



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

June 27, 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

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
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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 JUNE 13, 2019 MINUTES
- D: RECOGNITION OF COUNCILMEMBERS
- G: ITEMS TO BE CONSIDERED

- 1. **2019CP-010-001**
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
(THE MUSIC ROW VISION PLAN)
Council District 19 (Freddie O'Connell)
Staff Reviewer: Joni Priest

A request to amend the Green Hills Midtown Community Plan by adopting the Music Row Vision Plan. This includes some properties currently in the Midtown Study, all properties in the Music Row Detailed Design Plan, and additional properties currently without supplemental policies. For various properties located from Wedgwood Avenue northward to Broadway and bordered by Grand Avenue, 18th Avenue South, and Interstate 40, various zonings (approx. 152 acres), requested by Metro Planning Department, applicant; various owners.

MPC Action: Approve. (9-0)

- 2. **2019Z-005TX-001**
BL2019-1614/O'Connell
Staff Reviewer: Lisa Milligan

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, pertaining to prohibited signs.

MPC Action: Disapprove. (9-0)

- 3. **2019Z-006TX-001**
BL2019-1615/Vercher
Staff Reviewer: Lisa Milligan

A request to amend Chapter 17.40 of the Metropolitan Code of Laws to require the Metropolitan Planning Department to provide three business days' notice of any Pre-Application Conference to the District Council member representing the affected area, and a summary thereof, including copies of any renderings or drawings.

MPC Action: Withdraw. (10-0)

- 4. **2019Z-007TX-001**
BL2019-1637/Hall
Staff Reviewer: Lisa Milligan

A request to amend Section 17.40.720 of the Metropolitan Code of Laws pertaining to distance provisions for public hearing notices issued by mail pursuant to Title 17 of the Metropolitan Code of Laws.

MPC Action: Approve with a substitute. (10-0)

5. **2019Z-008TX-001**
BL2019-1634/Glover
Staff Reviewer: Lisa Milligan

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by adding a new subpart to 17.12.040 pertaining to other setbacks relative to property owned by the Fair Board and used for automobile racing.

MPC Action: Disapprove. (7-0)

6. **2019Z-009TX-001**
BL2019-1636/Cooper
Staff Reviewer: Lisa Milligan

A request to amend Section 17.40.106 of the Metropolitan Code, Zoning Regulations pertaining to the required action by the Metropolitan Historic Zoning Commission for Specific Plans.

MPC Action: Approve. (10-0)

7. **2019Z-010TX-001**
BL2019-1635/Sledge
Staff Reviewer: Lisa Milligan

A request to amend Chapter 17.32 of Title 17 of the Metropolitan Code, Zoning Regulations, to add conditions regarding the distance of Billboards from residentially zoned property.

MPC Action: Approve. (10-0)

8. **2019Z-011TX-001**
BL2019-1633/Allen
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Chapters 17.08 and 17.16 of the Metropolitan Code of Laws regarding "Short term rental property – Owner-Occupied" and "Short term rental property – Not Owner-Occupied" (Proposal No. 2019Z-011TX-001).

MPC Action: Approve as submitted. Should the council consider a substitute to further incorporate state law requirements and clarify the effective date, staff recommends approval of the substitute. (9-0)

9. **2019Z-014TX-001**
BL2019-1631/O'Connell
Staff Reviewer: Lisa Milligan

A request to create Title 9, Noise and Amplified Sound, and to consolidate existing provisions regulating noise, excessive noise, and construction noise into the new Title 9.

MPC Action: Approve the changes to Title 17. (10-0)

10. **2019Z-013TX-001**
BL2019-1659/Henderson
Staff Reviewer: Bob Leeman

A request to amend Sections 17.20.120 and 17.20.125 of Title 17 of the Metropolitan Code pertaining to the provision of sidewalks.

MPC Action: Approve with a substitute. (10-0)

11. 2019CP-003-001

**BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY
PLAN AMENDMENT**

Council District 03 (Brenda Haywood)
Staff Reviewer: Anita McCaig

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T3 NE to T2 RM Policy for properties located at 534, 658, 672, 676, and 680 Brick Church Lane, Brick Church Lane (unnumbered), and 0 Knight Drive, zoned R10 (139.34 acres), requested by Elise Hudson and James Frierson Hudson, applicants; various owners.

MPC Action: Disapprove; retain the current T3 NE. (8-0)

12. 2019SP-027-001

ROOTS EAST SP

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

A request to rezone from RS5 to SP-MU zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and within the Greenwood Neighborhood Conservation Overlay District (2.46 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC, owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

13. 2019SP-047-001

KNIPFER CORNER SP

Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to SP - MU zoning for properties located at 7330, 7340, 7350, 7360 and 7368 Whites Creek Pike, approximately 1860 feet northeast of Eatons Creek Road (8.82 acres), to permit a mixed use development, requested by Dale and Associates, applicant; Dorothy Knipfer, Carl Knipfer, and Lisa Arrington, owners.

MPC Action: Defer to the August 22, 2019, Planning Commission meeting. (10-0)

14. 2019SP-048-001

CEDARS OF CANE RIDGE SP

Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 139 single family residential lots and open space, requested by Land Solutions Company LLC, applicant; Green Trails LLC and William Turner, owners.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (9-0-1)

- 15. 2019HP-001-001**
MARATHON VILLAGE
BL2019-1584/O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to apply a Historic Preservation Overlay District to various properties located along Jo Johnston Avenue from 16th Avenue North to 12th Avenue North and bordered by the CSX Railroad, zoned CF, CS, IR and SP (13.79 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

- 16. 2019S-081-001**
FOX VALLEY SUBDIVISION
Council District 09 (Bill Pridemore)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 121 cluster lots on properties located at 1133, 1145, and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), approximately 115 feet east of Candlewood Drive, zoned RS10 (32.8 acres), requested by T-Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (8-0)

- 17. 2018Z-039PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning on properties located at 1602, 1604, 1606, 1702, and 1704 Meridian Street, approximately 30 feet northwest of Edith Avenue (1.68 acres), requested by Councilmember Scott Davis Land Development Solutions, applicant; various, owners.

MPC Action: Approve with conditions. (10-0)

- 18. 2017Z-037PR-001**
BL2019-1569/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP zoning on properties located at 1804 and 1806 Lischey Avenue, at the northwest corner of Edith Avenue and Lischey Avenue (3.2 acres), requested by Councilmember Scott Davis, applicant; American Dream Developers, Inc., owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

- 19. 2019CP-004-002**
MADISON COMMUNITY PLAN AMENDMENT
Council District 09 (Bill Pridemore)
Staff Reviewer: Anna Grider

A request to amend the Madison Community Plan by removing supplemental policies 04-LS-T3-RC-01 and 04-LS-T3-NE-01 on properties located at 424 Larkin Springs Road and Larkin Springs Road (unnumbered), approximately 375 feet north of Hospital Drive, zoned RS10 (1.98 acres), requested by March Developments, LLC, applicant and owner.

MPC Action: Defer indefinitely. (10-0)

20. 2019SP-045-001
2500 W. HEIMAN STREET
Council District 21 (Ed Kindall)
Staff Reviewer: Joren Dunnivant

A request to rezone from RM40, IR and R6 to SP-MU zoning for properties located at 2518, 2500, 2404 West Heiman Street and Heiman Street (unnumbered), located along the north side of Grace Street, (11.68 acres), to permit all uses of RM40-A, requested by Smith Gee Studio, applicant; FMBC Investments, LLC, owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

21a. 2019SP-046-001
SKYLINE EAST SP
Council District 05 (Scott Davis)
Staff Reviewer: Amelia Lewis

A request to rezone from RM20 to SP-MU zoning for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street and within a Planned Unit Development Overlay District, located along the south side of Grace Street, (14.38 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Riverchase Holdings, owner (see associated case 2003P-015-002).

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

21b. 2003P-015-002
PUD (CANCELLATION)
Council District 05 (Scott Davis)
Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street, located along the south side of Grace Street, zoned RM20 (14.38 acres), requested by Smith Gee Studio, applicant; Riverchase Holdings, owner (see associated case 2019SP-046-001).

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

22. 2019S-109-001
RICHARDS FARMS SUBDIVISION
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned RS10 (2.55 acres), requested by Clint Elliott Survey, applicant; Gus Richards, Jr, owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

23. 2019S-001HM-001
1605 PORTER ROAD
Council District 07 (Anthony Davis)
Staff Reviewer: Jason Swaggart

A request to move a house from 1312 Porter Road to 1605 Porter Road, approximately 225 feet east of Cahal Avenue, zoned R6 (0.34 acres), requested by Olympus Development, LLC, owner.

MPC Action: Approve with conditions. (10-0)

24. 191-69P-001
PRIEST LAKE CENTER PUD (AMENDMENT)

Council District 14 (Kevin Rhoten)
Staff Reviewer: Amelia Lewis

A request to amend a portion of a Commercial Planned Unit Development Overlay District for properties located at 4021 and 4033 Mills Road, approximately 260 feet west of Old Hickory Boulevard, zoned CL (2.13 acres), to permit a hotel, requested by W. Wright E. C. LLC, applicant; Swami - Shreeij Hermitage, LLC, owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

25. 2005P-010-006
NASHVILLE COMMONS PUD (REVISION AND FINAL)

Council District 03 (Brenda Haywood)
Staff Reviewer: Joren Dunnivant

A request to revise a portion of a Planned Unit Development District Overlay and for final site plan approval and for a portion of property located at 3440 Dickerson Pike, approximately 900 feet north of Doverside Drive, zoned CS and SCR (2.44 acres), to permit a 74,340 square foot hotel, requested by Skyline Hospitality LLC, applicant; Skyline Commons LLC, owner.

MPC Action: Approve with conditions. (10-0)

26. 2009UD-001-011
DOWNTOWN DONELSON UDO (AMENDMENT)

Council District 15 (Jeff Syracuse)
Staff Reviewer: Jessica Buechler

A request to amend the Downtown Donelson Urban Design Overlay to update the Introduction, Development Standards, Transportation and Community Planning Sections of the Urban Design Overlay document, for various properties located on Lebanon Pike from Briley Parkway to Munn Road, and on Old Lebanon Pike, J.B. Estille Drive, Donelson Pike, Fairway Drive, McGavock Pike, Crump Drive, Park Drive, Gaylynn Drive, Cliffdale Drive, and Benson Road, various zoning districts (233.83 acres), requested by Councilmember Jeff Syracuse; various property owners.

MPC Action: Approve. (10-0)

27. 2019NHL-001-001
JUST PIZZA (NEIGHBORHOOD LANDMARK)

Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

A request to approve a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 125 feet north of Elkins Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District Overlay (0.04 acres), to permit a take-out restaurant, requested by Housing Investment Inc., applicant and owner.

MPC Action: Defer to the July 18, 2019, Planning Commission meeting. (10-0)

28. 2019CDO-001-001

SUBSTITUTE BL2019-1697/Tanaka Vercher
Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

A request to apply a Corridor Design Overlay District to various properties along Antioch Pike, from Harding Place to Blue Hole Road, within various zoning districts (147.4 acres), requested by Councilmember Vercher, applicant; various owners.

MPC Action: Approve and recommend that the Councilmember hold a community meeting. (8-0)

29. 2019CDO-002-001

SUBSTITUTE BL2019-1698/Delishia Porterfield

Council District 29 (Delishia Porterfield); 31 (Fabian Bedne); 32 (Jacobia Dowell)

Staff Reviewer: Jason Swaggart

A request to apply a Corridor Design Overlay District to various properties along Bell Road, from Old Hickory Boulevard to Couchville Pike, within various zoning districts (211.17 acres), requested by members of Metro Council, applicants; various owners.

MPC Action: Approve. (10-0)

30. 2019Z-102PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Joren Dunnivant

A request to rezone from RS5 to R6-A zoning for property located at 1600 16th Avenue North, at the northeast corner of 16th Avenue North and Cockrill Street (0.19 acres), requested by Empire Construction and Development, applicant; Heather G. and Herbert D. Sowell, owners.

MPC Action: Approve. (10-0)

31. 2019Z-103PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 1601 Knowles Street, at the southwest corner of 16th Avenue North and Knowles Street (0.18 acres), requested by Empire Construction and Development, applicant; Heather and Herbert Sowell, owners.

MPC Action: Approve. (10-0)

32. 2019Z-120PR-001

BL2019-1694/Davette Blalock

Council District 27 (Davette Blalock)

Staff Reviewer: Patrick Napier

A request to rezone from R10 to RS10 zoning for various properties located north of Old Hickory Boulevard and between Nolensville Pike and Edmondson Pike (276.31 acres), requested by Davette Blalock, applicant; various owners.

MPC Action: Disapprove as submitted. Approve with a substitute. (10-0)

H: OTHER BUSINESS

33. Order Granting Subdivision Approval of 2018S-117-001 (3700 Woodlawn Subdivision)
Staff Recommendation: Approve with conditions.
MPC Action: Approve with conditions. (10-0)
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: Approve. (10-0)
38. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

July 18, 2019

MPC Meeting

4 pm, 1441 12th Avenue South, Midtown Hills Police Precinct

August 22, 2019

MPC Meeting

4 pm, 1441 12th Avenue South, Midtown Hills Police Precinct

September 12, 2019

MPC Meeting

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

J: ADJOURNMENT