



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

March 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

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.

Jessica Farr, Vice-Chair

Lillian Blackshear
Ron Gobbell
Jeff Haynes
Daveisha Moore

Dr. Pearl Sims
Brian Tibbs
Councilmember Fabian Bedne
Roe Elam, 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

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

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. 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 28, 2019 MINUTES
MPC Action: Approved. (9-0)

D: RECOGNITION OF COUNCILMEMBERS

G: Hearing Regarding Highland Heights Amendment Request
MPC Action: To Not Consider A Plan Amendment Within Highland Heights At This Time. (9-0)

H: ITEMS TO BE CONSIDERED

1. 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 28, 2019, Planning Commission meeting. (9-0)

2a. 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. 8 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 April 11, 2019, Planning Commission meeting. (8-0-1)

2b. 2019SP-007-001
SONYA DRIVE MIXED USE DEVELOPMENT

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

A request to rezone from CL, CS and R20 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 87 residential multi-family units, 18,000 square feet of non-residential uses and a 170 bed hotel or a 46,000 square-foot self-service storage use, 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 April 11, 2019, Planning Commission meeting. (8-0-1)

3. 2018SP-057-001

EATON CREEK COMMONS

Council District 01 (Jonathan Hall)

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 April 11, 2019, Planning Commission meeting. (9-0)

4. 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 28, 2019, Planning Commission meeting. (8-0-1)

5. 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 indefinitely. (9-0)

6. 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 28, 2019, Planning Commission meeting. (9-0)

7. 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: Approve with conditions. (9-0)

8. 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 28, 2019, Planning Commission meeting. (9-0)

9. 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 28, 2019, Planning Commission meeting. (9-0)

10. 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 April 11, 2019, Planning Commission meeting. (9-0)

11. 2018Z-119PR-001

BL2019-1470/Davette Blalock
Council District 27 (Davette Blalock)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 and CL to SP-MU zoning for property located at 412 Brewer Drive, on the northwest corner of Nolensville Pike and Brewer Drive, (1.63 acres), requested by NTCH-NM, LLC., applicant; JMM, LLC., owner.

MPC Action: Disapprove. (9-0)

12. 2019Z-023PR-001

Council District 29 (Mendes)
Staff Reviewer: Latisha Birkeland

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.

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

13. 2017SP-012-003
730 OLD HICKORY BOULEVARD SP (AMENDMENT)
Council District 22 (Sheri Weiner)
Staff Reviewer: Joren Dunnavant

A request to amend existing SP-R zoning for property located at 730 Old Hickory Boulevard, approximately 437 feet south of Old Charlotte Pike (4.07 acres) to permit up to 48 multi-family residential units and add an access and public utility easement, requested by Dale and Associates, applicant; OIC 730 Boulevard West and VT Enterprises, LLC , owners.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

14. 2018SP-029-002
405 40TH AVENUE NORTH SP (AMENDMENT)
Council District 24 (Kathleen Murphy)
Staff Reviewer: Gene Burse

A request to amend an existing SP-MU on property located at 405 40th Avenue North, approximately 190 feet north of Charlotte Avenue (1.92 acres), to permit a mixed use development, requested by Dewey Engineering, applicant; 405 Charlotte Development Partners, owner.

MPC Action: Defer to the April 11, 2019, Planning Commission meeting. (9-0)

15. 2019SP-002-001
1330 DICKERSON PIKE SP
Council District 05 (Scott Davis)
Staff Reviewer: Gene Burse

A request to rezone from CS and RS5 to SP-R zoning for properties located at 1330, 1326 Dickerson Pike, Elmhurst Pike (unnumbered) and 136, 138 Elmhurst Pike, at the northwest corner of Lucile Street and Dickerson Pike and within the Dickerson Pike Sign Urban Design Overlay District (4.54 acres), to permit a maximum of 221 multi-family residential units, requested by Barge Design Solutions, applicant; Bristol Dickerson Pike Partners, LLC, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0-1)

16. 2019SP-010-001
0 SHANNON AVENUE
Council District 09 (Bill Pridemore)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for properties located at Shannon Avenue (unnumbered), approximately 300 feet west of Pierce Road, (1.96 acres), to permit 14 multi-family residential units, requested by Clint T. Elliott Surveying, applicant; Elite Nashville Development, LLC, owner..

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

17. 2019SP-011-001
HAMPTON CORNER
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request to rezone from OR20 and RS7.5 to SP-R zoning for properties located at 1609 and 1613 Hampton Street, 2414 and 2416 Brick Church Pike, and Hampton Street (unnumbered), approximately 240 feet north of Avondale Circle (1.16 acres), to permit 37 multi-family residential units, requested by Dale and Associates, applicant; Darmesh Patel and Sunita Patel, owners.

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

**18. 2019SP-012-001
HAMPTON COTTAGES**

Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for properties located at 1600, 1602, 1606 and 1616 Hampton Street and 1200 Avondale Circle, at the northwest corner of Avondale Circle and Hampton Street (0.85 acres), to permit 10 multi-family residential units, requested by Dale and Associates, applicant; Darmesh Patel and Sunita Patel, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

**19. 2019SP-013-001
TRINITY SUMMIT**

Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 and CL to SP-R zoning for properties located at 1241 North Avondale Circle and 2422 Brick Church Pike, approximately 370 feet west of Hampton Street (2.9 acres), to permit 29 multi-family residential units, requested by Dale and Associates, applicant; Darmesh Patel and Sunita Patel and Brick Church Realty, LLC., owners.

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

**20. 2019SP-014-001
GOODRICH AVENUE TOWNHOMES SP**

Council District 02 (DeCosta Hastings)
Staff Reviewer: Gene Burse

A request to rezone from R8 to SP-R zoning on properties located at 2127 Buena Vista Pike and Goodrich Avenue (unnumbered), at the terminus of Alpine Avenue and Goodrich Avenue (1.96 acres), to permit 27 multi-family residential units, requested by Gresham Smith, applicant; Pate Holdings, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

**21. 2019SP-015-001
538 ROSEDALE AVE SP**

Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 538 Rosedale Avenue, approximately 200 feet northwest of Waycross Drive and Rosedale Drive, (0.73 acres), to permit a maximum of 10 multi-family residential units, requested by Dale & Associates, applicant; H & L Enterprises LLC, owner.

MPC Action: Defer indefinitely. (9-0)

**22. 2019SP-016-001
8TH & BASS SP**

Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP-MU for property located at 900, 904, 910A, 914, and 916 8th Avenue S and 901, 909, 911, 913, 915, 917, 919, 921, 923, and 925 Bass Street, approximately 360 feet north of Archer Street (3.14 acres), to permit a mixed use development, requested by Hastings Architecture, applicant; Eighth and Division Investments GP, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

- 23. 2019SP-017-001**
7335 OLD CHARLOTTE SP
Council District 22 (Sheri Weiner)
Staff Reviewer: Joren Dunnivant

A request to rezone from R15 to SP-R zoning on property located at 7335 Old Charlotte Pike, approximately 700 feet west of Charlotte Pike (2.21 acres), to permit a maximum of 28 multi-family residential units, requested by Dale and Associates, applicant; Debbie and Phillip Denning, owners.

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

- 24. 2019SP-018-001**
640 MERRITT AVENUE
Council District 17 (Colby Sledge)
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to SP-MU zoning on property located at 520 Hagan Street and 640 Merritt Avenue, approximately 700 feet east of Fort Negley Boulevard (2.89 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Swayze Properties, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

- 25. 2019SP-019-001**
314 AND 316 DUKE STREET SP
Council District 05 (Scott Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from R6-A to SP-R zoning on properties located at 314 and 316 Duke Street, approximately 250 feet east of Sultana Avenue (0.34 acres), to permit 5 multi-family residential units, requested by Dale and Associates, applicant; Inetta Presley, owner.

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

- 26a. 8-68P-002**
HARDING PLACE CENTER (CANCELLATION)
Council District 28 (Tanaka Vercher)
Staff Reviewer: Gene Burse

A request to cancel a portion of a Planned Unit Development located at 351 Harding Place, at the southwest corner of S Perimeter Park Drive and Harding Place (0.64 acres), zoned CS, requested by Kimley Horn, applicant; Robert J. Biancheri, owner (see associated case 206-69P-001).

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (8-0-1)

- 26b. 206-69P-001**
HARDING PLACE CENTER PUD (AMENDMENT)
Council District 28 (Tanaka Vercher)
Staff Reviewer: Gene Burse

A request to amend a Planned Unit Development located at 343 and 347 Harding Place and 309 S Perimeter Park Drive, at the southwest corner of S Perimeter Park Drive and Metroplex Drive (8.9 acres), zoned CS, to add parcel 165 and permit a mixed use development, requested by Kimley Horn, applicant; Robert J. Biancheri and DDC Hotels, Inc., owners (see associated case 8-68P-002).

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (8-0-1)

27. 2003UD-003-008
RIDGEVIEW UDO (MINOR MODIFICATION)

Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request for a modification to the Ridgeview Urban Design Overlay District on a portion of property located at Eagle View Boulevard (unnumbered), approximately 500 feet west of Bell Road, zoned RM9 and MUL (6.46 acres), to revise the layout, requested by Land Solutions Company, LLC, applicant; AF PB2, LLC, owner.

MPC Action: Approve with conditions. (9-0)

28. 2019Z-030PR-001

Council District 21 (Ed Kindall)
Staff Reviewer: Joren Dunnivant

A request to rezone from CS to MUL-A zoning for property located at 900 Buchanan Street, at the northeast corner of Buchanan Street and Delta Avenue (0.31 acres), requested by Simons Properties LLC, applicant; Randall Haley and Martha Butterfield, owners.

MPC Action: Approve. (9-0)

29. 2019Z-031PR-001

Council District 13 (Holly Huevo)
Staff Reviewer: Abbie Rickoff

A request to rezone from OR20 to CL zoning for a portion of property located at 1204 Murfreesboro Pike, at the eastern corner of Kermit Drive and Murfreesboro Pike (0.7 acres), requested by Dale and Associates, applicant; Ashraf Mannan and Mechael Faltas, owners.

MPC Action: Approve. (9-0)

30. 2019Z-032PR-001

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

A request to rezone from RS5 to R6-A zoning for property located at 329 Edwin Street, approximately 510 feet west of Lischey Avenue (0.37 acres), requested by Rhythm Homes and Development, LLC., applicant; Heryl Duckwitz, owner.

MPC Action: Disapprove. (9-0)

31. 2019Z-033PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Joren Dunnivant

A request to rezone from R6 to OR20-A zoning for properties located at 747 and 749 Alloway Street, approximately 50 feet west of Ridley Boulevard (0.30 acres), requested by Land Development Solutions, LLC., applicant; Fannie Mae Adams, Lonnie D. and Ruthie McIntyre and Zvezda 1, LLC, owners.

MPC Action: Approve. (9-0)

32. 2019Z-034PR-001

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

A request to rezone from IWD to MUG-A zoning for property located at 1009 8th Avenue South, approximately 125 feet north of Olympic Street (0.74 acres), requested by Fulmer Engineering, applicant; Asterisk III, LLC, owner.

MPC Action: Approve. (9-0)

- 33. 2019Z-035PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from SP-R to R6-A zoning for property located at 1026 N 7th Street, at the southwest corner of Evanston Avenue and N 7th Street (0.29 acres), requested by Vernon T Keese, Jr., applicant; Emily Girvin & Michael Beyer, owners.

MPC Action: Defer to the March 28, 2019, Planning Commission meeting. (9-0)

I: OTHER BUSINESS

34. Historic Zoning Commission Report
35. Board of Parks and Recreation Report
36. Executive Committee Report
37. Accept the Director's Report and Approve Administrative Items
MPC Action: Approved. (9-0)
38. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

April 25, 2019

MPC Meeting

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

May 09, 2019

MPC Meeting

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

May 23, 2019

MPC Meeting

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

K: ADJOURNMENT