



METROPOLITAN PLANNING COMMISSION REVISED DRAFT AGENDA

February 27, 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

Lillian Blackshear
Ron Gobbell
Jeff Haynes
Daveisha Moore

Dr. Pearl Sims
Brian Tibbs
Councilmember Kathleen Murphy
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
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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 FEBRUARY 13, 2020 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 2a. **2019CP-014-001**
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 2b. **2019Z-158PR-001**
- 7. **2019SP-055-001**
218 MAPLEWOOD TRACE
- 8. **2020Z-022PR-001**
- 11. **2020CP-000-001**
MAJOR AND COLLECTOR STREET PLAN AMENDMENT – NORTH NASHVILLE COMMUNITY PLAN
- 12a. **2020CP-008-001**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 12b. **2020SP-009-001**
MODERA GERMANTOWN
- 13. **2020CP-010-001**
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT
- 18. **2020SP-012-001**
SOLIS L & L MARKETPLACE

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.

- 4. **2019Z-020TX-001**
- 6. **2019SP-047-001**
KNIPFER CORNER SP
- 9. **2020Z-032PR-001**
- 10. **2020Z-033PR-001**

- 14a. **2020CP-012-001**
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 14b. **2015SP-005-010**
BEAMAN & TURNER PROPERTIES SP (AMENDMENT)
15. **2020Z-004TX-001**
16. **2020Z-005TX-001**
17. **2020SP-008-001**
HOGGETT POINT COTTAGES
19. **2020S-032-001**
RESUBDIVISION OF LOT 1 ON THE PLAN OF ACKLEN AVENUE
20. **2020S-037-001**
333 MCKENNELLS DRIVE CONCEPT PLAN
21. **2020S-039-001**
PINEVIEW COTTAGES
22. **2019HP-001-001**
MARATHON VILLAGE
23. **2020NL-001-001**
1600 10TH AVENUE NORTH
24. **2020Z-030PR-001**
25. **2020Z-034PR-001**
26. **2020Z-035PR-001**
27. **2020Z-036PR-001**
28. **2020Z-038PR-001**
29. **Contract Amendment for Eric Hammer and Laura Hardwicke.**
33. **Accept the Director's Report**

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 Dickerson South Corridor Study, a small area plan component of the East Nashville Community Plan, by changing Community Character Policy on various properties and amending the Dickerson South Supplemental Policy's building height subdistricts to include various parcels located along the east side of Dickerson Pike between Spring Street and Grace Street.

Staff Recommendation: Approve.

- 2a. **2019CP-014-001** On Consent: No
DONELSON - HERMITAGE - OLD HICKORY Public Hearing: Open
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)

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

- 2b. **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 (9.97 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case 2019CP-014-001).

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

3. **2020Z-001TX-001** On Consent: No
BL2019-78/Sledge Public Hearing: Open
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 (Proposal No. 2020Z-001-001).

Staff Recommendation: Approve with a substitute.

4. **2019Z-020TX-001** On Consent: Yes
BL2019-48/Rosenberg Public Hearing: Closed
Staff Reviewer: Shawn Shepard

A request for an ordinance amending Section 17.16.250 of Title 17 of the Metropolitan Code of Laws relative to home occupation. (Proposal No. 2019Z-020TX-001)

Staff Recommendation: Reopen public hearing and approve a second substitute.

5. **2009SP-022-013** On Consent: No
MANSION AT FONTANEL (AMENDMENT) Public Hearing: Open
 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.

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

6. **2019SP-047-001** On Consent: Yes
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: Approve with conditions and disapprove without all conditions.

7. **2019SP-055-001** On Consent: No
218 MAPLEWOOD TRACE Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at 218 Maplewood Trace, approximately 450 feet east of Hillside Road (3.54 acres), to permit 48 multi-family residential units, requested by Duane Cuthbertson, applicant; Todd Realty LLC, owner.

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

8. **2020Z-022PR-001** On Consent: No
 Council District 33 (Antoinette Lee) Public Hearing: Open
 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.

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

9. **2020Z-032PR-001** On Consent: Yes
 Council District 21 (Brandon Taylor) Public Hearing: Open
 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.

Staff Recommendation: Approve.

- 10. 2020Z-033PR-001** On Consent: Yes
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
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.

Staff Recommendation: Approve with conditions.

- 11. 2020CP-000-001** On Consent: No
MAJOR AND COLLECTOR STREET PLAN AMENDMENT – Public Hearing: Open
NORTH NASHVILLE COMMUNITY PLAN
Council District 19 (Freddie O'Connell)
Staff Reviewer: Elwyn Gonzalez

A request to amend the Major and Collector Street Plan to classify 16th Avenue North, spanning from Charlotte Avenue northward to Jefferson Street, as a collector street, requested by Smith Gee Studios, applicant.

Staff Recommendation: Defer to the March 26, 2020, Metro Planning Commission meeting.

- 12a. 2020CP-008-001** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Gene Burse

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for property located at 1420 Adams Street and 1818 Cement Plant Road, approximately 400 feet northeast of Taylor Street, zoned IG (18.59 acres), requested by Cooper Carry Inc., applicant; Baugh & Pardue Properties LLC, owner. (See associated case 2020SP-009-001).

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

- 12b. 2020SP-009-001** On Consent: No
MODERA GERMANTOWN Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Abbie Rickoff

A request to rezone from IG to SP-MU zoning for property located at 1420 Adams Street, approximately 400 feet north of Taylor Street (approximately 11.56 acres), to permit a mixed use development, requested by Cooper Carry, applicant; Baugh & Pardue Properties, LLC, owner. (See associated case 2020CP-008-001).

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

- 13. 2020CP-010-001** On Consent: No
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills - Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy and T4 Urban Neighborhood Center Policy to T4 Urban Mixed Use Corridor Policy and T4 Urban Mixed Use Neighborhood Center Policy for property located at 1100 Summit Avenue, and a portion of properties located at 1200 11th Avenue South and 1277 12th Avenue South, at the southeast corner of 14th Avenue South and Edgehill Avenue, zoned RM20 and located within a Planned Unit Development Overlay District (19.50 acres), requested by Barge Design Solutions, applicant; Edgehill Homes and MDHA, owners.

Staff Recommendation: Defer to the April 9, 2020, Metro Planning Commission meeting.

- 14a. 2020CP-012-001** On Consent: Yes
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Anita McCaig

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Evolving policy to District Destination Retail policy for property located at 3141 Old Franklin Road (2.92 acres) and simplifying existing supplemental policies for properties located at 4001 Cane Ridge Road and a portion of properties located at 4100 William Turner Parkway and Cane Ridge Road (unnumbered), zoned AR2a and SP (287.42 acres), requested by Barge Design Solution, applicant; Century Farms LLC, IDB, and Cemetery, owners. (See associated case #2015SP-005-010).

Staff Recommendation: Approve.

- 14b. 2015SP-005-010** On Consent: Yes
BEAMAN & TURNER PROPERTIES SP (AMENDMENT) Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Patrick Napier

A request to amend a Specific Plan for properties located at 3141 Old Franklin Road, 4001 Cane Ridge Parkway, 4100 William Turner Parkway and Cane Ridge Road (unnumbered), located on the north side of Old Franklin Road, between Cane Ridge Road and Interstate 24, zoned AR2a and SP (332.24 acres), to amend signage and development standards, revise subdistrict boundaries, and to add 2.92 acres, requested by Barge Design Solutions, applicant; Century Farms, LLC, owner. (See associated case #2020CP-012-001).

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.

- 15. 2020Z-004TX-001** On Consent: Yes
BL2020-117/Sledge Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an Ordinance to amend Section 17.20.040 of the Metropolitan Code of Laws relative to parking requirements on multimodal corridors.

Staff Recommendation: Approve a substitute.

- 16. 2020Z-005TX-001** On Consent: Yes
BL2020-151/Hagar Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating a Residential Accessory Structure Overlay district.

Staff Recommendation: Approve.

- 17. 2020SP-008-001** On Consent: Yes
HOGGETT POINT COTTAGES Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Logan Elliott

A request to rezone from RS15 to SP zoning for property located at 3783 Hoggett Ford Road, approximately 400 feet east of Hermitage Point Drive (5.0 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Allen Gregory, owner.

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

18. **2020SP-012-001** On Consent: No
SOLIS L & L MARKETPLACE Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for a portion of property located at 384 Charlotte Pike, at the terminus of Alabama Avenue (3.05 acres), to permit 265 multi-family residential units and 20,000 square feet of office and retail space, requested by Catalyst Design Group, applicant; L & L Market Place LLC, owner.

Staff Recommendation: Defer to the March 12, 2020, Metro Planning Commission meeting.

19. **2020S-032-001** On Consent: Yes
RESUBDIVISION OF LOT 1 ON THE PLAN OF ACKLEN AVENUE Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create four lots on property located at 916 Acklen Avenue, approximately 175 feet east of 10th Avenue South, zoned R8 and within the Waverly Belmont Neighborhood Conservation Overlay District (0.918 acres), requested by Q.S. Pulliam, RLS, applicant; Jason Bockman, owner.

Staff Recommendation: Approve with conditions.

20. **2020S-037-001** On Consent: Yes
333 MCKENNEL DRIVE CONCEPT PLAN Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Joren Dunnivant

A request for concept plan approval to create nine lots on properties located at 325, 329, and 333 McKennell Drive, approximately 200 feet west of Harwood Drive, zoned R10 (2.67 acres), requested by Dale & Associates, applicant; Big Tent, LLC, owner.

Staff Recommendation: Approve with conditions.

21. **2020S-039-001** On Consent: Yes
PINEVIEW COTTAGES Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 42 single-family lots on a portion of property located at Dickerson Pike (unnumbered), at the current terminus of Tuckahoe Drive, zoned R10 (12 acres), requested by Dale & Associates, applicant; Daniel R. Zumwalt, owner.

Staff Recommendation: Approve with conditions.

22. **2019HP-001-001** On Consent: Yes
MARATHON VILLAGE Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to apply a Historic Preservation Overlay District to various properties located along Clinton Street, from 16th Avenue North to 12th Avenue North, zoned CF, IR and SP (8.19 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Approve.

- 23. 2020NL-001-001** On Consent: Yes
1600 10TH AVENUE NORTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to apply a Neighborhood Landmark Overlay District on property located at 1600 10th Ave N, at the northeast corner of Garfield Street and 10th Ave N, zoned R6-A (0.36 acres), to permit seven multi-family residential units, requested by Smith Gee Studio, applicant; Amani Kelly, owner.

Staff Recommendation: Approve with conditions.

- 24. 2020Z-030PR-001** On Consent: Yes
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to RM20-A zoning for properties located at 139C and 139D Elmhurst Avenue, approximately 400 feet north of Lucile Street (0.18 acres), requested by Smith Gee Studio, applicant; Twenty Holdings, LLC, owner.

Staff Recommendation: Approve.

- 25. 2020Z-034PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Joren Dunnivant

A request to rezone from RS20 to RM2 zoning for property located at 1101 Chadwell Drive and Chadwell Drive (unnumbered), approximately 520 feet west of South Graycroft Avenue (6.74 acres), requested by Catalyst Design Group, applicant; Due West Towers LLC, owners.

Staff Recommendation: Approve.

- 26. 2020Z-035PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Joren Dunnivant

A request to rezone from OG and RS20 to RM9 zoning for a portion of property located at 1022 South Graycroft Avenue, approximately 460 feet west of South Graycroft Avenue (7.70 acres), requested by Catalyst Design Group, applicant; Charles R. Jones, owner.

Staff Recommendation: Approve.

- 27. 2020Z-036PR-001** On Consent: Yes
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from MUL to MUL-A zoning for properties located at 2208, 2210 and 2212 Elliott Drive, at the western corner of 24th Street and Elliott Drive (0.24 acres), requested by James Dillard and Danny Roark, applicants and owners.

Staff Recommendation: Approve.

- 28. 2020Z-038PR-001** On Consent: Yes
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS15 to RM9 zoning for property located at Ashland City Highway (unnumbered), at the northwest corner of Ashland City Highway and Cato Road (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development LLC, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

29. Contract Amendment for Eric Hammer and Laura Hardwicke.
30. New Employment Contract for Harriett Brooks.
31. Historic Zoning Commission Report
32. Board of Parks and Recreation Report
33. Executive Committee Report
34. Accept the Director's Report
35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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