



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**February 13, 2020**  
**4:00 pm Regular Meeting**

**2601 Bransford Avenue**  
Metropolitan Public Schools  
Administration Building

### **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**

Ron Gobbell	Dr. Pearl Sims
	Brian Tibbs
	Councilmember Kathleen Murphy
Daveisha Moore	Mina Johnson, 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  
p: (615) 862-7190; f: (615) 862-7130

## 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](mailto: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](mailto: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 JANUARY 16, 2020 MINUTES**

**MPC Action: Approve. (7-0)**

**D: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS TO BE CONSIDERED**

**1a. 2019CP-014-001**

**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT**

Council District 11 (Larry Hagar)

Staff Reviewer: Marty Sewell

A request to amend the Donelson - Hermitage - Old Hickory Community Plan from D IN-District Industrial Policy to T3 NM Suburban Neighborhood Maintenance 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)

**MPC Action: Defer to the February 27, 2020, Metro Planning Commission meeting. (7-0)**

**1b. 2019Z-158PR-001**

Council District 11 (Larry Hagar)

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 (9.97 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case 2019CP-014-001).

**MPC Action: Defer to the February 27, 2020, Metro Planning Commission meeting. (7-0)**

**2a. 2019CP-014-002**

**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT**

Council District 14 (Kevin Rhoten)

Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan from T3 Suburban Neighborhood Maintenance policy to T3 Suburban Residential Corridor and Transition policies on various properties located along Lebanon Pike, from Disspayne Drive to Downeymeade Drive, zoned AR2a, RS10 and RS15 and partially located within a Planned Unit Development Overlay District (49.32 acres), requested by Stratos Development, LLC; various property owners. (See associated case 2020Z-019PR-001).

**MPC Action: Defer Indefinitely. (7-0)**

**2b. 2020Z-019PR-001**

Council District 14 (Kevin Rhoten)  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to RM9-A zoning for property located at 3048 Lebanon Pike, approximately 575 feet south of Danyacrest Drive (7.23 acres), requested by Stratos Development LLC, applicant; Charlie R. Smith and Marlene J. Smith Revocable Trust, owner. (See associated case 2019CP-014-002).

**MPC Action: Defer Indefinitely. (7-0)**

**3. 2020Z-001TX-001**

Bill No. BL2019-78/Sledge  
Staff Reviewer: Lisa Milligan

A request for an Ordinance to amend Section 17.16.070 of the Metropolitan Code to impose a minimum distance requirement for new Short Term Rental Properties – Not Owner-Occupied from churches, schools, daycares, and parks.

**MPC Action: Defer to the February 27, 2020 Planning Commission meeting. (7-0)**

**4. 2020Z-002TX-001**

Bill No. BL2019-79/O'Connell  
Staff Reviewer: Lisa Milligan

A request for an Ordinance to amend Section 17.16.250 of the Metropolitan Code regarding advertisement and occupancy of a Short Term Rental Property – Owner-Occupied.

**MPC Action: Approve with a substitute. (8-0)**

**5. 2019SP-047-001**

**KNIPFER CORNER SP**

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.

**MPC Action: Defer to the February 27, 2020, Planning Commission meeting. (7-0)**

**6. 2019SP-072-001**

**TRINITY 24 SP**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5, RS20, and MUN-A, to SP for properties located at 869 West Trinity Lane, 2608 Old Buena Vista Road, Walker Lane (unnumbered), Day Street (unnumbered), Overall Street (unnumbered), and West Trinity Lane (unnumbered), approximately 370 feet east of Old Buena Vista Road (26.43 acres), to permit 427 multi-family residential units and to retain the uses and bulk regulations of MUN-A zoning on Parcel 192, requested by Dale and Associates, applicant; TTF Investments, REI615 LLC, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

- 7. 2019S-080-001**  
**RESUB MAXIM HOLDINGS, LLC PROPERTY**  
Council District 30 (Sandra Supelveda)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 4341 Old Goins Road, approximately 150 feet west of Taylor Road, zoned R6 (0.59 acres), requested by DBS & Associates Engineering, applicant; Maxim Holdings, LLC., owner.

**MPC Action: Approve with conditions. (8-0)**

- 8. 2020Z-001PR-001**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to rezone from CS and MUL to MUG-A zoning for properties located at 1700, 1702, 1704, and 1716 Rosa L. Parks Boulevard, at the northeast corner of Rosa L. Parks Boulevard and Garfield Street (2.59 acres), requested by Design Constructors Inc., applicant; NRM Properties LLC, owner.

**MPC Action: Defer Indefinitely. (7-0)**

- 9. 2020Z-007PR-001**  
BL2020-127/Jonathan Hall  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to rezone from SP and R40 to MUN-A zoning for properties located at 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), requested by Metro Councilmember Jonathan Hall, applicant; various owners.

**MPC Action: Defer to the March 26, 2020, Metro Planning Commission meeting. (8-0)**

- 10a. 2020Z-008PR-001**  
BL2020-139/Jonathan Hall  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RM20 to MUN-A zoning for properties located at 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place, at the southeast corner of Interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), requested by Metro Councilmember Jonathan Hall, applicant; The Gifford Partnership, owner (see associated case #61-77P-004).

**MPC Action: Defer to the March 26, 2020, Metro Planning Commission meeting. (8-0)**

- 10b. 61-77P-004**  
**GIFFORD COMMERCIAL PUD (CANCELLATION)**  
BL2020-140/Jonathan Hall  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development Overlay District for properties located at 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place, at the southeast corner of Interstate 24 and Whites Creek Pike, zoned CS and RM20 (22.12 acres), requested by Metro Councilmember Jonathan Hall, applicant; The Gifford Partnership, owner (see associated case #2020Z-008PR-001).

**MPC Action: Defer to the March 26, 2020, Metro Planning Commission meeting. (8-0)**

**11a. 2020Z-009PR-001**

BL2020-132/Jonathan Hall

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to rezone from SCC to MUN-A zoning for a portion of property located at 3565 Old Clarksville Pike, approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.95 acres), requested by Metro Councilmember Jonathan Hall, applicant; Joe Smith, owner (see associated case #88P-029-001).

**MPC Action: Defer to the March 26, 2020, Metro Planning Commission meeting. (8-0)**

**11b. 88P-029-001**

**JOELTON COMMERCIAL PUD (CANCELLATION)**

BL2020-133/Jonathan Hall

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to cancel a Commercial Planned Unit Development Overlay District for a portion of property located at 3565 Old Clarksville Pike, approximately 580 feet east of Eatons Creek Road, zoned SCC (25.95 acres), requested by Metro Councilmember Jonathan Hall, applicant; Joe Smith, owner (see associated case #2020Z-009PR-001).

**MPC Action: Defer to the March 26, 2020, Metro Planning Commission meeting. (8-0)**

**12a. 2020CP-002-001**

**PARKWOOD - UNION HILL COMMUNITY PLAN AMENDMENT**

Council District 10 (Zach Young)

Staff Reviewer: Anna Grider

A request to amend the Parkwood - Union Hill Community Plan by changing from D District Industrial Policy to T3 Neighborhood Evolving policy on property located at Springfield Highway (unnumbered), zoned IR (approximately 28.4 acres), requested by Dewey Engineering, applicant; Harvey Walter Coombs, owner. (See associated case 2020Z-023PR-001).

**MPC Action: Defer Indefinitely. (7-0)**

**12b. 2020Z-023PR-001**

Council District 10 (Zach Young)

Staff Reviewer: Logan Elliott

A request to rezone from IR to RM6 zoning for property located at Springfield Highway (unnumbered), approximately 1,030 feet southeast of Williamson Road (28.4 acres), requested by Dewey Engineering, applicant; Harvey Walter Coombs, owner. (See associated case 2020CP-002-001).

**MPC Action: Defer Indefinitely. (7-0)**

**13. 2009SP-022-013**

**MANSION AT FONTANEL (AMENDMENT)**

Council District 03 (Jennifer Gamble)

Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, requested by Edge Planning Landscape Architecture and Urban Design, applicant; Blueroad Fontanel LLC, owner.

**MPC Action: Defer to the February 27, 2020, Metro Planning Commission meeting. (7-0)**

- 14. 2019SP-022-001**  
**WEST TRINITY VILLAGES**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MU zoning for properties located at 701 Enloe Street and Enloe Street (unnumbered), at the northeastern corner of Enloe Street and Free Silver Road (0.46 acres), to permit a mixed use development, requested by DBS and Associates Engineering, applicant; Forrest T. Henderson, owner.  
**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

- 15. 2020SP-010-001**  
**NEELYS BEND AND HOSPITAL DRIVE**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Joren Dunnivant

A request to rezone from OG and RS10 to SP zoning for property located at 1029 Neelys Bend Road and a portion of property located at Hospital Road (unnumbered), at the southeast corner of Hospital Road and Neelys Bend Road (8.60 acres), to permit 43 multi-family residential units, requested by Dale and Associates, applicant; White Peach Development, owners.  
**MPC Action: Approve with conditions and disapprove without all conditions with additional conditions requiring a tree protection plan to identify all trees to remain in conservation easement area and can not be remove during construction, require a conservation easement on the area designated as open space and incorporate stone as an architectural accent in respect to existing context. (8-0)**

- 16. 2020S-026-001**  
**RESUBDIVISION PLAT LOT 9 AND 10 OF THE DR. BOYD MCNAIRY**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on properties located at 2411 and 2413 Booker Street, approximately 300 feet east of 25th Avenue North, zoned R6-A (0.44 acres), requested by WT Smith Land Surveying, applicant; Rhythm Homes and Development LLC, owner.  
**MPC Action: Approve. (8-0)**

- 17. 2020HL-001-001**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to apply a Historic Landmark Overlay District on property located at 1006 Monroe Street, at the northeast corner of Arthur Avenue and Monroe Street, zoned R6-A (0.36 acres), requested by Civil Site Design Group, applicant; 1400 Arthur LLC, owner.  
**MPC Action: Approve. (8-0)**

- 18. 2014NL-001-003**  
**GALLATIN PIKE TOWNHOMES**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Jason Swaggart

A request for development plan approval on property located at 4309 Gallatin Pike, approximately 100 feet south of Maplewood Place, zoned OR20-A and within the Gallatin Pike Urban Design Overlay District and the Gallatin Pike Neighborhood Landmark Overlay District (0.71 acres), to permit 12 multi-family residential units requested by rootARCH, applicant; E 3 Construction Services LLC, owner.  
**MPC Action: Approve with conditions. (8-0)**

- 19. 61-87P-001**  
**1610 16<sup>TH</sup> AVE SOUTH PUD (CANCELLATION)**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to cancel a Commercial Planned Unit Development Overlay District for property located at 1610 16th Avenue South, approximately 560 feet north of Wedgewood Avenue, zoned OR20 and within the South Music Row Neighborhood Conservation Overlay District (0.17 acres), requested by All Professionals Construction, applicant; Gregory L. Powell, owner.

**MPC Action: Approve. (8-0)**

- 20. 2019Z-115PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to RM20 zoning for a portion of property located at West Trinity Lane (unnumbered), northwest of the terminus of Alice Street (0.77 acres), requested by Clint Elliott Survey, applicant; D&M Development, LLC, owner.

**MPC Action: Approve. (8-0)**

- 21. 2020Z-003PR-001**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Joren Dunnivant

A request to rezone from RS10 to RM15 zoning for property located at 731 Due West Avenue North, approximately 515 feet south of Port Drive (0.89 acres), requested by Stonehorse Real Estate Holdings LLC, applicant and owner.

**MPC Action: Defer Indefinitely. (7-0)**

- 22. 2020Z-006PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

A request to rezone from CL and OR20 to MUG-A zoning for properties located at 321, 325 and 329 West Trinity Lane and a portion of West Trinity Lane (unnumbered), at the northeast corner of Monticello Drive and West Trinity Lane (5.16 acres), requested by Trinity Lane Development Group Inc., applicant; Talbots View LLC, owner.

**MPC Action: Approve. (8-0)**

- 23. 2020Z-011PR-001**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Joren Dunnivant

A request to rezone from RS7.5 to RM6 zoning for a portion of properties located at Anderson Lane (unnumbered), approximately 475 feet west of Pierce Road (1.34 acres), requested by DBS and Associates, applicant; B & N Construction LLC, owner.

**MPC Action: Approve. (7-0)**

- 24. 2020Z-015PR-001**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Joren Dunnivant

A request to rezone from R40 to R6 zoning for property located at 1201 Watts Terrace, at the southeast corner of Watts Terrace and Watts Lane (0.81 acres), requested by Dale and Associates, applicant; 1 Public Homes LLC, owner.

**MPC Action: Approve with conditions. (7-0)**



- 25. 2020Z-021PR-001**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to R6-A zoning for properties located at 2700 and 2703 Morena Street, at the northwest and southwest corners of Morena Street and 27th Avenue North (0.42 acres), requested by Dale and Associates, applicant; Ebenezer Missionary Baptist Church, owner.

**MPC Action: Approve. (8-0)**

- 26. 2020Z-022PR-001**  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to IWD zoning for properties located at 12610 and 12622 Old Hickory Blvd and Old Hickory Blvd (unnumbered), approximately 480 feet east of Hobson Pike (12.38 acres), requested by Kimley-Horn, applicant; William D. Yeargin Jr. ETUX, Billy Spaulding, and William B. Spaulding, owners.

**MPC Action: Defer to the February 27, 2020, Planning Commission meeting. (7-0)**

- 27. 2020Z-031PR-001**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to OG zoning for property located at 324 Plus Park Blvd, approximately 490 feet west of Pavilion Blvd (1.47 acres), requested by CSDG, applicant; Tulsi Narayan Hospitality, LLC, owner.

**MPC Action: Approve. (8-0)**

- 28. 2020Z-032PR-001**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to RM15-A zoning for property located at 1820 Scovel Street, approximately 185 feet east of 21st Ave N (0.15 acres), requested by Lukens Engineering Consultants, applicant; Billy Fuqua, owner.

**MPC Action: Defer to the February 27, 2020, Planning Commission meeting. (7-0)**

- 29. 2020Z-033PR-001**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to RM15-A zoning for property located at 819 Watts Lane, approximately 290 feet west of Neighborly Ave (0.55 acres), requested by Land Development Solutions, applicant; Robert L. & Gertrude Abbott, owners.

**MPC Action: Defer to the February 27, 2020, Planning Commission meeting. (7-0)**

## **H: OTHER BUSINESS**

30. Historic Zoning Commission Report
31. Board of Parks and Recreation Report
32. Executive Committee Report
33. Accept the Director's Report  
**MPC Action: Approve. (8-0)**
34. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

### **February 27, 2020**

#### MPC Meeting

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

### **March 12, 2020**

#### MPC Meeting

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

### **March 26, 2020**

#### MPC Meeting

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

### **April 09, 2020**

#### MPC Meeting

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

### **April 23, 2020**

#### MPC Meeting

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

## **J: ADJOURNMENT**