

# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**September 24, 2020**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the September 24<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 24, 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 22nd. 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 24, 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.**

**C: ADOPTION OF AGENDA**

**D: APPROVAL OF SEPTEMBER 10, 2020 MINUTES**

**E: INFORMATIONAL PRESENTATION: TRANSPORTATION PLAN**

**F: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS FOR DEFERRAL / WITHDRAWAL**

1. **2020SP-037-001**  
1414 3RD AVENUE NORTH
2. **2020SP-041-001**  
3048 LEBANON PIKE
3. **2019S-086-001**  
RESUBDIVISION OF LOT 3 & 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY
4. **2019S-234-001**  
DORROLL PROPERTY SUBDIVISION
5. **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
6. **2020S-145-001**  
BORDEAUX AGRIHOOD
7. **2020Z-093PR-001**
8. **2020Z-096PR-001**
9. **2020Z-108PR-001**
10. **2020DTC-041-001**  
LORD & LIBERTY HOTEL
13. **2011SP-009-008**  
ONEC1TY (AMENDMENT #3)
18. **2003P-015-004**  
SAM LEVY HOMES PUD (CANCELLATION)
23. **2020Z-102PR-001**

## H: 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.

11. **2020CP-005-002**  
EAST NASHVILLE & PARKWOOD – UNION HILL COMMUNITY PLAN AMENDMENT
12. **2020Z-011TX-001**
14. **2020SP-029-001**  
1604 WHELESS STREET SP
15. **2020SP-038-001**  
CEDARS AT CANE RIDGE
16. **2020SP-040-001**  
215 CLEVELAND STREET
17. **2020S-140-001**  
HOBSON PIKE TOWNHOMES
19. **2020Z-109PR-001**
20. **2020Z-104PR-001**
27. **Employee Contract Renewal for Jason Swaggart**
28. **Appointments to the 31<sup>st</sup> Avenue & Long Boulevard UDO DRC**
32. **Accept the Director's Report**

## I: ITEMS TO BE CONSIDERED

1. **2020SP-037-001** On Consent: No  
1414 3RD AVENUE NORTH Public Hearing: Open  
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.

**Staff Recommendation: Defer to the October 22, 2020, Planning Commission meeting.**

2. **2020SP-041-001** On Consent: No  
3048 LEBANON PIKE Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to SP zoning for property located at 3048 Lebanon Pike, approximately 700 feet north of Wellington Square, (7.23 acres), to permit 55 multi-family residential units, requested by Dewey Engineering, applicant; Charlie R. & Marlene J. Smith, Trustees, owner.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

3. **2019S-086-001** On Consent: No  
**RESUBDIVISION OF LOT 3 & 4 ON THE PLAT SHOWING THE** Public Hearing: Open  
**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.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

4. **2019S-234-001** On Consent: No  
**DORROLL PROPERTY SUBDIVISION** Public Hearing: Open  
 Council District 29 (Delishia Porterfield)  
 Staff Reviewer: Joren Dunnavant

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.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

5. **2020S-113-001** On Consent: No  
**RESUB OF LOTS 8A AND 8B ON THE RESUB OF LOT 8 ON THE PLAN OF** Public Hearing: Open  
**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.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

6. **2020S-145-001** On Consent: No  
**BORDEAUX AGRIHOOD** Public Hearing: Open  
 Council District 01 (Jonathan Hall); 02 (Kyonzté 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.

**Staff Recommendation: Defer to the November 12, 2020, Planning Commission meeting.**

7. **2020Z-093PR-001** On Consent: No  
 Council District 02 (Kyonzté Toombs) Public Hearing: Open  
 Staff Reviewer: Logan Elliott

A request to rezone from R8 to RM20A-NS zoning for properties located at 917 and 919 W Trinity Lane, approximately 720 feet east of Old Buena Vista Road (0.33 acres), requested by DY Properties II LLC, applicant and owner.

**Staff Recommendation: Defer Indefinitely.**

8. **2020Z-096PR-001** On Consent: No  
Council District 08 (Nancy VanReece) Public Hearing: Open  
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.

**Staff Recommendation: Defer Indefinitely.**

9. **2020Z-108PR-001** On Consent: No  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from R8 and RS10 to RM20-A zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 390 feet south of Stokers Lane (14.46 acres), requested by D & M Development LLC, applicant; Aubrey Gregory, Doss Hill, Amon Ringemann, and Anna Ringemann, owners.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

10. **2020DTC-041-001** On Consent: No  
**LORD & LIBERTY HOTEL** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Eric Hammer

A request for an overall height modification for property located at 623, 625 and 627 2nd Avenue South, approximately 80 feet north of Elm Street, zoned DTC and within the Rutledge Hill Redevelopment District Overlay (0.4 acres), to permit a nine story hotel, requested by Hawkins Partners Inc., applicant, L & L Nashville LLC, owner.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

11. **2020CP-005-002** On Consent: Yes  
**EAST NASHVILLE & PARKWOOD – UNION HILL COMMUNITY** Public Hearing: Open  
**PLAN AMENDMENT**  
Council District 02 (Kyonzté Toombs); 03 (Jennifer Gamble); 05 (Sean Parker); 08 (Nancy VanReece)  
Staff Reviewer: Anna Grider

A request to amend the East Nashville and Parkwood Union Hill Community Plans to adopt the Dickerson North Corridor Study on various parcels located along Dickerson Pike between Pages Branch and Mulberry Downs Circle, amending the adopted Major and Collector Street Plan designations for various streets, and amending WalknBike. Requested by the Metro Planning Department, applicant; various owners.

**Staff Recommendation: Approve.**

12. **2020Z-011TX-001** On Consent: Yes  
BL2020-405/Colby Sledge Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request for an ordinance to amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to dumpsters and other trash receptacles (Proposal No.2020Z-011TX-001).

**Staff Recommendation: Approve.**

13. **2011SP-009-008** On Consent: No  
**ONEC1TY (AMENDMENT #3)** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Jason Swaggart

A request to amend the preliminary plan for properties located at 1 City Avenue, 4, 5, 6, and 8 City Boulevard, 7 and 9 City Place, and City Boulevard (unnumbered), at the southwest corner of City Boulevard and 28th Avenue North, zoned SP (18.93 acres), to increase the maximum allowed residential units from 600 to 850 multi-family residential units, requested by Civil Site Design Group, applicant; Cambridge Nashville Medical Center LP, Nashcam LP, NF IV-VA Nashville LLC, Shay/LB-WC-LC LLC, owners.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

14. **2020SP-029-001** On Consent: Yes  
**1604 WHELESS STREET SP** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to SP zoning for property located at 1604 Wheless Street, at the northwest corner of Wheless Street and 16th Ave N, (0.2 acres), to permit a maximum of two detached residential units, requested by Pete Connerth, applicant and owner.

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

15. **2020SP-038-001** On Consent: Yes  
**CEDARS AT CANE RIDGE** Public Hearing: Open  
Council District 31 (John Rutherford)  
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to SP zoning for properties located at 5866 Pettus Road and Pettus Road (unnumbered), approximately 1,120 feet north of Sundown Drive (44.44 acres), to permit 136 detached single-family and attached single-family units, requested by Land Solutions Company LLC, applicant; Green Trails LLC, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions,**

16. **2020SP-040-001** On Consent: Yes  
**215 CLEVELAND STREET** Public Hearing: Open  
Council District 05 (Sean Parker)  
Staff Reviewer: Logan Elliott

A request to rezone from SP to SP zoning for property located at 215 Cleveland Street, at the northeast corner of Cleveland Street and Stockell Street (0.26 acres), to permit all uses allowed under RM15-A-NS zoning, requested by Smith Gee Studio, applicant; Myron Dowell, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions,**

17. **2020S-140-001** On Consent: Yes  
**HOBSON PIKE TOWNHOMES** Public Hearing: Open  
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 MUL and SP (19.85 acres), requested by Kimley-Horn, applicant; Two Pikes LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 18. 2003P-015-004** On Consent: No  
**SAM LEVY HOMES PUD (CANCELLATION)** Public Hearing: Open  
Council District 05 (Sean Parker)  
Staff Reviewer: Patrick Napier

A request to cancel a portion of a Planned Unit Development located at Marina Street (unnumbered), approximately 175 feet east of Neill Avenue (0.09 acres), zoned RS5, requested by S+H Group, applicant; Esker Bowers, ETUX, owner.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

- 19. 2020Z-109PR-001** On Consent: Yes  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from IWD to MUG zoning for property located at 100 Athens Way, at the southeast corner of Athens Way and Great Circle Road (3.18 acres), requested by R H Acquisitions LLC, applicant; Ebon Falcon LLC, owner.

**Staff Recommendation: Approve.**

- 20. 2020Z-104PR-001** On Consent: Yes  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from SP-R to R6-A zoning for property located at 813 Lischey Avenue, approximately 50 feet south of Wilburn Street (0.19 acres), requested by Frankie McClain, applicant and owner.

**Staff Recommendation: Approve.**

- 21. 2019HP-001-001** On Consent: No  
**MARATHON VILLAGE** Public Hearing: Closed  
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.

**Staff Recommendation: Approve.**

- 22. 2020Z-069PR-001** On Consent: No  
Council District 11 (Larry Hagar) Public Hearing: Closed  
Staff Reviewer: Amelia Lewis

A request to rezone a portion of the property from AR2a to CS zoning for property located at 4000 Andrew Jackson Parkway, at the northern corner of Andrew Jackson Parkway and Old Hickory Boulevard (3.24 acres), requested by Gresham Smith, applicant; Morgan Family Properties LLC Et Al, owner.

**Staff Recommendation: Approve.**



**23. 2020Z-102PR-001**

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

On Consent: No  
Public Hearing: Open

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.

**Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.**

**24. 2020Z-103PR-001**

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

On Consent: No  
Public Hearing: Open

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.

**Staff Recommendation: Disapprove the request R8-A zoning district and approve the R10-A zoning district.**

**25. 2020Z-112PR-001**

BL2020-435/Colby Sledge and Freddie O'Connell  
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

On Consent: No  
Public Hearing: Open

A request to expand the Urban Zoning Overlay District for various properties located along Murfreesboro Pike, from Donelson Street to Interstate 24 and north of Woodycrest Avenue, zoned CS, OR, ORI-A, MUG, IWD and SP (439.93 acres), requested by Councilmembers Colby Sledge and Freddie O'Connell, applicant; various property owners.

**Staff Recommendation: Approve.**

**26. 2020Z-128PR-001 (formerly 2020SP-015-001)**

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

On Consent: No  
Public Hearing: Open

A request to rezone from R20 to IWD zoning for property located at Ned Shelton Road (unnumbered), southwest of the intersection of Ned Shelton Road and Bell Road (7.27 acres) (formerly case # 2020SP-015-001), requested by StateStreet Group LLC, applicant; Duke-Weeks Realty L.P., owner.

**Staff Recommendation: Approve with conditions.**

**J: OTHER BUSINESS**

- 27. Employee Contract Renewal for Jason Swaggart
- 28. Appointments to the 31<sup>st</sup> Avenue & Long Boulevard UDO DRC
- 29. Historic Zoning Commission Report
- 30. Board of Parks and Recreation Report
- 31. Executive Committee Report
- 32. Accept the Director's Report
- 33. Legislative Update

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

**October 08, 2020**

MPC Meeting

4 pm, via remote teleconference

**October 22, 2020**

MPC Meeting

4 pm, location to be determined

**November 12, 2020**

MPC Meeting

4 pm, location to be determined

## **L: ADJOURNMENT**