



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 25, 2021
4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

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 25, 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 23rd. 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 25, 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 FEBRUARY 11, 2021 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 10, 20, 25

G: CONSENT AGENDA ITEMS 9, 11, 12, 13, 14, 15, 16, 17, 26, 27, 31

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. 2021CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Stephanie McCullough

On Consent: No

Public Hearing: Open

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for properties located at 623 and 701 41st Ave N and 700 42nd Ave N and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Ave N, zoned IR (6.88 acres), requested by Kimley Horn, applicant; Hoosier Capital, L.P., Michael J. & Dana M. Ragan, and Ari Holdings, LLC, owners. (see associated case #2021SP-004-001).

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

1b. 2021SP-004-001

41ST AVENUE

Council District 21 (Brandon Taylor)

Staff Reviewer: Patrick Napier

On Consent: No

Public Hearing: Open

A request to rezone from IR and OR20 to SP zoning on properties located at 704 41st Ave N, 4105 Clifton Avenue and Clifton Avenue (unnumbered) and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N, (5.11 acres), to permit 151 multifamily residential units, requested by Kimley Horn, applicant; Hoosier Capital, L.P., owner. (see associated case #2021CP-008-001).

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 indefinitely.

3. **2017S-250-002** On Consent: No
RURAL HILL ROAD BEND Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create eight lots on property located at 1152 Rural Hill Road, approximately 630 feet north of Bridgecrest Drive, zoned R10 (2.31 acres), requested by Doyle Elkins, applicant; Sammy Said and Magdi Hanna, owners.

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

4. **2020S-145-001** On Consent: No
BORDEAUX AGRIFOOD Public Hearing: Open
Council District 01 (Jonathan Hall); 02 (Kyonzte Toombs)
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 368 single-family lots and 44 two-family lots for a maximum of 456 residential units for properties located at 1501 E Stewarts Lane, E Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned R10, RS10 and RS15 (129.2 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

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

6. **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 March 11, 2021, Planning Commission meeting.

7. **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 March 11, 2021, Planning Commission meeting.

8. **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 March 11, 2021, Planning Commission meeting.

9. **2019S-086-001** On Consent: Yes
FINAL PLAT RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING Public Hearing: Open
THE DIVISION OF THE JOHN B. CROWDEN PROPERTY
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Joren Dunnivant

A request for final plat approval to create three lots on property located at 211 Marcia Avenue, approximately 50 feet northwest of Hill Circle, zoned R6 (0.91 acres), requested by Clint T. Elliott Survey, applicant; Luke Ryan and Xenia Hom, owners.
Staff Recommendation: Approve with conditions.

10. **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 March 11, 2021, Planning Commission meeting.

11. **2021S-035-001** On Consent: Yes
SUBDIVISION OF THE CHRIS PHILLIP PROPERTY Public Hearing: Open
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 6421 Clarksville Pike, approximately 1,930 feet east of Douglas Road, zoned RS40 (3.6 acres), requested by Chandler Surveying, applicant; Chris Phillip, owner.
Staff Recommendation: Approve with conditions including a variance from Section 4.2-5.a.1.b. and Section 4.2-5.a.1.d. of the Metro Subdivision Regulation.

- 12. 2021NHC-001-001** On Consent: Yes
HAYNES HEIGHTS Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Amelia Lewis

A request to apply a Neighborhood Conservation Overlay District to various properties within the Haynes Heights area, located north of W Trinity Lane and west of Whites Creek Pike, zoned RS20 (171.29 acres), requested by Councilmember Kyonzté Toombs, applicant; various owners.

Staff Recommendation: Approve if the item receives a recommendation of approval from the Metro Historic Zoning Commission prior to the Planning Commission meeting. If no recommendation is received from MHZC prior to the meeting, staff recommends deferral to the March 11, 2021, Planning Commission meeting.

- 13. 2020Z-075PR-001** On Consent: Yes
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 1407 14th Avenue North, approximately 70 feet northwest of Heiman Street (0.19 acres), requested by CRD LLC, applicant; Mayvise Word, owner.

Staff Recommendation: Approve.

- 14. 2020Z-093PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Logan Elliott.

A request to rezone from R8 to RM20A-NS zoning for properties located at 917, 919, and 921 W. Trinity Lane, approximately 720 feet east of Old Buena Vista Road (0.53 acres), requested by DY Properties II, LLC, applicant and Rosetta S. Edmondsdon, A. Sawyers and DY Properties II LLC, owners.

Staff Recommendation: Approve.

- 15. 2021Z-019PR-001** On Consent: Yes
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to OL zoning for property located at 81 Thompson Lane, at the northeast corner of Tuggle Avenue and Thompson Lane (0.28 acres), requested by Botros Gamal Aiyad, applicant and owner.

Staff Recommendation: Approve.

- 16. 2021Z-020PR-001** On Consent: Yes
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 1518 Jones Avenue, approximately 70 feet north of Marshall Street (0.19 acres), requested by Adam Myers, applicant; Riggins Group LLC, owner.

Staff Recommendation: Approve.

- 17. 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.

- 18. 2021Z-002TX-001** On Consent: No
BL2021-620/Burkley Allen Public Hearing: Open
Staff Reviewer: Shawn Shepard

An ordinance amending Chapters 17.36 and 17.40 of Title 17 of the Metropolitan Code to create a Detached Accessory Dwelling Unit (DADU) Overlay District. (Proposal No. 2021Z-002TX-001).

Staff Recommendation: Approve with an amendment.

- 19a. 2021UD-001-001** On Consent: No
BL2021-635/Colby Sledge Public Hearing: Open
WEDGEWOOD-HOUSTON CHESTNUT HILL UDO
Council District 17 (Colby Sledge)
Staff Reviewer: Harriett Brooks

A request to apply an Urban Design Overlay District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned CS, IR, IWD, MUL-A, OR20, R6, R6-A, RM20, and SP (187.38 acres), requested by Councilmember Colby Sledge, applicant; various property owners (see associated case 2021Z-016PR-001).

Staff Recommendation: Approve with removal of properties at 1011, 1013, 1015, 1017, 1019, 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.

- 19b. 2021Z-016PR-001** On Consent: No
BL2021-634/Colby Sledge Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Harriett Brooks

A request to rezone from zoned CS, MUL-A, OR20, R6, and R6-A 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 (175.15 acres), requested by Councilmember Colby Sledge, applicant; various property 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.

- 20. 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: Defer to the March 11, 2021, Planning Commission meeting.

- 21. 2020SP-043-001** On Consent: No
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.

- 22. 2020SP-050-001** On Consent: No
2512 RASCOE ST Public Hearing: Closed
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.

- 23. 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: Approve with conditions and Disapprove without all conditions.

- 24. 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.

- 25. 2020Z-108PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R8 and RS10 to RM20-A zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 390 feet south of Stokers Lane (14.46 acres), requested by D & M Development LLC, applicant; Aubrey Gregory, Doss Hill, Amon Ringemann, and Anna Ringemann, owners.

Staff Recommendation: Defer Indefinitely.

I: OTHER BUSINESS

26. Bonus Height Certification for 920 Division Street
27. Bonus Height Certification for 1111 Church Street
28. Historic Zoning Commission Report
29. Board of Parks and Recreation Report
30. Executive Committee Report
31. Accept the Director's Report
32. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

March 11, 2021

MPC Meeting

4 pm, location to be determined

March 25, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT