



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 22, 2019
4:00 pm Regular Meeting

1441 12th Avenue South
Midtown Hills Police Precinct

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, IV, 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 JULY 18, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2019SP-027-001**
ROOTS EAST SP
2. **2019SP-047-001**
KNIPFER CORNER SP
3. **2019SP-048-001**
CEDARS OF CANE RIDGE SP
4. **2019S-109-001**
RICHARDS FARMS SUBDIVISION
5. **2019S-128-001**
MCGAVOCK PIKE HAMLET
6. **191-69P-001**
PRIEST LAKE CENTER PUD (AMENDMENT)
9. **2019Z-094PR-001**
10. **2019Z-099PR-001**
11. **2014SP-086-003**
204 BEN ALLEN SP (AMENDMENT)
18. **2019S-160-001**
1242 PROPERTY SOLUTIONS, LLC PROPERTY

F: CONSENT AGENDA ITEMS

7. **2019DTC-018-001**
HOTEL INDIGO EXPANSION
8. **2019NHL-001-001**
JUST PIZZA (NEIGHBORHOOD LANDMARK)
12. **2015SP-113-002**
NASHVILLE HIGHLANDS SP (FINAL)
13. **2019SP-056-001**
ROBERTSON AVENUE RESIDENTIAL SP

- 14. **2019SP-057-001**
PITTS AVENUE SELF STORAGE
- 15. **2019SP-058-001**
THE GROVE AT MERIDIAN SP
- 16. **2016S-190-001**
CENTURY FARMS CONSOLIDATION AND SUBDIVISION
- 17. **2019S-134-001**
SELMA AVENUE CLUSTER SUBDIVISION
- 19. **2009P-004-002**
MURFREESBORO RETAIL CENTER (REVISION)
- 20. **2005UD-006-042**
3100 LONG BOULEVARD
- 21. **2018Z-121PR-001**
- 22. **2019Z-092PR-001**
- 23. **2019Z-129PR-001**
- 25. **2019Z-131PR-001**
- 27. **2019Z-133PR-001**
- 28. **2019Z-134PR-001**
- 29. **Employee contract renewal for Laura Hardwick**
- 33. **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

- 1. **2019SP-027-001** On Consent: No
ROOTS EAST SP Public Hearing: Open
 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.

Staff Recommendation: Defer to the September 12, 2019 Planning Commission meeting.

2. **2019SP-047-001** On Consent: No
KNIPFER CORNER SP Public Hearing: Open
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 White 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.

Staff Recommendation: Defer indefinitely.

3. **2019SP-048-001** On Consent: No
CEDARS OF CANE RIDGE SP Public Hearing: Open
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.

Staff Recommendation: Defer to the September 12, 2019 Planning Commission meeting.

4. **2019S-109-001** On Consent: No
RICHARDS FARMS SUBDIVISION Public Hearing: Open
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.

Staff Recommendation: Defer to the September 12, 2019 Planning Commission meeting.

5. **2019S-128-001** On Consent: No
MCGAVOCK PIKE HAMLET Public Hearing: Open
Council District 13 (Holly Huevo)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 44 cluster lots on properties located at 934 Currey Road, 3455 McGavock Pike, and McGavock Pike (unnumbered), approximately 320 southeast of Finely Drive, zoned RS10 (12.06 acres), requested by Dale and Associates, applicant; George Currey, Leah Currey, and Kingsley Hooper, owners.

Staff Recommendation: Defer Indefinitely.

6. **191-69P-001** On Consent: No
PRIEST LAKE CENTER PUD (AMENDMENT) Public Hearing: Open
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.

Staff Recommendation: Defer to the September 12, 2019 Planning Commission meeting.

7. **2019DTC-018-001** On Consent: Yes
HOTEL INDIGO EXPANSION Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Justin Wallace

Request for a modification of overall building height on property located at 231 3rd Ave N, 235 3rd Ave N, and 315 Union St., within the Core Historic Subdistrict of the DTC, requested by Gresham Smith, applicant; Matthew Jalazo, owner.

Staff Recommendation: Approve with conditions.

8. **2019NHL-001-001** On Consent: Yes
JUST PIZZA (NEIGHBORHOOD LANDMARK) Public Hearing: Open
 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.

Staff Recommendation: Approve with conditions.

9. **2019Z-094PR-001** On Consent: No
 Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM20 zoning for properties located at 643 and 643 B Vernon Avenue, approximately 180 feet northeast of Nashua Avenue (0.23 acres), requested by Matthew White, applicant; O.I.C. Vernon Avenue Residences, WB Capital LLC, and Nashviddles LLC, owners..

Staff Recommendation: Defer to the September 26, 2019 Planning Commission meeting.

10. **2019Z-099PR-001** On Consent: No
 Council District 02 (DeCosta Hastings) Public Hearing: Closed
 Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM15-A zoning for properties located at 2127 and 2129 Cliff Drive, approximately 570 feet southeast of Buena Vista Pike (0.40 acres), requested by Robert Hudson, applicant; Robert Hudson, Arthur S. Yokley Sr. and Arthur S. Yokley Jr., owners.

Staff Recommendation: Defer to the September 12, 2019 Planning Commission meeting.

11. **2014SP-086-003** On Consent: No
204 BEN ALLEN SP (AMENDMENT) Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Patrick Napier

A request to amend a Specific Plan for a portion of property located at 204 Ben Allen Road, approximately 190 feet east of Morningside Drive, zoned SP (2.18 acres), to permit 19 multi-family residential units, requested by Dale and Associates, applicant; CAM Properties LLC, owner.

Staff Recommendation: Defer to the September 12, 2019 Planning Commission meeting.

12. **2015SP-113-002** On Consent: Yes
NASHVILLE HIGHLANDS SP (FINAL) Public Hearing: Open
Council District 23 (Mina Johnson)
Staff Reviewer: Abbie Rickoff

A request for final site plan approval for a portion of properties located at 350 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), east of Woodbury Falls Drive, zoned SP-R (42.68 acres, including 13.03 acres of disturbed area and 29.65 acres of undisturbed area), to permit 323 multi-family residential units, requested by Kimley-Horn, applicant; Nashville Highlands, LLC and Reserve Service Assoc, Inc, owners.

Staff Recommendation: Approve with conditions.

13. **2019SP-056-001** On Consent: Yes
ROBERTSON AVENUE RESIDENTIAL SP Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to SP zoning for properties located at 5824, 5826, 5828, and 5830 Robertson Avenue and Robertson Avenue (unnumbered), at the northeast corner of Sterling Street and Robertson Avenue (1.1 acres), to permit 19 multi-family residential units, requested by Klober Engineering Services, applicant; Good Ol' Boys LLC, owner.

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

14. **2019SP-057-001** On Consent: Yes
PITTS AVENUE SELF STORAGE Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Logan Elliott

A request to rezone from MUN to SP zoning for properties located at 101 Pitts Avenue and Pitts Avenue (unnumbered), at the corner of Pitts Avenue and Old Hickory Blvd, (4.37 acres), to permit self-service storage use, requested by Williams Properties, applicant; James Ronald Morrison, owner.

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

15. **2019SP-058-001** On Consent: Yes
THE GROVE AT MERIDIAN SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP zoning for properties located at 1705, 1707, and 1709 Luton Street and 1706, 1802, and 1804 Meridian Street, approximately 200 feet north of Edith Avenue, (2.03 acres), to permit 64 multi-family residential units, requested by Kimley-Horn, applicant; Strategic Options International, LLC and Ralph A. Edwards, owners.

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

16. **2016S-190-001** On Consent: Yes
CENTURY FARMS CONSOLIDATION AND SUBDIVISION Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Patrick Napier

A request for final plat approval to consolidate eleven parcels into two lots on properties located at 3135 Old Franklin Road and 5430, 5438, 5446, 5448 Cane Ridge Road and Cane Ridge Road (unnumbered), at the north corner of Cane Ridge Road and Old Franklin Road, zoned SP-MU (258.42 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Century Farms, LLC, owner.

Staff Recommendation: Approve with conditions.

17. **2019S-134-001** On Consent: Yes
SELMA AVENUE CLUSTER SUBDIVISION Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create nine cluster lots on property located at Selma Avenue (unnumbered), approximately 450 feet west of Fairway Drive, zoned RS20 (4.89 acres), requested by Barge Cauthen and Associates, applicant; Hugh Entrekin, owner.

Staff Recommendation: Approve with conditions.

18. **2019S-160-001** On Consent: No
1242 PROPERTY SOLUTIONS, LLC PROPERTY Public Hearing: Open
Council District 26 (Jeremy Elrod)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create eight lots on property located at Eisenhower Drive (unnumbered), approximately 85 feet east of Towry Drive, zoned R6 (1.11 acres), requested by Clint Elliott Surveying, applicant; 1242 Property Solutions, LLC, owner.

Staff Recommendation: Defer to the September 26, 2019 Planning Commission meeting.

19. **2009P-004-002** On Consent: Yes
MURFREESBORO RETAIL CENTER (REVISION) Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 2935 Murfreesboro Pike, approximately 765 feet southeast of Hamilton Church Road, zoned CS, and within the Murfreesboro Pike Urban Design Overlay district (2.6 acres), to permit 21,980 square feet of commercial space, requested by Barge, Cauthen and Associates, applicant; NFA Investments, Inc., owner.

Staff Recommendation: Approve with conditions.

20. **2005UD-006-042** On Consent: Yes
3100 LONG BOULEVARD Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Eric Hammer

A request to modify the 31st and Long Urban Design Overlay District on property located at 3100 Long Boulevard, approximately 94 feet east of Avoca Street, zoned RM40 and MUL (1.35 acres), to permit a mixed-use building of 64' in height, requested by Smith-Gee Studio LLC, applicant; Parthenon Investments LLC, owner.

Staff Recommendation: Approve with conditions.

21. **2018Z-121PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from CS and RS5 to MUL-A zoning for property located at 1757 16th Avenue North and 1601, 1603, and 1609 Buchanan Street, approximately 70 feet southeast of Buchanan Street, (1.03 acres), requested by Crossroads Campus, applicant; Terry Norman, owner.

Staff Recommendation: Approve.

- 22. 2019Z-092PR-001** On Consent: Yes
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to RS10 zoning for property located at 4465 Lavergne Couchville Pike, approximately 75 feet southwest of Rockland Trail (5.01 acres), requested by Gizachew Debele, applicant and owner.

Staff Recommendation: Approve.

- 23. 2019Z-129PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A for property located at 2722 Herman Street, approximately 280 feet east of 28th Avenue North (0.17 acres), requested by Simons Properties LLC, applicant; Randall Haley and Patrick Cheek, owners.

Staff Recommendation: Approve.

- 24. 2019Z-130PR-001** On Consent: No
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS10 to R10 zoning for property located at 2629 Old Buena Vista Road, approximately 530 feet northwest of Day Street (0.43 acres), requested by Nozimbeq Acazov, applicant and owner.

Staff Recommendation: Disapprove.

- 25. 2019Z-131PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Joren Dunnivant

A request to rezone from RS10 to RM9-A zoning for property located at 3413 John Mallette Drive, at the southern corner of Ashton Avenue and John Mallette Drive (0.42 acres), requested by Brandon McDonald, applicant and owner.

Staff Recommendation: Approve.

- 26. 2019Z-132PR-001** On Consent: No
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from IR to OG zoning for properties located at 309, 401, and 407 Driftwood Street, west of the terminus of Nestor Street (9.39 acres), requested by Gamble Design Collaborative, applicant; River Partners II LLC, owner.

Staff Recommendation: Disapprove.

- 27. 2019Z-133PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUN-A zoning for property located at 1331 Baptist World Center Drive, approximately 100 feet southeast of Weakley Avenue (0.18 acres), requested by Simons Properties LLC, applicant; Steve Meadows and Donald Meadows, owners.

Staff Recommendation: Approve.

28. 2019Z-134PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Joren Dunnavant

On Consent: Yes
Public Hearing: Open

A request to rezone from SP-R to R6-A zoning for property located at 616 Stockell Street, approximately 100 feet south of Grace Street (0.17 acres), requested Axis Creadue LLC, applicant; Arash Gholizadeh, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

29. Employee contract renewal for Laura Hardwick
30. Historic Zoning Commission Report
31. Board of Parks and Recreation Report
32. Executive Committee Report
33. Accept the Director's Report and Approve Administrative Items
34. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 12, 2019

MPC Meeting

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

September 26, 2019

MPC Meeting

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

October 10, 2019

MPC Meeting

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

October 24, 2019

MPC Meeting

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

November 14, 2019

MPC Meeting

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

December 12, 2019

MPC Meeting

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

J: ADJOURNMENT