



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**September 10, 2020**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the September 10<sup>th</sup> meeting of the 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](http://www.nashville.gov) and click on the "Live Streaming" link located on the left side of the screen.

### **MISSION STATEMENT**

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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  
Jim Lawson

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

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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 September 10, 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, September 8th. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

## General Planning Commission Information Provided for Reference

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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](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission


For the September 10, 2020, meeting, we encourage comments remotely, by email 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](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

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**A: CALL TO ORDER**

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

**MPC Action: Approve. (9-0)**

**C: ADOPTION OF AGENDA**

**D: APPROVAL OF AUGUST 27, 2020 MINUTES**

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

**E: RECOGNITION OF COUNCILMEMBERS**

**H: ITEMS TO BE CONSIDERED**

**1. 2020SP-037-001**

**1414 3RD AVENUE NORTH**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Logan Elliott

A request to rezone from IR to SP zoning for property located at 1414 3rd Avenue North, approximately 100 feet north of Taylor Street (0.95 acres), to permit a mixed use development, requested by Smith Gee Studio LLC, applicant; FFN1414 LLC, owner.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

**2. 2019S-086-001**

**RESUBDIVISION OF LOTS 3 & 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 September 24, 2020, Planning Commission meeting. (9-0)**

**3. 2019S-234-001**

**DORROLL PROPERTY SUBDIVISION**

Council District 29 (Delishia Porterfield)

Staff Reviewer: Joren Dunnavant

On Consent: No

Public Hearing: Open

A request for final plat approval to create four lots on property located at 2000 Old Murfreesboro Pike, at the southeast corner of Smith Springs Road and Old Murfreesboro Pike, zoned CS and R10 and within the Murfreesboro Pike Urban Design Overlay District (9.19 acres), requested by Civil and Environmental Consultants Inc., applicant; Aimee Dorroll and Nick Dorroll, owners.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

- 4. 2020S-113-001**  
**RESUB OF LOTS 8A AND 8B ON THE RESUB OF LOT 8 ON THE PLAN OF**  
**DIXIE PURE FOOD COMPANY'S SUBDIVISION**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create eight lots on properties located at 1011A and 1011B Snow Avenue, approximately 315 feet south of Stoney River Lane, zoned RS7.5 (2.2 acres), requested by Clint Elliott Survey, applicant; Diane Rabago, owner.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

- 5. 2020S-140-001**  
**HOBSON PIKE TOWNHOMES**  
Council District 32 (Joy Styles)  
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 2 lots and dedicate right-of-way on property located at Hobson Pike (unnumbered), approximately 545 feet north of Old Hickory Boulevard, zoned Mixed Use Limited (MUL) and Specific Plan (SP) (19.85 acres).

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

- 6. 2020S-145-001**  
**BORDEAUX AGRIHOOD**  
Council District 01 (Jonathan Hall); 02 (Kyonzte Toombs)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 362 single-family lots and 45 two-family lots for a maximum of 452 residential units for properties located at 1501 E Stewarts Lane, E Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned R10, RS10 and RS15 (185.8 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

- 7. 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 Indefinitely. (9-0)**

- 8. 2020Z-096PR-001**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS20 to RM2 for property located at 1013 Chadwell Drive, approximately 425 feet west of S Graycroft Avenue (1.79 acres), requested by S + H Group, applicant; TriStar Properties LLC, owner.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

- 9. SUBSTITUTE BL2020-197**  
**120-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA**  
Council District(s) 28 (Tanaka Vercher); 29 (Delishia Porterfield)  
Staff Reviewer: Greg Claxton

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area, requested by Councilmember Tanaka Vercher, applicant.

**MPC Action: Defer to the November 12, 2020, Planning Commission meeting. (9-0)**

- 10. 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 38 multi-family, residential units, requested by Dewey Engineering, applicant; Lynette M. Lavers, Margaret L. Heer, and Bertha E. Heer, owners.

**MPC Action: Defer indefinitely. (9-0)**

- 11. 2020SP-015-001**  
**HAMILTON SP**  
Council District 29 (Delishia Porterfield)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD and R20 to SP-MI 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 September 24, 2020, Planning Commission meeting. (9-0)**

- 12. 2015SP-024-002**  
**620 S 13TH STREET (AMENDMENT)**  
Council District 06 (Brett Withers)  
Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for property located at 620 S 13th Street, at the northwest corner of S 13th Street and Sevier Street, (0.18 acres), to permit two residential units and all uses allowed under R6 zoning, requested by Quantavius Poole, applicant and owner.

**MPC Action: Approve with conditions and disapprove without all conditions, including an updated requirement for a B landscape buffer to screen the parking from the adjacent street. (10-0)**

- 13. 2020SP-035-001**  
**TULIP GROVE TOWNHOMES**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units, requested by Endfield Construction and Engineering, applicant; Cynthia Ludlow, Trustee and Odell Bradley Jr., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0-1)**

- 14. 2020SP-039-001**  
**6001 AND 6003 OBRIEN AVENUE**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 6001 and 6003 Obrien Avenue, at the southwest corner of Obrien Avenue and Lellyett Street (0.48 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; Potter Brothers Construction LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

- 15. 2020S-147-001**  
**RESUBDIVISION OF PART OF LOT 11 ON THE PLAN**  
**OF THE CURTIS LANDS**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2304 Lloyd Avenue, approximately 360 feet northeast of Curtis Street, zoned R10 (1.02 acres), requested by Dale and Associates, applicant; Home Capital LLC, owner.

**MPC Action: Approve with conditions. (10-0)**

- 16. 2020Z-099PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to rezone from CS and R6 to MUL-A-NS zoning for properties located at 1119 and 1123 3rd Avenue South, approximately 75 feet north of Chestnut Street (0.23 acres), requested by Fulmer Lucas Engineering LLC, applicant; Maxicab TN and Terrell Starks, owners.

**MPC Action: Approve. (10-0)**

- 17. 2020Z-100PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to R6-A zoning for property located at 2825 Old Buena Vista Road, approximately 230 feet south of Stokers Lane (0.44 acres), requested by XE Development Company, LLC, Sean Harris, owner.

**MPC Action: Approve. (10-0)**

- 18. 2020Z-101PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUG-A-NS zoning for properties located at 1021, 1023 and 1025 8th Avenue South, at the corner of 8th Avenue South and Olympic Street (0.41 acres), requested by Fulmer Lucas Engineering LLC, applicant; Britton Properties LLC, and GiGi Gaskins, owners.

**MPC Action: Approve. (10-0)**

**19. 2020Z-102PR-001**

Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS and MUL to MUL-A-NS zoning for properties located at 1209 and 1211 Martin street and 448 Humphreys Street, at the southwest corner of Houston Street and Brown Street (2.17 acres), requested by Waller Lansden Dortch and Davis, applicant; Nashville Phase I Property Holder, LLC and Arthur Daws, III, owners.  
**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (8-0-1)**

**20. 2020Z-103PR-001**

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

A request to rezone from RS10 to R8-A zoning for property located at 1819 River Drive, approximately 430 feet northeast of Doak Avenue (0.39 acres), requested by C & H Properties LLC, applicant and owner.  
**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (9-0)**

**21. 2020SP-034-001**

**SOUTH HARPETH FARMS SP**  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a, RS40, and RS80 to SP-R zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road, zoned AR2a, RS40, and RS80 (approximately 1,119 acres) to permit a maximum of 506 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses, requested by Ragan-Smith and Associates, applicant; South Harpeth Farms, LLC, and Metropolitan Equities LP, owners.  
**MPC Action: Disapprove. (8-2)**

**22. 2020S-143-001**  
**ROEHRIG SUBDIVISION**

Council District 11 (Larry Hagar)  
Staff Reviewer: Joren Dunnivant

A request for final plat approval to create six lots on property located at 43 B Jones Circle, at the northwest terminus of Roehrig Court, zoned R15 (4.08 acres), requested by Dale and Associates, applicant; William B. Roehrig III and William Bryan Roehrig Jr., owners.  
**MPC Action: Approve with conditions. (10-0)**

**23. 2020DTC-018-001**  
**226 3<sup>RD</sup> AVENUE NORTH**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Eric Hammer

A request for modification of overall building height for property located at 226 3rd Avenue North, approximately 155 feet southeast of Union Street, within the Core Historic Subdistrict of the DTC and within the Capitol Mall Redevelopment Overlay District (0.13 acres), to allow 17 stories of building height where 6 is permitted by right, requested by Gresham Smith, applicant; The Fed LLC, owner.  
**MPC Action: Approve with conditions and disapprove without all conditions including an additional condition that the height shall be limited to the height of the Stahlman Building which is 176 feet also The Commission encourages Historic Commission staff to work with Planning staff and the applicant to protect historic features. (9-0-1)**

- 24. 123-83P-001**  
**CANYON RIDGE, PHASE 3 (REVISION AND FINAL)**  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and final site plan approval for property located at Edge O Lake Drive (unnumbered), at the northwest corner of Edge O Lake Drive and Pebble Creek Drive, zoned R10 and within a Planned Unit Development Overlay District (22.02 acres), to permit 124 multi-family residential units, requested by Land Solutions Company LLC, applicant; Green Trails, LLC, owner.

**MPC Action: Approve with conditions. (9-0)**

- 25. 2020Z-089PR-001**  
Council District 10 (Zach Young)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS7.5 to RM4-NS zoning for property located at Edgemeade Boulevard (unnumbered), approximately 440 feet east of Gallatin Pike (2.01 acres), requested by Civil Site Design Group, applicant; Shawn H. Ghafoor, owner.

**MPC Action: Approve. (9-0)**

- 26. 65-76P-002**  
**COMMERCIAL PUD (PERIODIC REVIEW)**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request for a periodic review for a portion of a Planned Unit Development for a part of property located at Brick Church Pike (unnumbered), at the northwest corner of Old Hickory Boulevard and Brick Church Pike, zoned R20, (3 acres), requested by Councilmember Jennifer Gamble, applicant; Gordon F. McCammon and Robert C. Helson, owners.

**MPC Action: Defer to the October 8, 2020, Planning Commission meeting. (9-0)**

## **I: OTHER BUSINESS**

27. Historic Zoning Commission Report
28. Board of Parks and Recreation Report
29. Executive Committee Report
30. Accept the Director's Report  
**MPC Action: Approve. (10-0)**
31. Legislative Update



**J: MPC CALENDAR OF UPCOMING EVENTS**

**September 24, 2020**

MPC Meeting

4 pm, via remote teleconference

**October 08, 2020**

MPC Meeting

4 pm, location to be determined

**October 22, 2020**

MPC Meeting

4 pm, location to be determined

**K: ADJOURNMENT**