



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

October 22, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the October 22nd 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

Ron Gobbell
Jeff Haynes

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 22, 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 20th. 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 22, 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.

MPC Action: Approve. (7-0)

C: ADOPTION OF AGENDA

MPC Action: Approve. (7-0)

D: APPROVAL OF OCTOBER 08, 2020 MINUTES

MPC Action: Approve. (7-0)

E: RECOGNITION OF COUNCILMEMBERS

H: ITEMS TO BE CONSIDERED

1. 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 November 12, 2020, Planning Commission meeting. (7-0)

2. 2020S-176-001

RESUBDIVISION OF LOT 2 FINAL PLAT OF THE SWINGING BRIDGE SUBDIVISION

Council District 11 (Larry Hagar)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create eight lots on property located at Swinging Bridge Road (unnumbered), at the southern corner of Hickerson Street and Swinging Bridge Road, zoned RS10 (6.51 acres), requested by CESO Inc., applicant; Cobalt Ventures LLC, owner.

MPC Action: Defer to the November 12, 2020, Planning Commission meeting. (7-0)

3. 2020Z-119PR-001

BL2020-479/Freddie O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

MPC Action: Defer to the November 12, 2020, Planning Commission meeting. (7-0)

4. **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: Approve with conditions and disapprove without all conditions. (7-0)

5. **2020SP-044-001**
WEST TRINITY
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 and R6 to SP zoning for properties located at 819 W Trinity Lane, W Trinity Lane (unnumbered), and Brownlo Street (unnumbered), at the northwest corner of W Trinity Lane and Brownlo Street (12.14 acres), to permit 312 multi-family residential units, requested by Kimley-Horn, applicant; REI615 LLC, and Pablo Martin Maldonado, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

6. **2019S-234-001**
DORROLL PROPERTY SUBDIVISION
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.

MPC Action: Approve with conditions. (7-0)

7. **60-86P-004**
NORTHLAKE VILLAGE (REVISION AND FINAL)
Council District 12 (Erin Evans)
Staff Reviewer: Patrick Napier

A request to revise a preliminary plan and for final site plan approval for a portion of the Northlake Village Planned Unit Development Overlay District for property located at 5566 Old Hickory Boulevard, approximately 300 feet northwest of Hermitage Woods Drive, zoned SCC (0.67 acres), to revise the building layout for existing retail use and to add a drive-thru, requested by Regency Centers, applicant and owner.

MPC Action: Approve with conditions. (7-0)

8. **75-83P-005**
ELYSIAN FIELDS PUD (CANCELLATION)
Council District 26 (Courtney Johnston)
Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 451 Elysian Fields Road, approximately 650 feet west of Nolensville Pike, zoned OR20 and within the Nolensville Pike Corridor Design Overlay District (1.63 acres), requested by Wes Gallagher, applicant; JMM LLC, owner.

MPC Action: Approve. (7-0)

9. **177-74P-005**
CENTURY CITY WEST (REVISION)
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of an existing Planned Unit Development Overlay District on a portion of property located at 26 Century Boulevard, approximately 370 feet south of Sims Branch Way, zoned ORI and R8 and within a Planned Unit Development Overlay District (9.19 acres), to permit an additional 275,600 square feet of office and retail space, requested by Civil Site Design Group, applicant; SCUS OCP LLC, owner.

MPC Action: Approve with conditions. (7-0)

10. 206-69P-002
HARDING PLACE CENTER (REVISION)
Council District 28 (Tanaka Vercher)
Staff Reviewer: Abbie Rickoff

A request to revise the Harding Place Center Planned Unit Development Overlay District for properties located at 309 S. Perimeter Park Drive and 343, 347 and 351 Harding Place, at the southwest corner of Harding Place and S. Perimeter Park Drive, zoned CS (8.9 acres), to permit auto sales uses, requested by Kimley-Horn, applicant; DDC Hotels Inc. and Robert Biancheri, owners.

MPC Action: Approve with conditions. (7-0)

11. 2020Z-107PR-001
Council District 05 (Sean Parker)

A request to rezone from RS5 to R6-A zoning for property located at 223 Lucile Street (0.16 acres), approximately 200 feet west of Meridian Street, requested by On The Horizon Homes LLC, applicant and owner.

MPC Action: Approve with conditions. (7-0)

12. 2020Z-118PR-001
Council District 32 (Joy Styles)
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to RM20-NS zoning for properties located at 5118 Mt. View Road and Mt. View Road (unnumbered), approximately 360 feet west of Highlander Drive (9.4 acres), requested by Catalyst Design Group, applicant; Barbara Earthly, William B. Owen and Jean Marie Owen, owners.

MPC Action: Approve with conditions. (7-0)

13. 2020Z-124PR-001
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUG-NS zoning for property located at 44 Vantage Way, approximately 370 feet east of French Landing Drive (7.83 acres), requested by Bradley Arant Boult Cummings LLP, applicant; Titanville LL, LP, owner.

MPC Action: Approve. (7-0)

14. 2020Z-012TX-001
BL2020-460/Brett Withers
Staff Reviewer: Shawn Shepard

A request for an ordinance amending Metropolitan Code Section 17.32.150 to regulate the orientation of Type II billboards.

MPC Action: Defer to the November 12, 2020, Planning Commission meeting. (7-0)

15. 2020M-004SR-001
BL2020-450/Zulfat Suara
RENAMING OF OPRY PLACE, 5TH AVENUE NORTH AND 5TH AVENUE SOUTH TO "REP JOHN LEWIS WAY N" AND "REP JOHN LEWIS WAY S"
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)
Staff Reviewer: Sharon O'Conner

A request for the renaming of Opry Place from Broadway to Commerce Street and for the renaming of 5th Avenue North beginning from Commerce Street to Interstate 65 to be renamed to Rep John Lewis Way N, and for the renaming of 5th Avenue South from Broadway to Oak Street to be renamed Rep John Lewis Way S. Requested by At Large Councilmember, Zulfat Suara.

MPC Action: Approve. (6-0-1)

16. 2020M-005SR-001

BL2020-464/Sharon Hurt

10TH CIRCLE NORTH RENAMING TO REV KELLY M SMITH WAY

Council District 19 (Freddie O'Connell)

Staff Reviewer: Sharon O'Conner

A request for the renaming of 10th Circle N from Rosa L Parks Boulevard to Dr. Martin L King Jr. Boulevard to be renamed Rev Kelly M Smith Way, requested by At Large Councilmember, Sharon Hurt.

MPC Action: Approve. (7-0)

17. 2011SP-009-008

ONEC1TY (AMENDMENT #3)

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.

MPC Action: Defer to the November 12, 2020, Planning Commission meeting. (7-0)

18. 2020SP-042-001

DODSON SQUARE (FORMERLY BETHANY AT DODSON CHAPEL)

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.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

19. 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: Find PUD inactive (7-0) Recommend consideration of rezoning. (7-0)

20. 2004UD-002-011

VILLAGES OF RIVERWOOD - SECTION M (MODIFICATION)

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.

MPC Action: Defer to the December 10, 2020, Planning Commission meeting. (7-0)

21. 2020CDO-001-001

BL2020-470/Emily Benedict

Council District 07 (Emily Benedict); 08 (Nancy VanReece); 09 (Tonya Hancock)

Staff Reviewer: Anita McCaig

A request to apply a Corridor Design Overlay District to various properties along Gallatin Pike, zoned CS, CL, MUG-A, IWD, and OR20 (327 acres), requested by the Metro Planning Department, applicant; various owners.

MPC Action: Approve. (7-0)

22. 2020COD-002-001

BL2020-477/Emily Benedict
Council District 07 (Emily Benedict)
Staff Reviewer: Amelia Lewis

A request to apply a Contextual Overlay District to properties located at various addresses along Rosecliff Drive, approximately 160 feet east of Preston Drive, zoned R10 (13.04 acres), requested by Councilmember Emily Benedict, applicant; various owners.

MPC Action: Approve. (7-0)

23. 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 December 10, 2020, Planning Commission meeting. (7-0)

24. 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 November 12, 2020, Planning Commission meeting. (7-0)

25. 2020Z-113PR-001

Council District 21 (Brandon Taylor)
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.

MPC Action: Approve. (7-0)

26. 2020S-172-001

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

A request for final plat approval to create five lots on properties located at 1839 and 1847 Neelys Bend Road, approximately 980 feet south of Menees Lane, zoned RS80 (17.34 acres), requested Anderson, Delk, Epps and Associates, applicant; James K. Brahaney, owner.

MPC Action: Approve with conditions and update to remove the public works conditions included in error. (7-0)

I: OTHER BUSINESS

27. Contract renewal for Bob Leeman.

MPC Action: Approve. (7-0)

28. Historic Zoning Commission Report

29. Board of Parks and Recreation Report

30. Executive Committee Report

31. Accept the Director's Report

MPC Action: Approve. (7-0)

32. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

November 12, 2020

MPC Meeting

4 pm, location to be determined

December 10, 2020

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT