



METROPOLITAN PLANNING COMMISSION

ACTION

April 08, 2021
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the April 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

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
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 April 8, 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, April 6, 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 April 8, 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. (6-0)

C: ADOPTION OF AGENDA

D: APPROVAL OF MARCH 25, 2021 MINUTES

MPC Action: Approve. (7-0)

E: RECOGNITION OF COUNCILMEMBERS

H: ITEMS TO BE CONSIDERED

1a. 2021CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing from D IN Policy to T4 MU Policy for properties located at 623 and 701 41st Ave North and 700 42nd Ave North and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Ave N, zoned IR (6.88 acres), requested by Kimley Horn, applicant; Hoosier Capital, L.P., Michael J. & Dana M. Ragan, and Ari Holdings, LLC, owners. (see associated case #2021SP-004-001).

MPC Action: Defer to the April 22, 2021 Planning Commission meeting. (7-0)

1b. 2021SP-004-001

41ST AVENUE NORTH

Council District 21 (Brandon Taylor)

Staff Reviewer: Patrick Napier

A request to rezone from IR and OR20 to SP zoning on properties located at 704 41st Avenue North, 4105 Clifton Avenue, and Clifton Avenue (unnumbered), 4018 Indiana Avenue, and 4020 Indiana Avenue, approximately 475 feet west of 40th Avenue North, (5.11 acres), to permit 151 multi-family residential units, requested by Kimley-Horn, applicant; Hoosier Capital, L.P., owner. (see associated case #2021CP-008-001).

MPC Action: Defer to the April 22, 2021 Planning Commission meeting. (7-0)

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: Withdraw. (7-0)

- 3. 2021S-060-001**
SCRUGGS ESTATES
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned R10 (5.63 acres), requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

MPC Action: Defer to the April 22, 2021 Planning Commission meeting. (7-0)

- 4. 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 22, 2021 Planning Commission meeting. (7-0)

- 5. 2021Z-030PR-001**
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request to rezone from SP to R8 zoning for properties located at 6015 and 6017 Obrien Avenue, approximately 170 feet east of Eastboro Drive (0.78 acres), requested by Overcup Oak LLC, applicant and owner.

MPC Action: Defer to the April 22, 2021 Planning Commission meeting. (7-0)

- 6. 2021Z-032PR-001**
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM15 zoning for property located at 4349 Clarksville Pike, approximately 750 feet south of Echo Lane (16.57 acres), requested by Dale and Associates, applicant; Clarksville Pike LLC, owner.

MPC Action: Defer to the April 22, 2021 Planning Commission meeting. (7-0)

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

8. **2004P-013-009**
MILL CREEK TOWNE CENTRE, PHASE 2 (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 Centre PH II Properties Association Inc., owner.

MPC Action: Defer to the April 22, 2021, Planning Commission meeting. (7-0)

9. **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 (120.4 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

MPC Action: Defer to the April 22, 2021, Planning Commission meeting. (7-0)

10. **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 22, 2021 Planning Commission meeting. (7-0)

11. **2021SP-019-001**
217 CLEVELAND STREET
Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott

A request to rezone from SP to SP zoning for property located at 217 Cleveland Street, approximately 220 feet west of Meridian Street (0.26 acres), to permit all uses allowed under RM15-A-NS zoning, requested by Prolific 615 LLC, applicant; Jewel Steele, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

12. **2021SP-021-001**
PENNINGTON BEND COTTAGES
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP zoning for property located at Pennington Bend Road (unnumbered), at the northwest corner of Lock Two Road and Pennington Bend Road (3.59 acres), to permit 16 detached multi-family residential unit, requested by Dale and Associates, applicant; Vineyard Homes LLC, owner.

MPC Action: Defer to April 22, 2021, Planning Commission meeting. (7-0)

- 13. 2021SP-027-001**
2377 COUCHVILLE PIKE SP
Council District 29 (Delishia Porterfield)
Staff Reviewer: FRONT COUNTER

A request to rezone from R20 to SP-IND zoning for property located at 2377 Couchville Pike, approximately 1,485 feet east of Pulley Road street, (34.77 acres), to permit industrial uses, requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, owner.

MPC Action: Defer to the April 22, 2021 Planning Commission meeting. (7-0)

- 14. 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: Approve with conditions and disapprove without all conditions. (8-0)

- 15. 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: Find the SP to be inactive and advise Council to rezone. (8-0)

- 16. 2021M-003SR-001**
PORTION OF BLAKE DRIVE TO BE RENAMED "SWEET OAK COURT"
Council District 31 (John Rutherford)
Staff Reviewer: Sharon O'Conner

A request for a portion of Blake Drive, which intersects with Sunnywood Drive and is disconnected from another "Blake Drive", to be renamed to "Sweet Oak Court", requested by the Department of Emergency Services in the interest of Public Safety.

MPC Action: Approve. (8-0)

- 17. 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: Approve with conditions with the added condition that the design of the townhomes in this phase shall be consistent with the design of the existing built townhomes in the previous phases. Building materials shall be the same and in similar configurations as to what is used on the existing townhomes. (7-0)

18. 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 22, 2021 Planning Commission meeting. (7-0)

19. 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: Disapprove. (7-0)

20a. 2021UD-001-001

WEDGEWOOD-HOUSTON CHESTNUT HILL UDO

BL2020-635/Colby Sledge
Council District 17 (Colby Sledge)
Staff Reviewer: Harriett Brooks

A request to apply an Urban Design Overlay District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned CS, IR, IWD, MUL-A, OR20, R6, R6-A, RM20, and SP (188.28 acres), requested by Councilmember Colby Sledge, applicant; various property owners (see associated case 2021Z-016PR-001).

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

20b. 2021Z-016PR-001

BL2020-634/Colby Sledge
Council District 17 (Colby Sledge)
Staff Reviewer: Harriett Brooks

A request to rezone from zoned CS, MUL-A, OR20, R6, and R6-A to MUL-A-NS, RM20-A-NS, CS-NS, and OR20-NS for various properties located south of Lafayette Street and north of Wedgewood Avenue (175.15 acres), requested by Councilmember Colby Sledge, applicant; various property owners (see associated case 2021UD-001-001).

MPC Action: Approve with removal of properties currently zoned SP and certain properties along Wharf Avenue and 1st Avenue S. (7-0)

I: OTHER BUSINESS

- 21. New employee contract for Oscar Orozco
MPC Action: Approve. (8-0)
- 22. Historic Zoning Commission Report
- 23. Board of Parks and Recreation Report
- 24. Executive Committee Report
- 25. Accept the Director's Report
MPC Action: Approve. (8-0)
- 26. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

April 22, 2021

MPC Meeting

4 pm, location to be determined

May 13, 2021

MPC Meeting

4 pm, location to be determined

May 27, 2021

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT