



METROPOLITAN PLANNING COMMISSION REVISED DRAFT AGENDA

June 24, 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
Jeff Haynes
Edward Henley
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
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

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. Only one meeting may be held in 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 may 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, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item may be mailed, hand-delivered, or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting day. Written comments may also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought 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

Anyone may speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that Item, with no time limit.

Items set for consent or deferral will be listed at the start of the meeting.

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: ADOPTION OF AGENDA

C: APPROVAL OF JUNE 10, 2021 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 24, 25

F: CONSENT AGENDA ITEMS 10, 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.

G: 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 July 22, 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 July 22, 2021, Planning Commission meeting.

2. 2020S-179-001

ENTRUST HOMES ON PARAGON MILLS

Council District 26 (Courtney Johnston)

Staff Reviewer: Patrick Napier

On Consent: No

Public Hearing: Open

A request for final plat approval to create eight lots on property located at 205 Paragon Mills Road, approximately 100 feet east of Towry Drive, zoned R6 (1.0 acres), requested by B A Land Professionals, applicant; Nancy Potts, Carol Potts Garcia and Sonnie Potts, owners.

Staff Recommendation: Defer to the July 22, 2021, Planning Commission meeting.

3. **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 July 22, 2021, Planning Commission meeting.

4. **2021S-079-001** On Consent: No
THE MARSHA GAIL COWDEN COOK PROPERTY 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 261 Liberty Lane, approximately 470 feet north of Peeples Court, zoned R10 (3.0 acres), requested by Crenshaw Land Surveying, applicant; Marsha Gail Cowden Cook, owner.

Staff Recommendation: Defer to the July 22, 2021, Planning Commission meeting.

5. **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 July 22, 2021, Planning Commission meeting.

6. **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 July 22, 2021, Planning Commission meeting.

7. **2021Z-061PR-001** On Consent: No
 Council District 19 (Freddie O'Connell) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from IWD to RM40-A-NS zoning for properties located at 1301, 1307, 1309 and 1403 Lebanon Pike and Lebanon Pike (unnumbered), approximately 1,850 feet west of Spence Lane (15.56 acres) (associated case 2021CP-011-001), requested by Kimley-Horn, applicant; SHM Holding LLC and Shmerling Michael D Partners GP, owners.

Staff Recommendation: Defer to the July 22, 2021, Planning Commission meeting.

8. **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 July 22, 2021 Planning Commission meeting.

9. **2021SP-034-001** On Consent: No
12610 OLD HICKORY BOULEVARD Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP zoning for properties located at 12610 and 12622 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 425 feet east of Hobson Pike (12.38 acres), to permit office and distributive business/wholesale uses, requested by Johnson Development Associates Inc., applicant; William Yeargin Jr., Paula Yeargin and William Spaulding, owners.

Staff Recommendation: Defer to the July 22, 2021 Planning Commission meeting.

10. **2021SP-039-001** On Consent: Yes
1300 HERMAN STREET Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP zoning for properties located at 1212, 1300, 1302, 1304 Herman Street and Herman Street (unnumbered), and a portion of 907 12th Avenue North, at the northwest corner of Herman Street and 12th Avenue North (1.79 acres), to permit up to 250 multi-family residential units, requested by Smith Gee Studio, applicant; Nashville Tent & Awning Co., owner.

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

11. **2021SP-040-001** On Consent: Yes
1301 HERMAN STREET Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP zoning for property located at 1301 Herman Street, at the southwest corner of Herman Street and 12th Avenue North (2.11 acres), to permit a mixed use development with a maximum of 445 multi-family residential units, requested by Smith Gee Studio, applicant; Nashville Tent & Awning Co., owner.

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

12. **2021CP-011-001** On Consent: Yes
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by changing from D IN District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for properties located at 1301, 1307, 1309, 1403 and 1415 Lebanon Pike and Lebanon Pike (unnumbered), approximately 1,200 feet west of Spence Lane, zoned IWD (20.18 acres), requested by Kimley-Horn, applicant; SHM Holdings LLC and Shmerling, Michael D Partners GP, owners. (See associated case #2021Z-061PR-001).

Staff Recommendation: Approve.

- 13. 2021SP-037-001** On Consent: Yes
1908 LEBANON PIKE RESIDENTIAL Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for properties located at 1908 Lebanon Pike and Lebanon Pike (unnumbered), at the northeast corner of Omohundro Drive and Lebanon Pike (5.92 acres), to permit 40 multi-family residential units and nine single family lots, requested by Catalyst Design Group, applicant; Red Seal Development, owner.

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

- 14. 2021SP-029-001** On Consent: Yes
HILL TOP ESTATES Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 and R8 to SP zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 375 feet south of Stokers Lane (14.46 acres), to permit 193 multi-family residential units, requested by D & M Development, applicant; Amon Ringemann Hill, Anna Hill, Doss Hill and Aubrey Gregory, owners.

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

- 15. 2021Z-051PR-001** On Consent: Yes
Council District 04 (Robert Swope) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from SP-MU to R15 zoning for property located at 401 Kinhawk Drive, at the southwest corner of Kinhawk Drive and Nolensville Pike (0.39 acres), requested by Mohammad Nazemi, applicant and owner.

Staff Recommendation: Approve with conditions.

- 16. 2021Z-060PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS7.5 to R8 zoning for property located at 2412 Old Matthews Road, at the northwest corner of Old Matthews Road and Trinity Hills Parkway (0.27 acres), requested by Marshall and Diane Carter, applicants and owners.

Staff Recommendation: Approve.

- 17. 2021NL-002-001** On Consent: Yes
2400 10TH AVENUE SOUTH Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Seth Harrison

A request to apply a Neighborhood Landmark Overlay District to property located at 2400 10th Avenue South, at the southeast corner of Caruthers Avenue and 10th Avenue South, zoned R8 and located within the Waverly Belmont Neighborhood Conservation District (1.1 acres), to permit community education and daycare and office, requested by Centric Architecture, applicant; Greater Christ Temple Church Inc., owner.

Staff Recommendation: Approve with conditions.

18. **2021Z-005TX-001** On Consent: No
Staff Reviewer: Amelia Lewis Public Hearing: Open

A request for an ordinance amending Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow only district members of the Metropolitan Council to initiate applications to amend the official zoning map of property owned by the Metropolitan Government, and amending Section 2.24.190 of the Metropolitan Code to require the Director of Public Property Administration to provide a monthly property inventory report to the Metropolitan Council.

Staff Recommendation: Disapprove the proposed text amendment as submitted; if the Metro Council amends the request to include Councilmembers in the list of those that can initiate a rezoning of Metro owned property, staff recommends the Planning Commission make no recommendation on the amendment.

19. **2010SP-002-002** On Consent: No
THE COVE AT WHITES CREEK (PERIODIC REVIEW) Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Amelia Lewis

A request for a periodic review of the Cove at White's Creek Specific Plan District located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,400 feet northwest of Lloyd Road, zoned SP (32.15 acres), requested by Councilmember Jennifer Gamble, applicant; Wilmore Properties LLC, owner.

Staff Recommendation: Find the SP to be inactive and advise Council to rezone.

20. **2021SP-023-001** On Consent: No
NORTH EDGEHILL COMMONS Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP zoning for properties located at 920 and 1000 Hawkins Street, at the northeast corner of 12th Avenue South and Hawkins street (6.79 acres), to permit a mixed use development, requested by Tuck Hinton Architecture and Design, applicant; Beaman Motor Company, owner.

Staff Recommendation: Hold the public hearing. Defer to the July 22, 2021 Planning Commission meeting and modify the plan as outlined in the Staff Report.

21. **2021SP-027-001** On Consent: No
2377 COUCHVILLE PIKE Public Hearing: Open
Council District 29 (Delishia Porterfield)
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.

22. **2021S-044-001** On Consent: No
TEMPLE HEIGHTS Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create six single-family lots and one duplex lot on property located at Old Charlotte Pike (unnumbered), approximately 800 feet west of Sawyer Brown Road, zoned R15 (4.0 acres), requested by Doyle Elkins, applicant; Vidya Bethi, owner.

Staff Recommendation: Approve with conditions.

- 23. 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 114 single family lots and 28 two family lots for a total of 170 residential dwelling units, on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned One and Two-Family Residential (R10) (65.37 acres), requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

Staff Recommendation: Approve with conditions.

- 24. 2021Z-055PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5 to RM40-A-NS zoning for a portion of property located at Dickerson Pike (unnumbered), approximately 380 feet west of Dickerson Pike (7.0 acres), requested by Catalyst Design Group, applicant; Rudra Investments LLC, owner.

Staff Recommendation: Defer to the August 26, 2021 Planning Commission meeting.

- 25. 2021Z-050PR-001** On Consent: No
Council District 12 (Erin Evans) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to RS20 zoning for property located at 3216 Earhart Road, at the eastern terminus of Buntingway Drive (2.93 acres), requested by Civil Site Design Group, applicant; Gareth Cornelius and Patricia Cornelius, owners.

Staff Recommendation: Defer to the July 22, 2021 Planning Commission meeting.

H: OTHER BUSINESS

26. Contract Amendment for Miranda Clements
27. Contract Renewals for Logan Elliott, John Broome, David Kline & Nick Lindeman
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

I: MPC CALENDAR OF UPCOMING EVENTS

July 22, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

August 26, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

September 09, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT