



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 10, 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 John Cooper

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 SEPTEMBER 26, 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 SP
- 2. 2019SP-027-001**
ROOTS EASTSP
- 3. 2019SP-045-001**
2500 W. HEIMAN STREET
- 4. 2019SP-048-001**
CEDARS OF CANE RIDGE SP
- 5. 2019SP-056-001**
ROBERTSON AVENUE RESIDENTIALSP
- 6. 2019SP-061-001**
832 WEST TRINITY
- 7. 2019S-109-001**
RICHARDS FARMS SUBDIVISION
- 8. 2019S-160-001**
1242 PROPERTY SOLUTIONS, LLC PROPERTY
- 9. 2019CP-011-003**
WEDGEWOOD HOUSTON AND CHESTNUT HILL
- 14. 2019S-190-001**
KIRK ROBERT SEATON PROPERTY

F: CONSENT AGENDA ITEMS

10. **2013SP-029-003**
49TH AND TENNESSEE, PHASE 2 SP (AMENDMENT)
11. **2018SP-018-001**
325 FLORA MAXWELL ROAD SP
12. **2019SP-059-001**
DRY CREEK STATION SP
13. **2019S-188-001**
LOT 70 SOUTHWOOD SUBDIVISION
16. **2019Z-141PR-001**
18. **2019Z-150PR-001**
19. **2019Z-151PR-001**
20. **Adoption of 2020 Calendar**
21. **Grant application to the Tennessee Department of Transportation Federal Congestion Mitigation Air Quality Program for continuation of Nashville Connector, a Transportation Demand Management program to help reduce mobile source emissions and improve air quality.**
25. **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

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

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 24, 2019, Planning Commission meeting.

- 1b. 2019SP-066-001** On Consent: No
CLARKSVILLE PIKE MIXED USE SP Public Hearing: Open
Council District 02(Kyonzté Toombs)
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 24, 2019, Metro Planning Commission meeting.

- 2. 2019SP-027-001** On Consent: No
ROOTS EASTSP 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 indefinitely.

- 3. 2019SP-045-001** On Consent: No
2500 W. HEIMAN STREET Public Hearing: Open
Council District 21 (Brandon Taylor)
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 November 14, 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 November 14, 2019, Planning Commission meeting.

- 5. 2019SP-056-001** On Consent: No
ROBERTSON AVENUE RESIDENTIALSP 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: Defer indefinitely.

6. **2019SP-061-001** On Consent: No
832 WEST TRINITY Public Hearing: Open
Council District 02 (Kyonzté Toombs)
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 indefinitely.

7. **2019S-109-001** On Consent: No
RICHARDS FARMS SUBDIVISION Public Hearing: Open
Council District 02 (Kyonzté Toombs)
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 indefinitely.

8. **2019S-160-001** On Consent: No
1242 PROPERTY SOLUTIONS, LLC PROPERTY Public Hearing: Open
Council District 26 (Courtney Johnston)
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 indefinitely.

9. **2019CP-011-003** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan on various parcels located in Wedgewood Houston and Chestnut Hill and amending the adopted Major and Collector Street Plan designations for various streets, requested by Metro Nashville Planning Department, applicant; various owners.

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

10. **2013SP-029-003** On Consent: Yes
49TH AND TENNESSEE, PHASE 2 SP (AMENDMENT) Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request to amend the 49th & Tennessee Specific Plan for property located at 1200 49th Avenue North, approximately 130 feet south of Centennial Boulevard (4.33 acres), to add 6 multi-family residential units for a total of 61 multi-family residential units, requested by Dale and Associates, applicant; ECG 49TN LLC, owner.

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

11. **2018SP-018-001** On Consent: Yes
325 FLORA MAXWELL ROAD SP Public Hearing: Open
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 325 Flora Maxwell Road, approximately 730 feet east of Nolensville Pike (0.32 acres), to permit 4 multi-family residential units, requested by S and H Group, LLC, applicant; Pillars Development, LLC, owner.

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

12. **2019SP-059-001** On Consent: Yes
DRY CREEK STATION SP Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Joren Dunnavant

A request to rezone from CS, R10, and RS20 to SP zoning for properties located at Gallatin Pike (unnumbered), 320 Connare Drive, and 110 One Mile Parkway, at the southeast corner of Apple Valley Road and Connare Drive, (21.81 acres), to permit a mixed use development, requested by Catalyst Design Group, applicant; Grand Prix, LLC and Lyman T. and Judith Gayle Davis, owners.

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

13. **2019S-188-001** On Consent: Yes
LOT 70 SOUTHWOOD SUBDIVISION Public Hearing: Open
Council District 27 (Robert Nash)
Staff Reviewer: Logan Elliott

A request for final plat approval to create two lots for property located at 359 Brewer Drive, approximately 300 feet northeast of Byrne Drive, zoned RS10 (0.93 acres), requested by Delta Associates Inc., applicant; Jake Dickerson and Holly Dickerson, owners.

Staff Recommendation: Approve with conditions.

14. **2019S-190-001** On Consent: No
KIRK ROBERT SEATON PROPERTY Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create six lots on properties located at 115 Hills Hollow Road and Hills Hollow Road (unnumbered), approximately 150 feet west of Dry Creek Road, zoned R20 (7.16 acres), requested by DBS & Associates, applicant; Eli Bates & Timothy Drowns, owners.

Staff Recommendation: Defer to the November 14, 2019, Planning Commission meeting.

15. **2019S-193-001** On Consent: No
SPRING BRANCH CLUSTER SUBDIVISION Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Joren Dunnavant

A request for concept plan approval to create 23 lots with 5 duplex lots for a total of 28 units on property located at Spring Branch Drive (unnumbered), at the current terminus of Spring Branch Drive, zoned R20 (12.6 acres), requested by Catalyst Design Group, applicant; The Whitney Wilson Revocable Trust, owner.

Staff Recommendation: Approve with conditions.

16. **2019Z-141PR-001** On Consent: Yes
Council District 32 (Joy Styles) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to MUL-A zoning for property located at 5200 Hickory Hollow Parkway, approximately 1,200 feet west of Bell Road (6.6 acres), requested by S+H Group, applicant; Everest Investments, G.P., owner.

Staff Recommendation: Approve.

17. **2019Z-148PR-001** On Consent: No
Council District 18 (Tom Cash) Public Hearing: Open
Staff Reviewer: Joren Dunnivant

A request to rezone from OR20 to OG zoning for property located at 1929 21st Avenue South, approximately 100 feet south of Fairfax Avenue (0.19 acres), requested by S + H Group, applicant; James Crawford III and Nancy King Crawford, owners.

Staff Recommendation: Disapprove.

18. **2019Z-150PR-001** On Consent: Yes
Council District 10 (Zach Young) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R10 to MUL zoning for property located at 125 Liberty Lane, approximately 650 feet northwest of Gallatin Pike (1.46 acres), requested by Ragan-Smith, applicant; Peachtree Corners, owner.

Staff Recommendation: Approve.

19. **2019Z-151PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUG zoning for property located at 261 French Landing Drive, approximately 540 feet east of Vantage Way (3.06 acres), requested by DBS and Associates, applicant; 261 French Landing Partnership, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

20. Adoption of 2020 Calendar
21. Grant application to the Tennessee Department of Transportation Federal Congestion Mitigation Air Quality Program for continuation of Nashville Connector, a Transportation Demand Management program to help reduce mobile source emissions and improve air quality.
22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report
25. Accept the Director's Report and Approve Administrative Items
26. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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