



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 26, 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
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
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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 SEPTEMBER 12, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2019CP-003-003**
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT
- 1b. **2019SP-066-001**
CLARKSVILLE PIKE MIXED USE SITE SP
- 2. **2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 4. **2019SP-027-001**
ROOTS EAST SP
- 5. **2019SP-048-001**
CEDARS OF CANE RIDGE SP
- 7. **2019S-109-001**
RICHARDS FARMS SUBDIVISION
- 8. **2019S-160-001**
1242 PROPERTY SOLUTIONS, LLC PROPERTY
- 9. **2019Z-094PR-001**
- 11. **2019Z-136PR-001**
- 12. **2019SP-061-001**
832 WEST TRINITY

F: CONSENT AGENDA ITEMS

- 3a. **2019CP-008-003**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 3b. **2019Z-135PR-001**
- 6. **2019SP-056-001**
ROBERTSON AVENUE RESIDENTIAL
- 10. **2019Z-099PR-001**
- 13. **2019S-179-001**
1508 E. STEWARTS LANE SUBDIVISION

- 14. **88P-040-004**
COMFORT INN AND SUITES PUD (REVISION AND FINAL)
- 15. **2019DTC-021-001**
1221 BROADWAY OFFICE TOWER
- 19. **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

- 1a. **2019CP-003-003** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
Council District 02
Staff Reviewer: Gene Burse

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Mixed Use Corridor Policy for properties located at 3724 Clarksville Pike and Bellefield Avenue (unnumbered), zoned R10 (4.01 acres), requested by Kimley-Horn, applicant; Jerry N. & Belinda C. Vanatta, Trust; owner. (See associated case #2019SP-066-001).

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

- 1b. **2019SP-066-001** On Consent: No
CLARKSVILLE PIKE MIXED USE SITE SP Public Hearing: Open
Council District 02
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 Vanatta, Bellinda Vanatta and Elizabeth Gatlin, owners. (See associated case #2019CP-003-003).

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

- 2. **2019CP-005-002** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Michael Briggs

A request to amend the East Nashville Community Plan on various parcels located along the eastern side of Dickerson Pike between Grace Street and Spring Street.

Staff Recommendation: Defer to the October 24, 2019, Planning Commission meeting.

3a. 2019CP-008-003 On Consent: Yes
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21
Staff Reviewer: Anna Grider

A request to amend the North Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Mixed Use Corridor 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. (see associated case 2019Z-135PR-001).

Staff Recommendation: Approve.

3b. 2019Z-135PR-001 On Consent: Yes
Council District 21 Public Hearing: Open
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: Approve if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends approval of MUL-A only for those parcels currently within T4 CM policy.

4. 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 October 10, 2019, Planning Commission meeting.

5. 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 October 10, 2019, Planning Commission meeting.

6. **2019SP-056-001** On Consent: Yes
ROBERTSON AVENUE RESIDENTIAL 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: Approve with conditions and disapprove without all conditions.

7. **2019S-109-001** On Consent: No
RICHARDS FARMS SUBDIVISION Public Hearing: Open
Council District 02
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 October 10, 2019, Planning Commission meeting.

8. **2019S-160-001** On Consent: No
1242 PROPERTY SOLUTIONS, LLC PROPERTY Public Hearing: Closed
Council District 26
Staff Reviewer: Amelia Lewis

A request for final plat approval to create nine lots on property located at Eisenhower Drive (unnumbered), approximately 85 feet east of Towry Drive, zoned R6 (1.24 acres), requested by Clint Elliott Surveying, applicant; 1242 Property Solutions, LLC, owner.

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

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: Withdraw.

10. **2019Z-099PR-001** On Consent: Yes
Council District 02 Public Hearing: Open
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.

11. **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: Defer Indefinitely.

12. **2019SP-061-001** On Consent: No
832 WEST TRINITY Public Hearing: Open
Council District 02
Staff Reviewer: Joren Dunnivant

A request to rezone from R8 to SP zoning for property located at 832 West Trinity Lane, approximately 1,040 feet west of Free Silver Road (1.0 acres), to permit 14 multi-family residential units, requested by Dale and Associates, applicant; MC Gran LLC, owner.

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

13. **2019S-179-001** On Consent: Yes
1508 E. STEWARTS LANE SUBDIVISION Public Hearing: Open
Council District 02
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 1508 East Stewarts Lane, at the terminus of East Stewarts Lane, zoned RS10 (1.67 acres), requested by H and H Land Surveying, applicant; Gus Richards Jr., owner.

Staff Recommendation: Approve with conditions.

14. **88P-040-004** On Consent: Yes
COMFORT INN AND SUITES PUD (REVISION AND FINAL) Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Patrick Napier

A request to revise a portion of a Planned Unit Development Overlay District and for final site plan approval for property located at 627 Old Hickory Boulevard, approximately 330 feet south of Sonya Drive, zoned CS and SCR (1.34 acres), to permit a 54,217 square foot hotel, requested by Civil & Environmental Consultants, applicant; Oro Hotels LLC, owner.

Staff Recommendation: Approve with conditions.

15. **2019DTC-021-001** On Consent: Yes
1221 BROADWAY OFFICE TOWER Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Eric Hammer

Request for a modification to overall height and the step back standard of the Downtown Code to allow a 28-story office building with ground floor retail, within the Gulch South subdistrict, requested by Gresham Smith, applicant; GBT Realty Co., owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

16. Historic Zoning Commission Report
17. Board of Parks and Recreation Report
18. Executive Committee Report
19. Accept the Director's Report and Approve Administrative Items
20. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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