified in and for the within named John Dorton and D. P. Bluffe, with whom I am personally acquainted, and who have acknowledged that they signed and executed the foregoing instrument and attached and attested the corporate

far away as New Orleans. In the 1880s, John Thompson at Glen Leven, who was married to McConnell Overton, Colonel John Overton Jr.'s daughter, provided vegetables for the restaurant at the Maxwell House Hotel that Overton owned. One hundred and twenty years later, the same land at Glen Leven began furnishing vegetables for the Capitol Grille at the Hermitage Hotel. The Hermitage's chef, Tyler Brown, said that the soil at Glen Leven was unsurpassed. His staff still maintains the two-acre garden today.

This book primarily includes historic homes, but it also includes churches, highways, an orphanage, railroads, the reservoir, schools, a zoo, and important Civil War sites. Obviously, there are more early twentieth-century homes along the Granny White Pike and Franklin Pike corridors than I could include in a book of reasonable size. I apologize for missing some that clearly deserve to be included, but I feel confident that readers interested in local history will cherish learning about homes whose names are familiar, but about which they know little.

One house that I learned about too late to be included in this book is one where Jerry Breast lives at 709 Hogan Road. The house was built in 1870 as a toll road house on the southeast corner of Franklin Pike and Hogan Road. On February 5, 1902, the Franklin Turnpike Company sold the portion of Franklin Turnpike in Davidson County to the county for \$13,500. With no more toll roads, there was no need for the wood-sided tollgate house. Consequently, the Franklin Turnpike Company sold the tollgate house to a member of the Perkins/Baxter family at Elm Grove, and in 1905, it was rolled up the Hogan Road hill on logs to a lot owned by the purchaser. There, the new owner had cedar posts driven in the ground as a foundation. Among those who have lived in the house were Ted Steele, an FBI agent; Lanny Walker, who made an addition to the house in 1984; and Cindy and Tom Ingram, who sold the house to Jerry Breast, a retired admiral from the U.S. Navy, and his wife, Van, in 1990.<sup>1</sup>

# THE TENNESSEAN

## HOMES

# Show your home: Historic toll house offers plenty of space and updated charm

**Rebecca Treon** Special to The Tennessean

Published 6:00 a.m. CT July 2, 2023

It's not often that potential buyers have the opportunity to own a piece of Tennessee history like the home at 709 Hogan Road known as Safe Harbor. Originally built in 1870 as the Franklin Road Toll House, it was moved up Hogan using logs to its current nearly 2-acre plot in 1905. The property was home to an orchard in the 1800s and during the Civil War, served as a bivouac for Confederate soldiers.

According to the book, "Nashville Pikes" by Ridley Wills II, a member of the Perkins/Baxter family bought it when it was sold by the Franklin Turnpike Co. in 1904. The home was subsequently owned by Ted Steele, an FBI agent; Lanny Walker, who made the home's major renovations in 1984; and Cindy and Tom Ingram, who sold the home to its current owner, retired Navy Admiral Jerry Breast and his wife Jan, in 1990.

The 3,724-square foot home is being listed for \$1.24 million by Susan Glasser of Nashville brokerage Corcoran Reverie.

"There's a feeling that envelops you as you walk into this beautiful, stately home. With all of its charm and character, you know that if only the walls could talk, they'd have story upon story to share. I love the uniqueness and the history of this home, which is highlighted throughout the home and property," says Glasser. "Nashville is rapidly changing and growing and this home is a reflection of the past and current times. It's the perfect balance of old and new, much like Nashville."

The property welcomes visitors with a long, curved driveway leading to the house. Painted a buttery beige, exterior shutters and the front door are painted a contrasting blue. The Victorian-style front porch has ample room for rocking chairs to overlook the front yard. Inside, the entry leads to the living, dining, and front bedroom that were part of the original building and feature the heart of pine wood flooring and historic windows still intact. The living room features a brick fireplace flanked by ample built-in shelving.

The original living room leads into the original formal dining room, which has ample natural light and built-in china cabinets. A step back in time to when people lived in much smaller quarters, there's a bedroom with a fireplace next to the dining room. Another door leads from the formal dining room into the kitchen, part of the major renovation and addition to the home in 1984.

The 1984 remodel included revamping the kitchen, adding a primary bathroom, extending the informal dining space, adding the great room, and tacking on a second story including a bedroom and bathroom. The project also included the construction of a three-car carport and a back porch.

The kitchen features all the modern amenities needed in today's cooking space, including a marble-topped kitchen island that's ideal for families to cook together. It features all-white modern farmhouse-style cabinetry and stainless steel appliances including a built-in microwave, refrigerator and electric range and oven. The kitchen has a charming built-in desk space common in homes in the 1980s, used for day-to-day paperwork and tasks. The attached informal eating space, sometimes called a breakfast room, features French doors leading to the patio plus a back door leading to the yard.

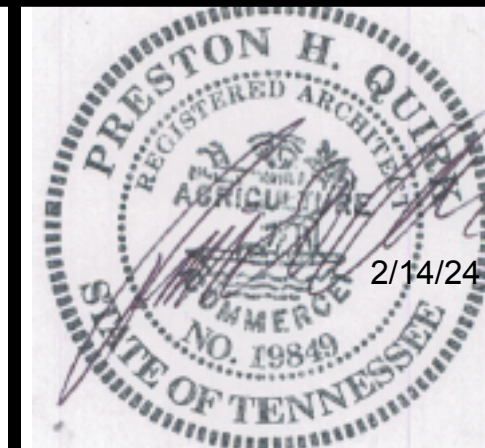
The great room is large enough for any family gathering, with wood floors, a fireplace, and built-in shelving. On one side of the room, there is ample natural light thanks to a wall of windows and a door leading to the patio, on the other side of the room, French doors lead to an enclosed outdoor dining space. That room also provides access upstairs.

Safe Harbor has three bedrooms — two on the main floor and one upstairs. The main floor also has two full baths and one half bath, while the upstairs has one bedroom and full bathroom. The primary suite features spacious walk-in closets. The primary bath has separate double vanities that mirror each other and offer simple counter space, a Roman-style tub, and a free-standing shower.

The home also has a freestanding workshop that could be converted into an art studio, office space, or grandkids' sleepover central. Another part of the property's appeal is the spacious yard of almost 2 acres that offers plenty of space to play, garden, or simply enjoy the view. The current owner has created various nooks to enjoy outdoor living, from the long back patio to the firepit surrounded by seating, even a freestanding porch swing at the edge of the property.



Lovers of historic homes that conjure the feel of a bygone era will want to consider Safe Harbor, a unique opportunity to own a piece of Nashville's past even as it's fully rooted in the present.



**legend:**

existing house & garage

proposed additions

**FLOOR AREA RATIO:**

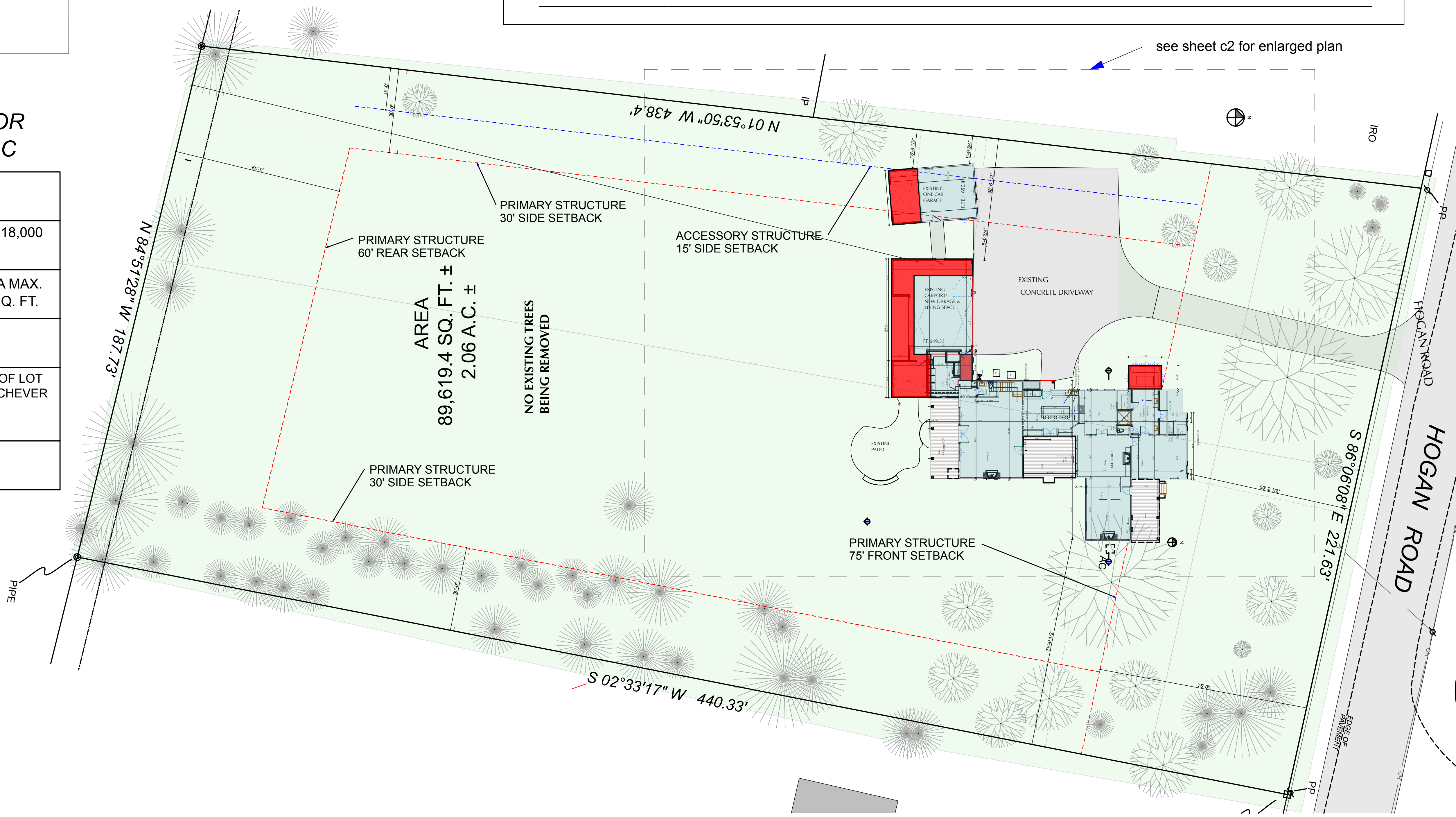
House gross area:  
1st flr - 3254 sf  
2nd flr - 2098 sf = **5352 sf total**  
garage - 1012 sf  
covered porches - 525 sf  
total under roof = 6889 sf  
shed = 598 sf (with addition)

FLOOR AREA RATIO (F.A.R.)  
5352 sf house / 89,619 sf lot = 6.0%

<b>Maximum Lot Coverage</b>			
<u>Existing</u>		<u>Proposed</u>	
Driveways/Walks	4758 SF	Driveways/Walks	4758 SF
Patios/Uncovered Porches/Decks	470 SF	Patios/Uncovered Porches/Decks	430 SF
Pool/Spa/ Pool Decks	0	Pool/Spa/ Pool Decks	0
Ret. Walls/Misc.Hardscape/Equip.Pads/Other IA	0	Ret.Walls/Misc.Hardscape/Equip.Pads/Other IA	0
<u>Roofed area of all Buildings</u>	<u>4474 SF</u>	<u>Roofed area of all Buildings</u>	<u>5389 SF</u>
<b>TOTAL EXISTING:</b>	<b>9702 SF</b>	<b>TOTAL PROPOSED:</b>	<b>10577 SF</b>
		<b>NET ADDITIONAL IA:</b>	<b>875 SF</b>
<b>TOTAL LOT SF (from survey, if survey required):</b>	<b>89,619 SF</b>	<b>TOTAL EXIST/PROPOSED IA, AS % OF TOTAL LOT SF:</b>	<b>11.8%</b>

**CITY OF OAK HILL  
BULK STANDARDS FOR  
ZONE RESIDENTIAL C**

MIN. LOT AREA (ACRES)	1
MAX. LOT COVERAGE	30% UP TO 18,000 SQ. FT.
MAX. GROSS F.A.R.	18 % WITH A MAX. OF 10,000 SQ. FT.
FRONT YARD SETBACK (FT.)	75
SIDE YARD SETBACK (FT.)	15' OR 20% OF LOT WIDTH, WHICHEVER IS GREATER UP TO 30'
REAR YARD SETBACK (FT.)	60



2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 265-9248 Fax: (615) 627-1298  
email: quirkdesigns@comcast.net

**QUIRK DESIGNS**

**Addition to Residence**  
Eddie & Autumn Krause  
709 Hogan Road  
Nashville, TN 37220

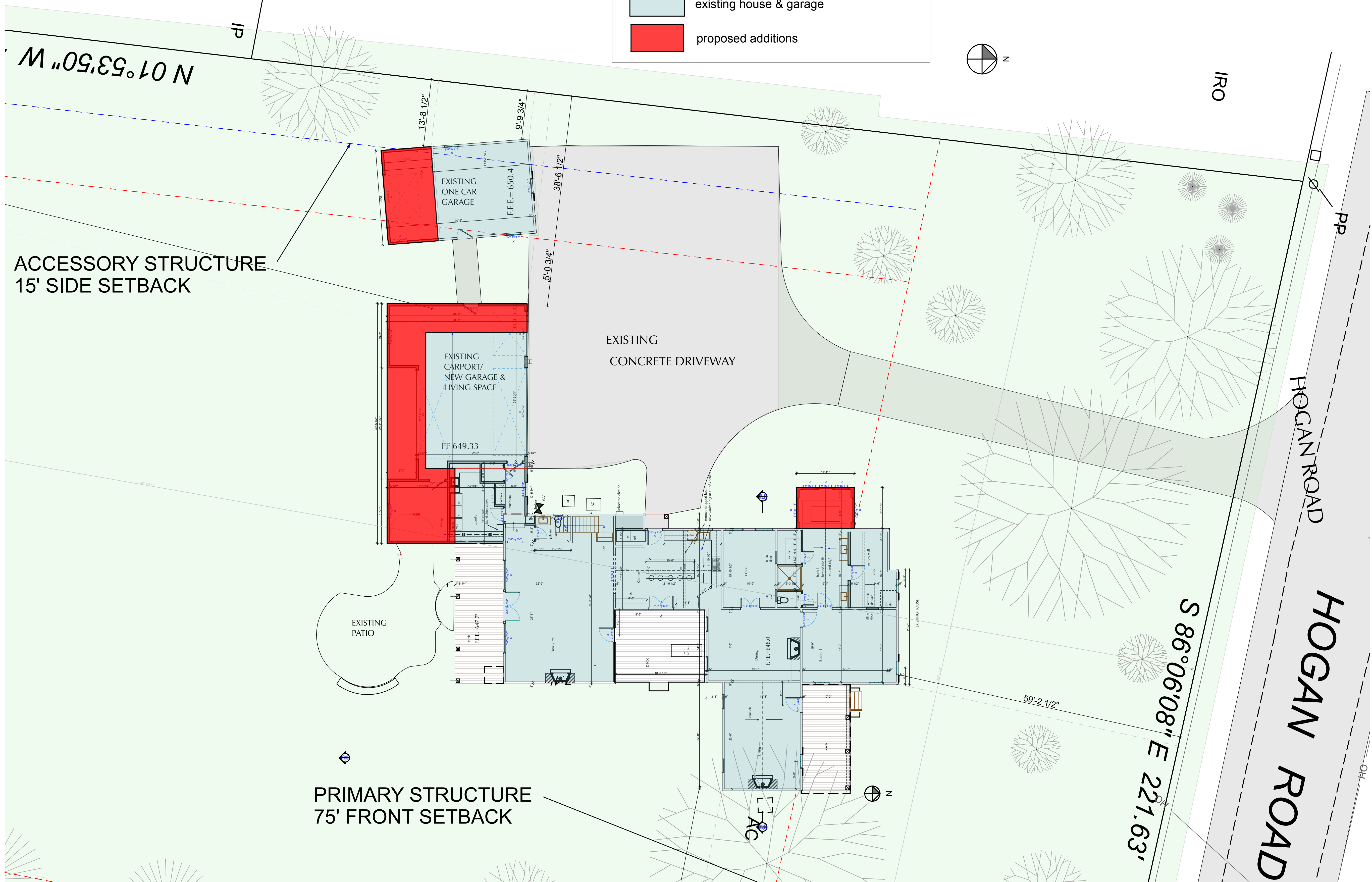
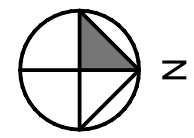
DATE: 2/14/24  
REVISION

PROJECT NO: 23-073  
COPYRIGHT 2/14/24  
QUIRK DESIGNS

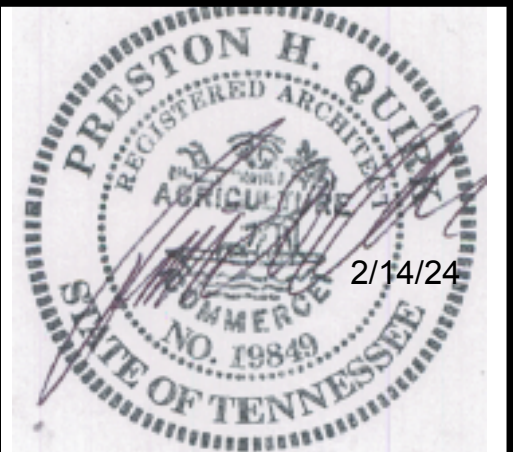
SITE PLAN BZA

legend:

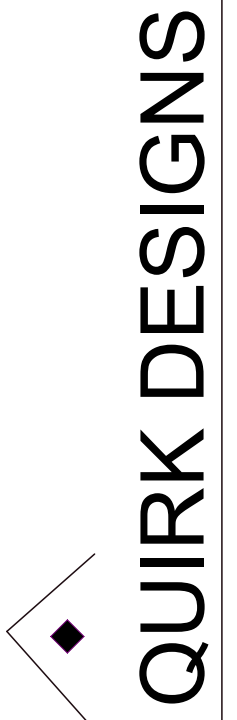
- existing house & garage
- proposed additions



1 SITE PLAN  
 C2 SCALE: 1" = 10'



2831 BERRY HILL DRIVE  
 SUITE 200  
 NASHVILLE, TN 37204  
 Phone: (615) 265-9248 Fax: (615) 627-1298  
 email: quirkdesigns@comcast.net



Addition to Residence  
 Eddie & Autumn Krause  
 709 Hogan Road  
 Nashville, TN 37220

DATE: 2/14/24  
 REVISION

PROJECT NO: 23-073  
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 QUIRK DESIGNS

ENLARGED PLAN

C2