



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the May 28th meeting of Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit www.nashville.gov and click on the "Live Streaming" link located on the left side of the screen.

May 28, 2020
4:00 pm Regular Meeting

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.

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
p: (615) 862-7190; f: (615) 862-7130

SPECIAL NOTICE TO THE PUBLIC

Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the May 28, 2020, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, May 26. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission. A remote station will be set up at the Metro Courthouse (1 Public Square) for anyone wishing to make comments via conference.

General Planning Commission Information Provided for Reference

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, although this location is subject to change at times. Only one meeting may be held in July, August, and 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, and [streamed online live](#). [In addition, meeting recordings are posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

For the May 28, 2020, meeting, we encourage comments remotely, by email, voicemail, or live remote participation during the meeting. Please visit our webpage on Virtual Comments to find out how:

<https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx>

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: Establish that COVID-19 requires telephonic meeting as permitted under Executive Order No. 16.

MPC Action: Approve. (8-0)

C: ADOPTION OF AGENDA

D: APPROVAL OF MAY 14, 2020 MINUTES

MPC Action: Approve. (8-0)

E: RECOGNITION OF COUNCILMEMBERS

H: ITEMS TO BE CONSIDERED

1. 2015SP-062-002

BRENTWOOD SKYLINE (AMENDMENT)

Council District 04 (Robert Swope)

Staff Reviewer: Amelia Lewis

A request to amend the Brentwood Skyline Specific Plan for property located at Stone Brook Drive (unnumbered), approximately 170 feet south of Fox Ridge Drive, (6.56 acres), to permit an additional 55 multi-family residential units for a total of 195 multi-family residential units, requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

2. 2019SP-009-001

CHARLOTTE PIKE SP

Council District 22 (Gloria Hausser)

Staff Reviewer: Patrick Napier

A request to rezone from R15 and R40 to SP-R zoning for properties located at 7456 and 7460 Charlotte Pike, at the northwest corner of Charlotte Pike and Sawyer Brown Road (6.87 acres), to permit 40 multi-family residential units, requested by Dewey Engineering, applicant; Lynette M. Lavers, Margaret L. Heer, and Bertha E. Heer, owners.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

3. 2020SP-012-001

SOLIS L & L MARKETPLACE

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.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

4. 2020SP-015-001

HAMILTON SP

Council District 29 (Delishia Porterfield)
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD and R20 to SP zoning for properties located at 2793 Couchville Pike, 2871 Ned Shelton Road, and Ned Shelton Road (unnumbered), at the southwestern corner of Ned Shelton Road and Bell Road (72.99 acres), to permit all uses of IWD zoning, requested by StateStreet Group LLC, applicant; The Quarter Jackson, LLC, Buford Jones, Janice Culbertson, James Jones, and Duke-Weeks Realty L.P., owners.

MPC Action: Defer to the June 25, 2020, Planning Commission meeting. (8-0)

5. 2020SP-023-001

7335 OLD CHARLOTTE PIKE

Council District 22 (Gloria Hausser)
Staff Reviewer: Joren Dunnavant

A request to rezone from R15 to SP zoning for property located at 7335 Old Charlotte Pike, approximately 800 feet east of Old Hickory Boulevard (2.21 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Phillip Denning and Deborah Denning, owners.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

6. 2020SP-024-001

HAMILTON AND HAGAN SP

Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from IR, OR20, and IWD to SP zoning for properties located at 622, 624, 626, 632, and 634 Moore Avenue, Moore Avenue (unnumbered), and 625 Hamilton Avenue, at the southeast corner of Hagan Street and Hamilton Avenue (2.46 acres), to permit a mixed use development, requested by Civil Site Design Solutions, applicant; Hamilton and Moore L.P., owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

7. 2018S-209-001

W.E. SCOTT SUBDIVISION, RESUB PHASE 2

Council District 03 (Jennifer Gamble)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at Lowes Lane (unnumbered), at the corner of Birdwell Drive and Lowes Lane, zoned R20 (2.11 acres), requested by Dale & Associates, applicant; Be a Helping Hand Foundation, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

8. 2019S-086-001

RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 50 feet northwest of Hill Circle, zoned R6 (0.91 acres), requested by Clint T. Elliott Survey, applicant; Luke Ryan and Xenia Hom, owners.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

- 9. 2019S-160-001**
1242 PROPERTY SOLUTIONS, LLC PROPERTY
Council District 26 (Courtney Johnston)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create eight 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.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

- 10. 2020S-041-001**
TULIP GROVE SUBDIVISION
Council District 11 (Larry Hagar)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 23 single family lots and seven two-family lots for a total of 30 lots for property located at Tulip Grove Road (unnumbered), at the terminus of Debbie Drive, zoned R10 (10.26 acres), requested by Civil and Environmental Engineering Services LLC, applicant; Alsisi Construction, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

- 11. 2020S-054-001**
408 FARRIS - FOUR LOT
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 408 Farris Avenue, approximately 375 feet south of Provident Pass, zoned RS10 (0.98 acres), requested by Southern Precision, applicant; Nashville Building Group LLC, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

- 12. 2020S-066-001**
DARROW DOWNS SUBDIVISION
Council District 16 (Ginny Welsch)
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create four lots on property located at 170 Antioch Pike, at the northeast corner of Southlake Drive and Antioch Pike, zoned RS7.5 (0.91 acres), requested by Sanders Surveying, applicant; Raymond Company LLC, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

- 13. 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 June 11, 2020, Planning Commission meeting. (8-0)

14a. 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 June 11, 2020, Planning Commission meeting. (8-0)

14b. 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 June 11, 2020, Planning Commission meeting. (8-0)

15a. 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 June 11, 2020, Planning Commission meeting. (8-0)

15b. 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 June 11, 2020, Planning Commission meeting. (8-0)

16. 2020Z-028PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to RM20-A zoning for properties located at 427A and 427 B 35th Ave N, 429 and 431 35th Ave N, at the southwest corner of Delaware Ave and 35th Ave N (0.34 acres), requested by Smith Gee Studio, applicant; Twenty Holdings, LLC, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

17. 2020Z-071PR-001

Council District 04 (Robert Swope)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to RM6 zoning for property located at Old Hickory Boulevard (unnumbered), approximately 960 feet southwest of Woodlands Avenue (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

18. 2020Z-008TX-001

BL2020-277/Jeff Syracuse
Staff Reviewer: Lisa Milligan

A request for an Ordinance amending Section 17.40.660 of the Metropolitan Code to allow nonconforming structures destroyed during the March 3, 2020 tornado to rebuild, regardless of the percentage of floor area destroyed (Proposal No. 2020Z-008TX-001).

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

**19. 2005P-023-008
BELLE ARBOR (REVISION AND FINAL)**

Council District 03 (Jennifer Gamble)
Staff Reviewer: Joren Dunnivant

A request to revise a portion of a Planned Unit Development Overlay District for property located at 3549 Brick Church Pike and a portion of property located at Belle Arbor Drive (unnumbered), at the current terminus of Solomon Lane, zoned R10 (11.66 acres), to permit 26 multi-family residential units, requested by Dale and Associates, applicant; Eartherly/Ring Joint Venture, owner.

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

20. 2020NL-002-001

3060 LEBANON PIKE
Council District 14 (Kevin Rhoten)
Staff Reviewer: Joren Dunnivant

A request to apply a Neighborhood Landmark Overlay District for property located at 3060 Lebanon Pike, at the southwest corner of Danyacrest Drive and Lebanon Pike, zoned RS15 (1.34 acres), requested by Century 21 W. Main Realty, applicant; Doug Irwin, owner.

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

21. 2020Z-061PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 105 Eastmoreland Street, approximately 230 feet east of Dickerson Pike (0.17 acres), requested by Adam Myers, applicant and owner.

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

22. 2020Z-062PR-001

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

A request to rezone from CS to MUL-A zoning for property located at 6228 Nolensville Pike, approximately 580 feet southeast of Bienville Drive and located with a Corridor Design Overlay District (6.55 acres), requested by Dale and Associates, applicant; Rebecca Bowling and Linda Shores, owners.

MPC Action: Approve. (8-0)

23. 2020Z-067PR-001

Council District 11 (Larry Hagar)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to RM2 zoning for property located at 428 Old Lebanon Dirt Road, at the southeast corner of Old Lebanon Dirt Road and Dodson Chapel Road (5.83 acres), requested by Dean Design Group, applicant; James Reddick III, owner.

MPC Action: Approve. (8-0)

24. 2020Z-068PR-001

Council District 07 (Emily Benedict)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for property located at 1318 Cardinal Avenue, approximately 75 feet northwest of Addine Street (0.23 acres), requested by Cole Newton and Kristen Newton, applicants and owners.

MPC Action: Approve. (8-0)

25. 2020Z-070PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to R8-A zoning for property located at 2937 Torbett Street, approximately 810 feet west of 28th Avenue North (0.23 acres), requested by Alex Crow, applicant and owner.

MPC Action: Approve. (8-0)

26. 308-84P-001

ROBIN HOOD CONDOMINIUMS PHASE 2 (CANCELLATION)

Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development Overlay District for properties located at Forest Park Road (unnumbered), approximately 250 feet north of Lanier Drive, zoned RM15 (4.51 acres), requested by RK Junior Contracting LLC, applicant; Garafola Properties LLC, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

27. 2019Z-015TX-001

BL2019-8/Mary Carolyn Roberts
Staff Reviewer: Greg Claxton

A request for an ordinance amending Section 17.20.120 of Title 17 of the Metropolitan Code pertaining to the provision of sidewalks (Proposal No. 2019Z-015TX-001).

MPC Action: Disapprove. (8-0)

28. 2020Z-009TX-001

BL2020-288/Angie Henderson
Staff Reviewer: Shawn Shepard

An ordinance to amend Section 17.20.120 of the Metropolitan Code related to street trees.

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

29a. 2020SP-019-001

CROSSINGS MIXED USE DEVELOPMENT

Council District 32 (Joy Styles)

Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to SP zoning for properties located at Mt. View Road (unnumbered) and Crossings Boulevard (unnumbered) and a portion of property located at Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway and within a Commercial Planned Unit Development (19.08 acres), to permit a mixed use development, requested by Catalyst Design Group LLC, applicant; V2 Capital LLC and Metro Gov't, owners (see associated case 84-87P-007).

MPC Action: Defer to the June 25, 2020, Planning Commission meeting. (8-0)

29b. 84-87P-007

THE CROSSINGS PUD (CANCELLATION)

Council District 32 (Joy Styles)

Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Commercial Planned Unit Development Overlay District for properties located at Mt. View Road (unnumbered), Crossings Boulevard (unnumbered), and a portion of property located at Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway (19.08 acres), requested by Catalyst Design Group LLC, applicant; V2 Capital LLC and Metro Gov't, owners (see associated case 2020SP-019-001).

MPC Action: Defer to the June 25, 2020, Planning Commission meeting. (8-0)

30. 2001UD-002-011

1601 BROADWAY

Council District 19 (Freddie O'Connell)

Staff Reviewer: Harriett Brooks

A request for a modification to the Music Row Urban Design Overlay District for properties located at 1601, 1605, and 1607 Broadway, at the southwest corner of 16th Avenue South and Broadway, zoned CF (0.77 acres), to permit a maximum building height of 316 feet, requested by Smith Gee Studio, applicant; Adams Cousins, Inc. and Harold Edward Jackson II ET AL, and Wentworth Caldwell, Jr. ET AL, owners.

MPC Action: Defer to the June 25, 2020, Planning Commission meeting. (5-0-3)

31. 2019HP-001-001

MARATHON VILLAGE

BL2020-256/Freddie O'Connell

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.

MPC Action: Defer to the July 23, 2020 Planning Commission meeting. (8-0)

32. 2020Z-027PR-001

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

A request to rezone from RS5 to R6-A zoning for property located at 720 Lena Street, approximately 80 feet south of Booker Street (0.14 acres), requested by Goodhope Development Consulting Group, Inc., applicant; Lorenzo Wright, owner.

MPC Action: Defer to the June 11, 2020, Planning Commission meeting. (8-0)

I: OTHER BUSINESS

33. Approve Ron Lustig as Downtown Code Design Review Committee Representative for Mayor John Cooper.

MPC Action: Approve. (8-0)

34. Historic Zoning Commission Report

35. Board of Parks and Recreation Report

36. Executive Committee Report

37. Accept the Director's Report

MPC Action: Approve. (8-0)

38. Legislative Update

39. Election of Officers Chair - Greg Adkins, Vice Chair - Jessica Farr, Historic Zoning Commission Representative - Mina Johnson, Parks Board Representative - Jeff Haynes, Executive Committee Representative - Lillian Blackshear

MPC Action: Approve. (8-0)

J: MPC CALENDAR OF UPCOMING EVENTS

June 11, 2020

MPC Meeting

4 pm, via remote teleconference

June 25, 2020

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT