



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 08, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the October 8th 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 and click on the "Live Streaming" link located on the left side of the screen.

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
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
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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 October 8, 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, October 6th. 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

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 October 8, 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. 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.

C: ADOPTION OF AGENDA

D: APPROVAL OF SEPTEMBER 24, 2020 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL: Items 1, 2, 3, 4, 5, 6, 7,14,16

G: CONSENT AGENDA ITEMS: Items 8, 9, 10, 11, 12, 13, 20, 21, 25

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.

H: ITEMS TO BE CONSIDERED

1. 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 Dunnivant

On Consent: No

Public Hearing: Open

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 Indefinitely.

2. 2019S-234-001

DORROLL PROPERTY SUBDIVISION

Council District 29 (Delishia Porterfield)
Staff Reviewer: Joren Dunnivant

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.

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

3. **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 22, 2020, Planning Commission meeting.

4. **2004UD-002-011** On Consent: No
VILLAGES OF RIVERWOOD - SECTION M Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Logan Elliott

A request to modify the Villages of Riverwood Urban Design Overlay District for property located at Stonewater Drive (unnumbered), approximately 400 feet southwest of Hickory Brook Drive, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (23.35 acres), to change the 776 assisted living units to 210 multi-family residential units, requested by Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.

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

5. **2020Z-113PR-001** On Consent: No
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 717 27th Avenue North, approximately 250 feet south of Booker Street (0.21 acres), requested by Timo6, LLC, applicant; Jun Yen Shang, owner.

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

6. **2020Z-102PR-001** On Consent: No
Council District 17 (Colby Sledge) Public Hearing: Open
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.

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

7. **2020SP-042-001** On Consent: No
BETHANY AT DODSON CHAPEL Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Amelia Lewis

A request to rezone from RS15 to SP zoning for properties located at 3941 and 3957 Dodson Chapel Road, approximately 175 feet south of Central Pike (3.64 acres), to permit a multi-family development, requested by Dodson Chapel Developments LLC, applicant and owner.

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

8. **2011SP-005-003** On Consent: Yes
CENTRAL PIKE SOUTH SP (AMENDMENT) Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 250 feet east of Tulip Grove Road (25.93 acres), to modify the permitted land uses, requested by Civil Site Design Group, applicant, Chris Pardue, Winton, Bettie J. Trustee and Central Pike Church, owners.

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

9. **2020Z-105PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUN-A-NS zoning for property located at 1317 Baptist World Center Drive, approximately 480 feet east of Weakley Avenue (0.14 acres), requested by Axis Creative, LLC, applicant; Paul Kimbrough, owner.

Staff Recommendation: Approve.

10. **2020Z-106PR-001** On Consent: Yes
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 302 Edwin Street, approximately 90 feet east of Meridian Street (0.37 acres), requested by JDD Properties LLC, applicant; Jeff Kendig, owner.

Staff Recommendation: Approve.

11. **2020Z-115PR-001** On Consent: Yes
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R10 to OR20-A-NS zoning for property located at 910 Robinson Road, at the southwest corner of Bennett Drive and Robinson Road (1.97 acres), requested by Design Build Partners, applicant; Woodbine Community Organization Inc., owner.

Staff Recommendation: Approve.

12. **2020Z-116PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM20-A zoning for properties locate at 506 Vester Avenue and 504 Weakley Avenue, at the northeast corner of Vester Avenue and Weakley Avenue (0.12 acres), requested by Dale and Associates, applicant; Manzura Ismoilova; owner.

Staff Recommendation: Approve.

13. **2020Z-117PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to R6-A zoning for property located at 427 Toney Road, approximately 530 feet south of Yorkley Road (0.18 acres), requested by Gregory Farricielli, applicant and owner.

Staff Recommendation: Approve.

14. **65-76P-002** On Consent: No
COMMERCIAL PUD (PERIODIC REVIEW) Public Hearing: Open
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.

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

15. **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: Approve.

16. **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 22, 2020, Planning Commission meeting.

17. **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: Approve with conditions and defer without all conditions.

18. **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: Disapprove.

19. 2020Z-108PR-001
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

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: Disapprove.

I: OTHER BUSINESS

20. Adoption of 2021 Calendar
21. New employee contract for Katherine Herrmann and Nora Yoo
22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report
25. Accept the Director's Report
26. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

October 22, 2020

MPC Meeting

4 pm, via remote teleconference

November 12, 2020

MPC Meeting

4 pm, location to be determined

December 10, 2020

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT