



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 11, 2021
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the February 11th meeting of the Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit www.nashville.gov and click on the "Live Streaming" link located on the left side of the screen.

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear
Ron Gobbell
Jeff Haynes
Jim Lawson

Dr. Pearl Sims
Brian Tibbs
Councilmember Kathleen Murphy
Mina Johnson, representing Mayor John Cooper

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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SPECIAL NOTICE TO THE PUBLIC

Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the February 11, 2021, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, February 9, 2021. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

General Planning Commission Information Provided for Reference

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South, although this location is subject to change at times. Only one meeting may be held in July, August, and December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department Office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#).

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and [streamed online live](#). In addition, meeting recordings are [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

For the February 11, 2021 meeting, we encourage comments remotely, by email or live remote participation, during the meeting. Please visit our webpage on Virtual Comments to find out how:

<https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx>

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640

MEETING AGENDA

A: CALL TO ORDER

B: Establish that COVID-19 requires telephonic meeting as permitted under Executive Order No. 16.

C: ADOPTION OF AGENDA

D: APPROVAL OF JANUARY 21, 2021 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9

G: CONSENT AGENDA ITEMS 10, 11, 12, 13, 14, 15, 16, 29, 33

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.

H: ITEMS TO BE CONSIDERED

1a. 2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP AMENDMENT
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

On Consent: No
Public Hearing: Open

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

Staff Recommendation: Defer to the March 11, 2021, Planning Commission meeting.

1b. 95P-025-007

MILLWOOD COMMONS PUD CANCELLATION
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

On Consent: No
Public Hearing: Open

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

Staff Recommendation: Defer to the March 11, 2021, Planning Commission meeting.

2. **2021SP-003-001** On Consent: No
0 OLD HICKORY BLVD Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Abbie Rickoff

A request to rezone from R15 to SP zoning for property located at Old Hickory Boulevard (unnumbered), approximately 1,100 feet east of Barton Vale Drive, (2.54 acres), to permit 10 multi-family units, requested by Dale & Associates, applicant; Alemayehu Tesfaye, owner.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

3. **2004UD-002-011** On Consent: No
VILLAGES OF RIVERWOOD - SECTION M (MODIFICATION) Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Logan Elliott

A request to modify the Villages of Riverwood Urban Design Overlay District for property located at Stonewater Drive (unnumbered), approximately 400 feet southwest of Hickory Brook Drive, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (23.35 acres), to change the 776 assisted living units to 210 multi-family residential units, requested by Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

4. **2021Z-017PR-001** On Consent: No
Council District 29 (Delishia Porterfield) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R20 to IWD zoning for property located at 2377 Couchville Pike, approximately 1,460 feet south of Pulley Road (34.77 acres), requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, Trustee, owner.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

5. **2021S-026-001** On Consent: No
SUBDIVISION OF THE TONY AND PAMELA ADAMS PROPERTY Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2203 Pennington Bend Road, at the western terminus of McGavock Pike, zoned R15 (1.37 acres), requested by Clint T. Elliott Surveying, Inc., applicant; Tony and Pamela Adams, owners.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

6. **2021S-014-001** On Consent: No
CARLTON ESTATES Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 17 lots on properties located at 3338 and 3346 Bell Road, approximately 735 feet south of Harborwood Drive, zoned R15 (7.34 acres), requested by Jackie Dillehay, applicant; Jackie Lynn Pater, owner.

Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.

7. **2021SP-006-001** On Consent: No
6103 MT. VIEW ROAD Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Patrick Napier

A request to rezone from R8 and AR2a to SP zoning for property located at 6103 Mt. View Road, at the northeast corner of Mt. View Road and Hamilton Church Road (22.18 acres), to permit 46 single family lots and 68 multi-family units, requested by CSDG, applicant; Therese McClurg and Philip Burgess, owner.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

8. **2020SP-051-001** On Consent: No
1411 DICKERSON PIKE SP Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from CL and RS5 to SP zoning for properties located at 1411 and 1413 Dickerson Pike and 198, 200, and 204 Gatewood Avenue, approximately 260 feet east of Dickerson Pike, (6.77 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Donald E. & Michael E. Wall and Tony Ray Clouse, owners.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

9. **2021S-015-001** On Consent: No
RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2 Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 1699 Gallatin Pike, at the southwest corner of Myatt Drive and Gallatin Pike, zoned CS (20.97 acres), requested by Gresham Smith, applicant; BAI Rivergate, LLC, owner.

Staff Recommendation: Defer to the February 25, 2021, Planning Commission meeting.

10. **2020Z-014TX-001** On Consent: Yes
BL2020-535/Burkley Allen Public Hearing: Open
Staff Reviewer: Eric Hammer

A request to amend Titles 16 and 17 of the Metropolitan Code of Laws regarding the design and operation of outdoor electrical lighting to achieve light pollution reduction consistent with International Dark Skies Association guidelines.

Staff Recommendation: Approve changes to Title 17 with a substitute.

11. **2021Z-001TX-001** On Consent: Yes
BL2021-619/Mary Carolyn Roberts Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend Chapters 17.24 and 17.40 to add language pertaining to plans for street trees and streetscape.

Staff Recommendation: Approve with an amendment.

12. **2020SP-043-001** On Consent: Yes
4120 MURFREESBORO PIKE Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to SP zoning for property located at 4120 Murfreesboro Pike, approximately 240 feet northwest of Parks Retreat Drive and within the Murfreesboro Pike Urban Design Overlay District (11.41 acres), to permit a multi-family residential development, requested by S + H Group LLC, applicant; Anna Gannon, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

13. **2020S-190-001** On Consent: Yes
AIRPARK EAST Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots and open space on properties located at 2581, 2591, 2601 and 2611 Couchville Pike and Airpark Center East (unnumbered), at the southeast corner of Couchville Pike and Airpark Center East, zoned IWD (42.94 acres), requested by Wilson & Associates, applicant; Airpark East Owner, LLC, owner.

Staff Recommendation: Approve with conditions.

14. **2014NL-001-004** On Consent: Yes
GALLATIN PIKE NEIGHBORHOOD LANDMARK DISTRICT (REVISION) Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Patrick Napier

A request to revise the Gallatin Pike Neighborhood Landmark Overlay District for property located at 4115 Gallatin Pike, approximately 270 feet south of McMahan Avenue, zoned OR20-A and located within the Gallatin Pike Urban Design Overlay District (0.49 acres), to permit a 2,039 square foot addition, requested by Robert Dewey Boyd Jr., applicant; Natalie Hope Boyd and Robert Dewey Boyd Jr., owners.

Staff Recommendation: Approve with conditions.

15. **2020Z-139PR-001** On Consent: Yes
Council District 29 (Delishia Porterfield) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R10 to ON zoning for property located at 2649 Smith Springs Road, approximately 315 feet west of Bell Road (0.17 acres), requested by Catherine Honea Sondgerath and Tai Orten, et al, applicants and owners.

Staff Recommendation: Approve.

16. **2021Z-013PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS7.5 to RM20-A-NS zoning for properties located at 2307, 2311, and 2315 Whites Creek Pike and Whites Creek Pike (unnumbered), at the corner of Luzon Street and Whites Creek Pike (1.26 acres), requested by XE Development Company, LLC, applicant; John W. Turner, EST., owner.

Staff Recommendation: Approve.

- 17. SUBSTITUTE BL2020-197** On Consent: No
120-DAY MULTI-FAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA Public Hearing: Open
 Council District 28 (Tanaka Vercher); 29 (Delishia Porterfield)
 Staff Reviewer: Greg Claxton

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area, requested by Councilmember Tanaka Vercher, applicant.

Staff Recommendation: Disapprove, given similar growth rates in other parts of the County; current and proposed infrastructure investment within the study area; and uncertainty around the specific purpose of the moratorium and what such a moratorium can meaningfully accomplish with respect to neighborhood investment.

- 18. 2019SP-007-002** On Consent: No
SONYA DRIVE MIXED USE DEVELOPMENT (AMENDMENT) Public Hearing: Open
 Council District 22 (Gloria Hausser)
 Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit a maximum of 175 multi-family units, requested by Kimley-Horn, applicant; Southfield Properties and AM Investors No. 2, LLC and Norwood Manor LLC, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 19. 2020SP-050-001** On Consent: No
2512 RASCOE ST Public Hearing: Open
 Council District 16 (Ginny Welsch)
 Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP zoning for property located at 2512 Rascoe Street, approximately 260 feet south of Jay Street, (0.28 acres), to permit a detached accessory dwelling unit and all other uses permitted under RS10 zoning, requested by XE Development Company, LLC, applicant; Nathan Jones, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 20. 2020SP-052-001** On Consent: No
PILLOW+MERRITT Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Logan Elliott

A request to rezone from R6-A to SP zoning for properties located at 1321 and 1323 Pillow Street, at the northwest corner of Merritt Avenue and Pillow Street, (0.46 acres), to permit a maximum of 39 multi-family residential units, requested by Hastings Architecture, applicant; Nathaniel Wayne Russell and Robert E. Orrall, Christine Leverone Orrall, and Justine Orrall, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 21. 2021SP-001-001** On Consent: No
4027 RED ROSE COURT SP Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Amelia Lewis

A request to rezone from RS15 to SP zoning for property located at 4027 Red Rose Court, approximately 660 feet west of Windover Drive, (0.94 acres), to permit a detached accessory dwelling unit, requested by Shawanda Dodson Crawford, applicant; Shawanda Dodson Crawford and Sedric Crawford, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 22. 2021SP-005-001** On Consent: No
HOBSON HEIGHTS Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Jason Swaggart

A request to rezone from AR2a and RS15 to SP zoning on property located at 6334 Hobson Pike and Hobson Pike (unnumbered) and part of property located at 6324 Hobson Pike, approximately 930 feet southwest of Smith Springs Parkway, (29.17 acres), to permit up to 232 residential units, requested by Wamble & Associates, applicant; Amnon Shreibman, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

- 23a. 2021UD-001-001** On Consent: No
WEDGEWOOD-HOUSTON CHESTNUT HILL URBAN DESIGN OVERLAY Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Harriett Brooks

A request to apply an Urban Design Overlay (UDO) District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned CS, IWD, MUL-A, OR20, R6, R6-A, RM20-A, and SP (188.28 acres), requested by Councilmember Colby Sledge, applicant; various owners. (see associated case 2021Z-016PR-001).

Staff Recommendation: Approve with removal of properties at 1302, 1304, 1306, and 1308 1st Avenue South from the boundary and adherence to an effective date of April 6, 2021 following Metro Council passage and the Mayor's signature.

- 23b. 2021Z-016PR-001** On Consent: No
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Harriett Brooks

A request to rezone from CS, IWD, MUL-A, OR20, R6, R6-A, RM20-A and SP to MUL-A-NS, RM20-A-NS, CS-NS, and OR20-NS for various properties located south of Lafayette Street and north of Wedgewood Avenue (188.33 acres), requested by Councilmember Colby Sledge, applicant; various owners. (see associated case 2021UD-001-001).

Staff Recommendation: Approve with removal of properties currently zoned SP and certain properties along 1st Avenue South if the UDO is approved. If the UDO is not approved, staff recommends disapproval.

- 24. 2021DTC-002-001** On Consent: No
BALLPARK VILLAGE MIXED USE Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Eric Hammer

A request for an overall height modification on property located at 3rd Ave N (unnumbered), zoned DTC, to permit a mixed use development, requested by Hawkins Partners, Inc., applicant; Sulphur Dell Land, LLC, owner.

Staff Recommendation: Approve with conditions or defer without all conditions.

- 25. 65-76P-003** On Consent: No
 BL2021-610/Jennifer Gamble Public Hearing: Open
COMMERCIAL PUD (CANCELLATION)
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development on portions of property located at Brick Church Pike (unnumbered) and 4204 Brick Church Pike, at the northwest corner of Old Hickory Boulevard and Brick Church Pike, zoned R20, (12 acres), requested by Councilmember Jennifer Gamble, applicant; Gordon F. McCammon and Robert C. Helson, owners.

Staff Recommendation: Approve.

26. 2021Z-006PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 1712 Arthur Avenue, approximately 260 feet northwest of Jane Street (0.17 acres), requested by Stephen Bolton, applicant; Bolt Real Estate, LLC, owner.

Staff Recommendation: Approve.

27. 2021Z-003PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request to rezone from RS10 to R8-A zoning for property located at 1911 Hailey Ave, approximately 315 feet northeast of Esther Avenue (0.45 acres), requested by Joseph L. Perry, applicant; Joseph L. & Willie Perry, owners.

Staff Recommendation: Disapprove the requested R8-A zoning district and approve the R10 zoning district.

28. 2021Z-008PR-001

Council District 16 (Ginny Welsch)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 119 Oriel Avenue, approximately 400 feet west of Miller Street (0.27 acres), requested by Mitra Sharifi, applicant and owner.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 29. Contract renewal for Miranda Clements & Amelia Lewis
- 30. Historic Zoning Commission Report
- 31. Board of Parks and Recreation Report
- 32. Executive Committee Report
- 33. Accept the Director's Report
- 34. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

February 25, 2021

MPC Meeting

4 pm, location to be determined

March 11, 2021

MPC Meeting

4 pm, location to be determined

March 25, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT