



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

April 22, 2021
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the April 22nd 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 April 22, 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, April 20, 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 April 22, 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 APRIL 08, 2021 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

G: CONSENT AGENDA ITEMS 18, 19a, 19b, 20, 21, 22, 26, 30

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. North and 700 42nd Ave. North 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 June 10, 2021 Planning Commission meeting.

1b. 2021SP-004-001

41ST AVENUE NORTH SP

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) 4018 Indiana Avenue, and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N., (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 June 10, 2021 Planning Commission meeting.

2. **2021SP-018-001** On Consent: No
3RD AND MONROE Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for property located at 1227 3rd Avenue North, at the southwest corner of Monroe Street and 3rd Avenue North (0.62 acres), to permit a multi-family development, requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

3. **2021SP-020-001** On Consent: No
BEN ALLEN RIDGE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP-R zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway (10.71 acres), to permit 245 multi-family residential units, requested by Alfred Benesch and Company, applicant; 301 Ben Allen LLC, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

4. **2021SP-021-001** On Consent: No
PENNINGTON BEND COTTAGES Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP zoning for property located at Pennington Bend Road (unnumbered), at the northwest corner of Lock Two Road and Pennington Bend Road (3.59 acres), to permit 16 detached multi-family residential unit, requested by Dale and Associates, applicant; Vineyard Homes LLC, owner.

Staff Recommendation: Defer to the May 27, 2021 Planning Commission meeting.

5. **2021SP-026-001** On Consent: No
121 MADISON STREET - SELF STORAGE Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to rezone from IR and IG to SP zoning for property located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self storage use, requested by Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

6. **2020Z-013TX-001** On Consent: No
BL2020-504/Freddie O'Connell Public Hearing: Open
Countywide
Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

Staff Recommendation: Defer to the June 24, 2021 Planning Commission meeting.

7. **2021S-045-001** On Consent: No
RESUBDIVISION OF LOTS 5 AND 6 AIRPORT LOGISTICS Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 1785 Reynolds Road and 1922 Old Murfreesboro Pike, approximately 2,000 feet north of Smith Springs Road, zoned IR (49.02 acres), requested by Clint T. Elliott Surveying, applicant; Airport Logistics II LLC, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

8. **2021S-060-001** On Consent: No
SCRUGGS ESTATES Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned R10 (5.63 acres), requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

9. **2021S-069-001** On Consent: No
HEARTLAND NORTH Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 193 single-family cluster lots on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned R10 (65.37 acres), requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

10. **2021S-072-001** On Consent: No
MASSMAN HEIGHTS SUBDIVISION Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned RS10 (8.23 acres), requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

11. **2020Z-119PR-001** On Consent: No
BL2020-479/Freddie O'Connell Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer to the June 24, 2021 Planning Commission meeting.

- 12. 2020Z-143PR-001** On Consent: No
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from R15 to RS10 zoning for property located at 2600 Pennington Bend Road, approximately 530 feet west of Longfellow Drive (11.64 acres), requested by CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.

Staff Recommendation: Defer to the May 27, 2021 Planning Commission meeting.

- 13. 2021Z-028PR-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 2871 Ned Shelton Road, approximately 635 feet south of Bell Road (18.0 acres), requested by State Street Group, applicant; The Quarter Jackson LLC, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

- 14. 2021Z-031PR-001** On Consent: No
Council District 04 (Robert Swope) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from AR2a and RS10 to RM4 zoning for property located at 6578 Bluff Road and a portion of properties located at Bluff Road (unnumbered), approximately 925 feet southwest of Nolensville Pike (23.0 acres), requested by Samaroo Development Group LLC, applicant; LG Assets Properties LLC, LIG Assets Incorporated, Marvin Thomas Baker and Ann Marie Baker, owners.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

- 15. 2021SP-035-001 (formerly 2021Z-034PR-001)** On Consent: No
Council District 06 (Brett Withers) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from MUL-A to MUG-A zoning for properties located at 943, 945, and 947 Woodland Street, approximately 445 feet west of S. 10th Street and located within the East Bank Redevelopment District Overlay (0.60 acres), requested by Public Square LLC, applicant; FC Woodland QOZB LLC, owner.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

- 16. 1-74P-013** On Consent: No
BL2021-705/Joy Styles Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Abbie Rickoff

A request to cancel a Planned Unit Development Overlay District for various parcels located north of the CSX railroad, on either side of Bell road and approximately 900 feet southwest of Hickory Hollow Terrace, zoned MUL and SCR and partially located within a Corridor Design Overlay District (159.02 acres), requested by Councilmember Joy Styles, applicant; various owners.

