



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**February 28, 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**

---

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**

Dr. Pearl Sims  
Ron Gobbell  
Jeff Haynes  
Roe Elam, representing Mayor David Briley  
Councilmember Fabian Bedne

**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

---

### 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

---

**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF FEBRUARY 14, 2019 MINUTES**  
**MPC Action: Approved. (7-0)**

**D: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS TO BE CONSIDERED**

**1. 2018CP-001-001**

**JOELTON COMMUNITY PLAN AMENDMENT**

Council District 01 (Jonathan Hall)  
Staff Reviewer: Dara Sanders

A request to amend the Joelton Community Plan by changing from T2 Rural Countryside Policy, T2 Rural Maintenance Policy, Neighborhood Center, Conservation to T3 Neighborhood Maintenance Policy and Conservation Policy on various properties located along Binkley Road, Eatons Creek Road, and Old Clarksville Pike, zoned RS40, R40, R15, SCC, ON, RM4 and AR2a (222.43 acres), requested by Joe Smith, Annette Winters and Wayne Winters, applicant; various owners.

**MPC Action: Defer Indefinitely. (7-0)**

**2a. 2018CP-010-003**

**GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT**

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 on 12th Avenue South 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)

**MPC Action: Approve T4 Mixed Use Neighborhood. (7-0)**

**2b. 2018SP-077-001**

**NOVEL EDGEHILL SP**

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)

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**3. 2018CP-011-002**  
**SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Dara Sanders

A request to amend the South Nashville Community Plan by changing from District Industrial Policy and Conservation Policy to T5 Mixed Use Neighborhood Policy on various properties, zoned IG and IR (81.3 acres), requested by GDC, applicant; various property owners.

**MPC Action: Defer to the May 9, 2019, Planning Commission meeting. (7-0)**

**4. 2018SP-057-001**  
**EATON CREEK COMMONS**

Council District 01 (Jonathan Hall); 02  
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.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

**5. 2018SP-074-001**  
**3049 EARHART SP**

Council District 12 (Steve Glover)  
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-MU zoning for property located at 3049 Earhart Road, approximately 620 feet north of Rising Fawn Trail, (2.78 acres), to permit a single family residential structure and billboards, requested by Dale and Associates, applicant; Chris Pardue, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**6. 2018SP-084-001**  
**WEST TRINITY LANE SP**

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)**

**7. 2019SP-001-001**  
**3RD AND JEFFERSON SP**

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.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

- 8. 2019SP-003-001**  
**OLD HICKORY RETREAT SP**  
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.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

- 9. 2019SP-006-001**  
**3RD AVENUE NORTH SP**  
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.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

- 10. 2018S-110-001**  
**SNYDER 1-LOT SUBDIVISION**  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at 8517 Cub Creek Road, approximately 5,350 feet southwest of River Road Pike, zoned AR2a (2.43 acres), requested by Southern Precision Land Surveying, Inc., applicant; Janie and Hillman Snyder, owners.

**MPC Action: Approve with conditions including approval of a variance of the lot size requirement. (7-0)**

- 11. 2018S-160-001**  
**EARHART - HESSEY ROAD**  
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.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

- 12. 2018S-204-001**  
**HUNTERS RUN**  
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.

**MPC Action: Disapproved based upon finding that given the street pattern in the area, this was intended to be a street network and there for this violates Section 4-2.5 of the sub regulations. (4-2)**

**13. 2018S-210-001**  
**MOSSWOOD LOT 57 SUBDIVISION AMENDMENT**

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.

**MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (7-0)**

**14. 188-84P-001**  
**CENTURY SOUTH (REVISION)**

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.

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

**15. 2018Z-068PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM20-A zoning on property located at 706 26th Avenue North, approximately 175 feet north of Clifton Avenue (0.22 acres), requested by Catalyst Design Group, applicant; Joseph Bowman and Jere Pewitt, owners.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

**16. 2018Z-124PR-001**

Council District 21 (Ed Kindall)  
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.

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

**17. 2018Z-127PR-001**

BL2019-1464/Scott Davis  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from SP-R to RM15-A zoning for property located at 1218 Montgomery Avenue, at the southwest corner of Douglas Avenue and Montgomery Avenue (0.20 acres), requested by SN Development, LLC., applicant; Jordan and Sloan Allison, owners.

**MPC Action: Disapproved maintain the initial recommendation of disapproval because Metro Planning Commission determined it did not suit the context of street and received no new information. (6-0)**

**18. 2019Z-008PR-001**

Council District 01 (Jonathan Hall)  
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.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (6-0)**

**19a. 2019CP-006-002**

**BELLEVUE COMMUNITY PLAN AMENDMENT**

Council District 22 (Sheri Weiner)  
Staff Reviewer: Anna Grider

A request to amend the Bellevue Community Plan by changing from T3 Neighborhood Maintenance Policy to T3 Mixed Use Corridor Policy for a portion of property located at 7315 Sonya Drive, approximately 630 feet north of Belle Valley Drive, (approx. 10 acres), requested by Barge Design Solutions, Inc., applicant; Southfield Properties and Norwood Manor, LLC and AM Investors No. 2, LLC, owners (see associated case # 2019SP-007-001).

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

**19b. 2019SP-007-001**

**SONYA DRIVE MIXED USE SP**

Council District 22 (Sheri Weiner)  
Staff Reviewer: Gene Burse

A request to rezone from CL, CS and RM40 to SP-MU zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 250 residential multi-family units, a hotel and 18,000 square feet of commercial space, requested by Barge Design Solutions, applicant; Southfield Properties and AM Investors No. 2, LLC. and Norwood Manor LLC., owners (see associated case # 2019CP-006-002).

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

**20. 2018SP-008-001**

**945 SOUTH DOUGLAS SP**

Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-R zoning for property located at 945 S. Douglas Ave, at the corner of South Douglas Avenue and 10th Avenue South, within the Waverly-Belmont Neighborhood Conservation District (2.24 acres), to permit 19 residential units, requested by Dale & Associates, applicant; Pilgrim Emanuel Baptist Church, Trs, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**21. 2019S-032-001**

**RESUBDIVISION OF PART OF LOT 10 ON THE PLAN OF ALPINE TERRACE SUBDIVISION**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 2420 Stivers Street, at the eastern terminus of Stivers Street, zoned R10 (0.87 acres), requested by Clint Elliott Surveying, applicant; C & H Properties, LLC., owner.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

- 22. 2019S-037-001**  
**REVISION OF THE NORTHWEST QUARTER OF LOT 31 ON THE J. C. OWEN'S PLAN OF LOTS**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Gene Burse

A request for final plat approval to create three lots on property located at 2138 18th Avenue North, at the southeast corner of Cecilia Avenue and 18th Avenue North, zoned R6 (0.59 acres), requested by Clint T. Elliott Surveying, applicant; Maria Patton, owner.

**MPC Action: Approve. (7-0)**

- 23. 2019S-039-001**  
**4830 PAYNE ROAD**  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 22 single family residential lots on property located at 4830 Payne Road, approximately 600 feet south of Reeves Road, zoned R8 and within the Payne Road Residential Urban Design Overlay District (5.5 acres), requested by Dale and Associates, applicant; Sameh Lous, owner.

**MPC Action: Defer to the March 14, 2019, Planning Commission meeting. (7-0)**

- 24. 2018NHL-003-002**  
**HOTEL CHURCH NEIGHBORHOOD LANDMARK DEVELOPMENT PLAN REVISION**  
Council District 06 (Brett Withers)  
Staff Reviewer: Gene Burse

A request to revise a Neighborhood Landmark Overlay Development Plan on properties located at 819 and 901 Russell Street, at the northwest and northeast corners of Russell Street and South 9th Street, zoned One and Two-Family Residential (R8) and within the Edgefield Historic Preservation Overlay District (0.56 acres), to increase the number of permitted rooms from 18 hotel rooms and a manager's apartment to 23 hotel rooms and a manager's apartment, requested by Powell Architecture and Building Studio, applicant; 819 Russell Partners, LLC., owner .

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

- 25. 161-82P-001**  
**4237 LITTLE MARROWBONE ROAD PUD (CANCELLATION)**  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Abbie Rickoff

A request to cancel a Planned Unit Development on property located at 4237 Little Marrowbone Road, approximately 3635 feet west of Eatons Creek Road (4.04 acres), zoned AR2a, requested by Jennifer Patten, applicant, and owner.

**MPC Action: Approve. (7-0)**

- 26. 2019Z-019PR-001**  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6-A to RM15-A zoning for various properties along approximately 500 feet of Kingston Street, starting at Sultana Avenue, (1.63 acres), requested by Councilmember Scott Davis, applicant; various property owners.

**MPC Action: Approve. (7-0)**



**27. 2019Z-026PR-001**

Council District 27 (Davette Blalock)  
Staff Reviewer: Gene Burse

A request to rezone from R6 and CS to RM15-A zoning for properties located at 4409 JJ Watson Avenue and a portion of 4415 Nolensville Pike, approximately 270 feet west of Nolensville Pike (1.15 acres), requested by Dale and Associates, applicant; Terry Wang, owner.

**MPC Action: Approve. (7-0)**

**28. 2019Z-027PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to rezone from MUL-A to MUG-A zoning for a portion of property located at 1404 Dickerson Pike, at the southwest corner of Dickerson Pike and Fern Avenue (1.59 acres), requested by Dale and Associates, applicant; Regal Development, LLC., owner.

**MPC Action: Approve. (7-0)**

**29. 2019Z-029PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Joren Dunnavant

A request to rezone from IWD to MUG zoning for properties located at Cumberland Bend (unnumbered), approximately 175 feet southeast of Cumberland Bend (3.28 acres), requested by The Giddings Group, applicant; SEV MetroCenter IV, LLC., owner.

**MPC Action: Approve. (7-0)**

**30. 2019Z-018PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to RM15 zoning on properties located at 343, 345, and 347 Edwin Street, at the northwest corner of Edwin Street and Lischey Avenue (0.84 acres), requested by Council Member Scott Davis, applicant; John Denney, Wendy Denney, Elaine Bean, Harold Mathis, and Jonathan Hunter, owners.

**MPC Action: Disapprove as submitted. Approve R6-A with conditions. (7-0)**

**H: OTHER BUSINESS**

31. New Employment Contract for Amelia Lewis

**MPC Action: Approved. (7-0)**

32. Historic Zoning Commission Report

33. Board of Parks and Recreation Report

34. Executive Committee Report

35. Accept the Director's Report and Approve Administrative Items

**MPC Action: Approved. (7-0)**

36. Legislative Update

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

**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

**April 11, 2019**

MPC Meeting

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

## **J: ADJOURNMENT**