



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**June 10, 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.

#### **Greg Adkins, Chair**

Lillian Blackshear

Edward Henley

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

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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 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 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 can be mailed, hand-delivered, or emailed to the Planning Department by noon on 3 pm the Tuesday prior to the meeting. Written comments can 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](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

Anyone can 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.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

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](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 27, 2021 MINUTES**  
**MPC Action: Approve. (6-0)**
- D: RECOGNITION OF COUNCILMEMBERS**
- G: ITEMS TO BE CONSIDERED**

- 1a. 2021CP-008-001**  
**NORTH NASHVILLE COMMUNITY PLAN AMENDMENT**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Stephanie McCullough

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 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).

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

- 1b. 2021SP-004-001**  
**41ST AVENUE NORTH**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Patrick Napier

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 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).

**MPC Action: Defer to the July 22, 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 24, 2021, Planning Commission meeting. (6-0)**

**3. 2021SP-025-001**  
**THE BOWEN HOUSE AT KNOLLMERE PLACE**

Council District 15 (Jeff Syracuse)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to SP-R zoning for property located at 2850 Lebanon Pike, at the northwest corner of Lebanon Pike and Stewarts Ferry Pike and located within the Downtown Donelson Urban Design Overlay District (5.32 acres), to permit 64 multi-family residential units, requested by Land Solutions Company, applicant; Arthur Bowen and David Gardner, et al, owners.

**MPC Action: Defer to the July 22, 2021, Planning Commission meeting. (5-0-1)**

**4. 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 24, 2021, Planning Commission meeting. (6-0)**

**5. 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 24, 2021, Planning Commission meeting. (6-0)**

**6. 2021S-060-001**  
**SCRUGGS ESTATES**

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.

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

**7. 2021S-069-001**  
**HEARTLAND NORTH**

Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 180 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.

**MPC Action: Defer to the June 24, 2021, Planning Commission meeting. (5-0-1)**

8. **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 24, 2021, Planning Commission meeting. (6-0)**

9. **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 Indefinitely. (6-0)**

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

11. **2021Z-004TX-001**  
Staff Reviewer: Amelia Lewis

A request for an Ordinance amending Sections 17.08.030 and 17.16.050 of the Metropolitan Code, Zoning Regulations to remove the Alternative Financial Services use from the ON – Office Neighborhood, CN – Commercial Neighborhood, CN-A – Commercial Neighborhood Alternative, CN-NS – Commercial Neighborhood No STRP, and CN-A-NS – Commercial Neighborhood Alternative No STRP zoning districts.

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

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

- 13. 2021SP-042-001**  
**2871 NED SHELTON SP**  
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: Approve with conditions and disapprove without all conditions. (6-0)**

- 14. 2021S-044-001**  
**TEMPLE HEIGHTS**  
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.

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

- 15. 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: Approve with conditions. (5-0-1)**

- 16. 2021S-067-001**  
**THE VILLAGE AT OUR PLACE**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create six lots on property located at 3551 Dickerson Pike, approximately 400 feet south of Due West Avenue North, zoned RS10 and CS (4.04 acres), requested by James and Associates, applicant; Woodbine Community Organization Inc., owner.

**MPC Action: Approve with conditions. (5-0-1)**

- 17. 2021S-107-001**  
**RESUBDIVISION OF LOT 2 RIVERGATE PARK**  
Council District 10 (Zach Young)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 1806 Gallatin Pike, approximately 345 feet northeast of Myatt Drive, zoned CS (3.34 acres), requested by Gresham Smith, applicant; 1800 Gallatin Investors, owner.

**MPC Action: Approve with conditions. (5-0-1)**

- 18. 89P-018-001**  
**BRADFORD HILLS PLAZA (GILLESPIE MEADOWS COMMERCIAL PUD)**  
**(REVISION AND FINAL)**  
Council District 04 (Robert Swope)  
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 6025 A Nolensville Pike, at the northwest corner of Bradford Hills Drive and Nolensville Pike and located within a Corridor Design Overlay District, zoned SCN (1.17 acres), to permit 4,600 square feet of restaurant use, requested by Ragan Smith and Associates, applicant; Bradford Plaza LLC, owner.  
**MPC Action: Approve with conditions. (5-0-1)**

- 19. 2021Z-050PR-001**  
Council District 12 (Erin Evans)  
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.  
**MPC Action: Defer to the June 24, 2021, Planning Commission meeting. (6-0)**

- 20. 2021Z-053PR-001**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Seth Harrison

A request to rezone from RS7.5 to R8-A zoning for properties located at 460, 464 and 468 Radnor Street, approximately 170 feet west of Nolensville Pike (0.78 acres), requested by Central Builders LLC, applicant; Robert J. Lenard, Francisco J. Valdez, Richard Baird and Saconda Baird, owners.  
**MPC Action: Approve. (6-0)**

- 21. 2021Z-005TX-001**  
Staff Reviewer: Amelia Lewis

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

- 22. 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: Approve. (6-0)**

**23a. 2021CP-013-001**  
**ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT**

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 and Transition 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).

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

**23b. 2021Z-024PR-001**

Council District 33 (Antoinette Lee)  
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).

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

**24. 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: Approve. (6-0)**

**25. 2021Z-054PR-001**

Council District 10 (Zach Young)  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 and R10 to RM4 zoning for properties located at Peebles Court (unnumbered) and Liberty Lane (unnumbered), at the southern terminus of Heathcote Court (55.28 acres), requested by Dale and Associates, applicant; Betty Hooper, Austin Writesman, and Jack Nixon, owners.

**MPC Action: Defer to the July 22, 2021, Planning Commission meeting to allow Staff to research the following: People's Court access and right of way; fire code requirements; historic resources on the properties, and future development potential of area; and to allow for additional community outreach. (5-0-1)**



## **H: OTHER BUSINESS**

26. Historic Zoning Commission Report
27. Board of Parks and Recreation Report
28. Executive Committee Report
29. Accept the Director's Report  
**MPC Action: Approve. (6-0)**
30. Legislative Update

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

**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

**August 26, 2021**

MPC Meeting

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

## **J: ADJOURNMENT**