



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

March 25, 2021
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the March 11th 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

Dr. Pearl Sims

Brian Tibbs

Jeff Haynes

Councilmember Kathleen Murphy

Jim Lawson

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

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 March 25, 2021, 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, March 23, 2021. 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 March 25, 2021 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. (8-0)

C: ADOPTION OF AGENDA

D: APPROVAL OF MARCH 11, 2021 MINUTES

MPC Action: Approve. (8-0)

E: RECOGNITION OF COUNCILMEMBERS

H: ITEMS TO BE CONSIDERED

1. 2020Z-013TX-001

BL2020-504/Freddie O'Connell

Countywide

Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

MPC Action: Defer to the April 22, 2021, Planning Commission meeting. (9-0)

2. 2021SP-008-001

6821 OLD CHARLOTTE PIKE

Council District 23 (Thom Druffel)

Staff Reviewer: Jason Swaggart

A request for to rezone from RS40 to SP zoning for property located at 6821 Old Charlotte Pike, approximately 840 feet west of W Hillwood Drive (1.35 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; Jonathan Eric Patrick and Audrey Lynn, owners.

MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (9-0)

3. 2017S-250-002

RURAL HILL ROAD BEND

Council District 32 (Joy Styles)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create eight lots on property located at 1152 Rural Hill Road, approximately 630 feet north of Bridgecrest Drive, zoned R10 (2.31 acres), requested by Doyle Elkins, applicant; Sammy Said and Magdi Hanna, owners.

MPC Action: Defer Indefinitely. (9-0)

- 4. 2020S-145-001**
BORDEAUX AGRIHOOD
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 April 8, 2021, Planning Commission meeting. (9-0)

- 5. 2021S-014-001**
CARLTON ESTATES
Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 17 lots on properties located at 3338 and 3346 Bell Road, approximately 735 feet south of Harborwood Drive, zoned R15 (7.34 acres), requested by Jackie Dillehay, applicant; Jackie Lynn Pater, owner.
MPC Action: Defer to the May 13, 2021, Planning Commission meeting. (9-0)

- 6. 2021S-015-001**
RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2
Council District 10 (Zach Young)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 1699 Gallatin Pike, at the southwest corner of Myatt Drive and Gallatin Pike, zoned CS (20.97 acres), requested by Gresham Smith, applicant; BAI Rivergate, LLC, owner.
MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (8-0-1)

- 7. 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 April 22, 2021, Planning Commission meeting. (9-0)

- 8. 2021Z-017PR-001**
Council District 29 (Delishia Porterfield)
Staff Reviewer: Amelia Lewis

A request to rezone from R20 to IWD zoning for property located at 2377 Couchville Pike, approximately 1,460 feet south of Pulley Road (34.77 acres), requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, Trustee, owner.
MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (8-0-1)

- 9. 2021Z-028PR-001**
Council District 29 (Delishia Porterfield)
Staff Reviewer: Amelia Lewis

A request to rezone from R20 to IWD zoning for property located at 2871 Ned Shelton Road, approximately 635 feet south of Bell Road (18.0 acres), requested by State Street Group, applicant; The Quarter Jackson LLC, owner.

MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (9-0)

- 10. 2021Z-029PR-001**
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from RS3.75 to R6 zoning for property located at 928 11th Avenue North, approximately 150 feet south of Jackson Street and located within the Phillips-Jackson Street Redevelopment District Overlay (0.16 acres), requested by Branden Development LLC, applicant and owner.

MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (9-0)

- 11a. 2021CP-008-002**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 19 (Freddie O'Connell)
Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Neighborhood Center Policy for property located at 1803 5th Avenue North, at the northwest corner of 5th Avenue North and Buchanan Street and located within the Salemtown Neighborhood Conservation District Overlay (0.28 acres), requested by Dale and Associates, applicant; Kristian B. Murphy, owner (see associated case 2021SP-013-001).

MPC Action: Approve. (9-0)

- 11b. 2021SP-013-001**
1803 5TH AVENUE NORTH
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from CN to SP-MU zoning for property located at 1803 5th Avenue North, at the northwest corner of 5th Avenue North and Buchanan Street and located within the Salemtown Neighborhood Conservation District Overlay (0.28 acres), to permit four multi-family residential units and 1,900 square feet of non-residential uses, requested by Dale and Associates, applicant; Kristian B. Murphy, owner (see associated case 2021CP-008-002)

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

- 12. 2021SP-017-001**
200 CRAIGMEADE DRIVE OFFICE BUILDING
Council District 15 (Jeff Syracuse)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at 200 Craigmeade Drive, at the southwest corner of Lebanon Pike and Craigmeade Drive (0.99 acres), to permit 6,000 square feet of office space, requested by Barge Cauthen and Associates, applicant; Patrick Witherington and Kate Witherington, owners.

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

- 13. 2020S-071-001**
OLD HICKORY CREDIT UNION
Council District 15 (Jeff Syracuse)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on properties located at 408 and 410 Donelson Pike, at the northwest corner of Donelson Pike and Lakeland Drive, zoned OL and R10 (4 acres), requested by B2L Land Surveying, applicant; Old Hickory Credit Union and Harold Foster, et ux, owners.

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

- 14. 2021S-034-001**
FINAL PLAT RESUBDIVISION OF LOT #155 ON THE PLAN OF THE WATER'S PLACE ON MAXEY LANE AND THE NORTH ONE-HALF OF LAKOTA AVENUE
Council District 07 (Emily Benedict)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 2424 Branch Street, approximately 330 feet north Marsden Avenue, zoned R6 (0.375 acres), requested by Clint T. Elliott Survey, applicant; Urban Dwell Homes, GP, owner.

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

- 15. 2021S-045-001**
RESUBDIVISION OF LOTS 5 AND 6 AIRPORT LOGISTICS
Council District 29 (Delishia Porterfield)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 1785 Reynolds Road and 1922 Old Murfreesboro Pike, approximately 2,000 feet north of Smith Springs Road, zoned IR (49.02 acres), requested by Clint T. Elliott Surveying, applicant; Airport Logistics II LLC, owner.

MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (9-0)

- 16. 2021S-048-001**
2306 AND 2312 CLARKSVILLE PIKE
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on properties located at 2306 and 2312 Clarksville Pike, at the northeast corner of Clarksville Pike and 24th Avenue North, zoned CS (1.49 acres), requested by HFR Design, applicant; Walter Colson Paint and Body Shop, owner.

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

- 17. 2004P-013-009**
MILL CREEK TOWNE CENTRE PHASE 2 PUD (AMENDMENT)
Council District 31 (John Rutherford)
Staff Reviewer: Abbie Rickoff

A request to amend a Planned Unit Development Overlay District for a portion of property located at Nolensville Pike (unnumbered), approximately 630 feet southeast of Concord Hills Drive, zoned SCC and within a Corridor Design Overlay District (3.15 acres), to remove right-of-way reservation, requested by WNRI Holdings LLC, applicant; Mill Creek Towne Center PH II Properties Association Inc., owner.

MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (9-0)

18. 2021Z-027PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to RM20-A-NS zoning for property located at 141 Elmhurst Avenue, approximately 280 feet south of Fern Avenue (0.18 acres), requested by Smith Gee Studio, applicant; Affordable Housing Resources Inc., owner.

MPC Action: Approve. (9-0)

19. 2021Z-025PR-001

Council District 03 (Jennifer Gamble)
Staff Reviewer: Patrick Napier

A request to rezone from RS20 to R20 zoning for property located at 1111 Westchester Drive, approximately 415 feet west of Dickerson Pike (0.73 acres), requested by Jauckque U. Buford, applicant and owner.

MPC Action: Approve. (9-0)

**20. 2021DTC-007-001
VORHEES RESIDENTIAL DEVELOPMENT - TOWER 2**

Council District 19 (Freddie O'Connell)
Staff Reviewer: Jared Islas

A request for an overall height modification on properties located at 701 7th Avenue South and 8th Avenue South (unnumbered), approximately 200 feet north of Division Street, zoned DTC (0.85 acres), to an additional three floors for a total of 20 floors, requested by ES Architecture, applicant; MTP Dev - 620 8th Ave South LLC, owner.

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

**21. 2021CP-009-001
2ND AND PEABODY**

Council District 19 (Freddie O'Connell)
Staff Reviewer: Nora Yoo

A request to amend the Downtown Community Plan by changing from T6 Downtown Neighborhood Policy to T6 Downtown Core Policy for properties located at 203 Peabody Street, 507, 509, 511, 515, 517, 518, 519 and 521 2nd Avenue South, at the northwest corner of Lea Avenue and 2nd Avenue South, zoned DTC and located within the Rutledge Hill Redevelopment District (2.12 acres), requested by Gresham Smith, applicant; 2nd Avenue Properties, owner (see associated case 2021DTC-008-001).

MPC Action: Defer Indefinitely. (8-0-1)

**22. 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: Closed the public hearing and Defer to the April 8, 2021, Planning Commission meeting to allow staff time to review the conditions of the approval, including those related to public streets, TIS, open space, greenway easement, and architectural standards. (7-1)

- 23. 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 mixed-use development, requested by Smith Gee Studio, applicant; Donald E. & Michael E. Wall and Tony Ray Clouse, owners.
MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

- 24. 2021SP-010-001**
WEDGEWOOD HOUSTON MIXED USE DEVELOPMENT
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to rezone from CS, IWD, MUL, and MUL-A to SP zoning for properties located at 1214, 1216, 1218, 1220, 1230, and 1232 Martin Street, 1309 Brown Street, 441, 447, 448, 449, and 451 Humphreys Street and Humphreys Street (unnumbered), along Houston Street, down Brown Street and along either side of Humphreys Street (6.12 acres), to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; Nashville Phase I Property Holders, LLC, Oklaholics, LLC, William T. Chapman, IV, Trustee, and Arthur F. Daws, Jr., Arthur F. Daws, III, and Patrice D. Daws; owners.
MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)

- 25. 2021SP-011-001**
THE PRESERVE AT PRIEST LAKE
Council District 13 (Russ Bradford)
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to SP zoning for properties located at 3128 Elm Hill Pike and Elm Hill Pike (unnumbered), approximately 530 feet east of Timber Valley Drive, (6.21 acres), to permit 38 multi-family residential units, requested by Dale & Associates, applicant; Gregg H. and Susan Lyn Eatherly, owners.
MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (7-0)

- 26. 2006SP-093-002**
OLDE MILL SP PERIODIC REVIEW
Council District 22 (Gloria Hausser); 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request for a periodic review of the Olde Mill Specific Plan District located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road, zoned SP (131.06 acres), requested by Councilmember Dave Rosenberg, applicant; Old Mill Partnership, owner.
MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (7-0)

- 27a. 2000P-003-003**
RIVERWALK PUD CANCELLATION
BL2021-655/Dave Rosenberg
Council District 35 (Dave Rosenberg)
Staff Reviewer: Abbie Rickoff

A request to cancel 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 RM2 (approximately 58.62 acres), requested by Councilmember Dave Rosenberg, applicant; O.I.C Ridgecrest at Riverwalk and W. Brian Reames, owners (see associated case 2021Z-026PR-001).
MPC Action: Disapprove. (6-1)

27b. 2021Z-026PR-001

BL2021-654/Dave Rosenberg
Council District 35 (Dave Rosenberg)
Staff Reviewer: Abbie Rickoff

A request to rezone from RM2 to RS40 for properties located at 6000 Rivervalley Drive and Newsom Station Road (unnumbered), at the corner of Rivervalley Drive and Newsom Station Road and within a Planned Unit Development Overlay District (approximately 58.62 acres), requested by Councilmember Dave Rosenberg, applicant; O.I.C Ridgecrest at Riverwalk and W. Brian Reames, owners (see associated case 2000P-003-003).

MPC Action: Disapprove. (6-1)

28. 2020Z-143PR-001

Council District 15 (Jeff Syracuse)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to RS10 zoning for property located at 2600 Pennington Bend Road, approximately 530 feet west of Longfellow Drive (11.64 acres), requested by CSDG, applicant; Orthodox Church of Tennessee, owner.

MPC Action: Defer to the April 8, 2021, Planning Commission meeting. (9-0)

I: OTHER BUSINESS

29. Bonus Height Memorandum for 810 Division Street

MPC Action: Approve. (9-0)

30. Contract renewal for Latisha Birkeland & Patrick Napier

MPC Action: Approve. (9-0)

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

34. Accept the Director's Report

MPC Action: Approve. (9-0)

35. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

April 08, 2021

MPC Meeting

4 pm, location to be determined

April 22, 2021

MPC Meeting

4 pm, location to be determined

May 13, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT