



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

November 14, 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
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 OCTOBER 24, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT (DICKERSON SOUTH CORRIDOR STUDY)
3. **2019SP-045-001**
2500 W. HEIMAN STREET
4. **2019SP-047-001**
KNIPFER CORNER SP
- 6a. **2019CP-014-001**
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 6b. **2019Z-158PR-001**
- 7a. **2019SP-068-001**
STEWART'S FERRY PIKE MULTIFAMILY
- 7b. **155-74P-009**
LARCHWOOD PUD (CANCELLATION)

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.

F: CONSENT AGENDA ITEMS

2. **2018SP-018-001**
325 FLORA MAXWELL ROAD SP
5. **2019Z-019TX-001**
8. **2016SP-012-002**
VIB AT THE PRESERVE (AMENDMENT)
9. **2014SP-082-002**
WEDGEWOOD LOFTS SP (PERIODIC REVIEW)
10. **84-87P-006**
THE CROSSINGS PUD (REVISION AND FINAL)
11. **2019Z-157PR-001**

- 12. 2019Z-159PR-001
- 13. 2019Z-161PR-001
- 14. 2019Z-163PR-001
- 15. 1100 Porter Street Hotel Bonus Height Certification
- 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: Marty Sewell

A request to amend the East Nashville Community Plan on various parcels located along Dickerson Pike between Spring Street and Pages Branch and amend the adopted Major and Collector Street Plan designations for Dickerson Pike.

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

- 2. **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.

- 3. **2019SP-045-001** On Consent: No
2500 W. HEIMAN STREET Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Joren Dunnavant

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 January 16, 2020, Metro Planning Commission meeting.

- 4. **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 to the December 12, 2019, Metro Planning Commission meeting.

5. **2019Z-019TX-001** On Consent: Yes
 BL2019-32/Bradford and Styles Public Hearing: Open
 Staff Reviewer: Shawn Shepard

A request for an ordinance amending Chapters 17.04, 17.08, 17.16, and 17.20 of Title 17 of the Metropolitan Code pertaining to an Airport, Medium or Large Commercial Service (Proposal No. 2019Z-019TX-001).

Staff Recommendation: Approve.

- 6a. **2019CP-014-001** On Consent: No
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Marty Sewell

A request to amend the Donelson - Hermitage - Old Hickory Community Plan from D IN Policy to T3 NM Policy on property located at Swinging Bridge Road (unnumbered), at the southern corner of Swinging Bridge Road and Hickerson Street, zoned CS (9.97 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case #2019Z-158PR-001)

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

- 6b. **2019Z-158PR-001** On Consent: No
 Council District 11 (Larry Hagar) Public Hearing: Open
 Staff Reviewer: Patrick Napier

A request to rezone from CS to R10 zoning for property located at Swinging Bridge Road (unnumbered), at the corner of Swinging Bridge Road and Hickerson Street (9.06 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case 2019CP-014-001).

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

- 7a. **2019SP-068-001** On Consent: No
STEWART'S FERRY PIKE MULTIFAMILY Public Hearing: Open
 Council District 14 (Kevin Rhoten)
 Staff Reviewer: Jason Swaggart

A request to rezone from CL to SP zoning for property located at 600 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and McCrory Creek Road and within a Commercial Planned Unit Development Overlay District (19.04 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; Commerce Center TN Land, L.P., owner (see associated case 155-74P-009).

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

- 7b. **155-74P-009** On Consent: No
LARCHWOOD PUD (CANCELLATION) Public Hearing: Open
 Council District 14 (Kevin Rhoten)
 Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Commercial Planned Unit Development Overlay District located at 600 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and McCrory Creek Road, zoned CL (19.04 acres), requested by Catalyst Design Group, applicant; Commerce Center TN Land, L.P., owner (see associated case 2019SP-068-001).

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

8. **2016SP-012-002** On Consent: Yes
VIB AT THE PRESERVE (AMENDMENT) Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for property located at 921 Perimeter Court, approximately 830 feet southeast of Perimeter Place Drive, (3.42 acres), to permit 64,500 square feet of hotel use, requested by Barge, Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.

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

9. **2014SP-082-002** On Consent: Yes
WEDGEWOOD LOFTS SP (PERIODIC REVIEW) Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Shawn Shepard

A request for a periodic review of the Wedgewood Lofts Specific Plan District for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres), requested by Councilmember Colby Sledge, applicant; Aerial Global, LLC; owner.

Staff Recommendation: Find the SP to be inactive and advise Council to re-approve the SP.

10. **84-87P-006** On Consent: Yes
THE CROSSINGS PUD (REVISION AND FINAL) Public Hearing: Open
 Council District 32 (Joy Styles)
 Staff Reviewer: Amelia Lewis

A request to revise the preliminary plan and for final site plan approval for a portion of The Crossings Planned Unit Development Overlay District for property located at 5510 Crossings Circle, approximately 300 feet east of Crossings Blvd, zoned R10 (3.65 acres), to permit a 4,665 square feet addition to an existing 18,734 square foot building, requested by Barge, Cauthen & Associates, applicant; SBCF Holdings LLC, owner.

Staff Recommendation: Approve with conditions.

11. **2019Z-157PR-001** On Consent: Yes
 Council District 11 (Larry Hagar) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to apply a Contextual Overlay District to various properties located south of Saundersville Road, zoned R10 (134.06 acres), requested by Councilmember Larry Hagar, applicant; various owners.

Staff Recommendation: Approve.

12. **2019Z-159PR-001** On Consent: Yes
 Council District 11 (Larry Hagar) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to rezone from R10 to RS10 zoning for various properties located south of Saundersville Road, (124.2 acres), requested by Councilmember Larry Hagar, applicant; various property owners.

Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance.

13. **2019Z-161PR-001** On Consent: Yes
 Council District 05 (Sean Parker) Public Hearing: Open
 Staff Reviewer: Patrick Napier

A request to rezone from SP to R6-A zoning for property located at 903 North 2nd Street, approximately 165 feet north of Cleveland Street (0.19 acres), requested by Capital Invest, LLC, applicant and owner.

Staff Recommendation: Approve.

14. 2019Z-163PR-001
Council District 03 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

On Consent: Yes
Public Hearing: Open

A request to rezone from RS10 to R6-A zoning for properties located at 2850 Buena Vista Pike, 2908 and 2912 Stokers Lane and Stokers Lane (unnumbered), at the southeast corner of Buena Vista Pike and Stokers Lane (0.75 acres), requested by C&H Properties, LLC, applicant; Eldon Spraker, III, C&H Properties, LLC, and Latisha Flye, owners.

Staff Recommendation: Approve.

H: OTHER BUSINESS

15. 1100 Porter Street Hotel Bonus Height Certification
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

December 12, 2019

MPC Meeting

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

January 16, 2020

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Board of Education Administration Building

J: ADJOURNMENT