



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 12, 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, 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 AUGUST 22, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

2. **2019SP-027-001**
ROOTS EAST SP
3. **2019SP-045-001**
2500 W. HEIMAN STREET
4. **2019SP-048-001**
CEDARS OF CANE RIDGE SP
5. **2019SP-056-001**
ROBERTSON AVENUE RESIDENTIAL SP
6. **2019S-109-001**
RICHARDS FARMS SUBDIVISION
- 10a. **2019CP-003-003**
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT
- 10b. **2019SP-066-001**
CLARKSVILLE PIKE MIXED USE SITE SP
- 12a. **2019CP-008-003**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 12b. **2019Z-135PR-001**

F: CONSENT AGENDA 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.

1. **2014SP-086-003**
204 BEN ALLEN SP (AMENDMENT)
7. **191-69P-001**
PRIEST LAKE CENTER PUD (AMENDMENT)
8. **2019Z-099PR-001**
9. **2019Z-131PR-001**

- 11a. **2019CP-007-002**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
- 11b. **2019SP-060-001**
5800 CENTENNIAL MULTIFAMILY SP
- 13. **2016SP-019-004**
R-MANUEL CENTENNIAL SP (AMENDMENT)
- 14. **2018S-121-001**
RESUBDIVISION OF SECTION III, THE KNOLL
- 15. **2019S-163-001**
RESUBDIVISION OF THE NORTHWESTERLY 100' OF LOTS 1-5 OF BLOCK 19 AND PART OF LOTS 1 AND 2 OF BLOCK 26, DABBS
- 16. **82-77U-001**
PUD CANCELLATION
- 17. **93-86P-001**
LAKESHORE MEADOWS - THE MEADOWS (REVISION)
- 19. **2019Z-138PR-001**
- 20. **2019Z-139PR-001**
- 21. **2019Z-140PR-001**
- 22. **2019Z-142PR-001**
- 23. **2019Z-143PR-001**
- 24. **2019Z-145PR-001**
- 25. A Resolution authorizing the expenditure of \$20,000 from the Advanced Planning and Research fund for a Music Industry Study between the Metropolitan Planning Commission and the Nashville Area Chamber of Commerce.
- 29. Accept the Director's Report and Approve Administrative Items

G: ITEMS TO BE CONSIDERED

1. **2014SP-086-003** On Consent: Yes
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 property located at 204 Ben Allen Road, approximately 190 feet east of Morningside Drive, zoned SP (2.18 acres), to permit 36 multi-family residential units, requested by Dale and Associates, applicant; CAM Properties LLC, owner.

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

2. **2019SP-027-001** On Consent: No
ROOTS EAST SP Public Hearing: Open
Council District 05 (Sean Parker)
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 26, 2019, Planning Commission meeting.

3. **2019SP-045-001** On Consent: No
2500 W. HEIMAN STREET Public Hearing: Open
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.

Staff Recommendation: Defer to the October 10, 2019, Planning Commission meeting.

4. **2019SP-048-001** On Consent: No
CEDARS OF CANE RIDGE SP Public Hearing: Open
Council District 31 (John Rutherford)
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 26, 2019, Planning Commission meeting.

5. **2019SP-056-001** On Consent: No
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 Klobber Engineering Services, applicant; Good Ol' Boys LLC, owner.

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

6. **2019S-109-001** On Consent: No
RICHARDS FARMS SUBDIVISION Public Hearing: Open
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.

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

- 7. 191-69P-001** On Consent: Yes
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: Approve with conditions and disapprove without all conditions.

- 8. 2019Z-099PR-001** On Consent: Yes
 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: Approve.

- 9. 2019Z-131PR-001** On Consent: Yes
 Council District 02 (DeCosta Hastings) Public Hearing: Open
 Staff Reviewer: Joren Dunnavant

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.

- 10a. 2019CP-003-003** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY Public Hearing: Open
PLAN AMENDMENT
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Gene Burse

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T3 NE Policy to T3 CM Policy for properties located at 3724 Clarksville Pike and Bellefield Avenue (unnumbered), zoned R10 (5.51 acres), requested by Kimley-Horn, applicant; Jerry N. & Belinda C. Vanatta, Trust; owner. (See associated case #2019SP-066-001).

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

- 10b. 2019SP-066-001** On Consent: No
CLARKSVILLE PIKE MIXED USE SITE SP Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Patrick Napier

A request to rezone from R10, CS, and CL to SP zoning for properties located at 3720, 3724, 3726, 3730, and 3800 Clarksville Pike and Bellefield Avenue (unnumbered), at the intersection of Lawrence Avenue and Belleford Avenue (11.23 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; Jerry N. & Belinda C. Vanatta, Trust, owners. (See associated case #2019CP-003-003).

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

- 11a. 2019CP-007-002** On Consent: Yes
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Stephanie McCullough

A request to amend the West Nashville Community Plan by changing from D IN Policy to T4 MU Policy on properties located at 1650 54th Avenue North, 1710, 1720 and 1740 61st Ave N and 5800 and 6100 Centennial Blvd, at the eastern corner of Centennial Boulevard and 61st Street, zoned IR, (34.15 acres), requested by Kimley-Horn, applicant; various owners. (See associated case #2019SP-060-001)

Staff Recommendation: Approve.

- 11b. 2019SP-060-001** On Consent: Yes
Public Hearing: Open
5800 CENTENNIAL MULTIFAMILY SP
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier
- A request to rezone from IR to SP zoning for properties located at 5800 Centennial Blvd and 1720 61st Ave N, approximately 430 feet west of Ohio Avenue, (6.15 acres), to permit up to 300 multi-family residential units, requested by Kimley-Horn, applicant; FCD Recycling, LLC, owner. (See associated case #2019CP-007-002).
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 12a. 2019CP-008-003** On Consent: No
Public Hearing: Open
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 21 (Ed Kindall)
Staff Reviewer: Anna Grider
- A request to amend the North Nashville Community Plan by changing from T4 NM Policy to T4 CM Policy for properties located at 1701, 1703, 1705, 1707, 1712 and 1714 9th Avenue North and 9th Avenue North (unnumbered), approximately 130 feet east of Delta Avenue, zoned CS and RS5 (0.65 acres), requested by Fulmer Engineering, applicant; various property owners.
Staff Recommendation: Defer to the September 26, 2019, Planning Commission meeting.
- 12b. 2019Z-135PR-001** On Consent: No
Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Logan Elliott
- A request to rezone from CS and RS5 to MUL-A zoning for properties located at 901, 903, 905, 909, and 911 Buchanan Street and 1701, 1703, 1705, 1707, 1709, and 1711 9th Ave N, at the corner of Buchanan Street and 10th Ave N (1.98 acres), requested by Fulmer Engineering, LLC, applicant; various property owners (see associated case 2019CP-008-003).
Staff Recommendation: Defer to the September 26, 2019, Planning Commission meeting.
- 13. 2016SP-019-004** On Consent: Yes
Public Hearing: Open
R-MANUEL CENTENNIAL SP (AMENDMENT)
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Logan Elliott
- A request to amend a portion of a Specific Plan for properties located at 54th Avenue North (unnumbered), at the current terminus of 54th Avenue North (11.33 acres), to permit a total of 361 multi-family residential units within Zones 1 and 2 and to modify allowed heights within Zones 1 and 2, requested by Barge Cauthen and Associates, applicant; R Manuel Centennial GP, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 14. 2018S-121-001** On Consent: Yes
Public Hearing: Open
RESUBDIVISION OF SECTION III, THE KNOLL
Council District 11 (Larry Hagar)
Staff Reviewer: Joren Dunnavant
- A request for final plat approval to create three lots on property located at 910 Robinson Road, at the southeast corner of Bennett Road and Robinson Road, zoned R10 (1.97 acres), requested by Dale and Associates, applicant; Woodbine Community Organization (WCO), Inc., owner.
Staff Recommendation: Approve with conditions.
- 15. 2019S-163-001** On Consent: Yes
Public Hearing: Open
RESUB OF THE NORTHWESTERLY 100' OF LOTS 1-5 OF BLOCK 19 AND PART OF LOTS 1 AND 2 OF BLOCK 26, DABBS
Council District 11 (Larry Hagar)
Staff Reviewer: Amelia Lewis
- A request for final plat approval to create two lots on properties located at 3001 Lakeshore Drive and 410 30th Street, at the eastern corner of 30th Street and Lakeshore Drive, zoned RS5 (0.91 acres), requested by Clint T. Elliott Survey, applicant; Marie Pratt and John Pratt, owners.
Staff Recommendation: Approve with conditions.

16. **82-77U-001** On Consent: Yes
PUD (CANCELLATION) Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Joren Dunnavant
- A request to cancel a Commercial Planned Unit Development Overlay District for properties located at 701, 705 and 707 40th Avenue North, at the northwest corner of 40th Avenue North and Indiana Avenue, zoned MUL (0.78 acres), requested by Brett Design/Build PLC, applicant; Marie F. McQuiddy and Bobby L. McQuiddy, owners.
Staff Recommendation: Approve.
17. **93-86P-001** On Consent: Yes
LAKESHORE MEADOWS - THE MEADOWS (REVISION) Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott
- A request to revise a portion of a Commercial Planned Unit Development Overlay District on property located at Coley Davis Road (unnumbered), at the terminus of Scenic River Lane, zoned CL and R6 (7.01 acres), to permit 28 multi-family residential units, requested by Ragan-Smith and Associates, applicant; Lake Shore Estates Inc., owner.
Staff Recommendation: Approve with conditions.
18. **2019Z-136PR-001** On Consent: No
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Logan Elliott
- A request to rezone from RM20 to RM40 zoning for properties located at 1217, 1219 and 1221 Phillips Street, approximately 140 feet east of 14th Avenue North (0.46 acres), requested by Melvin Gill Architects, applicant; Clark Memorial United Methodist Church, owner.
Staff Recommendation: Disapprove.
19. **2019Z-138PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to rezone from MUG-A to MUI-A zoning for property located at 345 24th Avenue North, approximately 400 feet west of 23rd Avenue North (1.85 acres), requested by Catalyst Design Group, applicant; HCA Health Services of TN Inc., owner.
Staff Recommendation: Approve.
20. **2019Z-139PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to rezone from R6 to MUL-A zoning for properties located at 628 West Trinity Lane and West Trinity Lane (unnumbered), approximately 340 feet east of Free Silver Road (0.42 acres), requested by XE Development Company LLC, applicant; Richard Omohundro and R.L. Gant, owners.
Staff Recommendation: Approve.
21. **2019Z-140PR-001** On Consent: Yes
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to rezone from R6 to RM15-A zoning for property located at 807 and 811 Watts Lane, approximately 175 feet west of Watts Terrace (1.42 acres), requested by Land Development Solutions, applicant; Sandra B. & Gary Whitcombe, owners.
Staff Recommendation: Approve.
22. **2019Z-142PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Abbie Rickoff
- A request to rezone from IWD to CS zoning for properties located at 4000 Dr. Walter S Davis Blvd and Dr. Walter S Davis Blvd (unnumbered), approximately 445 feet east of 44th Ave N (19.31 acres), requested by Tack Nashville, LLC, applicant and owner.
Staff Recommendation: Approve.

23. 2019Z-143PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Joren Dunnavant

On Consent: Yes
Public Hearing: Open

A request to rezone from RS10 to RM15-A zoning for property located at 419 E Trinity Lane, approximately 135 feet east of Overby Road (0.29 acres), requested by Capital Invest, LLC, applicant and owner.
Staff Recommendation: Approve.

24. 2019Z-145PR-001

Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

On Consent: Yes
Public Hearing: Open

A request to rezone from CS and R6 to MUL-A zoning for properties located at 506 and 508 Fisk Street and 1708 Pearl Street, at the northwest corner of 17th Ave N and Pearl Street (1.31 acres), requested by Barge Design Solutions, applicant; Pearl Street Family Partners, GP, owner.
Staff Recommendation: Approve.

H: OTHER BUSINESS

- 25. A Resolution authorizing the expenditure of \$20,000 from the Advanced Planning and Research fund for a Music Industry Study between the Metropolitan Planning Commission and the Nashville Area Chamber of Commerce.
- 26. Historic Zoning Commission Report
- 27. Board of Parks and Recreation Report
- 28. Executive Committee Report
- 29. Accept the Director's Report and Approve Administrative Items
- 30. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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