



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 24, 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 Kathleen Murphy

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 OCTOBER 10, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT (DICKERSON SOUTH CORRIDOR STUDY)

4a. **2019CP-008-003**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

4b. **2019Z-135PR-001**

5. **2019Z-015TX-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.

2. **2019CP-011-003**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

3a. **2019CP-003-003**
BORDEAUX-WHITES CREEK -HAYNES TRINITY COMMUNITY PLAN AMENDMENT

3b. **2019SP-066-001**
CLARKSVILLE PIKE MIXED USE SP

6. **2019Z-016TX-001**

7. **2019Z-017TX-001**

8. **2019Z-018TX-001**

9. **2019S-198-001**
RESUBDIVISION OF LOT #40, BLOCK E ON THE PLAN OF CROLEYWOOD, SECTION II

10. **2019Z-149PR-001**

11. **2019Z-152PR-001**

12. **2019Z-154PR-001**

13. **2019Z-155PR-001**

14. 2019Z-156PR-001

19. Accept the Director's Report and Approve Administrative Items

G: ITEMS TO BE CONSIDERED

1. **2019CP-005-002** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
DICKERSON SOUTH CORRIDOR STUDY
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, Metro Nashville Planning Department, applicant; various owners.

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

2. **2019CP-011-003** On Consent: Yes
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
WEDGEWOOD-HOUSTON AND CHESTNUT HILL PLANNING STUDY
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 to amend the adopted Major and Collector Street Plan designations for various streets, requested by Metro Nashville Planning Department, applicant; various owners.

Staff Recommendation: Approve, including amendments.

- 3a. **2019CP-003-003** On Consent: Yes
BORDEAUX-WHITES CREEK -HAYNES TRINITY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
Council District 02 (Kyonzte Toombs)
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; various owners. (See associated case #2019SP-066-001).

Staff Recommendation: Approve.

- 3b. **2019SP-066-001** On Consent: Yes
CLARKSVILLE PIKE MIXED USE SP Public Hearing: Open
Council District 02 (Kyonzte 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 and Bellinda Vanatta, Trustees, owners. (See associated case #2019CP-003-003).

Staff Recommendation: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If the plan amendment is not approved, staff recommends disapproval.

4a. 2019CP-008-003 On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Brandon Taylor)
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: Defer indefinitely.

4b. 2019Z-135PR-001 On Consent: No
Council District 21 (Brandon Taylor) 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: Defer indefinitely.

5. 2019Z-015TX-001 On Consent: No
BL2019-8/ Roberts Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Section 17.20.120 of Title 17 of the Metropolitan Code pertaining to the provision of sidewalks, requested by Councilmember Mary Carolyn Roberts.

Staff Recommendation: Defer indefinitely.

6. 2019Z-016TX-001 On Consent: Yes
BL2019-6/ Henderson Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an ordinance to amend Title 17 of the Metropolitan Code of Laws regarding the waiting period revocation of a short term rental property permit, requested by Councilmember Angie Henderson.

Staff Recommendation: Approve.

7. 2019Z-017TX-001 On Consent: Yes
BL2019-7/O'Connell Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an Ordinance to amend Section 17.16.250 of the Metropolitan Code of Laws regarding the existence of a Short Term Rental Property – Owner-Occupied in a two-family zoning district, requested by Councilmember Freddie O'Connell.

Staff Recommendation: Approve.

8. **2019Z-018TX-001** On Consent: Yes
BL2019-3/ Syracuse, Murphy & Others Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Metropolitan Code Chapters 5.20 and 17.40 authorizing the Metropolitan Government of Nashville and Davidson County to come under the provisions of Tennessee Code Annotated Section 67-5-218 and establishing a Historic Property Review Board empowered to abate property taxes relating to certain improvements or restorations made to historic properties, requested by Councilmember Jeff Syracuse.

Staff Recommendation: Approve the amendments to Title 17.

9. **2019S-198-001** On Consent: Yes
RESUBDIVISION OF LOT #40, BLOCK E Public Hearing: Open
ON THE PLAN OF CROLEYWOOD, SECTION II
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create two lots on property located at 542 Croley Drive, at the northeast corner of Croley Drive and Columbia Avenue, zoned R8 (0.43 acres), requested by Clint T. Elliott Survey, applicant; Genetta Lafferty and Thomas Horton, owners.

Staff Recommendation: Approve with conditions.

10. **2019Z-149PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R10 to RM9-A zoning for properties located at 428 Williams Avenue and Nesbitt Lane (unnumbered), at the northern terminus of Walker Terrace (9.0 acres), requested by S + H Group LLC, applicant; The George Nicholas Spiva Trust, owner.

Staff Recommendation: Approve.

11. **2019Z-152PR-001** On Consent: Yes
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 1544 12th Avenue North, at the southeast corner of Cockrill Street and 12th Avenue North (0.24 acres), requested by RSC LLC, applicant; Affordable Housing Resources; owner.

Staff Recommendation: Approve.

12. **2019Z-154PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20-A zoning for properties located at 755, 757, 759, and 761 Lynwood Avenue, approximately 160 feet west of Ridley Boulevard (0.59 acres), requested by Land Development Solutions, applicant; James Ryan Snellen, Lynwood Row II, GP, OIC Homes at 755, 757, 761 Lynwood, owners.

Staff Recommendation: Approve.

13. 2019Z-155PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Abbie Rickoff

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 1518 16th Avenue North, approximately 85 feet north of Underwood Street (0.20 acres), requested by RSC, LLC, applicant; Affordable Housing Resources, Inc., owner.

Staff Recommendation: Approve.

14. 2019Z-156PR-001

Council District 31 (John Rutherford)
Staff Reviewer: Patrick Napier

On Consent: Yes
Public Hearing: Open

A request to rezone from AR2a to MUL-A zoning for property located at 6210 Nolensville Pike, approximately 180 feet southeast of Bienville Drive and within a Corridor Design Overlay District (3.21 acres), requested by Patsy Claude Trustee, applicant and owner.

Staff Recommendation: Approve.

15. 2019M-032AG-001

Council District 17 (Colby Sledge)
Staff Reviewer: Lisa Milligan

On Consent: No
Public Hearing: Open

An ordinance approving amendment three to the ground lease for Rose Park between The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Parks and Recreation, and Belmont University, and approving a new ground lease between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Public Education, and Belmont University for the construction and operation of an indoor batting and locker/training facility, requested by Metro Board of Education, applicant; Metro Government, Rose Park Middle School, owner.

Staff Recommendation: Approve.

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

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

January 09, 2020

MPC Meeting

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

J: ADJOURNMENT