



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

November 12, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the November 12th 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 November 12, 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, November 10th. 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 November 12, 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 OCTOBER 22, 2020 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL: Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10a, 10b, 24

G: CONSENT AGENDA ITEMS: Items 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28, 29, 33

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. 2020Z-012TX-001

BL2020-460/Brett Withers
Staff Reviewer: Shawn Shepard

On Consent: No
Public Hearing: Open

A request for an ordinance amending Metropolitan Code Section 17.32.150 to regulate the orientation of Type II billboards (Proposal No. 2020Z-012TX-001).

Staff Recommendation: Defer to the December 10, 2020, Planning Commission meeting.

2. 2019S-109-001

RICHARDS FARMS SUBDIVISION
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned RS10 (2.55 acres), requested by Clint Elliott Survey, applicant; Gus Richards, Jr, owner.

Staff Recommendation: Defer to the December 10, 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 indefinitely.

4. **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 December 10, 2020, Planning Commission meeting.

5. **2020S-176-001** On Consent: No
RESUBDIVISION OF LOT 2 FINAL PLAT Public Hearing: Open
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.

Staff Recommendation: Defer to the December 10, 2020, Planning Commission meeting.

6. **2020SP-045-001** On Consent: No
KABOTA AT WHITES CREEK PIKE Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 and CL to SP zoning for properties located at 7215, 7221 and 7227 Whites Creek Pike, approximately 210 feet south of Gifford Place (9.26 acres), to permit farm equipment sales and service, requested by Dale and Associates, applicant; Ronald Waller and Debora Waller, owners.

Staff Recommendation: Defer to the December 10, 2020, Planning Commission meeting.

7. **SUBSTITUTE BL2020-197** On Consent: No
120-DAY MULTI-FAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA Public Hearing: Open
Council District 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.

Staff Recommendation: Defer to the January 21, 2021, Planning Commission meeting.

- 8. 2016SP-083-003** On Consent: No
50 MUSIC SQUARE WEST (AMENDMENT #1) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for property located at 50 Music Square West, at the southeast corner of Chet Atkins Place and Music Square West (0.52 acres), to add multi-family residential as an approved use, requested by Barge Cauthen & Associates, applicant; SAI RAM 009 LLC, owner.

Staff Recommendation: Defer to the December 10, 2020, Planning Commission meeting.

- 9. 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 December 10, 2020, Planning Commission meeting.

- 10a. 2020CP-011-001** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by changing from D I District Industrial Policy to T4 Urban Mixed Use Neighborhood policy for properties located at 101 Factory Street, at the southeast corner of Factory Street and Geyser Street, zoned IWD (5.89 acres), requested by Catalyst Design Group, applicant; 101 Factory Street LLC, owner. (See associated case #2020SP-048-001).

Staff Recommendation: Defer to the December 10, 2020, Planning Commission meeting.

- 10b. 2020SP-048-001** On Consent: No
101 FACTORY STREET MULTI-FAMILY SP Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Patrick Napier

A request to rezone from IWD to SP zoning for property located at 101 Factory Street, at the southeast corner of Factory Street and Geyser Street (5.89 acres), to permit 204 residential multi-family units, requested by Catalyst Design Group, applicant; 101 Factory Street LLC, owner. (See associated case #2020CP-011-001).

Staff Recommendation: Defer to the December 10, 2020, Planning Commission meeting.

- 11. 2020SP-046-001** On Consent: Yes
NEWTOWN INFILL HOMES Public Hearing: Open
 Council District 16 (Ginny Welsch)
 Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to SP zoning for property located at 200 Raymond Street, approximately 180 feet north of Veritas Street (0.33 acres), to permit seven multi-family units, requested by Dale and Associates, applicant; Robert Cecil and Jeri Lynn Hoffman, owners.

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

- 12. 2020SP-047-001** On Consent: Yes
111 N 1ST ST Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for property located at 111 N 1st Street, at the northeast corner of James Robertson Parkway and N 1st Street (16.72 acres), to permit a mixed use development, requested by Hastings Architecture, applicant; HPT TA Properties Trust, owner.

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

- 13. 2020SP-049-001** On Consent: Yes
3124 MURFREESBORO PIKE Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to SP zoning for property located at 3124 Murfreesboro Pike, approximately 2,340 feet southeast of Hamilton Church Road (15.48 acres), to permit 136 multi-family residential units, requested by Civil Site Design Group, applicant; James Michael Elkins and Deborah Jean Elkins, owners.

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

- 14. 16-86P-001** On Consent: Yes
HERMITAGE MARKET PLACE (REVISION AND FINAL) Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Commercial Planned Unit Development Overlay District for property located at 5000 B Old Hickory Boulevard, approximately 1,500 feet northwest of Old Lebanon Dirt Road, zoned SCR (0.8 acres), to permit a 2,325 square foot restaurant, requested by Bowman Consulting, applicant; Five Thousand B LLC, owner.

Staff Recommendation: Approve with conditions.

- 15. 2020Z-043PR-001** On Consent: Yes
Council District 32 (Joy Styles) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL zoning for a portion of property located at 5400 Mt. View Road, approximately 380 feet east of Crossings Boulevard (2.96 acres), requested by Barge, Cauthen and Associates, applicant; RAM SAI LLC, owner.

Staff Recommendation: Approve.

- 16. 2020Z-127PR-001** On Consent: Yes
Council District 07 (Emily Benedict) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to RM15-A zoning for property located at 1119 Chester Avenue, approximately 445 feet east of Gallatin Avenue (0.32 acres), requested by John Matthew Bell, applicant; Michelle Foletta, owner.

Staff Recommendation: Approve.

- 17. 2020Z-129PR-001** On Consent: Yes
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6 zoning for property located at 340 Peachtree Street, approximately 350 feet west of Wickson Avenue (0.17 acres), requested by Armando Alvarado, applicant and owner.

Staff Recommendation: Disapprove R6; Approve R6-A.

- 18. 2020Z-130PR-001** On Consent: Yes
Council District 10 (Zach Young) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from CS to RM20-A zoning for properties located at 1176 and 1180 Dickerson Pike, approximately 640 feet southwest of Robert Cartwright Drive (0.72 acres), requested by Grassland Home Services LLC, applicant; Robert Moon, owner.

Staff Recommendation: Approve.

- 19. 2020Z-132PR-001** On Consent: Yes
Council District 07 (Emily Benedict) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for property located at 1310 Cardinal Avenue, approximately 360 feet east of Kennedy Avenue (0.23 acres), requested by Garside & Hunter, PLLC, applicant; Elizabeth Scharf, owner.

Staff Recommendation: Approve.

- 20. 2020Z-133PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from R8 to IWD zoning for property located at 437 Haynie Avenue, approximately 1,190 feet west of Brick Church Pike (0.19 acres), requested by TKC Architecture and Engineering, LLC, applicant; John Faulkner, owner.

Staff Recommendation: Approve.

- 21. 8-68P-004** On Consent: Yes
HARDING PLACE CENTER PUD (REVISION AND FINAL) Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for property located at 350 Harding Place, approximately 185 feet west of Metroplex Drive, zoned CS and located within a Commercial Planned Unit Development Overlay District (4.44 acres), to permit two hotels, requested by Morelock Engineering LLC, applicant; Mudra Group LLC, owner.

Staff Recommendation: Approve with conditions.

- 22. 2020USD-001-001** On Consent: No
PROPOSED USD EXPANSION OF SERVICES Public Hearing: Open
 BL2020-491/Jennifer Gamble
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Greg Claxton

An ordinance extending the boundaries of the Urban Services District within the jurisdiction of the Metropolitan Government of Nashville and Davidson County to include certain properties located in Council District 3 and approving the Plan of Services.

Staff Recommendation: Approve with amendments.

- 23. 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: Approve with conditions and disapprove without all conditions.

- 24. 2020Z-119PR-001** On Consent: No
 BL2020-479/Freddie O'Connell Public Hearing: Open
 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.

Staff Recommendation: Defer to the January 21, 2021, Planning Commission meeting.

- 25. 2020Z-120PR-001** On Consent: No
 BL2020-516/Sean Parker; Brett Withers; Emily Benedict; Nancy VanReece Public Hearing: Open
 Council Districts 05 (Sean Parker); 06 (Brett Withers); 07 (Emily Benedict); 08 (Nancy VanReece)
 Staff Reviewer: Abbie Rickoff

A request to expand the Urban Zoning Overlay District for various properties located south of Briley Parkway and north of Douglas Avenue, generally along Gallatin Pike, from McGavock Pike westward to the CSX Railroad, zoned MUL-A, SP, OR20-A, OR20, CS, IR, RM6, R6, RS10, R10, RS7.5 and partially located within various Planned Unit Development Overlay Districts (1,093.36 acres), requested by Councilmembers Sean Parker, Brett Withers, Emily Benedict, and Nancy VanReece, applicant; various property owners.

Staff Recommendation: Approve.

26. 2020Z-125PR-001

BL2020-521/Brett Withers
Council District 06 (Brett Withers)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request to rezone from CS, CL, CN, MUL, CN, MUN, R8, OR20, R6 and RM20 to MUL-A, MUN-A, OR20-A, and RM20-A zoning for various parcels located southeast of Main Street and no farther east than S 18th Street and partially located within Lockeland Springs - East End Neighborhood Conservation District Overlay, the Five Point Redevelopment District Overlay, a Planned Unit Development Overlay District and the Edgefield Historic Preservation District Overlay (42.39 acres), requested by Councilmember Brett Withers, applicant; various owners.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 27. Contract renewal for Marty Sewell & Shawn Shepard
- 28. Bonus Height Certification for 801 and 900 Church Street
- 29. Contract renewals for Anna Grider and Michelle Hollingsworth
- 30. Historic Zoning Commission Report
- 31. Board of Parks and Recreation Report
- 32. Executive Committee Report
- 33. Accept the Director's Report
- 34. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

December 10, 2020

MPC Meeting

4 pm, via remote teleconference

January 21, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT