



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

December 10, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the December 10th 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.

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 December 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, December 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

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 December 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. 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. (9-0)

C: ADOPTION OF AGENDA

MPC Action: Approve. (9-0)

D: APPROVAL OF NOVEMBER 12, 2020 MINUTES

MPC Action: Approve. (9-0)

E: RECOGNITION OF COUNCILMEMBERS

H: ITEMS TO BE CONSIDERED

1. 2020Z-012TX-001

BL2020-460/Brett Withers

BILLBOARD ORIENTATION

Staff Reviewer: Shawn Shepard

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).

MPC Action: Defer Indefinitely. (9-0)

2a. 2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP AMENDMENT

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (8-0-1)

2b. 95P-025-007

MILLWOOD COMMONS PUD CANCELATION

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (8-0-1)

- 3. 2020SP-051-001**
1411 DICKERSON PIKE SP
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from CL and RS5 to SP zoning for properties located at 1411 and 1413 Dickerson Pike and 198, 200, and 204 Gatewood Avenue, approximately 260 feet east of Dickerson Pike, (6.77 acres), to permit a multi-family residential development, requested by Smith Gee Studio, applicant; Donald E. & Michael E. Wall and Tony Ray Clouse, owners.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

- 4. 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 January 21, 2021, Planning Commission meeting. (9-0)

- 5. 2020S-145-001**
BORDEAUX AGRIFOOD
Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 368 single-family lots and 44 two-family lots for a maximum of 456 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 (129.2 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

- 6. 2020Z-096PR-001**
Council District 08 (Nancy VanReece)
Staff Reviewer: Joren Dunnivant

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 Indefinitely. (9-0)

- 7. 2020Z-108PR-001**
Council District 02 (Kyonzté Toombs)
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.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

8. 2020Z-138PR-001

Council District 01 (Jonathan Hall)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to R15 zoning for properties located at 4019 and 4020 Meadow Road, on either side of Meadow Road and approximately 220 feet south of Cedar Circle (0.72 acres), requested by Phillip Nesmith, applicant; Phillip Nesmith and Michael Thompson, owners.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

9. 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 January 21, 2021, Planning Commission meeting. (9-0)

10a. 2020CP-005-003

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 05 (Sean Parker)
Staff Reviewer: Anna Grider

A request to amend the East Nashville Community Plan by changing from D IN District Industrial policy to T4 MU Urban Mixed Use Neighborhood policy for properties located at 900 and 914 East Trinity Lane, at the southeast corner of Ellington Parkway and East Trinity Lane, zoned IR (5.88 acres), requested by Fulmer Lucas Engineering, applicant; Joseph William Suave, owner (see associated case 2020Z-134PR-001).

MPC Action: Approve. (9-0)

10b. 2020Z-134PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUG-A-NS zoning for properties located at 900 and 914 E Trinity Lane, at the southeast intersection of Ellington Parkway and E Trinity Lane, (5.88 acres), requested by Fulmer Lucas Engineering, applicant; Joseph William Suave, owner (see associated case 2020CP-005-003).

MPC Action: Approve. (9-0)

11. 2020SP-045-001

KUBOTA AT WHITES CREEK PIKE

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 a mixed use development, requested by Dale and Associates, applicant; Ronald Waller and Debora Waller, owners.

MPC Action: Approve with conditions and disapprove without all conditions for the portion of the SP associated with farm equipment sales. (9-0)

12. 2020SP-050-001

2512 RASCOE STREET

Council District 16 (Ginny Welsch)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP zoning for property located at 2512 Rascoe Street, approximately 260 feet south of Jay Street, (0.28 acres), to permit a detached accessory dwelling unit and all other uses permitted under RS10 zoning, requested by XE Development Company, LLC, applicant; Nathan Jones, owner.

MPC Action: Defer to the January 21, 2021 Planning Commission meeting. (9-0)

13. 2020SP-054-001

3808 CLEGHORN SENIOR LIVING

Council District 25 (Russ Pulley)
Staff Reviewer: Amelia Lewis

A request to rezone from SCR to SP zoning for property located at 3808 Cleghorn Avenue, approximately 215 feet south of Crestmoor Road, (0.99 acres), to permit 205 multi-family units, and amenity and leasing space, requested by Catalyst Design Group, applicant; RC Battleship Partners, owner.

MPC Action: Approve with conditions and disapprove without all conditions including a modified Condition 2 as follows: Parking at Final SP shall meet the minimum amounts proposed with the Preliminary SP. (8-0-1)

14. 2019S-109-001

RICHARDS FARMS SUBDIVISION

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

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.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

15. 2020S-188-001

RIVERGATE VIEW

Council District 10 (Zach Young)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval for property located at Marsha Drive (unnumbered), at the current terminus of Marsha Drive, zoned R6 (1.87 acres), to permit 9 single family residential lots, requested by Civil Site Engineering, applicant; Elldee Properties, LLC, owner.

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

16. 2020S-203-001

OLD MATTHEWS AND WEBSTER

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

A request for concept plan approval to create eight lots and open space on properties located at 2504 and 2506 Webster Road, 2528 Old Matthews Road and Old Matthews Road (unnumbered), and Toney Drive (unnumbered), approximately 275 feet north of Yokley Road, zoned RS7.5 (5.21 acres), requested by Dale & Associates, applicant; REI615, LLC, owner.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

17. 2020S-204-001

REDD HEIGHTS

Council District 17 (Colby Sledge)

Staff Reviewer: Logan Elliott

A request to amend a previously approved plat to remove the platted setback for properties located at 356 and 358 Glenrose Avenue (0.61 acres) approximately 330 feet west of Sadler Avenue, zoned MUL-A; requested by William & Hamilton G.P., owner; Duane Cuthbertson, applicant.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

18. 2020S-207-001

CHANDLER RESERVE

Council District 11 (Larry Hagar)

Staff Reviewer: Patrick Napier

A request for concept plan approval to create 253 lots on property located at Chandler Road (unnumbered), approximately 2,500 feet east of Tulip Grove Road, zoned R10 (107.14 acres), requested by CSDG, applicant; JD Eatherly Revocable Living Trust and Desperado Partners, owners.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

19. 2020S-210-001

NOVEL HARPETH HEIGHTS

Council District 22 (Gloria Hausser)

Staff Reviewer: Logan Elliott

A request for final plat approval to create three lots on property located at 615 Old Hickory Blvd, approximately 435 feet north of Tolbert Road, zoned CL and SCR (21.23 acres), requested by Barge Design Solutions, applicant; Sam's Real Estate Business Trust, owner.

MPC Action: Approve. (8-0-1)

20. 2020S-213-001

OLD BURKITT MIXED USE

Council District 31 (John Rutherford)

Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create six lots and dedicate right-of-way on properties located at 6944 Nolensville Pike and 7236 Old Burkitt Road, at the corner of Old Burkitt Road and Nolensville Pike, zoned CL-A and MUL-A (8.56 acres), requested by Kimley-Horn, applicant; Brentwood United Methodist, Ralph Jenkins, and Edward Johnson, owners.

MPC Action: Approve with conditions including the following additional condition: With the submittal of the final site plan, the developer shall work with Public Works and community groups to evaluate and identify the appropriate tools to address concerns about traffic and safety impacts on the adjacent residential streets to which this project will connect. The tools to be evaluated will include a signage plan that is consistent with accepted Federal, State, and Local standards. (8-0-1)

- 21. 69-83P-004**
HICKORY VILLAGE COMMERCIAL PUD (REVISION AND FINAL)
Council District 14 (Kevin Rhoten)
Staff Reviewer: Amelia Lewis

A request to revise the preliminary plan and for final site plan approval for property located at 5055 Old Hickory Boulevard, at the northwest corner of Old Hickory Boulevard and Juarez Drive, zoned SCR and within a Commercial Planned Unit Development Overlay District (1.52 acres), to permit a restaurant, requested by Kimley-Horn; applicant; Appalachian Land and Leasing Company LLC, owner.

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

- 22. 2020HL-008-001**
BL2020-575/Freddie O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to apply a Historic Landmark Overlay District to property located at 161 Rosa L Parks Boulevard, approximately 130 feet north of Commerce Street, zoned DTC (0.28 acres), requested by Councilmember Freddie O'Connell, applicant; Uptown Property Holdings LLC, owner.

MPC Action: Approve. (9-0)

- 23. 2020Z-135PR-001**
Council District 16 (Ginny Welsch)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to RM20-A-NS zoning for property located at 323 Whitsett Road, at the southwest corner of Fannie Williams Street and Whitsett Road (0.17 acres), requested by S+H Group, applicant; Martha Carter and Gwendolyn D. Murphy et al, owners.

MPC Action: Approve. (9-0)

- 24. 2020Z-136PR-001**
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 2201 Fox Avenue, at the corner of Glenrose Avenue and Fox Avenue (0.25 acres), requested by Armando Alvarado, applicant and owner.

MPC Action: Approve. (9-0)

- 25. 2020Z-140PR-001**
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to RM20-A-NS zoning for property located at 18 Willis Street, approximately 315 feet north of Baptist World Center Drive (0.13 acres), requested by Build Nashville, applicant and owner.

MPC Action: Approve. (9-0)

26. 2020Z-142PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to IWD zoning for property located at 309 Haynie Avenue, approximately 195 feet east of Brick Church Pike (0.18 acres), requested by Crunk Engineering, LLC, applicant; Start, LLC, owner.

MPC Action: Approve. (9-0)

27a. 2020CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

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 Road, 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).

MPC Action: Approve. (9-0)

27b. 2020SP-048-001

101 FACTORY STREET MULTI-FAMILY

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).

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

28. 2016SP-083-003

50 MUSIC SQUARE WEST (AMENDMENT #1)

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 a permitted use, requested by Barge Cauthen & Associates, applicant; SAI RAM 009 LLC, owner.

MPC Action: Disapprove. (8-0-1)

29. 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 Indefinitely. (8-0-1)

30. 2000P-003-002

RIVERWALK PUD PERIODIC REVIEW

Council District 35 (Dave Rosenberg)

Staff Reviewer: Abbie Rickoff

A request for a periodic review for a portion of a Planned Unit Development on properties located at 6000 Rivervalley Drive and Newsom Station Road (unnumbered), at the corner of Rivervalley Drive and Newsom Station Road, zoned R80 and RM2, (approximately 86.16 acres), requested by Councilmember Dave Rosenberg, applicant; O.I.C Ridgecrest at Riverwalk and W. Brian Reames, owners.

MPC Action: Defer to the January 21, 2021, Planning Commission meeting. (9-0)

I: OTHER BUSINESS

- 31. Contract renewal for Greg Claxton, Abbie Rickoff, Kyle Lampert, Deborah Sullivan, Gene Burse & Joren Dunnivant

MPC Action: Approve. (9-0)

- 32. New employee contract for Lisa Donahue

MPC Action: Approve. (9-0)

- 33. Set Public Hearing Date for Amendments to the Subdivision Regulations on January 21, 2021

MPC Action: Approve. (9-0)

- 34. Historic Zoning Commission Report

- 35. Board of Parks and Recreation Report

- 36. Executive Committee Report

- 37. Accept the Director's Report

MPC Action: Approve. (9-0)

- 38. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

January 21, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT