



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**February 14, 2019**  
**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**  
**Jessica Farr, Vice-Chair**

Lillian Blackshear  
Ron Gobbell  
Jeff Haynes  
Daveisha Moore

Dr. Pearl Sims  
Brian Tibbs  
Councilmember Fabian Bedne  
Dr. Terry Jo Bichell, representing Mayor David Briley

**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 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, faxed, or emailed to the Planning Department by noon on meeting day. 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  
Fax: (615) 862-7130  
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 JANUARY 24, 2019 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

2. **2015SP-019-003**  
121 LUCILLE STREET
4. **2019SP-003-001**  
OLD HICKORY RETREAT SP
5. **2019SP-006-001**  
3RD AVENUE NORTH SP
6. **2018S-204-001**  
HUNTERS RUN
7. **2018S-210-001**  
MOSSWOOD SUBDIVISION LOT 57 AMENDMENT
9. **2018Z-129PR-001**
16. **2019SP-001-001**  
3RD AND JEFFERSON SP
21. **2005UD-006-040**  
3206 WEST END CIRCLE

**F: CONSENT AGENDA ITEMS**

- 1a. **2018CP-010-003**  
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. **2018SP-077-001**  
NOVEL EDGEHILL
3. **2018SP-084-001**  
WEST TRINITY LANE SP
10. **2019Z-008PR-001**
11. **2019Z-004TX-001**

- 13. **2018SP-057-001**  
EATON CREEK COMMONS
- 14. **2018SP-073-001**  
SOUTH HAMILTON AND COUNTY HOSPITAL ROAD
- 15. **2018SP-078-001**  
ORAL SURGICAL INSTITUTE 28TH AVENUE
- 17. **2018S-160-001**  
EARHART - HESSEY ROAD
- 18. **2019S-022-001**  
RESUBDIVISION OF LOTS 143 AND 144 OF WEST MEADE PARK INC. SECTION 4
- 20. **2002UD-001-011**  
GREEN HILLS MALL
- 22. **2019Z-014PR-001**
- 23. **2019Z-022PR-001**
- 24. **2019Z-023PR-001**
- 28. **Accept the Director's Report and Approve Administrative Items**

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. **2018CP-010-003** On Consent: Yes  
**GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Anna Grider

A request to amend the Green Hills - Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy, T4 Urban Neighborhood Maintenance Policy and T4 Urban Mixed Use Neighborhood to T4 Urban Mixed Use Corridor Policy on various properties located between South Street and Interstate 40 East, zoned IWD, R6, RM20 and RM20-A (16.36 acres), requested by Kimley-Horn and Associates, applicant; various owners. (See associated case # 2018SP-077-001)

**Staff Recommendation: Approve T4 Mixed Use Neighborhood.**

- 1b. **2018SP-077-001** On Consent: Yes  
**NOVEL EDGEHILL** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-MU zoning for property located at 1113 Sigler Street and 801 12th Avenue South, at the northwest corner of Hawkins Street and 12th Avenue South, (2.9 acres), to permit a mixed use development with a maximum of 270 multi-family residential units, and up to 9,000 square feet of nonresidential uses, requested by Kimley-Horn and Associates, applicant; Park Center and John and Micheline Doulis, owners. (Associated case # 2018CP-010-003)

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

2. **2015SP-019-003** On Consent: No  
**121 LUCILLE SP (AMENDMENT)** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to amend a Specific Plan on property located at 121 Lucile Street, approximately 440 feet east of Dickerson Pike, (1.42 acres), to permit all uses of RM20-A as per the Metro Zoning Ordinance to a maximum of 18 units, requested by Dale and Associates, applicant; Cleveland Parke Partners, G.P, owner.  
**Staff Recommendation: Withdraw.**

3. **2018SP-084-001** On Consent: Yes  
**WEST TRINITY LANE SP** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Gene Burse

A request to rezone from RS7.5 to SP-R zoning for properties located at West Trinity Lane (unnumbered), approximately 440 feet west of Brownlo Street (8.72 acres), to permit 375 multi-family residential units, requested by Wharton Capital Corp., applicant; Free Silver Land Trust, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

4. **2019SP-003-001** On Consent: No  
**OLD HICKORY RETREAT SP** Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS7.5 to SP-R zoning for properties located at 104, 106, 108 and 110 Park Circle, approximately 285 feet west of Old Hickory Boulevard (1.12 acres), to permit 44 multi-family residential units, requested by Dale and Associates, applicant; Temple Baptist Church, Trs., owner.  
**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

5. **2019SP-006-001** On Consent: No  
**3RD AVENUE NORTH SP** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to rezone from R6-A to SP zoning on properties located at 1825, 1827, 1829, 1831, 1833, and 1835 3rd Avenue North, at the southeast corner of Coffee Street and 3rd Avenue North (1.18 acres), to permit 25 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.  
**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

6. **2018S-204-001** On Consent: Yes  
**HUNTERS RUN** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 237 cluster lots on properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (149.45 acres), requested by Ragan-Smith and Associates, applicant; The Galbreath Family Gen. Partnership and P.J. Dunn, owners.  
**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

7. **2018S-210-001** On Consent: No  
**MOSSWOOD SUBDIVISION LOT 57 AMENDMENT** Public Hearing: Open  
 Council District 20 (Mary Carolyn Roberts)  
 Staff Reviewer: Patrick Napier

A request to amend the previously platted setbacks on property located at 715 Ries Avenue, at the southwest corner of Laredo Avenue and Ries Avenue, zoned R8 (0.21 acres), requested by Dale & Associates, applicant; Edward Griffin & Melissa Faucette Michaels, owners.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

8. **2018Z-124PR-001** On Consent: No  
 Council District 21 (Ed Kindall) Public Hearing: Open  
 Staff Reviewer: Shawn Shepard

A request to rezone from ORI to MUI-A zoning for properties located at 2221 Elliston Place, 114 and 118 Louise Avenue, at the southeast corner of Elliston Place and Louise Avenue (0.64 acres), requested by Triumph Hospitality LLC., applicant; Hilsea Holdings, LTD., owner.

**Staff Recommendation: Disapprove.**

9. **2018Z-129PR-001** On Consent: No  
 Council District 15 (Jeff Syracuse) Public Hearing: Open  
 Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL on property located at 1510 Lebanon Pike, approximately 150 feet east of Spence Lane (1.77 acres), requested by Goodwyn, Mills, and Cawood Inc., applicant; Bodenhamer Florida Properties LLC, owner.

**Staff Recommendation: Defer indefinitely.**

10. **2019Z-008PR-001** On Consent: Yes  
 Council District 01 (Jonathan Hall) Public Hearing: Open  
 Staff Reviewer: Patrick Napier

A request to rezone from RS15 to RM9-A zoning for property located at Ashland City Highway (unnumbered), at the corner of Cato Road and Ashland City Highway (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.

**Staff Recommendation: Approve.**

11. **2019Z-004TX-001** On Consent: Yes  
 Council District (Countywide) Public Hearing: Open  
 Staff Reviewer: Joni Priest

A request to amend the Metro Zoning Code to create a Corridor Design Overlay District, requested by Councilmembers Davette Blalock and Fabian Bedne.

**Staff Recommendation: Approve.**

- 12a. **2019CP-004-001** On Consent: No  
**MADISON COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
 Council District 09 (Bill Pridemore)  
 Staff Reviewer: Stephanie McCullough

A request to amend the Madison Community Plan by changing from T4 Urban Mixed Use Corridor and T4 Neighborhood Evolving to T3 Suburban Mixed Use Corridor on various properties located north of State Route 45, zoned CS, RM20, RM9, RS20, RS7.5, and SP (22.09 acres), requested by CESO, INC., applicant; various property owners (See associated case # 2019Z-011PR-001).

**Staff Recommendation: Disapprove.**

**12b. 2019Z-011PR-001** On Consent: No  
Council District 09 (Bill Pridemore) Public Hearing: Open  
Staff Reviewer: Gene Burse

A request to rezone from RS7.5 to CS zoning for properties located at 106, 108, and 110 McArthur Drive, at the northeast corner of McArthur Drive and State Route 45 (0.85 acres), requested by CESO, Inc., applicant; Kenneth & Nadine Johnson, Jerry W. Knight, and Gina A. Pitts, owners. (See associated case #2019CP-004-001).  
**Staff Recommendation: Disapprove.**

**13. 2018SP-057-001** On Consent: Yes  
**EATON CREEK COMMONS** Public Hearing: Open  
Council District 01 (Jonathan Hall); 02 (DeCosta Hastings)  
Staff Reviewer: Jason Swaggart

A request to rezone from SP and RS15 to SP-R for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, requested by Land Solutions Company, LLC., applicant; Green Trails, LLC, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**14. 2018SP-073-001** On Consent: Yes  
**SOUTH HAMILTON AND COUNTY HOSPITAL ROAD** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP-R zoning for properties located at 1908 and 1910 County Hospital Road and 1917 South Hamilton Road, at the southeast corner of John Mallette Drive and County Hospital Road (1.53 acres), to permit 15 multi-family residential units, requested by Turner Investment Properties, LLC, applicant; Kenon Ewing and Turner Investment Properties, LLC, owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**15. 2018SP-078-001** On Consent: Yes  
**ORAL SURGICAL INSTITUTE 28TH AVENUE** Public Hearing: Open  
Council District 21 (Ed Kindall)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS and IR to SP-O zoning for properties located at 500, 502, 504, 506 and 508 28th Avenue North and 510 27th Avenue North, approximately 145 feet southwest of 27th Avenue North, (1.55 acres), to permit an office building, requested by Thomas and Hutton Engineering, applicant; Wehby, Charles T. & Sally J., Living Trust, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**16. 2019SP-001-001** On Consent: No  
**3RD AND JEFFERSON SP** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Latisha Birkeland

A request to rezone from CS and IWD to SP-MU zoning on property located 1121 3rd Ave N, 300 and 304 Jefferson Street, at the northwest corner of the intersection of 3rd Ave N and Jefferson Street and within the Phillips-Jackson Street Redevelopment District (1.14 acres), to permit a mixed use development, requested by Southeast Venture, applicant; Frank B. Allen and Jefferson Street Lofts, L.P., owners.  
**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

17. **2018S-160-001** On Consent: Yes  
**EARHART - HESSEY ROAD** Public Hearing: Open  
 Council District 12 (Steve Glover)  
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create 189 single family lots on properties located at 3375 Earhart Road, Earhart Road (unnumbered), and 4619 Hessey Road, at the northeast corner of the intersection of Earhart Road and Hessey Road, zoned RS10 (51.9 acres), requested by Dale and Associates, applicant; Chris Pardue and The Brandon Pardue Trust, owners.

**Staff Recommendation: Approve with conditions.**

18. **2019S-022-001** On Consent: Yes  
**RESUBDIVISION OF LOTS 143 AND 144 OF WEST MEADE PARK INC. SECTION 4** Public Hearing: Open  
 Council District 23 (Mina Johnson)  
 Staff Reviewer: Gene Burse

A request for final plat approval to shift lot lines for properties located at 6614 Ellwood Court, approximately 630 feet northeast of Carnavon Parkway, zoned RS40 (1.94 acres), requested by JMC Surveying, applicant; Gretchen Napier, owner.

**Staff Recommendation: Approve.**

19. **188-84P-001** On Consent: No  
**CENTURY SOUTH** Public Hearing: Open  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a portion of the Century South Residential Planned Unit Development Overlay District for properties located at Cane Ridge Road and Old Franklin Road (unnumbered), approximately 350 southeast of Old Franklin Road (75.7 acres), zoned R20, to permit up to 550 multi-family residential units, requested by Dale and Associates, applicant, Freeman Florida Venture, LTD., owner.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions.**

20. **2002UD-001-011** On Consent: Yes  
**GREEN HILLS MALL** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Eric Hammer

A request for a modification to the Green Hills Urban Design Overlay (UDO) sign standards to allow two blade signs of 28 square feet for the South elevation of the parking structure, where 20 square feet is the maximum permitted individual area for a blade sign; for a portion of the property located at 2126 Abbott Martin Road, zoned SCR (1.58 acres) requested by Barge Design Solutions, applicant; The Taubman Company, LLC., owner.

**Staff Recommendation: Approve.**

21. **2005UD-006-040** On Consent: No  
**3206 WEST END CIRCLE** Public Hearing: Open  
 Council District 21 (Ed Kindall)  
 Staff Reviewer: Eric Hammer

A request to modify the 31st and Long Urban Design Overlay on property located at 3206 West End Circle, approximately 215 feet east of Acklen Park Drive, zoned RM40 (0.33 acres), to permit the reduction of the front yard build-to and allow a townhouse court configuration that exceeds the maximum height allowed, requested by rootARCH, applicant; Province Builders, LLC, owner.

**Staff Recommendation: Defer indefinitely.**



**22. 2019Z-014PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 2416 Albion Street, approximately 100 feet east of 25th Avenue North (0.30 acres), requested by Land Development Solutions, applicant; Mustard Seed Living, owner.

**Staff Recommendation: Approve.**

**23. 2019Z-022PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Abbie Rickoff

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for properties located at 729 and 731 26th Avenue North, at the southwest corner of 26th Avenue North and Booker Street (0.31 acres), requested by Catalyst Design Group, applicant; Cottage Partners, LLC, and E3 Construction Services, LLC, owners.

**Staff Recommendation: Approve.**

**24. 2019Z-023PR-001**

Council District 29 (Mendes)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to rezone from CS to MUL and RM9 zoning for properties located at 2540 Murfreesboro Pike and Lakevilla Drive (unnumbered), located at the northeast corner of Murfreesboro Pike and Lakevilla Drive (3.06 acres), requested by Dewey Engineering, applicant; Scotland Springs, LLC, owner.

**Staff Recommendation: Approve.**

**H: OTHER BUSINESS**

- 25. Historic Zoning Commission Report
- 26. Board of Parks and Recreation Report
- 27. Executive Committee Report
- 28. Accept the Director's Report and Approve Administrative Items
- 29. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**February 28, 2019**

MPC Meeting

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

**March 14, 2019**

MPC Meeting

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

**March 28, 2019**

MPC Meeting

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

**J: ADJOURNMENT**