



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**May 27, 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**

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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.

Jeff Haynes  
Edward Henley

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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### 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 2nd 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 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, [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 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  
Email: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

For the May 27, 2021 meeting, in person comments are allowed; however, we encourage comments 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](mailto: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

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- A: CALL TO ORDER
- B: ADOPTION OF AGENDA
- C: APPROVAL OF MAY 13, 2021 MINUTES  
MPC Action: Approve. (6-0)
- D: RECOGNITION OF COUNCILMEMBERS
- G: ITEMS TO BE CONSIDERED

- 1. **2021SP-018-001**  
**3RD AND MONROE**  
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 mixed use development, requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

- 2. **2021SP-020-001**  
**BEN ALLEN RIDGE**  
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.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

- 3. **2021SP-029-001**  
**HILL TOP ESTATES**  
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.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

**4. 2021SP-030-001**

**TULIP GROVE AND CENTRAL PIKE**

Council District 12 (Erin Evans)

Staff Reviewer: Logan Elliott

A request to rezone from R8 to SP zoning for properties located at 4033, 4039, 4085 Central Pike and Central Pike (unnumbered), at the northwest corner of Tulip Grove Road and Central Pike (23.43 acres), to permit 208 multi-family residential units, requested by Dewey Engineering, applicant; Ray Gleaves Et Ux, Oscar Ray Gleaves Family Trust Et Al, The Gleaves Family Partnership LP, Oscar Ray Gleaves, and Janette Elizabeth Gleaves, owners.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

**5. 2021SP-034-001**

**12610 OLD HICKORY BOULEVARD**

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.

**MPC Action: Defer to the June 24, 2021, Planning Commission meeting. (6-0)**

**6. 2021SP-042-001**

Council District 29 (Delishia Porterfield)

Staff Reviewer: Amelia Lewis

A request to rezone from R20 to SP zoning for property located at 2871 Ned Shelton Road, approximately 635 feet south of Bell Road, (18.0 acres), to permit uses of IWD, requested by State Street Group, applicant; The Quarter Jackson, owner.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

**7. 2020S-179-001**

**ENTRUST HOMES ON PARAGON MILLS**

Council District 26 (Courtney Johnston)

Staff Reviewer: Patrick Napier

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.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

**8. 2021S-045-001**

**RESUBDIVISION OF LOTS 5 AND 6 AIRPORT LOGISTICS**

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.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

- 9. 2021S-072-001**  
**MASSMAN HEIGHTS SUBDIVISION**  
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.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

- 10. 2020Z-143PR-001**  
Council District 15 (Jeff Syracuse)  
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.

**MPC Action: Defer Indefinitely. (6-0)**

- 11. 2021Z-049PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Logan Elliott

A request to rezone from IWD to MUL-A-NS zoning for properties located at 212 Hart Street and a portion of property located at 1264 3rd Avenue South, at the northeast corner of Hart Street and 3rd Avenue South (0.54 acres), requested by Fulmer Lucas Engineering, applicant; Woodstock Vintage Lumber Inc., owner.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

- 12. 2021CP-007-001**  
**WEST NASHVILLE COMMUNITY PLAN AMENDMENT**  
**ROBERTSON AVENUE STREET TREE PLAN**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Harriett Brooks

A request to amend the West Nashville Community Plan to adopt the Robertson Avenue Street Tree Plan for various properties along Robertson Avenue from Annex Avenue southeastward to Briley Parkway, zoned CS, IR, OR20, R6, R8; RS7.5 and SP and partially located within a Planned Unit Development Overlay District (59.09 acres), requested by Councilmember Mary Carolyn Roberts and the Metro Nashville Planning Department, applicant; various owners.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (6-0)**

- 13. 2017SP-075-003**  
**CHERON ROAD VILLAGE CENTER SP (AMENDMENT)**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Patrick Napier

A request to amend a portion of a Specific Plan for property located at 555 Creative Way, approximately 310 feet west of Briarville Road, zoned SP, R10 and MUL (4.71 acres), to add .33 acres and permit a mixed use development. requested by TTL Inc., applicant; Samaroo Development Group LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

**14. 2020SP-047-002**

**111 N 1ST STREET**

Council District 05 (Sean Parker)

Staff Reviewer: Amelia Lewis

A request to amend the 111 N 1st Street Specific Plan to include property located at 151 N 1st Street, approximately 900 feet north of James Robertson Parkway, zoned IR by adding 1.42 acres, to increase the Specific Plan boundary to a total of 17.94 acres for a mixed use development, requested by Hastings Architecture, applicant; HTP TA Properties Trust, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

**15. 2021SP-014-001**

**3501 STOKERS LANE**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP zoning for property located at 3051 Stokers Lane, at the northwest corner of Stokers Lane and Buena Vista Pike (10.74 acres), to permit 96 multi-family residential units, requested by Civil Site Design Group, applicant; Michael Babb, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

**16. 2021SP-021-001**

**PENNINGTON BEND COTTAGES**

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.

**MPC Action: Defer Indefinitely. (6-0)**

**17. 2021SP-027-001**

**2377 COUCHVILLE PIKE**

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.

**MPC Action: Defer to the June 24, 2021, Planning Commission meeting. (6-0)**

**18. 98-73P-006**

**VERIZON WIRELESS BUILDING EXPANSION (REVISION AND FINAL)**

Council District 03 (Jennifer Gamble)

Staff Reviewer: Jason Swaggart

A request for revision and final site plan approval for property located at 575 Hickory Hills Boulevard, approximately 1,060 feet north of Hickory Hills Court, zoned OR20 and R10 and located within a Planned Unit Development Overlay District (12.39 acres), to permit a 17,265 sq. ft. expansion to an existing 51,405 sq. ft. building for a total of 68,670 sq. ft., requested by Barge Cauthen and Associates, applicant; Verizon Wireless Tennessee Partnership, owner.

**MPC Action: Approve with conditions. (6-0)**

**19. 2021Z-041PR-001**

Council District 14 (Kevin Rhoten)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to MUL-A-NS zoning for property located at 3754 Central Pike, approximately 370 feet south of Dodson Chapel Lane (5.24 acres), requested by Smith Gee Studios, applicant; Gary Leeper and Van Leeper, owners.

**MPC Action: Defer Indefinitely. (6-0)**

**20. 2021Z-048PR-001**

Council District 16 (Ginny Welsch)  
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUG-A zoning for properties located at 504, 508, 510, 512, 514, 518 and 520 Thompson Lane and 2807 Grandview Avenue, at the northwest corner of Grandview Avenue and Thompson Lane (4.51 acres), requested by Forstone Capital LLC, applicant; Furniture Warehouse and Showroom Inc., owner.

**MPC Action: Approve. (6-0)**

**21. 2021SP-031-001**

**ONE MILE PARKWAY**  
Council District 10 (Zach Young)  
Staff Reviewer: Amelia Lewis

A request to rezone from CS, RS20 and R10 to SP zoning for properties located at 320 Connare Drive, 110 One Mile Parkway and Gallatin Pike (unnumbered), at the northeast corner of One Mile Parkway and Connare Drive (21.81 acres), to permit 396 multi-family residential units, requested by Kimley-Horn, applicant; Grand Prix LLC, Lyman Davis Jr. and Judith Gayle Davis, owners.

**MPC Action: Approve with conditions and disapprove without all conditions with the added condition that the area designated as private open space at the corner of Connare and Apple Valley be dedicated to Metro Parks as a public park and the applicant agree to maintain landscaping in perpetuity. (6-0)**

**22. 2021SP-033-001**

**4020 ESTES ROAD**  
Council District 34 (Angie Henderson)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS20 to SP zoning for property located at 4020 Estes Road, approximately 430 feet north of Hobbs Road (1.03 acres), to permit a detached accessory dwelling unit, requested by Steven Lupear, applicant; Steven Lupear and Susan Lupear, owners.

**MPC Action: Disapprove. (5-1)**

**23. 2021SP-035-001**

**943, 945, 947 WOODLAND SP**  
Council District 06 (Brett Withers)  
Staff Reviewer: Jason Swaggart

A request to rezone from MUL-A to SP 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), to permit a mixed use development, requested by Public Square LLC, applicant; FC Woodland QOZB LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

- 24. 2004P-013-009**  
**MILL CREEK TOWNE CENTRE PHASE 2 (AMENDMENT)**  
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 Centre PH II Properties Association Inc., owner.

**MPC Action: Defer to the July 22, 2021, Planning Commission meeting. (6-0)**

- 25. 2021Z-031PR-001**  
Council District 04 (Robert Swope)  
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.

**MPC Action: Deferred Indefinitely. (6-0)**

- 26. 2021Z-035PR-001**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Patrick Napier

A request to rezone from R6 to RM9 zoning for properties located at 5607, 5607 B, 5609 and 5611 Morrow Road, approximately 60 feet southeast of 57th Avenue North (2.46 acres), requested by Dewey Engineering, applicant; Jeff Estepp LLC and Jeff Estepp, owner.

**MPC Action: Disapprove. (6-0)**

- 27. 2021Z-037PR-001**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Jason Swaggart

A request to rezone from OG to MUL-A zoning for properties located at 321 Larkin Springs Road and 601 Medical Park Drive, at the southeast corner of Manzano Road and Larkin Springs Road (5.26 acres), requested by Dale and Associates, applicant; Jar Development, owner.

**MPC Action: Approve. (6-0)**

- 28. 2021Z-039PR-001**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RM15-A-NS zoning for properties located at 404 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Walker Street and Old Hickory Boulevard (0.70 acres), requested by Catalyst Design Group, applicant; Jack Holt, Janelle Holt and Kathy Weedman, owners.

**MPC Action: Approve with conditions. (6-0)**



- 29. 2021Z-046PR-001**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to RM20-A-NS zoning for properties located at 473 and 475 Timmons Street, at the southeast corner of Timmons Street and Meade Avenue (0.48 acres), requested by Central Builders LLC, applicant; William A. Puryear III and Nelson Corye, owners.

**MPC Action: Defer to the June 10, 2021 Planning Commission meeting. (6-0)**

## **H: OTHER BUSINESS**

30. Bonus Height Certification for 501 3<sup>rd</sup> Avenue South  
**MPC Action: Approve. (6-0)**
31. Bonus Height Certification for Paseo Tower 1  
**MPC Action: Approve. (6-0)**
32. Election of Officers  
Chair  
Vice Chair  
Historic Zoning Commission Representative  
Parks Board Representative  
Executive Committee Representative  
**MPC Action: Approve. (6-0)**
33. A Resolution authorizing the expenditure of up to \$200,000 from the Advanced Planning and Research fund for East Bank Planning and Technical Studies.  
**MPC Action: Approve. (6-0)**
34. Historic Zoning Commission Report
35. Board of Parks and Recreation Report
36. Executive Committee Report
37. Accept the Director's Report  
**MPC Action: Approve. (6-0)**
38. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**June 10, 2021**

MPC Meeting

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

**June 24, 2021**

MPC Meeting

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

**July 22, 2021**

MPC Meeting

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

## **J: ADJOURNMENT**