Staff Recommendation: Defer to the May 13, 2021 Planning Commission meeting.

17. **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 May 13, 2021 Planning Commission meeting.

18. **2021SP-027-001 (formerly 2021Z-017PR-001)** On Consent: Yes
Council District 29 (Delishia Porterfield) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R20 to SP-IND zoning for property located at 2377 Couchville Pike, approximately 1,485 feet east of Pulley Road street, (34.77 acres), to permit industrial uses, requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, owner.

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

- 19a. **2021CP-013-001** On Consent: Yes
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Anna Grider

A request to amend the Antioch-Priest Lake Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Neighborhood Center Policy for properties located at Hobson Pike (unnumbered), approximately 115 feet southwest of Windcrest Trail (9.94 acres), requested by Resurrected Church, applicant and owner (see associated case 2021Z-024PR-001).

Staff Recommendation: Approve.

- 19b. **2021Z-024PR-001** On Consent: Yes
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to OL zoning for property located at Hobson Pike (unnumbered), approximately 115 feet southwest of Windcrest Trail (4.0 acres), requested by Resurrected Church, applicant and owner (see associated case 2021CP-013-001).

Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan is not approved.

20. **2020S-145-001** On Consent: Yes
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 354 single-family lots and 30 two-family lots for a maximum of 414 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 (120.4 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

Staff Recommendation: Approve with conditions.

21. **2021Z-033PR-001** On Consent: Yes
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS10 to RM6-NS zoning for properties located at 4224, 4226, and 4230 Andrew Jackson Parkway, approximately 575 feet north of Tyler Drive (3.61 acres), requested by Enfield Construction and Engineering, applicant; Dr. Jerry Batson, owner.

Staff Recommendation: Approve.

22. **2021Z-030PR-001** On Consent: Yes
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from SP-R to R8 zoning for properties located at 6015 and 6017 Obrien Avenue, approximately 170 feet east of Eastboro Drive (0.78 acres), requested by Overcup Oak LLC, applicant and owner.

Staff Recommendation: Approve.

23. **2004P-013-009** On Consent: No
MILL CREEK TOWNE CENTRE PHASE 2 (AMENDMENT) Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Abbie Rickoff

A request to amend a Planned Unit Development Overlay District for a portion of property located at Nolensville Pike (unnumbered), approximately 630 feet southeast of Concord Hills Drive, zoned SCC and within a Corridor Design Overlay District (3.15 acres), to remove right-of-way reservation, requested by WNRI Holdings LLC, applicant; Mill Creek Towne Center PH II Properties Association Inc., owner.

Staff Recommendation: Approve with conditions.

24. **2021Z-032PR-001** On Consent: No
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM15 zoning for property located at 4349 Clarksville Pike, approximately 750 feet south of Echo Lane (16.57 acres), requested by Michael Winarski, applicant; Clarksville Pike LLC, owner.

Staff Recommendation: Disapprove.

25. **CIB FY2021-22** On Consent: No
FY21-22 CAPITAL IMPROVEMENTS BUDGET Public Hearing: Open
Staff Reviewer: Greg Claxton

Submit the FY2021-22 Capital Improvements Budget for consideration by Mayor John Cooper.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 26. New employee contract for Rochelle Carpenter, Dustin Shane & Seth Harrison
- 27. Historic Zoning Commission Report
- 28. Board of Parks and Recreation Report
- 29. Executive Committee Report
- 30. Accept the Director's Report
- 31. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

May 27, 2021

MPC Meeting

4 pm, location to be determined

June 10, 2021

MPC Meeting

4 pm, location to be determined

June 24, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT