



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 11, 2021
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the March 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 March 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, March 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 March 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 FEBRUARY 25, 2021 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2a, 2b, 3, 4, 5, 6, 7, 8, 9, 10, 12, 19

G: CONSENT AGENDA ITEMS 11, 13, 14, 15, 16, 17, 18, 23

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 Avenue North and 700 42nd Avenue North and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Avenue North 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 April 8, 2021, Planning Commission meeting.

1b. 2021SP-004-001

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 Avenue North, 4105 Clifton Avenue and Clifton Avenue (unnumbered) 4018 Indiana Avenue, and 4020 Indiana Avenue, approximately 475 feet west of 40th Avenue North, (5.11 acres), to permit 151 multi-family residential units, requested by Kimley-Horn, applicant; Hoosier Capital, L.P., owner. (see associated case #2021CP-008-001).

Staff Recommendation: Defer to the April 8, 2021, Planning Commission meeting.

2a. 2007SP-037-002 On Consent: No
BELL ROAD/BLUE HOLE ROAD SP AMENDMENT Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

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 May 13, 2021, Planning Commission meeting.

2b. 95P-025-007 On Consent: No
MILLWOOD COMMONS PUD CANCELLATION Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

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 May 13, 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 March 25, 2021, Planning Commission meeting.

4. 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 Indefinitely.

5. 2020S-145-001 On Consent: No
BORDEAUX AGRIHOOD 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 25, 2021, Planning Commission meeting.

6. **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 Indefinitely.

7. **2021S-034-001** On Consent: No
FINAL PLAT RE-SUBDIVISION OF LOT #155, ON THE PLAN OF THE Public Hearing: Open
WATER'S PLACE ON MAXEY LANE AND THE NORTH ONE-HALF OF LAKOTA
Council District 07 (Emily Benedict)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 2424 Branch Street, approximately 330 feet north Marsden Avenue, zoned R6 (0.38 acres), requested by Clint T. Elliott Survey, applicant; Urban Dwell Homes, GP, owner.

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

8. **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 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 March 25, 2021, Planning Commission meeting.

10. **2021SP-011-001** On Consent: No
THE PRESERVE AT PRIEST LAKE Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to SP zoning for properties located at 3128 Elm Hill Pike and Elm Hill Pike (unnumbered), approximately 530 feet east of Timber Valley Drive, (6.21 acres), to permit 38 multi-family residential units, requested by Dale & Associates, applicant; Gregg H. and Susan Lyn Eatherly, owners.

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

11. **2021SP-012-001** On Consent: Yes
1414 4TH AVENUE SOUTH Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to SP-MU zoning for properties located at Carney Street (unnumbered), 307 Carney Street, and 1414, 1500 and 1502 4th Avenue South, located on either side of Carney Street and approximately 470 feet north of Mallory Street (5.54 acres), to permit a mixed use development with 411 multi-family residential units and non-residential uses, requested by Kimley-Horn, applicant; MTP-1414 4th Avenue South, LLC, and Propco-1500 4th Ave. S., LLC, owners.

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

12. **2021SP-010-001** On Consent: No
WEDGEWOOD HOUSTON MIXED USE DEVELOPMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to rezone from CS, IWD, MUL, and MUL-A to SP zoning for properties located at 1214, 1216, 1218, 1220, 1230, and 1232 Martin Street, 1309 Brown Street, 441, 447, 448, 449, and 451 Humphreys Street and Humphreys Street (unnumbered), along Houston Street, down Brown Street and along either side of Humphreys Street (6.12 acres), to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; Nashville Phase I Property Holders, LLC, Oklaholics, LLC, William T. Chapman, IV, Trustee, and Arthur F. Daws, Jr., Arthur F. Daws, III, and Patrice D. Daws; owners.

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

13. **2021SP-016-001** On Consent: Yes
EARHART SUBDIVISION Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Patrick Napier

A request to rezone from SP to SP zoning for property located at Earhart Road (unnumbered), approximately 2,290 feet north of Hessey Road (69.76 acres), to permit 164 single-family residential units, requested by T-Square Engineering, applicant; KDS Investments GP, owner.

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

14. **2021S-001HM-001** On Consent: Yes
HADLEY'S BEND CITY (HOUSE MOVE) Public Hearing: Open
Council District 11 (Larry Hagar); 12 (Erin Evans)
Staff Reviewer: Jason Swaggart

A request to move a house from 4225 Central Pike to 4000 Liberty Street, at the southeast corner of Liberty Street and Hadley's Bend Boulevard, zoned R8 (0.55 acres), requested by Toothman Structure Movers, applicant; Jon Berry and Mika Berry, owners.

Staff Recommendation: Approve with conditions.

- 15. 2021S-041-001** On Consent: Yes
RESUBDIVISION OF LOT 2 FINAL PLAT OF THE SWINGING BRIDGE Public Hearing: Open
SUBDIVISION
 Council District 11 (Larry Hagar)
 Staff Reviewer: Amelia Lewis

A request for final plat approval to create 4 lots on a portion of property located at Swinging Bridge Road (unnumbered), at the southwestern corner of Hickerson Street and Swinging Bridge Road, zoned RS10 (2.17 acres), requested by CESO Inc., applicant; Cobalt Ventures LLC, owner.

Staff Recommendation: Approve with conditions.

- 16. 2021S-042-001** On Consent: Yes
600 AND 606 EWING DRIVE Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Patrick Napier

A request for concept plan approval to create 46 single-family lots on properties located at 600 and 606 Ewing Drive, approximately 675 feet west of Vista Lane, zoned RS7.5 (11.61 acres), requested by Dale and Associates, applicant; Jason Wright, John Wright, and Norma Wright, owners.

Staff Recommendation: Approve with conditions.

- 17. 2021Z-021PR-001** On Consent: Yes
 Council District 02 (Kyonzté Toombs) Public Hearing: Open
 Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to RM20-A-NS zoning for properties located at 1011, 1013 and 1015 W. Trinity Lane, approximately 430 feet west of Old Buena Vista Road (2.5 acres), requested by Rhythm Homes and Development LLC, applicant; 4021 CP GP, Tremaine Smith, and Rhythm Homes and Development, LLC, owners.

Staff Recommendation: Approve with conditions.

- 18. 2021Z-022PR-001** On Consent: Yes
 Council District 08 (Nancy VanReece) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R8-A zoning for property located at 3125 Hillside Road, approximately 240 feet south of Maplewood Trace (0.53 acres), requested by Rhythm Homes and Development LLC, applicant and owner.

Staff Recommendation: Approve.

- 19. 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 Indefinitely.

I: OTHER BUSINESS

- 20. Historic Zoning Commission Report
- 21. Board of Parks and Recreation Report
- 22. Executive Committee Report
- 23. Accept the Director's Report
- 24. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

March 25, 2021

MPC Meeting

4 pm, location to be determined

April 08, 2021

MPC Meeting

4 pm, location to be determined

April 22, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT